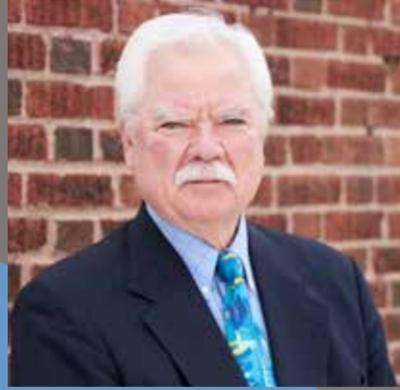


## GET TO KNOW - KIT RICHARDSON, DIRECTOR



Q: How was Schafer Richardson founded?

A: Brad and I were both working as agents with buyers and sellers who were building wealth in real estate through our brokerage efforts; we decided we could and should do the same for ourselves and our friends.

Q: What do you do when you aren't working?

A: I am completely rebuilding a cabin up north, I am trying to finish the renovation of our home in St Paul (after 47 years), I draw and paint (in oils mostly), and I take art classes from SBCC in California during the winter. We travel abroad

quite a bit (our youngest son and his family live in Sweden), we both volunteer and support a few non-profits, and I serve on some Boards. I read a lot, love cooking (almost everything, but I like classic French the best), and I love making things (cabinets, toys, etc.) in my basement woodworking shop.

Q: What is your motto or personal mantra?

A: I try to be an ethical and trustworthy person.

Q: Who inspires you?

A: A number of people whom I have met, and some I have only read about. My two favorite "characters" from history are Winston Churchill and T.E. Lawrence.

Q: What are you reading right now?

A: Just finished a murder-mystery by Louise Penny and am now reading about the history of MahJong.

Q: What is something you learned in the last week?

A: Some interesting battery technology; aluminum-ion cells may start to replace lithium-ion cells in most, if not all, of our batteries.

Q: What was your favorite vacation?

A: Hiking 200 miles across Italy was perhaps the most exhilarating "vacation" I have ever had. Another favorite "real vacation" is the summer of 1989 when Becky and I took our three sons back to Nantucket (where she and I had met in 1970) for two weeks. It was even better than we had hoped for!

Q: Where do you want to travel next?

A: Going to Antarctica in January, we hope.

Q: What's a fun fact about you people may not know?

A: After sitting next to Richard Nixon at dinner the night before, I was Head Usher in Julie Nixon's and David Eisenhower's wedding at St Patrick's in New York. Later, I shot trap with David and Prince Charles at Camp David. Charles did not miss a shot!

Q: What was your first paying job?

A: Being a busboy at a Howard Johnson restaurant during the day, and then a bellhop during the evening at the attached Howard Johnson Motel in Gettysburg, PA.

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 19  
3<sup>rd</sup> QUARTER | 2021

INVEST + PROTECT + GROW

# ACQUISITION



**Property:** 5130 Industrial Street  
 Maple Plain, MN  
**Type:** Industrial (Office/Warehouse)  
**Year Built:** 1970 and 1974  
**Size:** 141,736 square feet  
**Tenancy:** 100% leased to three tenants  
**Acquired:** November 2021

## LEASING UPDATE

The Third Quarter was our most active quarter this year for execution of renewals and new deals in the Company. There were 13 deals completed consisting of over 420,000 square feet.

The largest deals were at the Botts Road property in Grandview, Missouri, where



**Botts Road Property**

a 5-year, 125,000 square foot expansion of an existing tenant and a 5-year, 250,000 square foot renewal of an existing tenant was completed.

Also, a 10-year, 25,000 square foot new deal at The Edge in Lincoln, Nebraska was finalized.



**The Edge**

## SR REALTY TRUST PORTFOLIO SUMMARY

3<sup>RD</sup> QUARTER | 2021

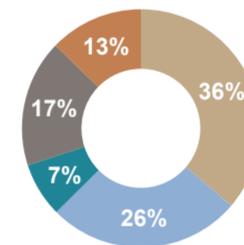
**33**  
 PROPERTIES | TOTAL SQUARE FEET  
**3,263,000**

**5** JOINT VENTURE INVESTMENTS | **2** ACQUISITIONS  
**1** DEVELOPMENTS

OCCUPANCY **93%** | GROSS REVENUE  
**\$16,054,000**  
 9 mos. ended 9/30/21

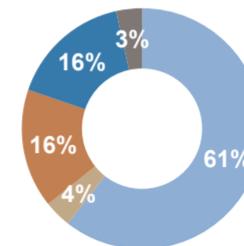
**\$9,410,000** NOI | **59%** LOAN-TO-VALUE  
 9 mos. ended 9/30/21

**PORTFOLIO & INVESTMENT COMPOSITION**  
 By Percentage of Gross Asset Value  
 Property Type\*



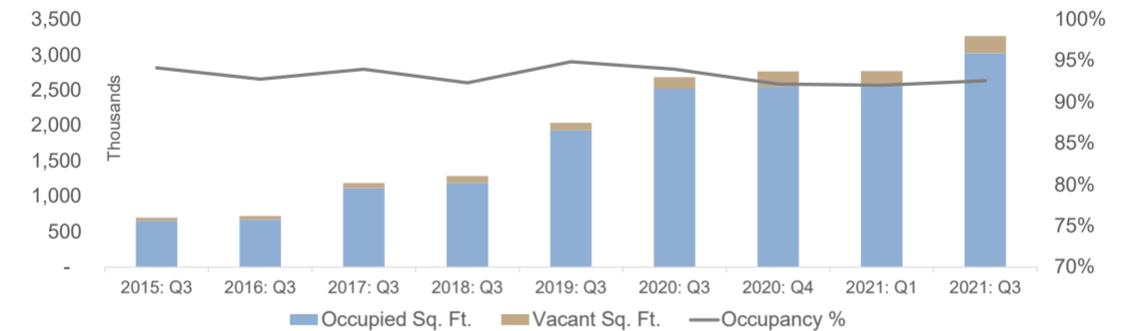
Industrial Office  
 Retail Single Tenant (NNN)  
 Multi-Family

Geographic Breakout\*



Minnesota Nebraska Missouri  
 Wisconsin Iowa

**PORTFOLIO SIZE & OCCUPANCY**  
 By Square Footage



**VALUE & LOAN-TO-VALUE**

