

GET TO KNOW - LAURA HANNEMAN, INVESTOR SERVICES MANAGER



Q: What are three words you'd use to describe Schafer Richardson?
A: Collaborative, honest, and authentic.

Q: What do you do when you aren't working?
A: My husband and I are in the process of remodeling our house since we are empty nesters now. After three sons and two dogs, just about every surface needs to be touched. When I'm not working on the house, I am usually at the gym or training for a race.

Q: What is your next race?

A: I'm registered for the Berlin Marathon in September and the New York Marathon in November. Waiting to see if I get into the London race, which is in October. My overall goal is to run all six World Marathon Majors. The other marathons in the series are Tokyo, Boston, and Chicago, of which I've run Chicago. It could be a big year in my progress towards this goal!

Q: What is your motto or personal mantra?

A: I really like Nike's, "Just do it." Along that same line, in a close second is "Carpe diem."

Q: What are you reading right now?

A: Most of the time I'm perusing way too many DIY remodeling blogs, Pinterest, or Houzz. I recently finished *Where the Crawdads Sing* by Delia Owens, which I thoroughly enjoyed reading.

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

A: Tapioca is made from the cassava plant root, originally native to South America.

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

A: I traveled to Russia when it was part of the Soviet Union. It was one of the most amazing experiences, visiting a communist country during the cold war days.

Q: What was your first paying job?

A: Babysitting for neighbors.

Q: Do you have any hidden talents or hobbies?

A: I play piano, mostly classical music.

SAVE THE DATE

The Annual Shareholder's Meeting and Presentation will be held on Wednesday, May 11, 2022. Currently, we plan to host the event in-person along with an online viewing option.

Please mark your calendars. More details including event location to follow via email, as well as in the Annual Report and Proxy mailing.

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Client Name
Address
City, State Zip



www.srrealtytrust.com



NEWS update

ISSUE 20
4th QUARTER | 2021

INVEST + PROTECT + GROW

ACQUISITIONS



Property: Orpheum Tower
405 S 16th St., Omaha, NE

Year Built: 1910

Year(s) Renovated: 1987/2013

Size: 132 units + 3,025 sf commercial

Purchase Price: \$14,727,341

Acquired: December 7, 2021

On December 7, 2021, SRRT acquired Orpheum Tower, a 132-unit market-rate apartment building located in the heart of downtown Omaha. Originally constructed in 1910, the building was designed as the City National Bank Building, a bank branch and office complex. In 1987, the building was converted into 132 apartments on floors 2 through 16, and 3,025 SF of commercial space on the first floor. The apartments were extensively renovated in 2012-2013. An exclusive ground lease of the adjacent 128 stall parking ramp was also included in the acquisition and runs through 2048. The Lund Company has been engaged to manage the property and will oversee day-to-day operations and leasing.

Property: Square 48
4800 Holdrege St., Lincoln, NE

Year Built: 2017

Size: 109 units + 11,413 sf commercial

Developer: Schafer Richardson

Purchase Price: \$16,200,000

Acquired: December 31, 2021



On December 31, 2021, SRRT acquired Square 48, a mixed-use development located adjacent to the southeast corner of the University of Nebraska Lincoln East Campus. Developed by Schafer Richardson in 2017, the Property features 109 market-rate apartments and approximately 11,400 SF of retail. The Property also houses 190 parking stalls for residents as well as retail customers. Residential amenities include 24-hour fitness center, fifth floor outdoor living lounge, community club room with fireplace, and secured bike storage. The Lund Company will continue to manage the property and oversee day-to-day operations and leasing.

DID YOU KNOW?

The current stock offering will be closing April 1, 2022. If you are interested in purchasing stock at \$13.50 per share, please submit your subscription agreement and payment at least a few days prior to the end of March. 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.

SR REALTY TRUST PORTFOLIO SUMMARY

4TH QUARTER | 2021

36
PROPERTIES

TOTAL SQUARE FEET
3,605,000

5
JOINT VENTURE INVESTMENTS

3 ACQUISITIONS
1 DEVELOPMENTS

OCCUPANCY
92%

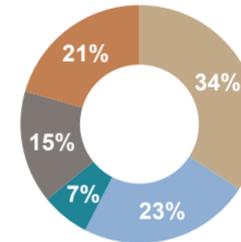
\$21,906,000
GROSS REVENUE
12 mos. ended 12/31/21

\$12,702,000
NOI
12 mos. ended 12/31/21

58%
LOAN-TO-VALUE

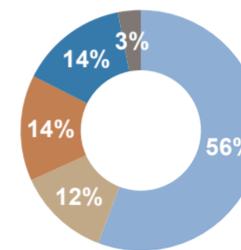
PORTFOLIO & INVESTMENT COMPOSITION By Percentage of Gross Asset Value

Property Type



- Industrial
- Office
- Retail
- Multi-Family
- Single Tenant (NNN)

Geographic Breakout



- Minnesota
- Nebraska
- Missouri
- Wisconsin
- Iowa

PORTFOLIO SIZE & OCCUPANCY By Square Footage



VALUE & LOAN-TO-VALUE

