

SAVE THE DATE

SRRT is going on the road to host an informative breakfast meeting in Omaha, Nebraska, on Thursday, October 13, 2022.



A portfolio update will be provided by the Company for prospective and current investors and partners. Please mark your calendars; more details to follow.

ACQUISITION - Wisconsin



Property: W190 N11393 Carnegie Dr.
Germantown, WI
Type: Industrial
Year Built: 1971, additions in 1987, 1996,
2000
Size: 143,000 square feet
Tenancy: 100% leased to single tenant
Acquired: August 2022

Three buildings on Carnegie Drive in Germantown, Wisconsin, were acquired by SR Realty Trust, Inc. The single-tenant net lease portfolio totals 140,000 square feet and sits on 12-acres. The tenant, Great Lakes Packaging, recently signed a lease extension. The properties house their corrugated packaging and display printing division. SRRT now owns 550,000+ square feet in the Milwaukee MSA with 330,000+ sf of that being industrial product.



SR Realty Trust
900 North Third Street
Minneapolis, MN 55401

Client Name
Address
City, State Zip

SR REALTY TRUST®
A Schafer Richardson Company
www.srrealtytrust.com

ISSUE 22
2nd QUARTER | 2022

News Update

INVEST + PROTECT + GROW



ACQUISITION - Nebraska



Property: 1101 Libra Drive
Lincoln, NE

Type: Industrial

Year Built: 2018

Size: 56,000 square feet

Tenancy: Multi-tenant

Acquired: June 2022

SR Realty Trust, Inc. purchased a 56,000 square foot multi-tenant industrial property located at 1101 Libra Drive in Lincoln, Nebraska. It was built in 2018, sits on 3.5 acres, and the building is 100% occupied by two tenants. As part of the transaction, the seller completed a 721 Exchange, or UPREIT.

ACQUISITION - Minnesota



Property: EXCELSIOR TECH CENTER
175 Jackson Avenue N
Hopkins, MN

Type: Industrial

Year Built: 1955

Size: 110,000 square feet

Tenancy: Multi-tenant

Acquired: July 2022

Excelsior Tech Center was acquired by SR Realty Trust, Inc. in July 2022. The property is a 110,000 square foot multi-tenant industrial property located at 175 Jackson Avenue North in Hopkins, Minnesota and was built in 1955. It sits on a 6.2 acre site and is near the Southwest light rail route, close by the Blake Road station. The property was originally occupied by Honeywell, where they produced and tested defense items for the United States military. It's now home to small bay warehouse tenants occupying 97.7% of the building. As part of the transaction, the seller completed a 721 Exchange, or UPREIT.

SR REALTY TRUST PORTFOLIO SUMMARY

2ND QUARTER | 2022



TOTAL
SQUARE
FEET

3,932,000

5
JOINT
VENTURE
INVESTMENTS

2 ACQUISITIONS

1 DEVELOPMENT



OCCUPANCY
92%



11,341,000
GROSS REVENUE
6 MOS. ENDED 6/30/22

\$6,764,000
NET OPERATING INCOME
6 MOS. ENDED 6/30/22

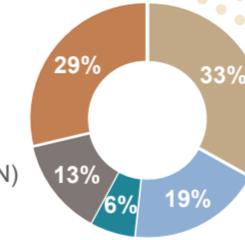
55%
LOAN-TO-VALUE

PORTFOLIO & INVESTMENT COMPOSITION

By Percentage of Gross Asset Value

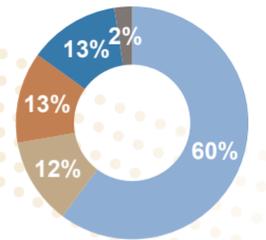
PROPERTY TYPE

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



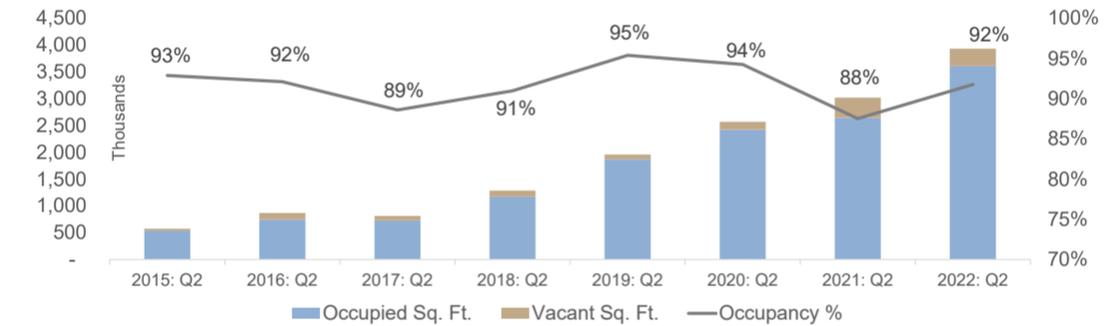
GEOGRAPHIC BREAKOUT

- Minnesota
- Nebraska
- Missouri
- Wisconsin
- Iowa

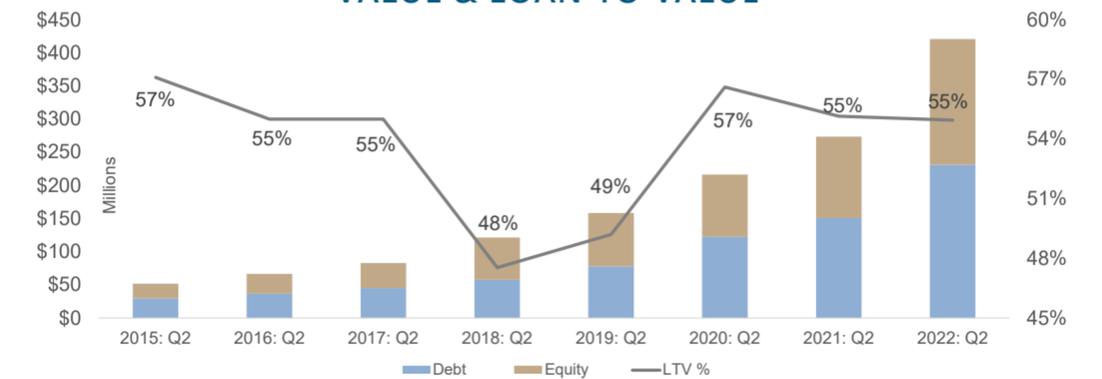


PORTFOLIO SIZE & OCCUPANCY

By Square Footage



VALUE & LOAN-TO-VALUE



DID YOU KNOW?

SRRT's portfolio stretches across five states in the Upper Midwest - Minnesota, Iowa, Missouri, Nebraska and Wisconsin.