

Ruby Tuesday

12037 Indian River Rd | D'Iberville, MS 39540

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Ruby Tuesday

12037 Indian River Rd | D'Iberville, MS 37043



INVESTMENT HIGHLIGHTS

Property Highlights

- **Below Market Rent | Walmart Outparcel at Signalized Intersection | 1st Parcel at I-10 & I-110 Interchange** – Current rent is equal to \$26/SF. Positioned at the intersection of Sangani Blvd and Indian River Rd with direct access from I-10 & I-110 split with a combined 97,445 vehicles per day (VPD), offering great access & visibility to thousands of daily travelers; prime outparcel location on a signalized corner next to a Walmart Supercenter, benefiting from strong daily consumer traffic.
- **Consistent Population Growth | MS's Most Populated County | Biloxi-Gulfport MSA** – Harrison County is home to over 219,000 residents, the #1 most populated county in the state. Located only 5 miles from the Mississippi coast. D'Iberville is one of the most desirable & dependable growth markets in the Biloxi-Gulfport MSA with strong long-term fundamentals.
 - **Harrison County 5-Year Population Growth: 4.1%**
 - **Harrison County Average Household Income: \$80,923**
- **Highly-Trafficked Route to New Orleans | Tourist Destination | Direct Access from Interstate Junction** – located at the interchange of I-10 & I-110, D'Iberville benefits greatly from increased traffic patterns that is accompanied with beach and casino tourism. Bolstering an average of 15.7 million visitors per year in Harrison County.
- **Surrounded by Major National Retailers** – Including Walmart Supercenter, Lowe's, Target, Kohl's, Marshall's, Chick-fil-A, Whataburger, Starbucks, Chipotle & more, driving consistent consumer activity & foot traffic.
- **Nearby Keesler Air Force Base** – One of the U.S. Air Force's key training hubs; home to over 15,000 active air force & family members, including the 81st Training Wing and the 2nd Air Force, which oversees all Air Force tech training.
- **Long-Term Absolute NNN Lease** – Fourteen (14) years remaining in the initial term with an investor friendly lease structure.
- **Attractive Building & Lot Size | Future Property Use Flexibility** – existing 4,673 SF building positioned on over 1.20 AC. Creates future flexibility & various future uses for investors.

Part of a Larger Portfolio of Ruby Tuesday Assets | Available Individually or as a Package

Demographic Overview

67,604

Population Current Year Estimate

Within 5 Mile Radius

\$85,823

Median Household Income

Within 5 Mile Radius

5.40%

2030 Population Growth

Since 2020

FINANCIAL OVERVIEW

Ruby Tuesday

12037 Indian River Rd | D'Iberville, MS 37043



FINANCIAL SUMMARY

Annualized Operating Data

Tenant	Ruby Tuesday, Inc.
Lease Expiration	June 30, 2040
Lease Term Remaining	14 Years
Options Remaining	Four, 5-Years
Lease Type	Absolute NNN
NOI	\$119,423
Increases	1.50% Annually (Jan. 1)
Right of First Refusal (ROFR)	No
Corporate Financial Reporting	Yes

Property Details

± 4,673 SF
GLA

± 1.20 AC
Lot Size

2004
Year Built

± 14 Years
Lease Term

\$1,647,213

List Price

7.25%

Cap Rate

Annualized Operating Data

Term	Annual Rent	Rent Per SF	Cap Rate
Current	\$119,423	\$21.71	7.25%
Year 2	\$121,214	\$22.04	7.36%
Year 3	\$123,033	\$22.37	7.47%
Year 4	\$124,878	\$22.71	7.58%
Year 5	\$126,751	\$23.05	7.69%
Year 6	\$128,652	\$23.39	7.81%
Year 7	\$130,582	\$23.74	7.93%
Year 8	\$132,541	\$24.10	8.05%
Year 9	\$134,529	\$24.46	8.17%
Year 10	\$136,547	\$24.83	8.29%
Year 11	\$138,595	\$25.20	8.41%
Year 12	\$140,674	\$25.58	8.54%
Year 13	\$142,784	\$25.96	8.67%
Year 14	\$144,926	\$26.35	8.80%



HOME 2
SUITES BY HILTON

LOWE'S

OUTBACK
STEAKHOUSE®

Academy
SPORTS+OUTDOORS

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS



Chick-fil-®

WAFFLE
HOUSE

Promenade Pkwy ± 7,150 VPD

Ruby Tuesday
Subject Property

WHATABURGER



10



SONIC

CVS pharmacy®



Comfort
INN & SUITES

Walgreens

Olive Garden

target



Walmart
Supercenter
Top 1% of National Locations
Source: AlphaMap

THE GRAND
THEATRE

Michael's five BEL'W
carter's
PET SMART crumbl
cookies

DICK'S
SPORTING GOODS

Pedro's
TACOS AND TEQUILA BAR



± 71,200 VPD

Burlington
Ashley
HOMESTORE

KOHL'S
SEPHORA

BEST
BUY



Promenade Pkwy ±7,150 VPD

Indian River Rd

Ruby Tuesday
SIMPLE FRESH AMERICAN DINING



TENANT SUMMARY

Ruby Tuesday

Year Founded

1972

Headquarters

Maryville, TN

Locations

200

Tenant Overview

Ruby Tuesday is a casual dining restaurant chain founded in 1972 by Samuel E. Beall III. The chain is named after the Rolling Stones' song of the same name and is known for offering a variety of American comfort foods, including burgers, ribs, pasta, and seafood. Its hallmark features include the famous Endless Garden Bar, which offers a wide selection of fresh vegetables, toppings, and dressings, catering to health-conscious diners. Ruby Tuesday emphasizes a warm, family-friendly dining environment, with locations primarily in the United States and a few international spots.

Over the years, Ruby Tuesday has undergone changes to adapt to shifting consumer preferences, including updates to its menu and dining experience. The company has faced challenges in the competitive restaurant industry but has worked to stay relevant through revamped marketing strategies, enhanced digital ordering options, and a focus on quality ingredients. Despite store closures and restructuring efforts in recent years, Ruby Tuesday continues to maintain a presence as a go-to spot for casual dining with a menu that balances traditional favorites and modern twists.

Why Invest in Ruby Tuesday?

- **Established National Brand:** Over 50 years of brand recognition within the casual dining restaurant industry.
- **Diverse Casual Dining Offering:** Broad menu including burgers, steaks, seafood, and its signature garden bar, appealing to a wide consumer base.
- **Strategic Suburban Locations:** Many restaurants are located in established retail corridors with strong traffic and accessibility.
- **Private Equity Backing:** Ownership by NRD Capital provides strategic support and operational expertise in restaurant and franchise brands.
- **Recognized Dining Experience:** Known for its garden bar concept and consistent casual dining environment that attracts repeat customers.

MARKET OVERVIEW

Ruby Tuesday

12037 Indian River Rd | D'Iberville, MS 37043

BILOXI, MISSISSIPPI MSA



D'IBERVILLE, MISSISSIPPI

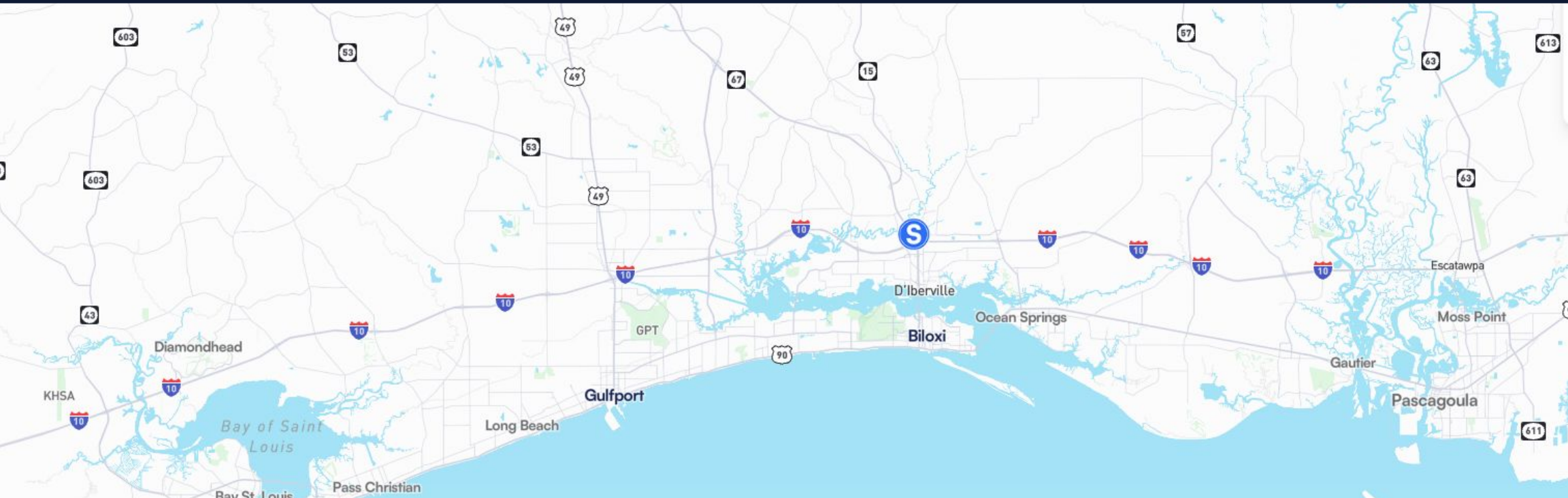
Local Market Overview

D'Iberville, Mississippi is a city in Harrison County along the Gulf Coast, located just across the bay from Biloxi. As part of the Gulfport–Biloxi metropolitan area, it has access to regional employment, transportation, and services while maintaining a smaller community setting. Since its incorporation in 1988, the city has experienced steady population growth, with just over 13,000 residents and continued residential development.

The economy in D'Iberville is supported by retail, tourism, and healthcare. The city has a strong retail presence, with major shopping centers contributing significant sales activity each year. Its location near Biloxi's casinos and coastal attractions also supports jobs in hospitality and service industries. Median household income is in the mid-\$60,000 range, and many residents benefit from relatively short commute times within the metro area. Ongoing development has brought new housing, commercial projects, and infrastructure improvements to the area. Local efforts to manage growth and attract business investment have helped maintain a stable economic base. With its connection to the broader Gulf Coast economy and consistent expansion, D'Iberville continues to develop as a place to live and work.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,253	28,179	69,385
Current Year Estimate	2,027	27,005	67,373
2020 Census	1,884	26,248	65,400
Growth Current Year-Five-Year	11.16%	4.35%	2.99%
Growth 2020-Current Year	7.61%	2.88%	3.02%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	969	11,946	28,194
Current Year Estimate	883	11,469	27,402
2020 Census	779	10,563	25,588
Growth Current Year-Five-Year	9.83%	4.15%	2.89%
Growth 2020-Current Year	13.33%	8.58%	7.09%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,460	\$92,256	\$91,008



BILOXI, MISSISSIPPI MSA

Biloxi, Mississippi, is a coastal city located along the Gulf of Mexico known for its beaches, history, and entertainment options. The city features iconic landmarks like the Biloxi Lighthouse and the Maritime and Seafood Industry Museum, which highlights the area's cultural and economic heritage. Visitors and locals enjoy fishing, boating, and other water-based activities, as well as seasonal festivals such as the Biloxi Seafood Festival and Mardi Gras parades. The city is also home to several major casino resorts, including Beau Rivage and Hard Rock Hotel & Casino, offering gaming, live entertainment, and fine dining. Biloxi's mix of historic and modern attractions makes it a popular destination for both tourists and new residents.

The economy of Biloxi is heavily influenced by tourism, the gaming industry, and seafood processing, with the casinos and waterfront activities serving as major revenue sources. Keesler Air Force Base also plays a significant role, providing jobs and contributing to the city's economic stability. Biloxi offers a cost of living that is generally lower than the national average, with affordable housing options that range from single-family homes to waterfront condos. The city has a combination of urban and suburban areas, with access to schools, parks, healthcare facilities, and local businesses.

Total Population

1,008,485

Annual Visitors

17.1 Million

Tourism Economic Impact

\$10.84 Billion

GDP

\$204.9 Billion



AVAILABLE AS A PORTFOLIO

Address	Term	Cap Rate	List Price
2239 Madison St Clarksville, TN 37043	14 Years	6.75%	\$1,823,169
12037 Indian River Rd. D'Iberville, MS 39540	14 Years	7.25%	\$1,647,213
4097 US-280 Alexander City, AL 35010	14 Years	9.50%	\$1,065,454
135 St Robert Blvd St Robert, MO 65584	14 Years	9.50%	\$1,134,439
Total	-	-	\$5,670,275

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Phillip Carpenter | Broker of Record | Broker Lic. No.: 8906 (MS) | Firm Lic. No.: C-11708 (MS)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12037 Indian River Rd. , D'Iberville, MS, 39540 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

12037

Indian
River

Rd

XXXX

Indian River, MS 39540
Year Built

±0 SF

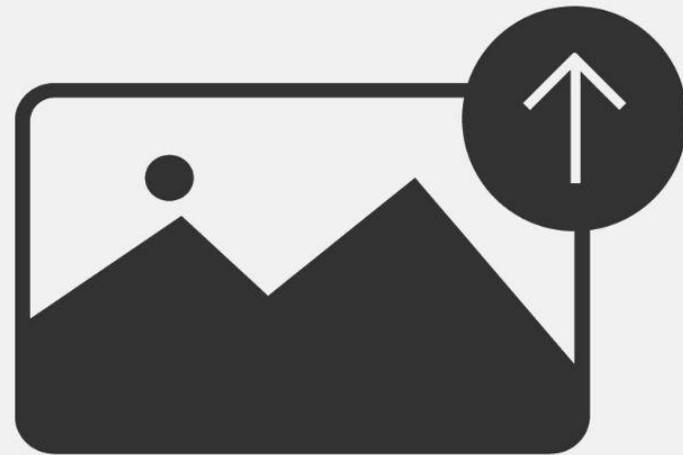
GLA

Xxxx

Lease Type

**Retail
Investment Opportunity**

Offering Memorandum



PENDING PHOTOS

MATTHEWS™

Executive Summary

12037 Indian River Rd.

D'Iberville, MS 39540

XXXX
Year Built

±0 SF
GLA

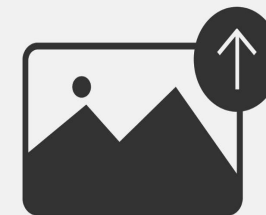
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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$1,823,169

List Price

6.75%

Cap Rate

6.75%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



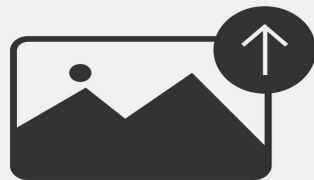
PENDING PHOTOS

D'Iberville, MS

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,253	28,179	69,385
Current Year Estimate	2,027	27,005	67,373
2020 Census	1,884	26,248	65,400
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