


West Des Moines, IA



Scottsdale, AZ

2019 First Quarter Report to Shareholders & Partners Quarter ended March 31, 2019

Dear Shareholders and Partners:

Greetings from your Management Team!

We are reporting strong first quarter financial results for your REIT. In the first quarter, senior housing and other triple net assets performed as expected. We are also experiencing significant improvement in year-over-year operating performance in our North Dakota multi-family assets. Missouri and Kansas multi-family continue to perform at a high level.

In the first quarter of 2019, we continued to expand our real estate holdings in multi-family and healthcare. We closed on a single tenant medical office building located in Mesa, Arizona (20,000 square feet) on March 15, 2019. This asset is leased to a single tenant with a 10-year initial term. Effective January 1, 2019, we acquired an 87-unit assisted living facility in Rapid City, South Dakota. This asset is leased to Edgewood OpCo pursuant to a 15-year triple net lease with annual lease escalators. In the first quarter, we also closed on a 28-unit memory care facility located in Minot, North Dakota, which is leased to Edgewood OpCo pursuant to a 15-year triple net lease with annual lease escalators. In addition, we continue to fund two ground up multi-family projects located in Springfield, Missouri.

The initial project is expected to be complete in May 2019 and the other project should be completed in approximately 12 months. We are pleased with the quality of the assets which were acquired in the first quarter and shareholders/partners should see strong financial returns from these assets.

Based on our 2019 year-to-date financial performance and budget, the Board of Trustees increased the annual dividend per share from \$1.00 to \$1.05 effective July 1, 2019 (third quarter). This will be reflected in your October 15 dividend payment. In addition, the Board of Trustees is terminating the \$20.00 share offering on May 14, 2019, and on May 15 will commence a new offering at \$21.00 per share.

Finally, we would like to remind you of our upcoming annual meeting scheduled for June 5, 2019, at our Fargo, North Dakota Edgewood senior housing facility. By separate mailing, you will receive the 2018 Annual Report and additional information concerning our June 5th annual meeting.

As always, if you have any questions, please reach out to a member of your Management Team.

Income Statement Data

	YTD	First Quarter 2019
Revenues	\$23,501,425	\$23,501,425
Net Income	\$4,468,789	\$4,468,789
Funds from Operations (FFO)	\$10,337,820	\$10,337,820

Balance Sheet Data

	March 31, 2019
Current Assets	\$34,391,660
Current Liabilities	\$32,341,141
Total Real Estate Investments	\$907,393,483
Total Assets	\$962,808,791
Long Term Liabilities	\$585,311,490
Shareholder Equity	\$345,156,160

Per Share Data

	YTD	First Quarter 2019
Shares/ Partnership Units	24,364,227	24,364,227
Net Income	\$0.1834	\$0.1834
Funds from Operations (FFO)	\$0.4243	\$0.4243

Weighted Shares Outstanding

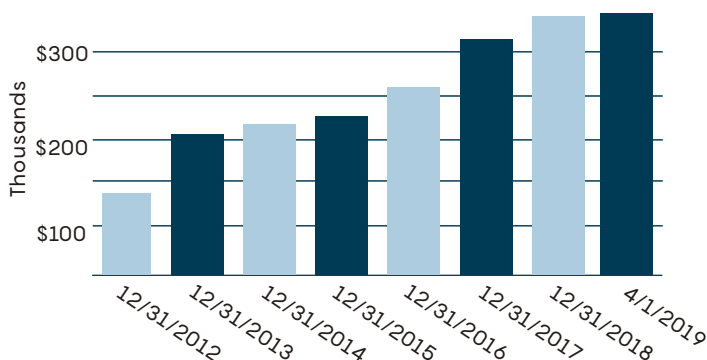
	YTD	First Quarter 2019
Weighted Shares Outstanding	24,241,602	24,241,602
Net Income – Weighted Share	\$0.1843	\$0.1843
FFO – Weighted Share	\$0.4264	\$0.4264
Dividends Per Share	\$0.2500	\$0.2500
Total Dividends Paid	\$6,006,304	\$6,006,304

Dividend Coverage

	YTD
FFO/Total Dividends Paid	172.12%

Investment Performance

Calculations for the Investment Earnings Chart are based on an initial investment of \$100,000 with all quarterly dividends reinvested. An investment of \$100,000 on January 1, 2011 (inception) would be worth \$337,109 as of April 1, 2019.



Dividend Declaration

The board of trustees declared a dividend of 25 cents per share to shareholders and partners of record as of March 31, payable on April 15, 2019. This constitutes the 32nd consecutive quarterly dividend paid to our shareholders and partners, for an annual dividend yield of 5.00%.

Dividend Reinvestment

Our Dividend Reinvestment Plan allows for the purchase of additional shares at a 5% discount from the current share price to those shareholders and partners who elect to participate in the Plan. The Plan allows flexible reinvestment options. If you are not currently participating in the Plan and would like to do so, please contact your investment representative or the Edgewood REIT office.

Edgewood REIT Shares

At the March 2019 meeting, the Trustees approved a new private placement offering at \$21.00 effective May 15, 2019. If you are interested in purchasing additional shares please contact your investment representative or Kari Oppegard at 701-212-4800 for assistance.

Contact Edgewood REIT

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