Spotlight
SRRT Ownership in Missouri

4 properties

1,476,000 square feet

INDUSTRIAL

Welcome
Tyler Kollodge

Tyler Kollodge serves as Vice President of Acquisitions for SR Realty Trust. In this role, he leads all new investment efforts for SR Realty Trust including sourcing new acquisition opportunities, securing asset-level financing, and seeing all new investments through closing. Tyler has been in the commercial real estate industry for over ten years, beginning at CBRE in Minneapolis as part of a high-performing tenant representation team, and then later as part of the Southeast Commercial Acquisitions Team at CBRE Investment Management in Dallas. Most recently, he led acquisitions and asset management at Formation Interests, a Dallas-based real estate equity firm. Tyler has been involved in over $3.2 billion in projects totalling more than 4.5 million SF.

Outside of his role with Schafer Richardson, Tyler is active in the greater commercial real estate industry as part of both the local chapter of NAIOP as well as being a member of a National NAIOP Developing Leaders Forum. He graduated from the University of Wisconsin-Madison with a bachelor's degree.

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News Update

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Acquisition

Kansas City, Missouri

SR Realty Trust (SRRT) is excited to continue to grow its portfolio in the Kansas City market. In May, SRRT closed on a commercial portfolio including a single-tenant industrial property leased to Wagner Logistics, an adjacent United Rentals facility, and approximately 12 acres of excess land.

The portfolio is structured as SR Realty Trust's fourth Delaware Statutory Trust, or "DST," which is open for investors with 1031 exchange funds. The acquisition brings SRRT's Kansas City portfolio to 1.5 million square feet.

Property:	1201 E. 12th Avenue & 1110 Quebec Street, Kansas City, MO
Type:	Industrial
Year Built:	1964
Size:	500,000 square feet
Tenancy:	Two single tenants
Acquired:	May 2025

Save the Date

Please mark your calendar for Investor Appreciation events this fall. Details to follow via email.

MINNEAPOLIS: Thursday, October 2

OMAHA: Wednesday, October 8

SR Realty Trust Portfolio Summary

2ND QUARTER | 2025

$534 MILLION
Portfolio Value [1]

46
Properties

56%
Loan to Value

6
Development Joint Venture Investments

5.4M
Total Square Feet

$22,996,000
GROSS REVENUE 6 MOS. ENDED 6/30/25

$13,641,000
NET OPERATING INCOME 6 MOS. ENDED 6/30/25

NOTES: [1] Portfolio value includes both owned and managed assets.

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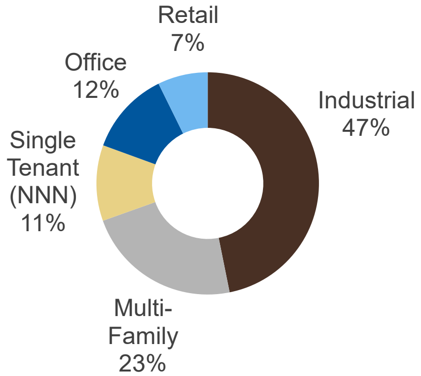
Portfolio & Investment Composition

By Percentage of Gross Asset Value

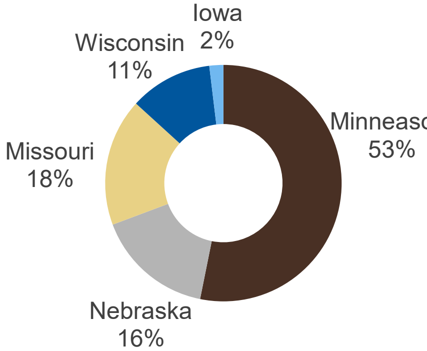
Property Type

(by market value)



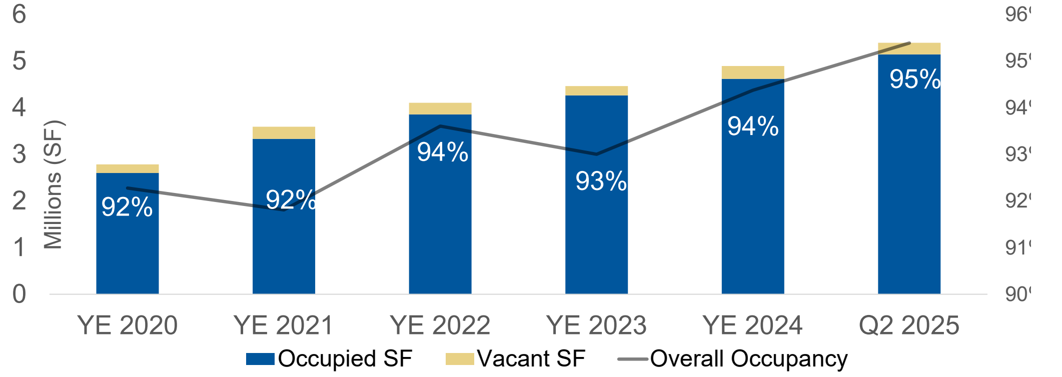
Geographic Breakout

(by market value)



Portfolio Size & Occupancy

By Square Footage



Value & Loan-to-Value