

DID YOU KNOW?



Shanna Strowbridge joined Schafer Richardson in November 2018 and serves as General Counsel for Schafer Richardson and SR Realty Trust. Shanna has nearly twenty years of experience in commercial real estate transactions and leasing matters in both private practice and in-house counsel settings. She represents our development and acquisition teams in the purchase, sale, development, financing and structuring of properties. She enjoys working in-house where her business perspective and acumen can be used to identify, understand and assist in resolving the company's legal and business concerns, as well as provide advisory services to the organizations' Board of Directors. Her extensive experience within the Twin Cities real estate industry is a valued asset to SR Realty Trust. Shanna received her Bachelor of Arts and Juris Doctorate from the University of Minnesota-Twin Cities.

THANK YOU



Thank you to those who attended the SR Realty Trust Topgolf event on Wednesday, January 16. We had around 60 people for lunch, a short presentation, and then Topgolf. Look for another fun event this Summer!

ANNOUNCING...

Next quarter, look for the investor report letter and operating statement to be included with this newsletter, rather than it arriving in Computershare's mailing. You will still get your quarterly account statement directly from Computershare.

Client Name
Address
City, State Zip

SR Realty Trust
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Minneapolis, MN 55401



www.srrealitytrust.com



SR REALTY TRUST
A Schafer Richardson Company

NEWS

update

ISSUE 8
4th QUARTER | 2018

INVEST + PROTECT + GROW

NEW ACQUISITION IN KANSAS CITY



SR Realty Trust is pleased to announce the acquisition of a 100% leased multi-tenant distribution warehouse property located in suburban Kansas City, MO. The 39 acre site includes a 499,344 square foot building which is 100% leased to Winco Fireworks, Corbion, and Church & Dwight. Built in 1987, the property is a 35' clear height office warehouse situated near Interstate 49. Features include 60 dock-high doors, 2 drive-in doors, and an additional 180,000 square feet of mezzanine space that is not included in the rentable area.

OFFERING #5 CLOSING

The current stock offering will be closing March 31, 2019 and a new offering will commence shortly thereafter.

If you are interested in investing in the current offering at \$12.00 per share, please submit your subscription agreement and payment at least a few days prior to March 31st for processing.

Contact Laura Hanneman at 612-305-7083 or lhanneman@sr-re.com with questions or to request a subscription agreement.

SAVE THE DATE



The Annual Shareholder's Meeting will be held on Tuesday, May 7, 2019, from 11:30 am to 1:00 pm. It will be held at the Bassett Creek Business Center in the North Loop/Minneapolis. Please mark your calendars. More details to follow in the Annual Report and Proxy mailing.

SR REALTY TRUST PORTFOLIO SUMMARY

4th QUARTER | 2018

21 PROPERTIES | TOTAL SQUARE FEET
1,458,000

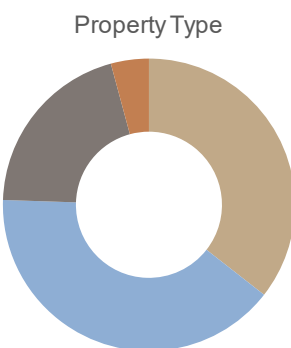
3 JOINT VENTURE INVESTMENTS | 1 ACQUISITIONS
0 DISPOSITIONS

OCCUPANCY 95% | GROSS REVENUE 12 MONTHS ENDED 12/31/18
\$13,993,000

\$8,259,000 NOI - 12 MOS. ENDED 12/31/18 | 50% LOAN-TO-VALUE

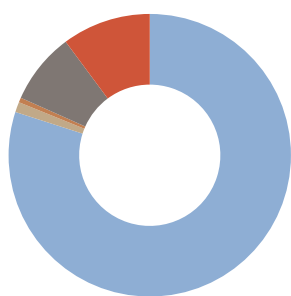
PORTFOLIO & INVESTMENT COMPOSITION

By Percentage of Gross Asset Value



■ Industrial ■ Office ■ Retail ■ Multi-Family

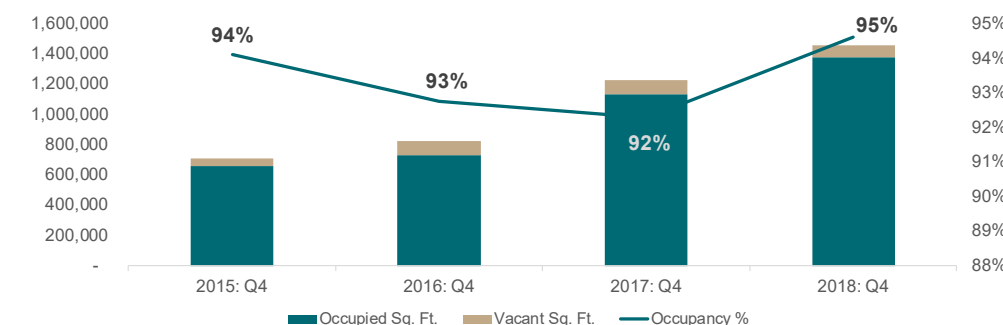
Geographic Breakout



■ Minneapolis ■ Omaha ■ Duluth ■ Lincoln ■ Kansas City

PORTFOLIO SIZE & OCCUPANCY

By Square Footage



VALUE & LOAN TO VALUE

