



A DST INVESTMENT OPPORTUNITY

SRRT 4200 Industrial DST

Single Tenant Net Leased Property

\$25,431,000

OFFERING PRICE

\$500,000

MINIMUM INVESTMENT

5.25%

DIVIDEND YIELD

51%

LOAN TO VALUE

Available for
1031 Exchange

721 UPREIT
Exit Potential

No offering of investment opportunity. The information contained in this brochure has been prepared solely for informational purposes and is not an offer to buy or sell or a solicitation of an offer to buy or sell any securities or to participate in any investment strategy and may not be used or relied upon in connection with any offer or sale of securities. Securities will be offered only to designated potential investors by means of a definitive private placement memorandum and related materials, which will contain important information regarding the company and any such offering, including a description of important risk factors which every prospective investor should consider.

The Offering

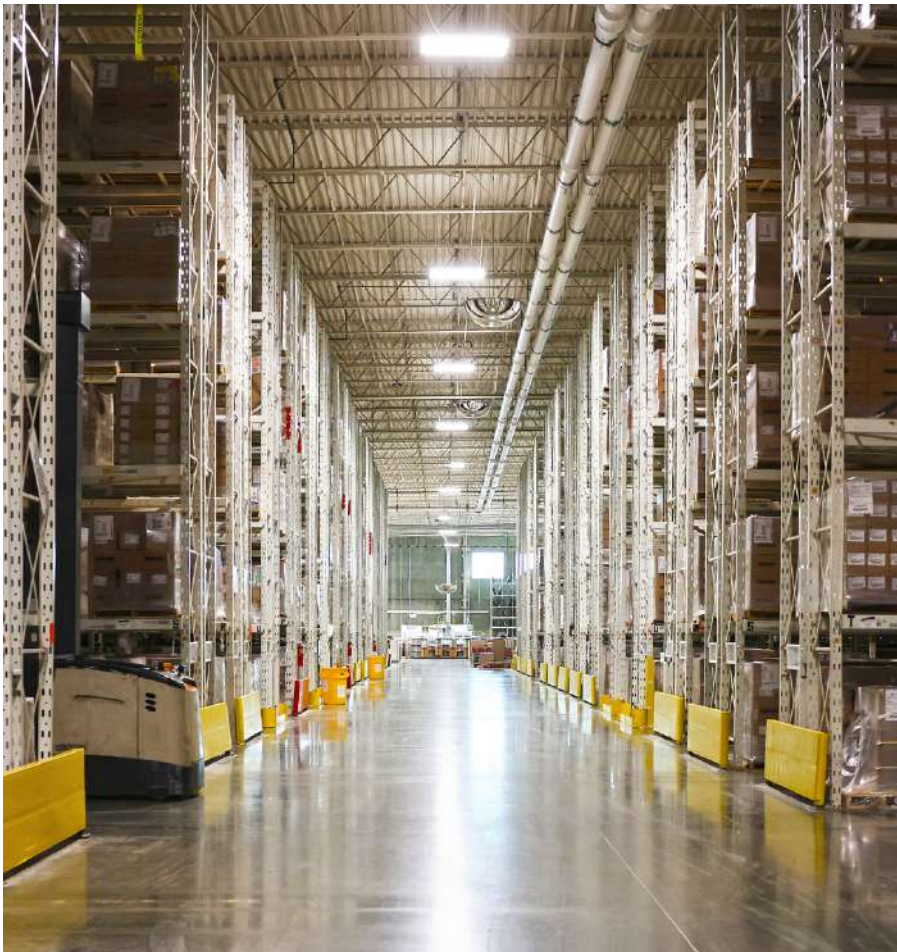
SRRT 4200 Industrial DST (the “Trust”) is a Delaware statutory trust sponsored by SR Realty Trust, Inc., an affiliate of Schafer Richardson. The Trust owns the 4200 Industrial building at 4200 S. 121st Plaza, Omaha, NE. The building is a 409,500 warehouse, production, and distribution facility leased to a single tenant, Graphic Packing International, LLC.

The Trust is offering to sell 100% of the beneficial interests in the Trust to qualified, Accredited Investors pursuant to the terms laid out in the Private Placement Memorandum (“PPM”), which is available upon request.



PROPERTY OVERVIEW

- Address: 4200 S. 121st Plaza, Omaha, NE 68137
- Year Built: 1996
- Land Area: 21.96 acres
- Building Size: 409,500 SF
- Ceiling Height: 36’
- HVAC: 100% heated and cooled
- Interior Sprinklers: 100% sprinklered
- 58 trailer spaces, 28 dock spaces, 30 storage spaces
- 100% leased and occupied
- Approximately six years remaining on lease, with four, 5-year extensions at fair market value (FMV)



Investment Highlights

SRRT 4200 INDUSTRIAL DST

■ Fortune 500 Tenant

Graphic Packaging Holding Company is a publicly traded Fortune 500 company providing leading packaging solutions for the food and beverage industry around the globe. Graphic Packaging Holding's 2023 revenue was \$9.4 billion and net income was \$723 million (up 39% from 2022).*

■ High-Quality Stabilized Asset

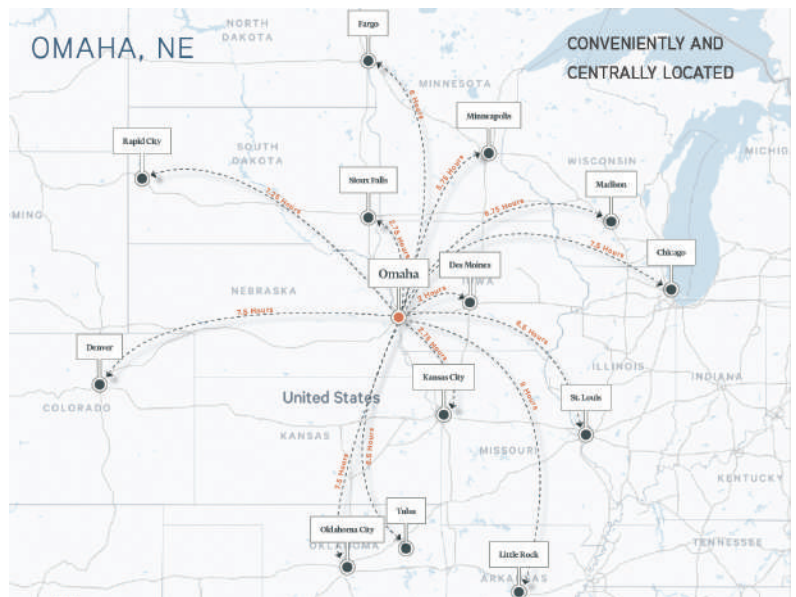
The property is a 409,500 SF distribution/light industrial facility with 36 ft clear ceilings that is offered at approximately half of replacement cost. The building is 100% leased to the tenant, that is paying below market rent with six years remaining. The tenant has four, 5-year extension options at FMV.

■ Strong Geographic Location

Nebraska has one of the nation's lowest unemployment rates of 2.5%, with the Omaha metro at a close 2.9%, versus the national average of 4% (Q1 2024). Omaha is home to a large base of international firms and business leaders including the headquarters of four Fortune 500 companies – Berkshire Hathaway, Union Pacific, Kiewit Corporation, and Mutual of Omaha Insurance – and three Fortune 1000 companies – Green Plains, Valmont Industries, and Werner Enterprises.

■ Strong Industrial Market Demand

The Omaha industrial market only has a 2.6% vacancy which is much stronger than the 5.2% national industrial vacancy as of Q1 of 2024.



*Per GPK's 2023 10-K, other than tax related items, the results of operations, assets, and liabilities for GPK and Graphic Packaging International LLC are substantially the same. GPK currently maintains a credit rating of BB+ (non-investment grade) by Standard and Poor's

Invest | Protect | Grow

SR Realty Trust, Inc. is a private real estate investment trust, or REIT, formed on September 15, 2014 for the purpose of investing in a diversified portfolio of commercial real estate properties and other real estate related assets. As of December 31, 2023, SR Realty Trust owns over \$465 million in assets.

Invest Side by Side with Schafer Richardson

Schafer Richardson sponsors SR Realty Trust. Schafer Richardson is a vertically integrated commercial real estate company established in 1995. The firm's principals have invested, managed, and developed on behalf of individuals and institutional investors through multiple real estate cycles for almost 30 years. The principals are significantly invested in SRRT personally, providing alignment interests with our investors. **Join us in our investment journey!**

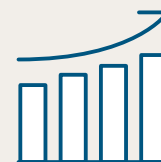
OUR PRIMARY INVESTMENT OBJECTIVES



**PRESERVE & PROTECT
STOCKHOLDERS'
CAPITAL**



**PAY CONSISTENT
DISTRIBUTIONS
TO SHAREHOLDERS**



**DELIVER LONG-TERM
CAPITAL
APPRECIATION**

Our Mission

To enhance the lives of our partners and support the financial future of generations to come by providing stable, tax efficient commercial real estate investments.

Our People

■ **EVAN C. RICHARDSON**
Senior Vice President - Investments
612-359-5849
erichardson@sr-re.com

■ **ERIK CONDRA**
Director of Business Development
734-751-4341
econdra@sr-re.com

■ **LAURA HANNEMAN**
Investor Services Manager
612-305-7083
lhanneman@sr-re.com

DISCLAIMER NOTICE

■ This Offering Memorandum (this “OM”) is provided for informational and discussion purposes only and is not, and may not be relied on in any manner as, legal, business, financial, tax or investment advice or as an offer to sell or a solicitation of an offer to buy an interest in SRRT 4200 Industrial DST (the “Trust”), or any other vehicle or opportunity sponsored by Schafer Richardson or its affiliates (each, an “Opportunity”), or to participate in any investment strategy. This OM may not be used or relied upon in connection with any offer or sale of securities. A private placement of interests in the Trust will only be made pursuant to definitive offering or investment documents, as such documents may be amended, restated, modified or supplemented from time to time (collectively, the “Offering Documents”). The Offering Documents will be furnished to qualified prospective investors on a confidential basis at their request and should be reviewed in connection with any consideration of an investment in the Trust. An investment in any other Opportunity will only be made pursuant to definitive offering or investment documents specific to such Opportunity.

THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND IS INTENDED SOLELY FOR USE IN DISCUSSION. THE INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR DISTRIBUTED. INVESTORS SHOULD CAREFULLY CONSIDER ALL OFFERING DOCUMENTS AND DISCLOSURE MATERIALS PRIOR TO INVESTING.

■ No assurance can be given that investment objectives of the Trust or any other Opportunity will be achieved. This OM does not contain all of the information or risk factors that would be important to an investor in making an investment decision and is not an offer to sell a security or the solicitation of an offer to buy a security. A discussion of material risks involved in an investment in the Trust will be included in the applicable Offering Documents. Neither the Securities and Exchange Commission nor any other U.S. or Non-U.S. securities regulatory authority has passed upon the accuracy or adequacy of this OM or approved or disapproved of the prospective investment described herein. Any representation to the contrary is a criminal offense.

■ This OM contains certain financial and other projections and forward-looking statements. These projections and forward-looking statements include, in particular, statements about plans, strategies and prospects relevant to an investment in the Trust as described herein. These statements are based on our current expectations and projections about future events. You are cautioned not to place undue reliance on any forward-looking statements, which speak only as of their respective dates. All forward-looking statements are based on assumptions and estimates by our management that, although believed to be reasonable, are inherently uncertain and subject to risks and uncertainties that could cause actual results to differ from historical results or those anticipated or predicted by such forward-looking statements. In light of these risks and uncertainties, the matters referred to in the forward-looking statements contained in this OM may not, in fact, occur. We undertake no obligation to update or revise any forward-looking statement after the date of this brochure as a result of new information, future events or otherwise, except as required by law. All of our forward-looking statements contained herein are qualified by these cautionary statements.

■ Real estate investments involve risk, and prospective investors should carefully review the risk factors associated with an investment in the Trust before making an investment decision. Economic and market forces and unforeseen costs may adversely affect the ability of an investor to recoup the investor’s investment. Consequently, only those investors who can afford to risk their entire investment should consider an investment in the Trust. Funds should not be invested in the Trust if an investor otherwise needs such funds for such purposes as emergency savings, home purchase, education funding, dependent care, safety of principal or any other short-term purpose. An investment in the Trust constitutes a long-term and illiquid investment, and only those investors who are willing and able to bear the long-term nature of such an investment should consider investing.