

## NEW ACQUISITION: EXECUTIVE PARK



Property: Executive Park  
1760 – 1850 Corrington Ave, Kansas City, MO 64120

Type: Office-Warehouse, 24' clear height

Size: 173,129 sf

Price: \$11,250,000 or \$64.98/sf

Tenancy: 100% leased to Goodwill, Sara Lee and Safelite Glass

Situation: SR Realty Trust sourced the property off-market. Buyers were invited to exchange into Executive Park. Once the property passed due diligence and financing was arranged, the buyers were asked to commit to this as their exchange property and everyone proceeded to closing.

Solution: At closing each of the five 1031 exchange buyers and SRRT Properties received a deed for their proportionate ownership share of the property as a tenant in common.

1031 Buyer Benefits:

- SR Realty Trust did all the work; found the property, negotiated the purchase, performed due diligence, arranged financing and prepared all documentation.
- Elimination of reinvestment risk and avoidance of the stressful and frustrating replacement property search and purchase process.
- Deferral of their capital gains and depreciation recapture taxes.
- Elimination of property ownership and management responsibilities.

Client Name  
Address  
City, State Zip

SR Realty Trust  
900 North Third Street  
Minneapolis, MN 55401



[www.srrealitytrust.com](http://www.srrealitytrust.com)



# NEWS update

ISSUE 7  
3<sup>rd</sup> QUARTER | 2018

INVEST + PROTECT + GROW



# DID YOU KNOW?

SR Realty Trust has added two new independent board members, Jim Hansen and Dave Smith.



Jim Hansen has been President of Hill-Murray High School since 2015. Prior to joining Hill-Murray he was Chairman of the Board of JAMF Holdings from 2006 until its sale in 2017. He was Chairman of Reliable Property Services from 2007 until its sale to Asplundh in 2015. Mr. Hansen was formerly Chairman and CEO of E.Mergent, a publicly traded technology company that was acquired in 2002. He also serves as a Board member at privately held Tolomatic and Sign Zone. Previously, he has been President of a privately held medical services company that was sold to a NYSE company, Senior Vice President

and General Manager of the Pension Division of Washington Square Capital, a ReliaStar (NYSE: ING) Company; Vice President of the Apache Corporation (NYSE: APA); and a Management Consultant for BCG. Jim has been a strong supporter and contributor to civic and non-profit organizations. He has served as Chairman for the Freshwater Foundation, President of the St. Paul Jaycees, a member of the Young Presidents Organization (YPO), a board member on the St. Paul Chamber of Commerce and Solid Ground Shelter as well as the Mahtomedi School Board where he served as Chairman. He also served as lead director on the Medtox (NASDAQ:MTOX), Kinnard Investments (NASDAQ: KINN, Ciprico (Nasdaq:CPCI), UBIQ Software and The Braas Company Board of Directors. Jim has been recognized as a Distinguished Alumni of the Year by the University of Minnesota and taught at the University of St. Thomas from 1984 until 2015. He twice was named Teacher of the Year by the Graduate Students. Jim holds a BA in Physiology and a BS in Physics; both from the University of Minnesota, as well as an MBA from the University of St. Thomas.

Dave Smith invested in Buddy's Kitchen, Inc. in September 2007 and became its CEO at that time. After a decade of rapid growth, Buddy's was sold in late 2017 to a publicly-traded Canadian food company, with Dave remaining as its CEO. Prior to Buddy's, Dave led Mark VII Equipment as CEO and was a founding manager of Nationwide Electric - both private equity-backed firms that concluded with successful exits. Earlier in his career, Dave led companies in the manufacturing and commercial real estate industries. Dave earned his MBA at Harvard and his BA at Macalester College. He has been married to Lisa for 34 years, has three grown children, and works diligently at staying young at heart.



## SR REALTY TRUST PORTFOLIO SUMMARY

3rd QUARTER | 2018

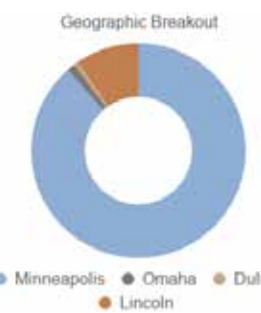
20 PROPERTIES | TOTAL SQUARE FEET  
1,286,000

4 JOINT VENTURE INVESTMENTS | 0 ACQUISITIONS  
0 DISPOSITIONS

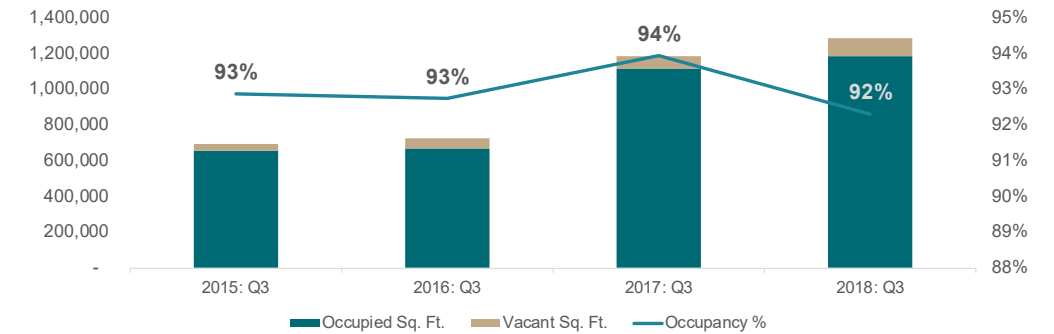
OCCUPANCY 92% | \$10,188,000 GROSS REVENUE  
9 MONTHS ENDED 09/30/18

\$5,925,000 NOI - 9 MONTHS ENDED 09/30/18 | 49% LOAN-TO-VALUE

### PORTFOLIO & INVESTMENT COMPOSITION By Percentage of Gross Asset Value



### PORTFOLIO SIZE & OCCUPANCY By Square Footage



### VALUE & LOAN TO VALUE

