

DID YOU KNOW?



Thomas M. Mott joined Schafer Richardson as Vice President, Asset Management in 2020. He is responsible for the financial and strategic goals of SR Realty Trust and affiliated Schafer Richardson properties. Tom has over 25 years of experience in commercial property and asset management. Prior to joining Schafer Richardson, Tom served as Vice President, Asset Management. He has been instrumental in the acquisition, repositioning and disposition of a variety of property types both locally and nationally throughout his 30 year career.

Tom holds a Bachelor of Science degree in Finance and Management from Minnesota State University (formerly Mankato State University) and Master of Science from Boston University. He is actively involved in NAIOP and volunteers as a coach.

OFFERING #6 CLOSING

The current stock offering will be closing May 1, 2020. If you are interested in the current offering at \$12.50 per share, please submit your subscription agreement and payment at least a few days prior to May 1. Contact Laura Hanneman at 612.305.7083/lhanneman@sr-re.com or Evan Richardson at 612.359.5849/erichardson@sr-re.com with questions or to request a subscription agreement form.

JOINT VENTURES: Viridium and The Barnum

SR Realty Trust is participating in joint venture developments of both Viridium and The Barnum.



Viridium

Viridium is a 139-unit market-rate multifamily property located at 721 North 3rd Street in the North Loop neighborhood of Minneapolis. Construction started in August 2019 and expected completion is February 2021.



The Barnum

The Barnum is located at 1711 County Road E in White Bear Lake, Minnesota. It is a 192-unit market-rate multifamily property. Construction began in October 2019 with an expected move-in date for residents in April 2021.

SR Realty Trust
900 North Third Street
Minneapolis, MN 55401

Client Name
Address
City, State Zip



A Schafer Richardson Company
www.srrealitytrust.com



NEWS

update

ISSUE 12
4th QUARTER | 2019

INVEST + PROTECT + GROW

ACQUISITION - Suburban Milwaukee



Property: Fleet Farm
 1555 Pabst Farms Circle
 Oconomowoc, WI
 Year Built: 2018
 Size: 218,000 sf
 Lease Term: 19 years
 Tenancy: 100% leased to a single tenant
 Acquired: January 10, 2020

SPOTLIGHT: MILWAUKEE

Milwaukee may be known for its beer, festivals, and food, but this Midwestern city is reminiscent of a coastal one being set on the shores of Lake Michigan. The city benefits from its proximity to the third largest metro area in the US, Chicago, and is the largest city in the state of Wisconsin.

Downtown Milwaukee is experiencing a building boom, with two new office towers, Fiserv Forum (home to the Milwaukee Bucks, NBA) built in 2018 and numerous historic buildings/sites being renovated. Milwaukee's diverse neighborhoods are highly walkable, lending well to an influx of new restaurants, bars, hotels, and shops. The city was named "The Coolest City in the Midwest" by Vogue in 2018.

2019 FORTUNE 500 COMPANIES

Ranking	Company
111	Northwestern Mutual Life
141	Manpower Group
156	Kohl's
398	WEC Energy Group
452	Rockwell Automation
488	Fiserv
492	Harley-Davidson

There is a booming manufacturing industry and excellent real estate market fundamentals. The state and local economy outperformed national averages in 2019. Seven Fortune 500 companies in various industries are located here, further supporting a healthy economy.



SR REALTY TRUST PORTFOLIO SUMMARY

4th QUARTER | 2019

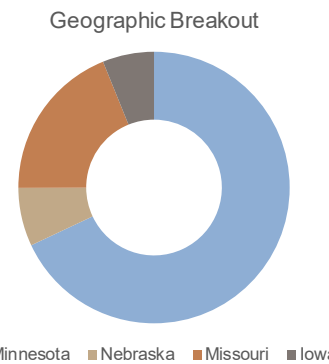
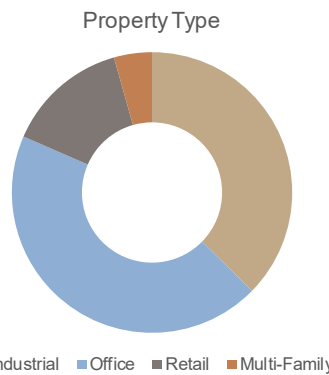
26 PROPERTIES | TOTAL SQUARE FEET 2,340,841

4 JOINT VENTURE INVESTMENTS | 1 ACQUISITIONS
 DEVELOPMENTS* 2

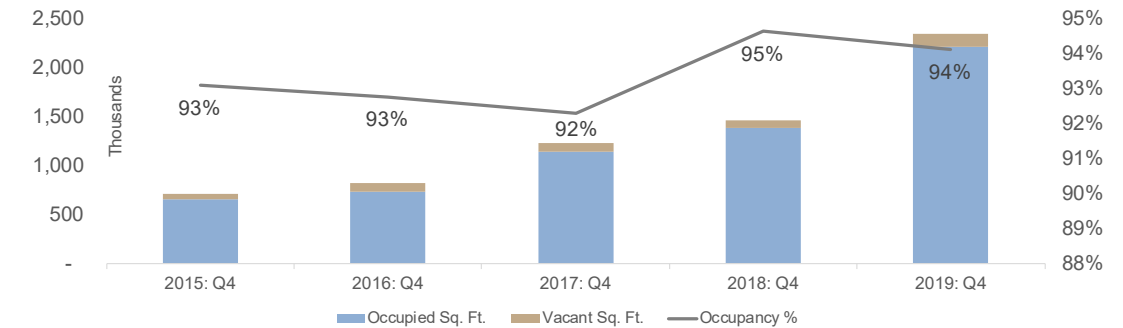
OCCUPANCY 94% | \$16,372,000 GROSS REVENUE**

\$10,070,000 NOI** | 49% LOAN-TO-VALUE

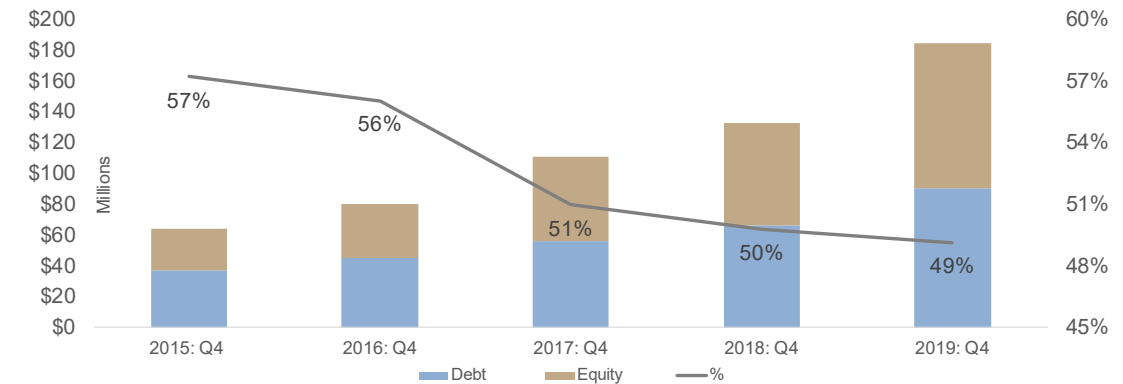
PORTFOLIO & INVESTMENT COMPOSITION By Percentage of Gross Asset Value



PORTFOLIO SIZE & OCCUPANCY By Square Footage



VALUE & LOAN-TO-VALUE



* Development project(s) are not included in financial statistics.
 ** 12 months ended 12/31/19

