

ACQUISITION



Property: 4200 S. 121st Plaza
Omaha, NE

Type: Distribution/Light Industrial

Year Built: 1996

Size: 409,500 square feet

Tenancy: Single-tenant

Acquired: February 2024

SR Realty Trust, Inc. purchased a 100% leased industrial property in Omaha, Nebraska. The 409,500 square foot property has 36 foot clear height and sits on 22 acres with easy access from Interstate 80.

This is SR Realty Trust's 2nd industrial property in Omaha and 18th industrial asset in its 46 property portfolio (as of 2Q 2024). The industrial portfolio now comprises 44% of the total based on market value.



SR Realty Trust
900 North Third Street
Minneapolis, MN 55401

Client Name
Address
City, State Zip



INVEST + PROTECT + GROW

news
update

ISSUE 29
AUGUST 2024

**CELEBRATING
10 YEARS!!!**

CHEERS TO 10 YEARS

Friends and Partners of SR Realty Trust, we invite you to join us in celebrating our 10-year anniversary!



Thursday | October 24, 2024 | 4PM - 6PM

StormKing Brewpub and Barbecue
618 N. 5th Street, Minneapolis, MN
Drinks and Appetizers Served

Complimentary on-site parking available
Guests Welcome!

Kindly RSVP before October 17 to Laura Hanneman at lhanneman@sr-re.com or 612.305.7083.

SR REALTY TRUST PORTFOLIO SUMMARY

2ND QUARTER | 2024

\$492M	45	58%
PORTFOLIO VALUE ⁽¹⁾	PROPERTIES	LOAN TO VALUE
6		4.9M
DEVELOPMENT JOINT VENTURE INVESTMENTS		TOTAL SQUARE FEET
\$20,221,000	\$12,485,000	
GROSS REVENUE ⁽²⁾	NET OPERATING INCOME ⁽²⁾	

NOTES:
(1) Portfolio value includes both owned and managed assets.
(2) 6 months ended June 30, 2024

WELCOME



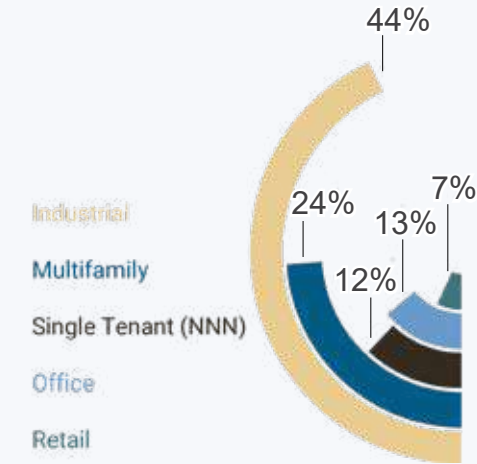
Erik Condra serves as Director of Business Development. In this role, Erik is responsible for helping drive the growth of the Company through strategic partnerships, new market opportunities, and maintaining strong relationships with investors. Erik's experience includes building a well-diversified personal portfolio of real estate assets through direct and passive investment strategies. Before joining

Schafer Richardson, Erik served as the Player Development Coach for the Chicago Blackhawks. Prior to his coaching role, he enjoyed an 11-year professional hockey career with the Ottawa Senators, Tampa Bay Lightning, and Dallas Stars. Erik holds a bachelor's degree from the University of Notre Dame.

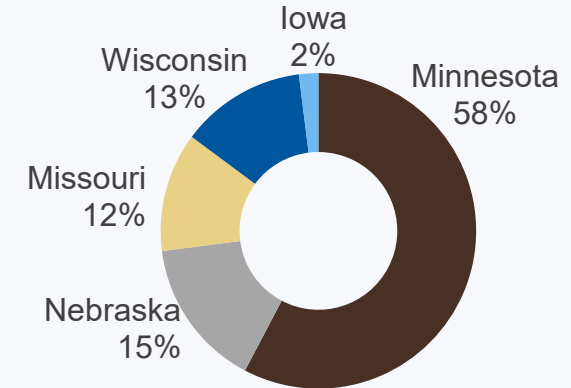
PORTFOLIO & INVESTMENT COMPOSITION

By Percentage of Gross Asset Value

PROPERTY TYPE

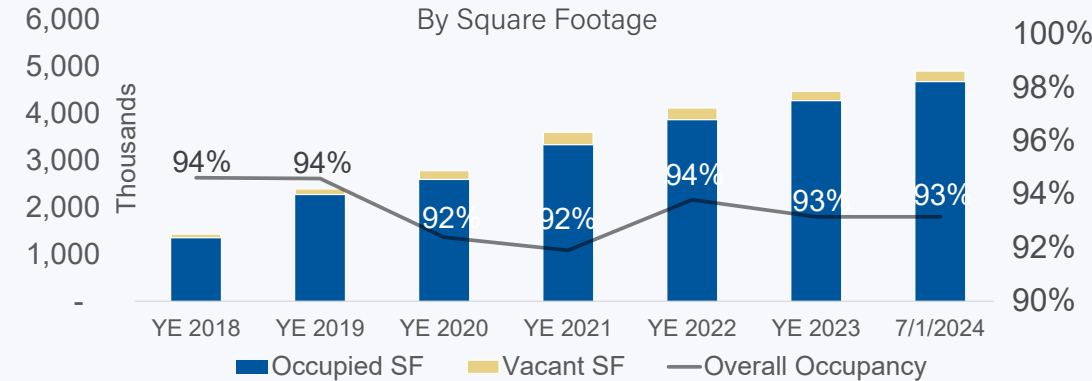


GEOGRAPHIC BREAKOUT



PORTFOLIO SIZE & OCCUPANCY

By Square Footage



VALUE & LOAN-TO-VALUE

