

BUILDING OUR FUTURE

ONE BILLION DOLLARS STRONG



Edgewood

REAL ESTATE INVESTMENT TRUST

2020 ANNUAL REPORT

Edgewood Real Estate Investment Trust
and Subsidiaries / Fargo, North Dakota
Audited Consolidated Financial Statements
December 31, 2020

10
YEARS



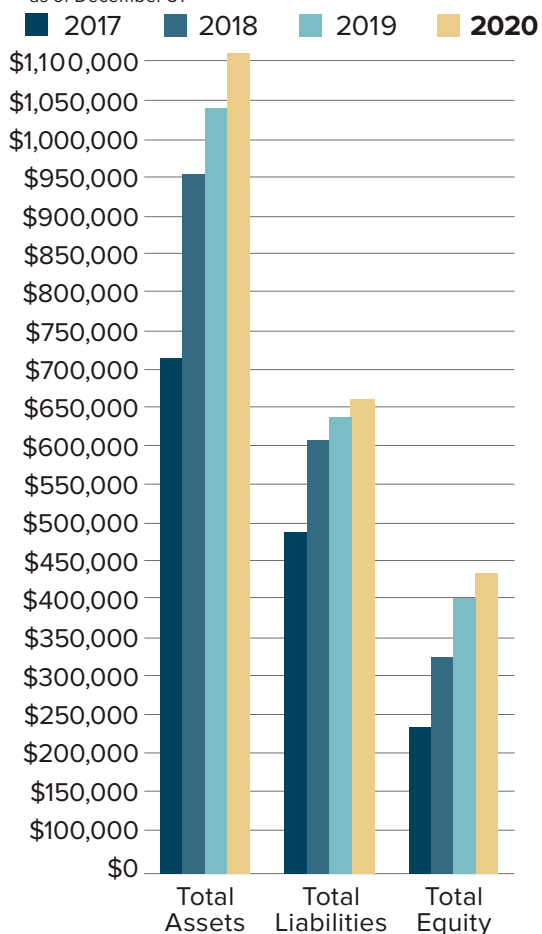
Financial Highlights 2017-2020

Key Financial Metrics	2020	2019	2018	2017
Total Assets (in thousands)	\$ 1,111,168	\$ 1,040,643	\$ 941,439	\$ 713,140
Total Liabilities (in thousands)	\$ 667,221	\$ 641,188	\$ 617,495	\$ 481,396
Total Equity (in thousands)	\$ 439,173	\$ 399,455	\$ 323,944	\$ 231,744
Net Operating Income (in thousands)	\$ 81,202	\$ 71,666	\$ 63,148	\$ 43,727
Funds from Operations (FFO)	\$ 51,492,872	\$ 44,304,273	\$ 37,058,024	\$ 25,497,168
Funds from Operations (per weighted share)	\$ 1.750	\$ 1.771	\$ 1.663	\$ 1.465
Funds Available for Distribution (FAD)	\$ 46,084,527	\$ 38,022,623	\$ 30,334,990	\$ 20,785,345
Funds Available for Distribution (per weighted share)	\$ 1.566	\$ 1.520	\$ 1.361	\$ 1.194
Dividends Paid (per share)	\$ 1.050	\$ 1.025	\$ 0.975	\$ 0.915

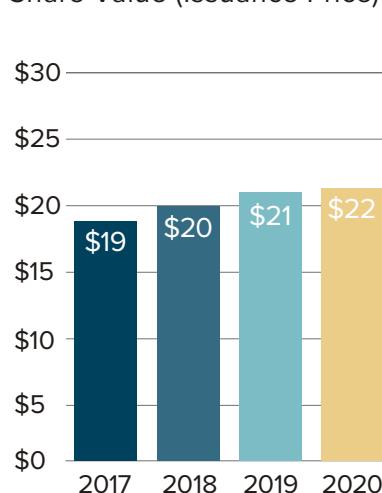
FFO: The most accepted and reported measure of REIT operating performance.

FAD: A measure of a real estate company's cash flow generated by operations. It is considered a closer measure of economic profitability than FFO.

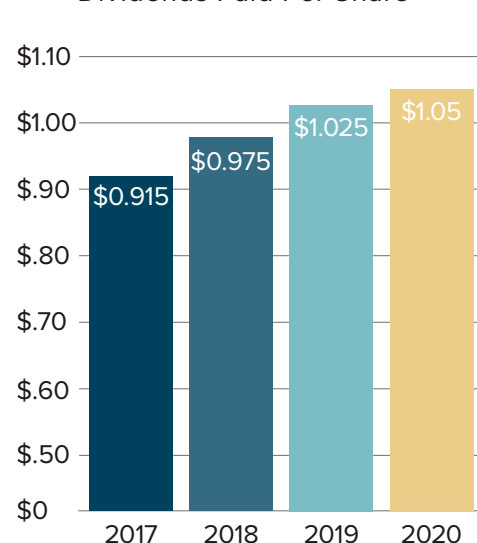
Balance Sheet Bar Graph (in thousands)
as of December 31



Share Value (Issuance Price)



Dividends Paid Per Share



Cautionary Language: Some of the information in this annual report constitutes forward-looking statements. Forward-looking statements are based upon Edgewood's present intent, beliefs or expectations, but forward-looking statements are not guaranteed to occur and may not occur. Edgewood's actual results may differ materially from those contained in Edgewood's forward-looking statements.

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Dan Mikkelsen
Chairman



Jon Strinden
President

Letter to the Shareholders

Shareholders and Partners:

We are pleased to present the 2020 Annual Report for Edgewood Real Estate Investment Trust (“Edgewood REIT” or “REIT”). 2020 reflects our 10th year of operation, and we are gratified to report continued profitable growth for the recently completed year.

In March of 2020, we recognized COVID-19 would have a tremendous impact on the United States, and particularly the business community. As a result, we were presented with unique challenges – to which we had to quickly adapt. As we all know, a number of businesses were forced to temporarily close, leading to a significant reduction in our country’s gross domestic product and a rapid increase in the unemployment rate. While these events were unfolding, management met with the Board of Trustees and presented a detailed analysis of the potential impact to the REIT from the pandemic. This included a sensitivity analysis regarding Edgewood REIT’s cash flow if there should be a significant increase in multifamily and/or net lease defaults by our tenants. At that time, we concluded – even with diminished revenue – we could continue to meet our dividend commitments.

It is during turbulent times, and times of greatest stress, when sustainable business models become evident. In this annual report, you will see that Edgewood REIT experienced minimal impact from COVID-19, and 2020 resulted in another year of growth in earnings-per-share and net asset value.

We attribute our success to a number of factors including:

- (1) quality multi-family and net lease assets – predominately senior housing assets – which perform well in various economic cycles;
- (2) geographic diversity in states that impose minimal regulatory burdens on businesses;
- (3) diversified net operating income stream consisting of approximately 60% from net lease assets and 40% from multi-family assets; and
- (4) debt at fixed interest rates with a weighted average maturity of 11.6 years.

Although the pandemic was unexpected, it illustrates the maxim “it is more important to prepare than to predict.” Going into 2020, we felt the portfolio we had assembled was comprised of quality multi-family and net lease assets that would perform well in various economic cycles. This proved to be the case, and we expect our real estate portfolio to continue to perform well in 2021 and subsequent years. In building this asset portfolio (as of January 2021, approximate enterprise value of \$1.4 billion), we focused on acquiring a diverse base of quality assets generating strong risk-adjusted returns.

We recognize the importance of maintaining a disciplined acquisition strategy and avoiding assets that are dilutive from an earnings-per-share standpoint. This has become particularly important during this time of continued asset appreciation, which, in large part, is a result of the tremendous amount of monetary and fiscal stimulus. On a daily basis, we are searching for potential acquisitions. Unfortunately, many of these properties are priced at cap rates that do not make financial sense to the REIT. Accordingly, we review multiple transactions to identify a transaction that satisfies our minimal financial hurdle rates. Fortunately, in 2020 we were able to identify, and close, net lease and multi-family assets which were fairly priced and provided an adequate return to compensate for risk. In 2020, and on January 1, 2021, we closed 9 assets consisting of 956 multi-family units located in Mandan, Bismarck and Minot, North Dakota, and Mankato, Minnesota; and 3 medical office buildings located in Edina, Minnesota, and Melbourne, Florida.

We have also strategically engaged in ground-up construction projects in markets we feel we can build, and stabilize assets, at cash yields exceeding cash yields for existing stabilized assets. We are currently constructing a \$35,000,000 senior housing/medical office building complex in Grand Forks, North Dakota, which will generate positive earnings from the date of occupancy pursuant to triple net leases already executed. It is contemplated the medical office building will be available for occupancy in the summer of 2021, and the senior housing facility in early 2022. In addition, we are building a senior housing facility in Springfield, Missouri, leased to an operator at a lease rate which will generate positive earnings-per-share as of the date of occupancy. Finally, we are building rental townhomes in Bismarck, North Dakota, with staggered occupancy dates beginning summer of 2021.

continued on next page →

Letter to the Shareholders *(continued)*

History of Edgewood REIT

In our first 10 years, Edgewood REIT has provided a strong financial return to its investors. Each year we have increased our dividend payout – averaging an increase of 8.4% per year. We have also realized a significant increase in net asset value per share from \$9.50 to \$22.00 per share, which equates to an annual share price growth of 13.2%. Our objective has been, and continues to be, to provide a safe and growing dividend payout and attractive long-term total return to our investors.

Edgewood REIT is well positioned to provide year-over-year earnings and share value growth into the future. Our earnings growth consists of both internal growth in the form of annual lease escalators embedded within our net lease assets, multi-family net operating income growth, and annual principal reductions on indebtedness; in addition to external growth through accretive acquisitions. The combination of these items allows us to continue increasing our earnings-per-share and, correspondingly, our annual dividend payout.

Our real estate portfolio is not only a source of stable income, but also an inflation hedge. The majority of our net lease assets contain annual rent escalators which, in most cases, are based on an increase in the Consumer Price Index. In addition, we reset our lease rates on our multi-family portfolio every 12 months. In the event monetary and fiscal stimulus in the United States leads to a reflationary period, we feel our portfolio will continue to perform well, allowing us to increase dividends to mitigate the risk associated with inflation. Also, we recognize inflation will lead to an increase in building costs, which should support economic appreciation in our portfolio. Furthermore, by judiciously handling our indebtedness and avoiding variable rate risk, we have locked our debt at attractive interest rates with a weighted average maturity of 11.6 years, and a weighted average interest rate of 4.3%.

In conclusion, 2020 marks our 10th consecutive year of positive earnings-per-share growth and increased dividend payout. As a management team and Board of Trustees, we are proud of what we have accomplished since the inception of Edgewood Real Estate Investment Trust.

Edgewood Real Estate Investment Trust is a shareholder managed organization with an alignment of financial interests between the management team and our shareholders. As a management team and Board of Trustees, we own/control 24% of the outstanding partnership units and shares. Accordingly, our financial interest has, and will continue, to align with our shareholders and partners.

We remain excited about the future of Edgewood REIT and building upon our successful past.

Thank you for your continued support of Edgewood REIT.



Dan Mikkelsen, Chairman of the Board



Jon Strinden, President

Your Investment

CREATING SHAREHOLDER VALUE

Edgewood REIT is a North Dakota based real estate investment trust organized in December of 2010. Edgewood REIT's primary investment objective is to acquire healthcare assets (comprised of senior housing and medical office buildings), multi-family assets and other net lease real estate, which will provide a strong risk-adjusted rate of return to its shareholder base.

Since its inception, Edgewood REIT has acquired quality real estate which has resulted in a 15.03% compounded annual rate of return to its shareholders. These real estate assets have produced year-over-year increases in net operating income which have resulted in year-over-year increase in earnings per share (as measured by FAD) and share value.

As of December 31, 2020, Edgewood REIT owns \$621,164,188 (cost basis) of healthcare assets; \$470,103,521 (cost basis) of multi-family assets; and an additional \$35,830,580 (cost basis) of commercial real estate and other investments.

Edgewood REIT continues to seek opportunities to grow its senior housing and multi-family portfolios and further diversify into medical office buildings and other net lease properties

as attractive opportunities arise. We will always be shareholder-focused and opportunistic in acquiring new assets. The goal is to expand our asset base and reduce the overall risk of our investment portfolio without adversely impacting our earnings growth. Edgewood REIT is proud of its strong balance sheet and consistent history of earnings growth. The REIT enters 2021 with a strong foundation and a commitment to grow its net asset value, earnings and shareholder dividends.

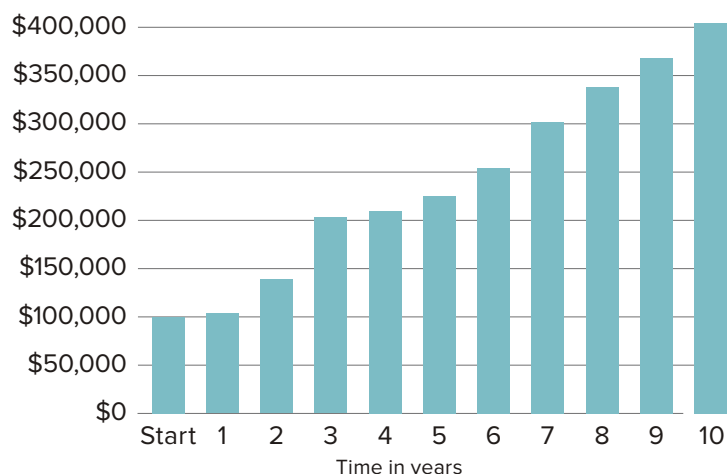
DISTRIBUTION REINVESTMENT PLAN

A Distribution Reinvestment Plan is offered as a convenience to investors of record who wish to increase their holdings in the Company. Additional shares may be purchased, without a service or sales charge, through automatic reinvestment of quarterly cash dividends at a 5% discount off the current share price.

INVESTMENT PERFORMANCE

Calculations for the Investment Performance 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 \$405,635 as of December 31, 2020.

Investment Performance



EDGEWOOD REIT PROPERTIES

● HEALTHCARE

● MULTI-FAMILY

○ COMMERCIAL

Arizona

Mesa
Scottsdale

Florida

Melbourne

Idaho

American Falls
Boise
Eagle
Fruitland
Meridian
Soda Springs

Iowa

West Des Moines

Kansas

Wichita

Minnesota

Alexandria
Baxter
Blaine
Brainerd
East Grand Forks
Edina
Hermantown
Mankato
Minnetonka
Sartell
St. Paul
Virginia
Walker

Missouri

Springfield

Montana

Belgrade
Billings
Helena
Kalispell
Missoula

Nebraska

Columbus
Fremont
Grand Island
Hastings
Norfolk
Omaha

North Dakota

Bismarck
Burlington
Dickinson
Fargo
Grand Forks
Jamestown
Kindred
Mandan
Minot
West Fargo

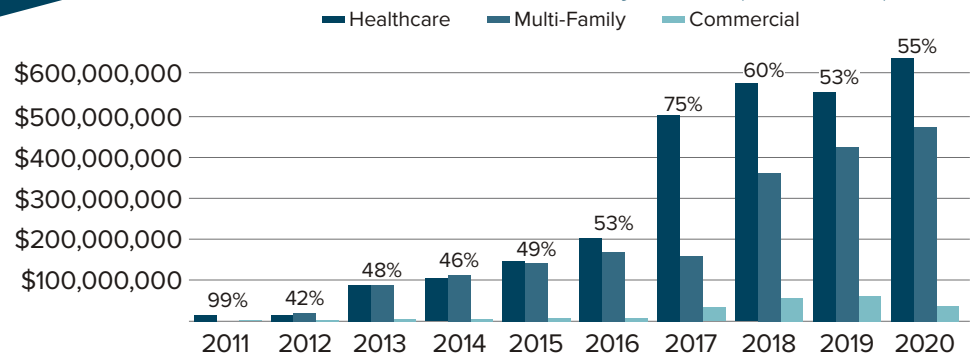
South Dakota

Brookings
Flandreau
Mitchell
Pierre
Rapid City
Sioux Falls
Sisseton
Spearfish
Watertown

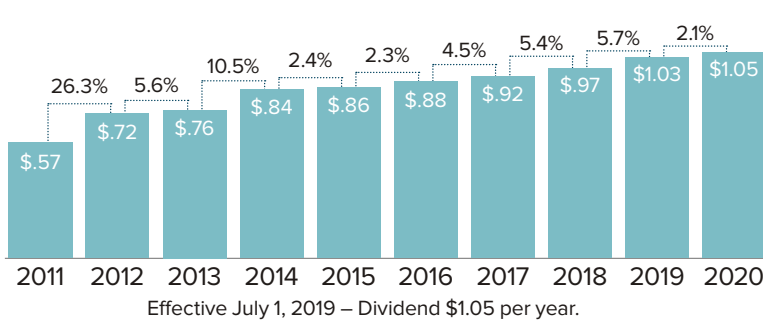
Wyoming

Casper
Cheyenne
Laramie

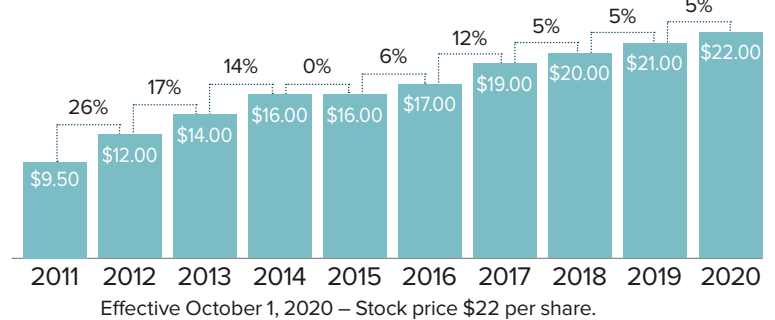
Real Estate Investment By Sector (Cost Basis)



Annual Dividend Growth



Annual Share Price Growth



Board of Trustees

OUR BOARD

Edgewood Real Estate Investment Trust understands the importance of selecting board members who represent the interest of our investors with the highest degree of integrity. There are nine board members who meet those standards. These individuals are highly competent, ethical and understand their fiduciary responsibilities to the Company and its investors. We appreciate their hard work and the value they bring to Edgewood Real Estate Investment Trust.



Dan Mikkelson
Chairman



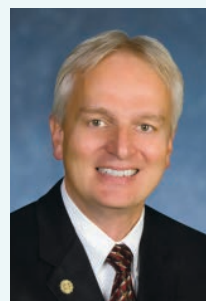
Peggy Becker



Mark Dosch



Dennis J. Elbert



Philip Gisi



Jim Hansen



Dale Klein



Kevin Ritterman



Jon Strinden



Edgewood REIT Advisors

EDGEWOOD PROPERTIES MANAGEMENT LLC (“EPM”)

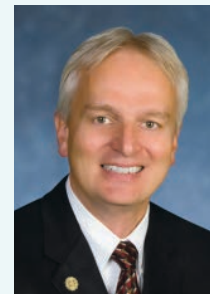
EPM is the Advisor to Edgewood Real Estate Investment Trust. The team at EPM consists of a unique blend of seasoned professionals, with extensive experience in the following related areas:

- ▲ Multi-Family Development and Management;
- ▲ Senior Housing Development and Management;
- ▲ Commercial Real Estate Development and Management;
- ▲ Healthcare Administration, Accounting and Finance;
- ▲ Investment Expertise;
- ▲ Real Estate, Tax, Accounting and Finance, Legal;
- ▲ M&A, Commercial, Real Estate and Securities Law.

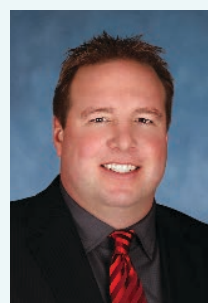
The Advisor is responsible for finding suitable acquisitions, obtaining financing, closing transactions and overseeing the management of the assets.



Roger Domres



Philip Gisi



Danny Hanson



Nola McNeally



Jon Strinden



Ahron Walter

Healthcare

Building & Location	Year Built	Year REIT Acquired	Total Units (Senior Housing)	Licensed Housing Capacity (Beds)*				Office Square Footage
				IL	AL	MC	Total	
Arizona								
Verve Wellness Center – Mesa, AZ	2006	2019	—	—	—	—	—	8,657
Verve Wellness Center II – Mesa, AZ	2006	2018	—	—	—	—	—	19,455
Florida								
Florida Surgical Center – Melbourne, FL	2014	2020	—	—	—	—	—	19,977
Idaho								
Edgewood Spring Creek – American Falls, ID	2000	2016	32	—	32	—	32	—
Edgewood Castle Hills – Boise, ID	1994	2019	55	—	55	—	55	—
Edgewood Plantation Place – Boise, ID	1996	2011	39	—	39	—	39	—
Edgewood Spring Creek – Boise, ID	2008	2016	37	—	—	38	38	—
Edgewood Spring Creek Overland – Boise, ID	2010	2016	45	—	47	—	47	—
Pioneer Family Medical Office – Boise, ID	2002	2018	—	—	—	—	—	4,140
All Care Medical Office – Eagle, ID	2007	2018	—	—	—	—	—	6,523
Edgewood Spring Creek – Eagle, ID	2000	2016	30	—	30	—	30	—
Edgewood Spring Creek Eagle Island – Eagle, ID	2014	2014	61	—	31	32	63	—
Edgewood Townhomes Eagle Island – Eagle, ID	2014	2014	49	49	—	—	49	—
Edgewood Spring Creek – Fruitland, ID	2013	2016	54	—	35	19	54	—
Edgewood Spring Creek – Meridian, ID	2006	2016	49	—	29	20	49	—
Edgewood Townhomes – Meridian, ID	2006	2016	26	26	—	—	26	—
Edgewood Spring Creek Ustick – Meridian, ID	2011	2016	47	—	47	—	47	—
Edgewood Soda Springs – Soda Springs, ID	1995	2016	27	—	27	—	27	—
Kansas								
Ascension Medical Building – Wichita, KS	2000	2019	—	—	—	—	—	30,474
Minnesota								
Arabella Manor – Alexandria, MN	2001	2014	74	74	—	—	74	—
Edgewood – Alexandria, MN	2001	2009	59	—	37	23	60	—
Edgewood – Baxter, MN	2002	2016	50	—	50	—	50	—
Edgewood – Blaine, MN	2014	2014	59	—	34	25	59	—
Town Square Professional Building – Blaine, MN	2008	2019	—	—	—	—	—	25,222
Edgewood – Brainerd, MN	2005	2017	98	—	49	53	102	—
Edgewood – East Grand Forks, MN	1996	2017	30	—	—	36	36	—
Edina Medical Office Buildings – Edina, MN	1975 1959	2020	—	—	—	—	—	6,250 9,950
Edgewood – Hermantown, MN	2000	2017	257	88	144	61	293	—
South Lake Medical Building – Minnetonka, MN	1980	2017	—	—	—	—	—	15,629
Edgewood – Sartell, MN	2008	2017	47	—	47	—	47	—
Edgewood – Sartell, MN	2009	2017	50	—	—	50	50	—
Healtheast Rice Creek Clinic – St. Paul, MN	2004	2018	—	—	—	—	—	15,635
Edgewood – Virginia, MN	2001	2017	175	19	131	42	192	—
May Creek – Walker, MN	1999	2015	49	—	29	20	49	—

*IL: Independent Living AL: Assisted Living MC: Memory Care

Building & Location	Year Built	Year REIT Acquired	Total Units (Senior Housing)	Licensed Housing Capacity (Beds)*				Office Square Footage
				IL	AL	MC	Total	
Montana								
Edgewood – Belgrade, MT	1999	2017	10	—	—	13	13	—
Edgewood – Billings, MT	1997	2017	24	—	—	28	28	—
Edgewood – Helena, MT	2017	2017	70	—	29	41	70	—
Edgewood – Kalispell, MT	2001	2017	19	—	—	24	24	—
Edgewood – Missoula, MT	1996	2017	20	—	—	25	25	—

Nebraska

Edgewood – Columbus, NE	1999	2017	10	—	—	12	12	—
Edgewood – Fremont, NE	2000	2017	10	—	—	14	14	—
Edgewood – Grand Island, NE	1998	2017	10	—	—	14	14	—
Edgewood – Hastings, NE	2000	2017	10	—	—	14	14	—
Edgewood – Norfolk, NE	2000	2017	10	—	—	14	14	—
Edgewood – Omaha, NE	2001	2017	10	—	—	14	14	—

North Dakota

Edgewood – Bismarck, ND	2009	2011	190	90	100	—	190	—
Edgewood Vista – Bismarck, ND	1998	2017	95	—	77	20	97	—
Horizon Medical Clinic – Bismarck, ND	2016	2018	—	—	—	—	—	17,796
Edgewood Hawks Point – Dickinson, ND	2017	2017	101	—	—	—	101	—
Edgewood – Fargo, ND	2007	2017	184	89	79	23	191	—
Med Park Mall – Grand Forks, ND	1989 & 1996	2018	—	—	—	—	—	59,117
Parkwood – Grand Forks, ND	1986	2015	165	75	90	—	165	—
Valley Bone and Joint Clinic – Grand Forks, ND	1988	2017	—	—	—	—	—	20,828
Edgewood – Jamestown, ND	2016	2016	68	—	33	42	75	—
Edgewood – Mandan, ND	2013	2013	143	—	129	22	151	—
Edgewood – Minot, ND	1993	2017	150	—	146	22	168	—
Edgewood Memory Care – Minot, ND	2002	2019	28	—	—	28	28	—
North Star Building – Minot, ND	2006	2018	—	—	—	—	—	13,094

South Dakota

Edgewood – Brookings, SD	1997	2011	45	—	24	21	45	—
Edgewood – Flandreau, SD	1999	2011	23	—	26	—	26	—
Edgewood – Mitchell, SD	2017	2017	56	—	59	—	59	—
Edgewood – Mitchell, SD	1997	2013	33	—	—	36	36	—
Edgewood – Pierre, SD	2015	2015	68	—	48	24	72	—
Edgewood – Rapid City, SD	2004	2018	87	—	87	—	87	—
Edgewood Prairie Crossings – Sioux Falls, SD	1998	2013	54	—	58	—	58	—
Edgewood Assisted Living – Sioux Falls, SD	2003	2011	36	—	43	—	43	—
Edgewood Memory Care – Sioux Falls, SD	1998	2017	24	—	—	26	26	—
Edgewood – Sisseton, SD	1999	2011	23	—	25	—	25	—
Edgewood – Spearfish, SD	2004	2017	97	—	80	37	117	—
Edgewood – Watertown, SD	1994	2013	20	—	—	24	24	—
Edgewood Assisted Living – Watertown, SD	2001	2013	82	27	55	—	82	—

Wyoming

Edgewood Meadow Wind – Casper, WY	1998	2017	95	—	59	38	97	—
Edgewood Park Place – Casper, WY	1984	2017	60	—	60	—	60	—
Edgewood Aspen Wind – Cheyenne, WY	1998	2017	69	—	30	39	69	—
Edgewood Sierra Hills – Cheyenne, WY	1998	2017	81	—	81	—	81	—
Edgewood Spring Wind – Laramie, WY	1999	2017	79	—	61	18	79	—

Healthcare



VERVE WELLNESS CENTER

4824 E Baseline Rd, Suites 137 & 138
Mesa, AZ

Medical Office

- ▲ Built 2006
- ▲ Acquired 2019
- ▲ 8,657 square feet



VERVE WELLNESS CENTER II

4838 E Baseline Rd, Bldg. 2 | Mesa, AZ

Medical Office

- ▲ Built 2006
- ▲ Acquired 2018
- ▲ 19,455 square feet



FLORIDA SURGICAL CENTER

7955 Spyglass Hills | Melbourne, FL

Medical Office

- ▲ Built 2014
- ▲ Acquired 2020
- ▲ 19,977 square feet



EDGEWOOD SPRING CREEK

605 Hillcrest Ave | American Falls, ID

208.226.1856

Assisted Living

- ▲ Built 2000
- ▲ Acquired 2016
- ▲ 32 Units, 32 Beds



EDGEWOOD CASTLE HILLS

5955 Castle Dr | Boise, ID

Assisted Living

- ▲ Built 1994
- ▲ Addition 2002
- ▲ Acquired 2019
- ▲ 55 units



EDGEWOOD PLANTATION PLACE

3921 Kessinger Ln | Boise, ID

208.853.7300

Assisted Living

- ▲ Built 1996
- ▲ Acquired 2011
- ▲ 39 Units, 39 Beds



EDGEWOOD SPRING CREEK

10681 W McMillan Rd | Boise, ID

208.954.5660

Memory Care

- ▲ Built 2008
- ▲ Acquired 2016
- ▲ 37 Units, 38 Beds



EDGEWOOD SPRING CREEK OVERLAND

10139 W Overland Rd | Boise, ID

208.639.7000

Assisted Living

- ▲ Built 2010
- ▲ Acquired 2016
- ▲ 45 Units, 47 Beds

Healthcare



PIONEER FAMILY MEDICAL OFFICE

13150 W Persimmon Ln | Boise, ID

Medical Office

- ▲ Built 2002
- ▲ Acquired 2018
- ▲ 4,140 square feet



ALL CARE MEDICAL OFFICE

815 S Bridgeway Place | Eagle, ID

Medical Office

- ▲ Built 2007
- ▲ Acquired 2018
- ▲ 6,523 square feet



EDGEWOOD SPRING CREEK

653 N Eagle Rd | Eagle, ID

208.938.5578

Assisted Living

- ▲ Built 2000
- ▲ Acquired 2016
- ▲ 30 Units, 30 Beds



EDGEWOOD SPRING CREEK EAGLE ISLAND

77 N Fisher Park Way | Eagle, ID

208.939.6499

Assisted Living • Memory Care

- ▲ Built 2015
- ▲ Acquired 2015
- ▲ 61 Units, 63 Beds



EDGEWOOD TOWNHOMES EAGLE ISLAND

77 N Fisher Park Way | Eagle, ID

208.939.6499

Townhomes (Independent Living)

- ▲ Built 2014
- ▲ Acquired 2014
- ▲ 49 Units, 49 Beds



EDGEWOOD SPRING CREEK

1255 Allen Ave | Fruitland, ID

208.452.5163

Assisted Living · Memory Care

- ▲ Built 2013
- ▲ Acquired 2016
- ▲ 54 Units, 54 Beds



EDGEWOOD SPRING CREEK

175 E Calderwood Dr | Meridian, ID

208.884.6199

Assisted Living · Memory Care

- ▲ Built 2011
- ▲ Acquired 2016
- ▲ 49 Units, 49 Beds



EDGEWOOD TOWNHOMES

175 E Calderwood Dr | Meridian, ID

208.884.6199

Town Homes (Independent Living)

- ▲ Built 2006
- ▲ Acquired 2011
- ▲ 26 Units

Healthcare



EDGEWOOD SPRING CREEK USTICK

3165 Meridian Rd | Meridian, ID

208.287.2064

Assisted Living

- ▲ Built 2011
- ▲ Acquired 2016
- ▲ 47 Units, 47 Beds



EDGEWOOD SODA SPRINGS

425 S Spring Creek Dr | Soda Springs, ID

208.547.0257

Assisted Living

- ▲ Built 1995
- ▲ Acquired 2016
- ▲ 27 Units, 27 Beds



ASCENSION MEDICAL BUILDING

9211 E 21st St | Wichita, KS

Medical Office

- ▲ Built 2000
- ▲ Addition 2004
- ▲ Acquired 2019
- ▲ 30,474 square feet



ARABELLA MANOR

1810 Darling Ave E | Alexandria, MN

320.759.2121

Independent Living

- ▲ Built 2001 & 2014
- ▲ Acquired 2014
- ▲ 74 Units (2 buildings)



EDGEWOOD

1902 7th Ave E | Alexandria, MN

320.759.2121

Assisted Living · Memory Care

- ▲ Built 2001
- ▲ Acquired 2010
- ▲ 59 Units, 60 Beds



EDGEWOOD

14211 Firewood Dr | Baxter, MN

218.828.4770

Assisted Living

- ▲ Built 2002
- ▲ Acquired 2016
- ▲ 50 Units, 50 Beds



EDGEWOOD

12450 Cloud Dr NE | Blaine, MN

763.754.1723

Assisted Living · Memory Care

- ▲ Built 2014
- ▲ Acquired 2014
- ▲ 59 Units, 59 Beds



TOWN SQUARE PROFESSIONAL BUILDING

10705 Town Square Dr NE | Blaine, MN

Medical Office · Commercial

- ▲ Built 2008
- ▲ Acquired 2019
- ▲ 25,222 square feet

Healthcare



EDGEWOOD

14890 Beaver Dam Rd | Brainerd, MN

218.828.3691

Assisted Living · Memory Care

- ▲ Built 2005
- ▲ Acquired 2017
- ▲ 98 Units, 102 Beds



EDGEWOOD

608 5th Ave NW | East Grand Forks, MN

218.773.6648

Memory Care

- ▲ Built 1996
- ▲ Acquired 2017
- ▲ 30 Units, 36 Beds



EDINA MEDICAL OFFICE BUILDINGS

5203 & 5301 Vernon Ave | Edina, MN

Medical Office

- ▲ Built 1975 (5203) & 1959 (5301)
- ▲ Acquired 2020
- ▲ 6,250 (5203) & 9,950 (5301) square feet



EDGEWOOD

4195 Westberg Rd | Hermantown, MN

218.723.8905

Independent Living · Assisted Living Memory Care

- ▲ Built 2000
- ▲ Acquired 2017
- ▲ 257 Units, 293 Beds



SOUTH LAKE MEDICAL

17705 Hutchins Dr | Minnetonka, MN

Medical Office

- ▲ Built 1980
- ▲ Acquired 2017
- ▲ 15,629 square feet



EDGEWOOD

673 Brianna Dr | Sartell, MN

320.281.3343

Assisted Living

- ▲ Built 2008
- ▲ Acquired 2017
- ▲ 47 Units, 47 Beds



EDGEWOOD

677 Brianna Dr | Sartell, MN

320.281.3343

Memory Care

- ▲ Built 2009
- ▲ Acquired 2017
- ▲ 50 Units, 50 Beds



HEALTHEAST RICE CREEK CLINIC

964 & 980 Rice St | St. Paul, MN

Medical Office

- ▲ Built 2004
- ▲ Addition 2014
- ▲ Acquired 2018
- ▲ 15,635 square feet

Healthcare



EDGEWOOD

705 17th St N | Virginia, MN

218.741.7106

Independent Living • Assisted Living Memory Care

- ▲ Built 2001
- ▲ Acquired 2017
- ▲ 175 Units, 192 Beds



MAY CREEK

303 10th St S | Walker, MN

218.547.4515

Assisted Living • Memory Care

- ▲ Built 1999
- ▲ Acquired 2015
- ▲ 49 Units, 49 Beds



EDGEWOOD

1011 Cardinal Dr | Belgrade, MT

406.388.9439

Memory Care

- ▲ Built 1999
- ▲ Acquired 2017
- ▲ 10 Units, 13 Beds



EDGEWOOD

1225 Wicks Ln | Billings, MT

406.256.5398

Memory Care

- ▲ Built 1997
- ▲ Acquired 2017
- ▲ 24 Units, 28 Beds



EDGEWOOD

3207 Colonial Dr | Helena, MT

406.502.1001

Assisted Living · Memory Care

- ▲ Built 2017
- ▲ Acquired 2017
- ▲ 70 Units, 70 Beds



EDGEWOOD

141 Interstate Ln | Kalispell, MT

406.203.1129

Memory Care

- ▲ Built 2001
- ▲ Acquired 2017
- ▲ 19 Units, 24 Beds



EDGEWOOD

2815 Palmer St | Missoula, MT

406.549.9660

Memory Care

- ▲ Built 1996
- ▲ Acquired 2017
- ▲ 20 Units, 25 Beds



EDGEWOOD

3386 53rd Ave | Columbus, NE

402.564.3785

Memory Care

- ▲ Built 1999
- ▲ Acquired 2017
- ▲ 10 Units, 12 Beds

Healthcare



EDGEWOOD

2910 N Clarkson St | Fremont, NE

402.753.8800

Memory Care

- ▲ Built 2000
- ▲ Acquired 2017
- ▲ 10 Units, 14 Beds



EDGEWOOD

214 N Piper St | Grand Island, NE

308.384.0717

Memory Care

- ▲ Built 1998
- ▲ Acquired 2017
- ▲ 10 Units, 14 Beds



EDGEWOOD

2400 W 12th St | Hastings, NE

402.462.4633

Memory Care

- ▲ Built 2000
- ▲ Acquired 2017
- ▲ 10 Units, 14 Beds



EDGEWOOD

1109 Pasewalk Ave | Norfolk, NE

402.371.0052

Memory Care

- ▲ Built 2000
- ▲ Acquired 2017
- ▲ 10 Units, 14 Beds



EDGEWOOD

17620 Poppleton Ave | Omaha, NE

402.333.5749

Memory Care

- ▲ Built 2001
- ▲ Acquired 2017
- ▲ 10 Units, 14 Beds



EDGEWOOD

3124 Colorado Dr | Bismarck, ND

701.751.5300

Independent Living · Assisted Living

- ▲ Built 2009
- ▲ Acquired 2011
- ▲ 190 Units, 190 Beds



EDGEWOOD VISTA ON DOMINION

3406 Dominion St | Bismarck, ND

701.258.7489

Assisted Living · Memory Care

- ▲ Built 1998
- ▲ Acquired 2017
- ▲ 95 Units, 97 Beds



HORIZON MEDICAL CLINIC

205 Durango Dr | Bismarck, ND

Medical Office

- ▲ Built 2016
- ▲ Acquired 2018
- ▲ 17,796 square feet

Healthcare



EDGEWOOD HAWKS POINT

1266 Signal Butte | Dickinson, ND

701.225.9173

Independent Living • Assisted Living

- ▲ Built 2017
- ▲ Acquired 2017
- ▲ 101 Beds



EDGEWOOD

4440 37th Ave S | Fargo, ND

701.365.8200

**Independent Living • Assisted Living
Memory Care**

- ▲ Built 2007
- ▲ Acquired 2017
- ▲ 184 Units, 191 Beds, 4 Homes



MED PARK MALL

1375 & 1395 S Columbia Rd
Grand Forks, ND

Medical Office • Commercial

- ▲ Built 1989 and 1996
- ▲ Acquired 2018
- ▲ 59,117 square feet total



PARKWOOD

749 S 30th St | Grand Forks, ND

701.757.2727

Independent Living • Assisted Living

- ▲ Built 1986
- ▲ Acquired 2015
- ▲ 165 Units, 165 Beds



VALLEY BONE AND JOINT CLINIC

3035 Demers Ave | Grand Forks, ND

Medical Office

- ▲ Built 1988
- ▲ 7,000 square foot addition in 2003
- ▲ Acquired 2017
- ▲ 20,828 square feet



EDGEWOOD

1104 25th St SW | Jamestown, ND

701.952.8750

Assisted Living · Memory Care

- ▲ Built 2016
- ▲ Acquired 2016
- ▲ 68 Units, 75 Beds



EDGEWOOD

2801 39th Ave SE | Mandan, ND

701.663.5664

Assisted Living · Memory Care

- ▲ Built 74 beds 2013
- ▲ Built 75 beds 2015
- ▲ 143 Units, 151 Beds



EDGEWOOD

800 16th Ave SE | Minot, ND

701.852.1399

Assisted Living · Memory Care

- ▲ Built 1993
- ▲ Acquired 2017
- ▲ 150 Units, 168 Beds

Healthcare



EDGEWOOD MEMORY CARE

520 28th Ave SE | Minot, ND

701.858.9767

Memory Care

- ▲ Built 2002
- ▲ Addition 2006
- ▲ Acquired 2019
- ▲ 28 Beds



NORTH STAR BUILDING

2615 Elk Dr | Minot, ND

Medical Office

- ▲ Built 2006
- ▲ Acquired 2018
- ▲ 13,094 square feet



EDGEWOOD

2015 8th St S | Brookings, SD

605.692.6311

Assisted Living • Memory Care

- ▲ Built 1997
- ▲ Acquired 2011 (Memory Care 2013)
- ▲ 45 Units, 45 Beds



EDGEWOOD

800 S Wind St | Flandreau, SD

605.997.2775

Assisted Living

- ▲ Built 1999
- ▲ Acquired 2011
- ▲ 23 Units, 26 Beds



EDGEWOOD

501 E Spruce St | Mitchell, SD

605.996.2730

Assisted Living

- ▲ Built 2017
- ▲ Acquired 2017
- ▲ 56 Units, 59 Beds



EDGEWOOD

2201 N Wisconsin St | Mitchell, SD

605.996.2730

Memory Care

- ▲ Built 1997
- ▲ South building built 1999
- ▲ Acquired 2013
- ▲ 33 Units, 36 Beds



EDGEWOOD

1950 E 4th St | Pierre, SD

605.494.3400

Assisted Living · Memory Care

- ▲ Built 2015
- ▲ Acquired 2015
- ▲ 68 Units, 72 Beds



EDGEWOOD

4001 Derby Ln | Rapid City, SD

605.718.3600

Assisted Living

- ▲ Built 2004
- ▲ Acquired 2018
- ▲ 87 Units
- ▲ 98,484 square feet

Healthcare



EDGEWOOD PRAIRIE CROSSINGS

1810 S Dorothy Ave | Sioux Falls, SD

605.361.0056

Assisted Living

- ▲ Built 1998
- ▲ Acquired 2013
- ▲ 54 Units, 58 Beds



EDGEWOOD ASSISTED LIVING

3409 E 5th St | Sioux Falls, SD

605.275.0074

Assisted Living

- ▲ Built 2003
- ▲ Acquired 2011
- ▲ 36 Units, 43 Beds



EDGEWOOD MEMORY CARE

3401 W Ralph Rogers Rd | Sioux Falls, SD

605.367.9570

Memory Care

- ▲ Built 1998
- ▲ Acquired 2017
- ▲ 24 Units, 26 Beds



EDGEWOOD

308 Hillview Rd | Sisseton, SD

605.698.3500

Assisted Living

- ▲ Built 1999
- ▲ Acquired 2011
- ▲ 23 Units, 25 Beds



EDGEWOOD

540 Falcon Crest Dr | Spearfish, SD

605.642.2977

Assisted Living · Memory Care

- ▲ Built 2004
- ▲ Acquired 2017
- ▲ 97 Units, 117 Beds



EDGEWOOD

420 9th St SE | Watertown, SD

605.882.3084

Memory Care

- ▲ Built 1994
- ▲ Acquired 2013
- ▲ 20 Units, 24 Beds



EDGEWOOD ASSISTED LIVING

901 14th Ave NE | Watertown, SD

605.882.3084

Independent Living · Assisted Living

- ▲ Built 2001
- ▲ Acquired 2013
- ▲ 55 Units, 55 Beds – Assisted Living
- ▲ 27 Units – Independent Living



EDGEWOOD MEADOW WIND

3955 E 12th St | Casper, WY

307.577.3045

Assisted Living · Memory Care

- ▲ Built 1998
- ▲ Acquired 2017
- ▲ 95 Units, 97 Beds

Healthcare



EDGEWOOD PARK PLACE

1930 E 12th St | Casper, WY

307.265.2273

Assisted Living

- ▲ Built 1984
- ▲ Acquired 2017
- ▲ 60 Units, 60 Beds



EDGEWOOD ASPEN WIND

4010 North College Dr | Cheyenne, WY

307.778.9511

Assisted Living · Memory Care

- ▲ Built 1998
- ▲ Acquired 2017
- ▲ 69 Units, 69 Beds



EDGEWOOD SIERRA HILLS

4606 N College Dr | Cheyenne, WY

307.638.7798

Assisted Living

- ▲ Built 1998
- ▲ Acquired 2017
- ▲ 81 Units, 81 Beds



EDGEWOOD SPRING WIND

1072 N 22nd St | Laramie, WY

307.755.5811

Assisted Living · Memory Care

- ▲ Built 1999
- ▲ Acquired 2017
- ▲ 79 Units, 79 Beds



Multi-Family Housing

Building & Location	Year Built	Year REIT Acquired	Sq. Ft. Commercial	Total Units
Iowa				
92 West Apartments – West Des Moines, IA	2002	2018	—	296
Minnesota				
Minnesota Heights – East Grand Forks, MN	2013	2013	6,682	39
Northern Pacific – East Grand Forks, MN	2014	2014	—	36
Woodside Apartments – Mankato, MN	2013-2018	2021	—	432
Pinecone Townhome Villas – Sartell, MN	2009	2017	—	24
Missouri				
Cambium Apartments – Springfield, MO	2019	2019	8,920	127
Cambridge Park Apartments – Springfield, MO	2001 – Phase I 2006 – Phase II	2018	—	134
Coryell Crossings – Springfield, MO	2006	2018	—	176
Falcon at Southern Hills – Springfield, MO	2017	2018	—	106
Highland Park Apartments – Springfield, MO	2003	2018	—	97
Marion Park Apartments – Springfield, MO	2007	2018	—	128
Orchard Park Apartments – Springfield, MO	2008 & 2010	2019	—	416
Palm Village Apartments – Springfield, MO	2007	2018	—	83
Scenic Station Apartments – Springfield, MO	2001	2018	—	96
Sherwood Village Apartments East – Springfield, MO	2006	2018	—	56
Tera Vera Apartments – Springfield, MO	2016	2018	—	31
Trail's Bend Apartments – Springfield, MO	2019	2019	—	100
Watermill Park – Springfield, MO	2006	2018	—	164
Westwood Apartments – Springfield, MO	1980	2018	—	192

Building & Location	Year Built	Year REIT Acquired	Sq. Ft. Commercial	Total Units
North Dakota				
Coulee Ridge Apartments – Bismarck, ND	2015	2016	—	246
Hawk Pointe Apartments – Bismarck, ND	2008	2020	—	167
Overlook Ridge Apartments – Bismarck, ND	2013	2013	—	124
Terrace Pointe Apartments – Bismarck, ND	2001	2020	—	36
Burlington Apartments – Burlington, ND	2010	2012	—	24
Burlington Apartments – Burlington, ND	2010	2012	—	12
Aspen Park – Grand Forks, ND	1999	2015	—	38
Briarwood – Grand Forks, ND	1995	2015	—	61
Campus Place I – Grand Forks, ND	2005	2013	9,766	6
Campus Place II – Grand Forks, ND	2005	2013	—	44
Campus Place III – Grand Forks, ND	2006	2013	—	74
Campus Place IV – Grand Forks, ND	2008	2013	—	26
Campus Place V – Grand Forks, ND	2009	2013	—	24
Campus Place VI – Grand Forks, ND	2009	2013	—	20
Gallery Apartments – Grand Forks, ND	1971	2014	—	143
Kensington Place – Grand Forks, ND	1993	2015	—	91
McEnroe Place I – Grand Forks, ND	2008	2013	—	44
McEnroe Place II – Grand Forks, ND	2008	2013	—	44
McEnroe Place III – Grand Forks, ND	2009	2013	—	67
McEnroe Place IV – Grand Forks, ND	2011	2013	—	34
McEnroe Place V – Grand Forks, ND	2013	2013	—	48
McEnroe Place VI – Grand Forks, ND	2014	2014	—	48
Northern Heights – Grand Forks, ND	2011	2013	7,500	53
Parkview Terrace – Grand Forks, ND	1992	2015	—	61
University Pointe – Grand Forks, ND	2007	2014	10,316	6
VRE Pines A & B – Grand Forks, ND	2004	2013	—	48
Westridge Apartments – Grand Forks, ND	2002	2019	—	167
Kindred Apartments – Kindred, ND	1999	2018	—	14
Bridgeview Apartments – Mandan, ND	2015	2020	—	30
Collins Place – Mandan, ND	2014	2014	3,410	29
Lakewood Apartments – Mandan, ND	2015	2018	—	107
Mandan Place – Mandan, ND	2010	2013	6,642	28
Minot Place Apartments – Minot, ND	2011	2012	—	144
North Highlands Apartments – Minot, ND	2013	2020	—	239
Paramount at the Bluffs – Minot, ND	2011	2020	—	52
Westbrook Apartments – West Fargo, ND	1976 – Phase I 1977 – Phase II 1978 – Phase III	2018	—	119
Greenfield Apartments – Southeast ND	1999 – 2001	2018	—	140

South Dakota

Highlands Ridge Apartments – Pierre, SD	2013	2019	—	57
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Multi-Family Housing



92 WEST APARTMENTS

1770 92nd St | West Des Moines, IA

- ▲ Built 2002
- ▲ Acquired 2018
- ▲ 296 Units



MINNESOTA HEIGHTS

316 4th St NW | East Grand Forks, MN

- ▲ Built 2013
- ▲ Acquired 2013
- ▲ 39 Units
- ▲ 6,682 square feet – Commercial



NORTHERN PACIFIC

525 Demers Ave | East Grand Forks, MN

- ▲ Built 2014
- ▲ Acquired 2014
- ▲ 36 Units



WOODSIDE APARTMENTS

161-351 Roosevelt Circle | Mankato, MN

- ▲ Built 2013-2018
- ▲ Acquired 2021
- ▲ 432 Units



PINECONE TOWNHOME VILLAS

659-699 Brianna Dr | Sartell, MN

320.258.6000

- ▲ Built 2009
- ▲ Acquired 2017
- ▲ 24 townhomes



CAMBIUM APARTMENTS

3811 Weller Ave | Springfield, MO

- ▲ Built 2019
- ▲ Acquired 2019
- ▲ 127 Units
- ▲ 8,920 square feet – Commercial



CAMBRIDGE PARK APARTMENTS

2828 S Nettleton Ave | Springfield, MO

- ▲ Built 2001
- ▲ Acquired 2018
- ▲ 134 Units



CORYELL CROSSINGS

2015 W University St | Springfield, MO

- ▲ Built 2006
- ▲ Acquired 2018
- ▲ 176 Units

Multi-Family Housing



FALCON AT SOUTHERN HILLS

2320 S Ingram Mill Rd | Springfield, MO

- ▲ Built 2017
- ▲ Acquired 2018
- ▲ 106 Units



HIGHLAND PARK APARTMENTS

1625 S Marion Ave | Springfield, MO

- ▲ Built 2003
- ▲ Acquired 2018
- ▲ 97 Units



MARION PARK APARTMENTS

1725 S Marion Ave | Springfield, MO

- ▲ Built 2007
- ▲ Acquired 2018
- ▲ 128 Units



ORCHARD PARK APARTMENTS

2601 N Cresthaven Ave | Springfield, MO

- ▲ Built 2008 & 2010
- ▲ Acquired 2019
- ▲ 416 Units



PALM VILLAGE APARTMENTS

2861 S Nettleton Ave | Springfield, MO

- ▲ Built 2007
- ▲ Acquired 2018
- ▲ 83 Units



SCENIC STATION APARTMENTS

1130 S Scenic Dr | Springfield, MO

- ▲ Built 2001
- ▲ Acquired 2018
- ▲ 96 Units



SHERWOOD VILLAGE APARTMENTS EAST

1634 S Marion Ave | Springfield, MO

- ▲ Built 2006
- ▲ Acquired 2018
- ▲ 56 Units



TERA VERA APARTMENTS

2715 S Kimbrough Ave | Springfield, MO

- ▲ Built 2016
- ▲ Acquired 2018
- ▲ 31 Units

Multi-Family Housing



TRAIL'S BEND APARTMENTS

2621 S Jefferson Ave | Springfield, MO

- ▲ Built 2019
- ▲ Acquired 2019
- ▲ 100 Units



WATERMILL PARK

1730 E Valley Water Mill Rd | Springfield, MO

- ▲ Built 2006
- ▲ Acquired 2018
- ▲ 164 Units



WESTWOOD APARTMENTS

1131 West Battlefield | Springfield, MO

- ▲ Built 1980
- ▲ Acquired 2018
- ▲ 192 Units



COULEE RIDGE APARTMENTS

3009 43rd Ave NE | Bismarck, ND

- ▲ Built 2015/2016
- ▲ Acquired 2016
- ▲ 246 Units



HAWK POINTE APARTMENTS

4201 Montreal St | Bismarck, ND

- ▲ Built 2008
- ▲ Acquired 2020
- ▲ 167 Units



OVERLOOK RIDGE APARTMENTS

2200 Koch Dr | Bismarck, ND

- ▲ 55+ Apartments
- ▲ Acquired 2013
- ▲ 124 Units



TERRACE POINTE APARTMENTS

3635 Valcartier St | Bismarck, ND

- ▲ Built 2001
- ▲ Acquired 2020
- ▲ 36 Units



BURLINGTON APARTMENTS

25 Robert St | Burlington, ND

- ▲ Built 2010
- ▲ Acquired 2012
- ▲ 24 Units

Multi-Family Housing



BURLINGTON APARTMENTS

25 Robert St | Burlington, ND

- ▲ Built 2010
- ▲ Acquired 2012
- ▲ 12 Units



ASPEN PARK

2450 S 27th Ave | Grand Forks, ND

- ▲ Built 1999
- ▲ Acquired 2015
- ▲ 38 Units



BRIARWOOD

2650 S 26th Ave | Grand Forks, ND

- ▲ Built 1995
- ▲ Acquired 2015
- ▲ 61 Units



CAMPUS PLACE I

415 N 42nd St | Grand Forks, ND

- ▲ Built 2005
- ▲ Acquired 2013
- ▲ 6 Units
- ▲ 9,766 square feet – Commercial



CAMPUS PLACE II

4274 University Ave | Grand Forks, ND

- ▲ Built 2005
- ▲ Acquired 2013
- ▲ 44 Units



CAMPUS PLACE III

4278 University Ave | Grand Forks, ND

- ▲ Built 2006
- ▲ Acquired 2013
- ▲ 74 Units



CAMPUS PLACE IV

4270 University Ave | Grand Forks, ND

- ▲ Built 2008
- ▲ Acquired 2013
- ▲ 26 Units



CAMPUS PLACE V

411 N 42nd St | Grand Forks, ND

- ▲ Built 2009
- ▲ Acquired 2013
- ▲ 24 Units

Multi-Family Housing



CAMPUS PLACE VI

425 N 42nd St | Grand Forks, ND

- ▲ Built 2009
- ▲ Acquired 2013
- ▲ 20 Units



GALLERY APARTMENTS

615 & 815 N 39th St | Grand Forks, ND

- ▲ Built 1971
- ▲ Acquired 2014
- ▲ 143 Units



KENSINGTON PLACE

2303 S 27th Ave | Grand Forks, ND

55+ Community

- ▲ Built 1993
- ▲ Acquired 2015
- ▲ 91 Units



MCENROE PLACE I

3920 Garden View Dr | Grand Forks, ND

- ▲ Built 2008
- ▲ Acquired 2013
- ▲ 44 Units



MCENROE PLACE II

3850 Garden View Dr | Grand Forks, ND

- ▲ Built 2008
- ▲ Acquired 2013
- ▲ 44 Units



MCENROE PLACE III

3880 Garden View Dr | Grand Forks, ND

- ▲ Built 2009
- ▲ Acquired 2013
- ▲ 67 Units



MCENROE PLACE IV

3750 Garden View | Grand Forks, ND

- ▲ Built 2011
- ▲ Acquired 2013
- ▲ 34 Units



MCENROE PLACE V

3841 Garden View | Grand Forks, ND

- ▲ Built 2013
- ▲ Acquired 2013
- ▲ 48 Units

Multi-Family Housing



MCENROE PLACE VI

3941 Garden View | Grand Forks, ND

- ▲ Built 2014
- ▲ Acquired 2014
- ▲ 48 Units



NORTHERN HEIGHTS

615 1st Ave N | Grand Forks, ND

- ▲ Built 2011
- ▲ Acquired 2013
- ▲ 53 Units
- ▲ 7,500 square feet – Commercial



PARKVIEW TERRACE

2396 27th Ave S | Grand Forks, ND

55+ Community

- ▲ Built 1992
- ▲ Acquired 2015
- ▲ 61 Units



UNIVERSITY POINTE

2860 10th Ave N | Grand Forks, ND

- ▲ Built 2007
- ▲ Acquired 2014
- ▲ 6 Units
- ▲ 10,316 square feet – Commercial



VRE PINES A & B

4297 5th Ave | Grand Forks, ND

- ▲ Built 2004
- ▲ Acquired 2013
- ▲ 48 Units



WESTRIDGE APARTMENTS

2750 S 38th St & 2750 S 40th St
Grand Forks, ND

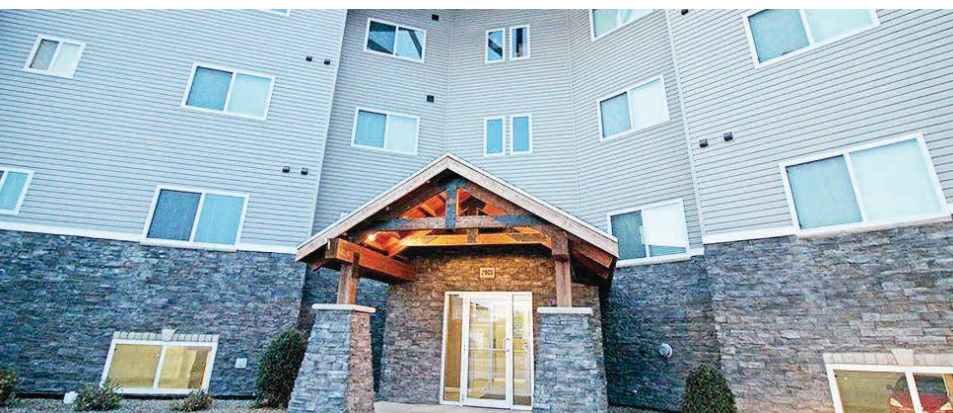
- ▲ Built 2002
- ▲ Acquired 2019
- ▲ 167 Units



KINDRED APARTMENTS

31 4th Ave S | Kindred, ND
351 Linden St | Kindred, ND

- ▲ Built 1999
- ▲ Acquired 2018
- ▲ 14 Units



BRIDGEVIEW APARTMENTS

2003 Marina Rd | Mandan, ND

- ▲ Built 2015
- ▲ Acquired 2020
- ▲ 30 Units

Multi-Family Housing



COLLINS PLACE

100 Collins Ave | Mandan, ND

- ▲ Built 2014
- ▲ Acquired 2014
- ▲ 29 Units
- ▲ 3,410 square feet – Commercial



LAKEWOOD APARTMENTS

2303 Shoal Loop | Mandan, ND

- ▲ Built 2015
- ▲ Acquired 2018
- ▲ 107 Units



MANDAN PLACE

200 Main Ave | Mandan, ND

- ▲ Built 2010
- ▲ Acquired 2013
- ▲ 28 Units
- ▲ 6,642 square feet – Commercial



MINOT PLACE APARTMENTS

1710 13th Ave SE | Minot, ND

- ▲ Built 2011
- ▲ Acquired 2012
- ▲ 144 Units



NORTH HIGHLANDS APARTMENTS

1250 27th Ave NW | Minot, ND

- ▲ Built 2013
- ▲ Acquired 2020
- ▲ 239 Units



PARAMOUNT AT THE BLUFFS

1500 & 1502 35th Ave SE | Minot, ND

- ▲ Built 2011
- ▲ Acquired 2020
- ▲ 52 Units



WESTBROOK APARTMENTS

901, 908 & 919 9th St W | West Fargo, ND
 911 9th Ave W | West Fargo, ND
 902 & 912 10th St W | West Fargo, ND
 901 & 913 10th Ave W | West Fargo, ND

- ▲ Built 1976
- ▲ Acquired 2018
- ▲ 119 Units



GREENFIELD APARTMENTS

Southeast ND

- ▲ Built 1999
- ▲ Acquired 2018
- ▲ 140 Units

Multi-Family Housing



HIGHLANDS RIDGE APARTMENTS

2412 E 4th St | Pierre, SD

- ▲ Built 2013
- ▲ Acquired 2019
- ▲ 57 Units

Commercial

Building & Location	Year Built	Year REIT Acquired	Sq. Ft. Commercial
Arizona			
Princess & Perimeter Office Building – Scottsdale, AZ	2007	2018	85,527
North Dakota			
Tractor Supply Company – Dickinson, ND	2014	2019	19,094
EAPC Building – Fargo, ND	1905	2019	17,640
EAPC Building – Grand Forks, ND	1997	2017	14,361
Edgewood Corporate Plaza – Grand Forks, ND	1915	2012	44,129
University Real Estate – Grand Forks, ND	2004	2013	10,678
Bremer Bank – Minot, ND	1976 & 1979	2019	34,144 & 3,039

Commercial



PRINCESS & PERIMETER OFFICE BUILDING

17550 N Perimeter Dr | Scottsdale, AZ

- ▲ Built 2007
- ▲ Acquired 2018
- ▲ 85,527 square feet



TRACTOR SUPPLY COMPANY

4544 West Ridge Dr | Dickinson, ND

- ▲ Built 2014
- ▲ Acquired 2019
- ▲ 19,094 square feet



EAPC BUILDING

112 & 122 Roberts St | Fargo, ND

- ▲ Built 1905
- ▲ Acquired 2019
- ▲ 17,640 square feet



EAPC BUILDING

3100 Demers Ave | Grand Forks, ND

- ▲ Built 1997
- ▲ Acquired 2017
- ▲ 14,361 square feet



EDGEWOOD CORPORATE PLAZA

322 Demers Ave | Grand Forks, ND

- ▲ Built 1915
- ▲ Acquired 2012
- ▲ Edgewood Management Group Corporate Office
- ▲ 44,129 square feet



UNIVERSITY REAL ESTATE

2855 10th Ave N | Grand Forks, ND

- ▲ Built 2004
- ▲ Acquired 2013
- ▲ 10,678 square feet – Commercial



BREMER BANK

20 1st St SW | Minot, ND

- ▲ Built 1976
- ▲ Acquired 2019
- ▲ 34,144 square feet



BREMER BANK

925 31st Ave SW | Minot, ND

- ▲ Built 1979
- ▲ Acquired 2019
- ▲ 3,039 square feet

**EDGEWOOD REAL ESTATE INVESTMENT TRUST
AND SUBSIDIARIES**

FARGO, NORTH DAKOTA

CONSOLIDATED AUDITED FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

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INDEPENDENT AUDITOR'S REPORT

To the Management and Board of Trustees of
Edgewood Real Estate Investment Trust and Subsidiaries
Fargo, North Dakota

We have audited the accompanying consolidated financial statements of Edgewood Real Estate Investment Trust and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2020 and 2019, and the related consolidated statements of operations, other comprehensive income, stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Edgewood Real Estate Investment Trust and Subsidiaries as of December 31, 2020 and 2019, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

A handwritten signature in cursive script that reads "Brady Martz".

BRADY, MARTZ & ASSOCIATES, P.C.
MINOT, NORTH DAKOTA

March 25, 2021

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
DECEMBER 31, 2020 AND 2019

ASSETS		
	2020	2019
REAL ESTATE INVESTMENTS	\$ 1,145,916,926	\$ 1,070,623,226
Less accumulated depreciation	(106,210,485)	(82,030,995)
Total real estate investments	<u>1,039,706,441</u>	<u>988,592,231</u>
OTHER ASSETS		
Cash and cash equivalents	21,476,786	12,556,666
Land held for investment	6,258,531	6,102,594
Accounts receivable, net	9,582,888	5,939,709
Related party receivable	737,043	645,850
Related party notes receivable	8,000,000	8,024,980
Straight-line rent receivable	13,745,654	11,407,201
Prepaid expenses	2,327,899	2,140,653
Other assets	594,463	124,666
Funds held by qualified intermediary for like-kind exchange transactions	2,641,077	-
Restricted deposits	6,097,661	5,108,355
Total other assets	<u>71,462,002</u>	<u>52,050,674</u>
TOTAL ASSETS	<u>\$ 1,111,168,443</u>	<u>\$ 1,040,642,905</u>
LIABILITIES AND EQUITY		
LIABILITIES		
Accounts payable	\$ 8,872,325	\$ 5,721,365
Advance rents and security deposits	1,654,055	1,776,902
Accrued expenses and other liabilities	15,531,490	8,420,511
Distributions payable	7,966,196	7,127,383
Related party payable	92,059	1,754,436
Line of credit	-	5,500,000
Notes payable	638,934,844	618,398,862
Less: unamortized debt issuance costs	(5,829,761)	(7,511,147)
TOTAL LIABILITIES	<u>667,221,208</u>	<u>641,188,312</u>
NON-CONTROLLING INTERESTS IN PARTIALLY OWNED PROPERTIES	<u>4,773,239</u>	<u>2,473,043</u>
EQUITY		
Common shares of beneficial interest (No par value, 12,231,606 and 10,327,819 shares issued and outstanding as of December 31, 2020 and 2019, respectively)	195,048,339	155,699,855
Retained earnings (accumulated deficit)	(17,440,997)	(16,271,601)
Accumulated other comprehensive income (loss)	(13,448,110)	(6,539,368)
Non-controlling interests in operating partnership (18,221,015 and 17,641,585 units outstanding at December 31, 2020 and 2019, respectively)	275,014,764	264,092,664
Total equity	<u>439,173,996</u>	<u>396,981,550</u>
TOTAL LIABILITIES, NON-CONTROLLING INTERESTS IN PARTIALLY OWNED PROPERTIES, AND EQUITY	<u>\$ 1,111,168,443</u>	<u>\$ 1,040,642,905</u>

SEE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	2020	2019
REVENUE		
Real estate rentals	\$ 104,103,194	\$ 94,902,077
Other operating income	4,916,940	3,652,756
Total revenue	<u>109,020,134</u>	<u>98,554,833</u>
EXPENSES		
Interest expense	29,754,846	29,467,137
Depreciation on real estate investments	26,537,129	24,830,643
Management fees	8,825,102	7,875,152
Repairs and maintenance	4,940,608	3,965,038
Property taxes	5,819,157	5,133,958
Utilities	5,277,359	4,340,927
Insurance	2,427,321	1,788,897
Professional services	352,200	250,194
Outside services	168,118	453,951
General and administrative	5,021,436	4,081,699
Advertising	707,910	746,815
Supplies	529,198	555,896
Bad debt expense	328,921	352,762
Miscellaneous	71,816	112,890
Total operating expenses	<u>90,761,121</u>	<u>83,955,959</u>
INCOME FROM OPERATIONS	18,259,013	14,598,874
OTHER INCOME (EXPENSE)		
Other non-operating income	2,582,815	484,081
Other non-operating expense	(304,654)	(11,921)
Gain on sale of real estate	6,116,128	39,254
Interest income	2,339,606	2,257,858
Total other income	<u>10,733,895</u>	<u>2,769,272</u>
NET INCOME	28,992,908	17,368,146
NET (INCOME) LOSS ATTRIBUTABLE TO NON-CONTROLLING INTERESTS IN PARTIALLY OWNED PROPERTIES	(96,714)	170,605
NET INCOME ATTRIBUTABLE TO NON-CONTROLLING INTERESTS IN OPERATING PARTNERSHIP	<u>(18,030,620)</u>	<u>(11,062,528)</u>
NET INCOME AVAILABLE TO COMMON SHAREHOLDERS	<u>\$ 10,865,574</u>	<u>\$ 6,476,223</u>

SEE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
OTHER COMPREHENSIVE INCOME		
Net income	\$ 28,992,908	\$ 17,368,146
Other comprehensive income (loss)		
Unrealized gain (loss) from derivative instrument	<u>(6,908,742)</u>	<u>(5,211,535)</u>
Total other comprehensive income	22,084,166	12,156,611
 COMPREHENSIVE INCOME ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	 <u>(13,864,048)</u>	 <u>(7,672,955)</u>
 COMPREHENSIVE INCOME AVAILABLE TO COMMON SHAREHOLDERS	 <u>\$ 8,220,118</u>	 <u>\$ 4,483,656</u>

SEE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	Number of Common Shares	Common Stock	Retained Earnings (Deficit)	Accumulated Other Comprehensive Income (Loss)	Non-Controlling Interests in Operating Partnership	Total Equity
BALANCE JANUARY 1, 2019	8,818,609	\$ 128,040,571	\$ (12,614,556)	\$ (1,327,833)	\$ 209,846,144	\$ 323,944,326
Net income	-	-	6,476,223	-	11,062,528	17,538,751
Other comprehensive income (loss)	-	-	-	(5,211,535)	-	(5,211,535)
Common shares issued (net of commissions)	1,243,946	25,275,258	-	-	-	25,275,258
Operating partnership units issued	-	-	-	-	72,024,516	72,024,516
Distributions - common shares	-	-	(10,133,268)	-	-	(10,133,268)
Distribution reinvested	500,807	6,835,801	-	-	-	6,835,801
Net redemptions	(235,543)	(4,451,775)	-	-	(12,867,658)	(17,319,433)
Distributions - non-controlling interests	-	-	-	-	(15,972,866)	(15,972,866)
BALANCE DECEMBER 31, 2019	10,327,819	155,699,855	(16,271,601)	(6,539,368)	264,092,664	396,981,550
Net income	-	-	10,865,574	-	18,030,620	28,896,194
Other comprehensive income (loss)	-	-	-	(6,908,742)	-	(6,908,742)
Common shares issued (net of commissions)	1,540,140	36,669,837	-	-	-	36,669,837
Operating partnership units issued	-	-	-	-	35,365,312	35,365,312
Distributions - common shares	-	-	(12,034,970)	-	-	(12,034,970)
Distributions reinvested	526,092	5,434,234	-	-	-	5,434,234
Net redemptions	(162,445)	(2,755,587)	-	-	(23,508,818)	(26,264,405)
Distributions - non-controlling interests	-	-	-	-	(18,965,014)	(18,965,014)
BALANCE DECEMBER 31, 2020	12,231,606	\$ 195,048,339	\$ (17,440,997)	\$ (13,448,110)	\$ 275,014,764	\$ 439,173,996

SEE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	\$ 28,992,908	\$ 17,368,146
Adjustments to reconcile net income to net cash provided (used) by operating activities:		
Depreciation/amortization on real estate investments	26,537,129	24,830,643
Amortization on finance fees	1,681,386	1,343,288
Gain on sale of real estate	(6,116,128)	(39,254)
Net (income) loss attributable to non-controlling interests in partially owned properties	(96,714)	170,605
Effects on operating cash flows due to change in:		
Accounts receivable	(3,643,179)	(426,270)
Straight-line rent receivable	(2,338,453)	(3,077,264)
Prepaid expenses	(187,246)	(1,336,013)
Accounts payable	3,150,960	(66,050)
Accrued expenses	7,110,979	5,265,569
Advance rents and security deposits	(122,847)	204,278
Net cash provided (used) by operating activities	<u>54,968,795</u>	<u>44,237,678</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds on sale of property and equipment	17,357,000	340,000
Purchase of property and equipment	(29,011,966)	(28,540,543)
Proceeds on sale of land held for investment	779,832	1,288,449
Purchase of land held for investment	(155,937)	(3,178,002)
Payments (advances) on related party receivable/payable	(1,753,570)	435,345
Payments (advances) on related party notes receivable	24,980	-
Net cash provided (used) by investing activities	<u>(12,759,661)</u>	<u>(29,654,751)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Distributions paid to non-controlling interests	(18,625,683)	(15,210,773)
Distributions paid to common shareholders	(6,101,254)	(2,791,060)
Repurchase of non-controlling interests	(4,535,463)	(12,867,658)
Redemption of common shares	(2,755,587)	(4,293,028)
Brokerage commissions paid on shares issued	(523,945)	(526,288)
Proceeds from common shares issued	13,794,409	25,801,546
Net advances (payments) on line of credit	(5,500,000)	2,000,000
Advances on notes payable	25,044,000	10,661,641
Payments on notes payable	(33,096,186)	(24,010,979)
Net cash provided (used) by financing activities	<u>(32,299,709)</u>	<u>(21,236,599)</u>
CHANGE IN CASH, CASH EQUIVALENTS, AND RESTRICTED DEPOSITS	9,909,425	(6,653,672)
CASH, CASH EQUIVALENTS, AND RESTRICTED DEPOSITS, BEGINNING OF YEAR	<u>17,665,021</u>	<u>24,318,693</u>
CASH, CASH EQUIVALENTS, AND RESTRICTED DEPOSITS, END OF YEAR	<u><u>\$ 27,574,446</u></u>	<u><u>\$ 17,665,021</u></u>
 Cash and Cash Equivalents	 \$ 21,476,786	 \$ 12,556,666
Restricted Deposits	6,097,661	5,108,355
Total Cash, Cash Equivalents, and Restricted Deposits	<u><u>\$ 27,574,447</u></u>	<u><u>\$ 17,665,021</u></u>
 Cash paid during the year for interest	 <u><u>\$ 27,818,282</u></u>	 <u><u>\$ 27,396,830</u></u>

SEE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

**SUPPLEMENTAL SCHEDULE OF NON-CASH INVESTING
AND FINANCING ACTIVITIES**

Real estate investments acquired through issuance of notes payable	\$ 28,588,168	\$ 34,115,307
Change in other comprehensive income	6,908,742	1,273,797
Real estate investments acquired through issuance of non-controlling interests in operating partnership	33,065,116	66,888,643
Real estate investments acquired through issuance of non-controlling interests in partially owned properties	2,300,196	5,135,873
Redemption of non-controlling interests through issuance of common shares	3,957,238	-
Distributions on non-controlling interests declared and not paid	4,755,661	4,416,330
Distributions on common shares declared and not paid	3,210,535	2,711,052
Distribution of common shares reinvested	5,434,234	6,835,801

SEE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020 AND 2019

NOTE 1 NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

Nature of operations

Edgewood Real Estate Investment Trust (“The Company” or “Edgewood REIT”) is a real estate investment trust (REIT) engaged in acquiring, owning and leasing senior housing facilities, commercial real estate, and multi-family and other housing-related real property in North Dakota, South Dakota, Minnesota, Montana, Nebraska, Wyoming, Idaho, Missouri, Iowa, Arizona, Florida, and Kansas. REITs are subject to a number of organizational and operational requirements, including a requirement to distribute 90% of REIT taxable income to shareholders and, generally, are not subject to federal income tax on net income. The Company was formed during 2010. The Company conducts a majority of its business activities through its consolidated operating partnership, Edgewood Properties LLLP, a North Dakota Limited Liability Limited Partnership (the “Operating Partnership”), and through several wholly-owned subsidiaries, which are listed in Note 15.

Basis of presentation

The consolidated financial statements include the accounts of Edgewood Real Estate Investment Trust and its Subsidiaries, as noted above, in which it maintains a controlling interest. All material inter-company transactions and balances have been eliminated in the consolidated financial statements. Edgewood Properties is a 100% owner of the LLC entities disclosed in Note 15. The Company’s interest in the Operating Partnership was 38% as of December 31, 2020 which includes 100% of the general partnership interest. The limited partners own units in the Operating Partnership which have a conversion option they may exercise for Edgewood REIT common shares of beneficial interest, on a one-for-one basis. The limited partners have no voting rights in Edgewood REIT.

Use of estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions which affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Real estate investments

Real estate investments held for rental are stated at the lower of cost less accumulated depreciation or fair value if impairment is identified. Real estate investments held for sale are reported at the lower of their carrying amount or fair value less cost to sell. Buildings and land improvements are depreciated on the straight-line method over their estimated life not to exceed 40 and 20 years, respectively. Furniture, fixtures, and equipment are depreciated on the straight-line method over their estimated life not to exceed 9 years. All direct and indirect costs, including interest and real estate taxes associated with the development, construction, leasing or expansion of real estate investments, are capitalized as a cost of the property. Expenditures for repairs and improvements which significantly add to the productive capacity or extend the useful life of an asset are capitalized. Expenditures for routine maintenance and repairs, which do not add to the value or extend the useful life of an asset, are charged to expense as incurred.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

The Company recognizes acquisition fees at the point of purchase (disposal) in accordance with ASU No. 2017-01. The Company allocates the purchase price based on the relative fair values of the tangible and intangible assets of an acquired property (including the land, building, and personal property) which are determined by valuing the property as if it were vacant and to the fair value of the intangible assets (including in-place leases.) The as-if-vacant value is allocated to land, buildings, and personal property based on management's determination of the relative fair values of these assets. The estimated fair value of the property is the amount which would be recoverable upon the disposition of the property. Techniques used to estimate fair value include discounted cash flow analysis and reference to recent sales of comparable properties. A land value is assigned based on the purchase price if land is acquired separately or based on estimated fair value if acquired in a merger or in a single or portfolio acquisition.

Acquired above and below-market lease values are recorded as the difference between the contractual amounts to be paid pursuant to the in-place leases and management's estimate of fair market value lease rates for the corresponding in-place leases. The capitalized above and below-market lease values are amortized and included as part of rent expense over the remaining terms of the respective leases, which include fixed rate renewal options for below-market leases if it is determined probable the tenant will execute a bargain renewal option. The REIT currently does not have any allocations to above or below- market lease values.

Other intangible assets acquired include amounts for in-place lease values which are based on the Company's evaluation of the specific characteristics of the leases. Factors considered in the fair value analysis include an estimate of carrying costs and foregone rental income during hypothetical expected lease-up periods, considering current market conditions, and costs to execute similar leases. The Company also considers information about each property obtained during its pre-acquisition due diligence, marketing and leasing activities in estimating the relative fair value of the tangible and intangible assets acquired. The in-place lease allocations are included in real estate investments and amortized over the lease terms, including extensions, no greater than 20 years.

At least annually, or upon the occurrence of significant changes in the operations, the Company evaluates its real estate investments to assess whether any impairment indications are present, including recurring operating losses and significant adverse changes in legal factors or business climate which affect the recovery of the recorded value. If any real estate investment is considered impaired, a loss is provided to reduce the carrying value of the property to its estimated fair value.

Cash and cash equivalents

The Company is including its checking accounts, savings accounts, and CDs as cash and cash equivalents in these statements. There are no other highly liquid investments which are considered cash and cash equivalents.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

Restricted deposits

Pursuant to the terms of certain mortgages and management policy, the Company establishes and maintains real estate tax and insurance escrow accounts to pay real estate taxes and insurance. The Company contributes to the account a monthly amount equaling 1/12th of the estimated annual real estate taxes and insurance premiums.

Pursuant to the terms of certain mortgages and management policy, the Company establishes and maintains replacement reserve accounts. The Company makes monthly deposits into the replacement reserve accounts to be used for repairs and maintenance on the properties. Certain replacement reserve accounts require authorization of the mortgage company for withdrawals.

Notes receivable

Notes receivable are recorded at cost.

Straight-line rent receivable

Certain rental revenue is recognized on a straight-line basis, which averages minimum required rents to be received over the terms of the leases. Rent recognized in advance of collection is reflected as a receivable arising from straight-lining rents, net of allowance for doubtful accounts. Rent concessions, including free rent, are reflected as a payable and are amortized over the terms of the related leases.

Receive-variable, pay-fixed interest rate swaps

The Company has adopted the alternative offered to nonpublic entities in FASB ASC 815-20 for certain variable rate borrowings involving receive-variable, pay-fixed interest rate swaps. In accordance with this alternative, the Company assumes there is no hedge ineffectiveness and applies the simplified hedge accounting approach for all interest rate swaps meeting those criteria. In addition, the Company measures the swap using settlement value rather than fair value.

Other assets

Other assets consist of earnest money deposits and other nonmarketable investments recorded at cost.

Allowance for doubtful accounts

Accounts receivable are considered past due if any portion of the receivable balance is outstanding more than 90 days. Interest is charged on accounts receivable which are past stated terms and recognized as it is charged. The accrual of interest is discontinued when management believes the receivables are impaired or collection of interest is doubtful. There were no significant nonaccrual accounts receivable at December 31, 2020 and 2019.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

Management evaluates the allowance for doubtful accounts by assessing the recoverability of rent and other receivables, and comparing the carrying value with the estimated realizable value. Management considers the tenant's financial condition and credit history as well as current economic conditions.

Distributions payable

Distributions payable represent distributions declared to common shareholders and unit holders in the operating partnership of record on December 31, 2020 payable on January 15, 2021.

Advertising

The Company expenses advertising costs as they are incurred.

Federal income taxes

Edgewood REIT operates in a manner intended to qualify as a Real Estate Investment Trust under Sections 856-860 of the Internal Revenue Code of 1986, as amended. Under those sections, a REIT which distributes at least 90% of its taxable income as a dividend to its shareholders each year and which meets certain other conditions will not be taxed on that portion of its taxable income. For the year ended December 31, 2020, the Company distributed in excess of 90% of its taxable income within the prescribed time limits; accordingly, no provision has been made for federal income taxes in the accompanying consolidated financial statements. If the Company fails to qualify as a REIT in any taxable year, the Company will be subject to federal income tax on its taxable income at regular corporate rates (including any alternative minimum tax) and may not be able to qualify as a REIT for the four subsequent taxable years. Even as a REIT, the Company may be subject to certain state and local income and property taxes, and to federal income and excise taxes on undistributed taxable income. In general, however, if the Company qualifies as a REIT, no provisions for federal income taxes are necessary except for taxes on undistributed REIT taxable income.

Edgewood REIT conducts its business activity as an Umbrella Partnership Real Estate Investment Trust ("UPREIT") through its Operating Partnership. UPREIT status allows Edgewood REIT to accept the contribution of real estate in exchange for operating partnership units. Generally, such a contribution to a limited partnership allows for the deferral of gain by an owner of appreciated real estate.

Distributions were characterized, for federal income tax purposes, as 83% ordinary income and 17% return of capital for the year ended December 31, 2020, and 77% ordinary income and 23% return of capital for the year ended December 31, 2019.

The Company's policy is to evaluate the likelihood its uncertain tax positions will prevail upon examination based on the extent to which those positions have substantial support within the Internal Revenue Code and Regulations, Revenue Rulings, court decisions, and other evidence.

There were no uncertain tax positions as of December 31, 2020.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

Non-controlling interests

Ownership interests in the Operating Partnership held by limited partners are represented by operating partnership units. The Operating Partnership's income is allocated to holders of units based upon the ratio of their unit holdings to the total common shares and operating partnership units outstanding during the period. Capital contributions, distributions, and profits and losses are allocated to limited partners in accordance with the terms of the Operating Partnership agreement. Limited partners as of December 31, 2020 and 2019, were considered non-controlling interests.

Non-controlling interests in partially owned properties

Non-controlling interests in partially owned properties represent minority shares in real estate held as tenants-in-common.

Variable interest entity

The Company has determined the Operating Partnership, Edgewood Properties, LLLP, is a variable interest entity (VIE). The limited partners lack voting rights and substantive participating rights. The Company is the primary beneficiary of the VIE, and the partnership is required to be consolidated on the Company's balance sheet because it has a controlling financial interest in the VIE and has both the power to direct the activities of the VIE which most significantly impact the VIE's economic performance and the obligation to absorb losses or the right to receive benefits from the VIE which could be significant to the VIE. Because the Operating Partnership is a VIE, substantially all of its assets and liabilities are held through a VIE.

NOTE 2 RESTRICTED DEPOSITS

Restricted deposits consists of the following as of December 31, 2020 and 2019:

	2020	2019
Real Estate Tax Escrow	1,690,411	1,585,342
Insurance Escrow	868,956	616,109
Reserve Escrow	3,396,902	2,800,068
Other Escrow	141,392	106,836
Total Restricted Deposits	<u>6,097,661</u>	<u>5,108,355</u>

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

NOTE 3 PROPERTY

Property, consisting principally of real estate owned and leased to tenants, is stated at cost less accumulated depreciation and is summarized as follows:

	2020	2019
Land	\$ 88,580,637	\$ 84,905,038
Buildings	989,636,803	947,170,878
In-place leases	4,072,500	4,072,500
Furniture, fixtures, and equipment	28,234,026	26,506,018
Construction in progress	35,392,960	7,968,792
Total property	1,145,916,926	1,070,623,226
Less accumulated depreciation/amortization	(106,210,485)	(82,030,995)
Total property, net	<u>\$ 1,039,706,441</u>	<u>\$ 988,592,231</u>

Depreciation expense for the years ended December 31, 2020 and 2019 was \$26,537,129 and \$24,830,643, respectively.

The Company has entered into long-term operating leases for commercial properties. The terms and payment amounts vary among the properties, many of which are managed by related parties, see Note 10.

The future minimum lease revenue under non-cancellable leases for commercial properties (assuming no options to renew or buy-out the leases are exercised) are as follows:

<u>For the year ending December 31,</u>	
2021	\$ 47,434,231
2022	46,929,317
2023	46,138,215
2024	43,006,858
2025	36,420,161
Thereafter	195,531,040
Total	<u>\$ 415,459,822</u>

Rent revenues under the leases which were in-place for the years ended December 31, 2020 and 2019 were \$51,023,609 and \$48,022,305, respectively.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

The effect of amortization of acquired in-place lease allocations was approximately \$101,813 and \$101,813 for the years ended December 31, 2020 and 2019, respectively. This amount was included in depreciation expense related to real estate investments. The estimated amortization of acquired in-place leases for each of the five succeeding fiscal years is as follows:

<u>For the year ending December 31,</u>		
2021	\$	101,813
2022		101,813
2023		101,813
2024		101,813
2025		101,813

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

NOTE 4 PROPERTY ACQUISITIONS AND DISPOSITIONS

For the year ended December 31, 2020:

<u>Acquisition</u>	<u>Location</u>	<u># of Units</u>	<u>Date Acquired</u>	<u>Acquisition Cost</u>
<u>Commercial Property</u>				
EWR Edina MOB I	5301 Vernon Ave S, Edina, MN		Oct-20	\$ 3,300,000
EWR Edina MOB I	5203 Vernon Ave S, Edina, MN		Oct-20	2,000,000
EWR Melbourne MOB	Melbourne, FL		Dec-20	10,800,000
Total Commercial Property				<u>16,100,000</u>
<u>Multi-Family Residential</u>				
EWR Mandan Bridgeview Apartments	Mandan, ND	30	Oct-20	4,175,000
EWR Minot North Highlands Apartments	Minot, ND	239	Dec-20	27,000,000
EWR Minot Paramount Apartments	Minot, ND	52	Aug-20	3,350,000
EWR Bismarck Terrace Pointe Apartments	Bismarck, ND	36	Jul-20	2,850,000
EWR Bismarck Hawk Pointe	Bismarck, ND	167	Jan-20	17,750,000
Total Multi-Family Residential				<u>55,125,000</u>
Total Acquisitions				<u>\$ 71,225,000</u>

For the year ended December 31, 2019:

<u>Acquisition</u>	<u>Location</u>	<u># of units</u>	<u>Date Acquired</u>	<u>Acquisition Cost</u>
<u>Assisted Living</u>				
EWR Boise Castle Hills	Boise, ID	54	Jun-19	\$ 1,900,000
EWR Minot Emerald Court	Minot, ND	87	Jan-19	3,100,000
Total Assisted Living				<u>5,000,000</u>
<u>Commercial Property</u>				
EWR Blaine MOB	Blaine, MN		Sep-19	7,150,000
EWR Boise Persimmon	Boise, ID		May-19	1,000,000
EWR Dickinson TSC	Dickinson, ND		Nov-19	4,440,000
EWR Fargo EAPC	Fargo, ND		Sep-19	2,769,748
EWR Mesa MOB	Mesa, AZ		Mar-19	5,800,000
EWR Mesa MOB II	Mesa, AZ		Jul-19	2,993,900
EWR Minot Office Building	Minot, ND		Jun-19	1,000,000
EWR Wichita MOB	Wichita, KS		Oct-19	8,100,000
Total Commercial Property				<u>33,253,648</u>
<u>Multi-Family Residential</u>				
EWR Grand Forks Westridge	Grand Forks, ND	164	Dec-19	12,400,000
EWR Orchard Park Apartments	Springfield, MO	416	Aug-19	31,400,000
EWR Pierre Highlands Ridge	Pierre, SD	57	Oct-19	5,120,000
EWR Pierre Land	Pierre, SD	N/A	Oct-19	400,000
EWR Springfield Cambium (Phase I)	Springfield, MO	130	Jan-19	13,573,332
EWR Springfield Trails Bend	Springfield, MO	100	Oct-19	2,109,516
Total Multi-Family Residential				<u>65,002,848</u>
Total Acquisitions				<u>\$ 103,256,496</u>

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

Dispositions

The following properties were sold during the year ending December 31, 2020 to unrelated third parties:

MV Wichita 1, LLC
MV Springcreek, LLC
Lot 2 and 4 of Linder Plaza - EVI Meridian, LLC

The following properties were sold during the year ending December 31, 2019 to unrelated third parties:

The remaining units of EVI Legacy Storage.

NOTE 5 NOTES RECEIVABLE

Notes receivable of \$8,000,000 at December 31, 2020 and 2019 consists of a loan receivable from Edgewood Group, LLC (a related party) secured by the preferred stock of Edgewood OpCo, LLC (a related party). The loan receivable carries an interest rate of 9% and is due on demand (see Note 10).

Notes receivable of \$24,980 at December 31, 2019 consist of a loan, secured by real estate, to Bismarck Land Company, LLC (a related party). As of December 31, 2019, this note carried an interest rate of 6%. At December 31, 2020 there were no notes receivable from Bismarck Land Company, LLC.

NOTE 6 COMMITMENTS AND CONTINGENCIES

Risk of uninsured property losses

Edgewood REIT maintains, at management's discretion, adequate insurance against property damage, fire loss, and liability insurance. However, there are certain types of losses (generally of a catastrophic nature) which may be either uninsurable or not economically insurable. Such excluded risks may include war, earthquakes, hurricanes, certain environmental hazards, and floods. Should such events occur, (i) Edgewood REIT might suffer a loss of capital invested, (ii) tenants may suffer losses and may be unable to pay rent for the spaces, and (iii) Edgewood REIT may suffer a loss of profits.

Litigation

Edgewood REIT is subject to a variety of legal actions for personal injury or property damage arising in the ordinary course of business, most of which are covered by liability insurance. Various claims of resident discrimination are also periodically brought, most of which are covered by insurance. While resolution of these matters cannot be predicted with certainty, management believes that the final outcome of these claims and legal proceedings will not have a material effect on liquidity, financial position, cash flows, or results of operations.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

Environmental matters

Under various federal, state, and local laws, ordinances, and regulations, a current or previous owner or operator of real estate may be liable for the costs of removal of, or remediation of, certain hazardous or toxic substances in, on, around, or under the property. While management currently has no knowledge of any material violation of environmental laws, ordinances, or regulations at any properties, there can be no assurance the areas of contamination will not be identified at the properties or changes in environment laws, regulations, or cleanup requirements would not result in material costs.

Cash deposits held

The Company maintains its cash and cash equivalents in bank deposit accounts which, at times, may exceed the federally insured limits as guaranteed by the Federal Deposit Insurance Corporation (FDIC). The Company maintains its cash deposits in large, well-capitalized financial institutions. The Company has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalents.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

NOTE 7 NOTES PAYABLE

Details pertaining to the Company's debt and assets assigned as collateral thereon as of December 31, 2020 and 2019 are as follows:

Lender	Maturity Date	Current Note Rate	Current Portion	Balance 12/31/20	Balance 12/31/19
Alerus Financial	2024 - 2030	3.76% - 5.04%	\$ 1,049,047	\$ 34,996,739	\$ 33,214,574
American Bank Center	2030	3.05%	197,521	2,505,000	-
American Federal Bank	2039	4.60% - 4.75%	122,355	3,656,507	3,775,390
Americo (Venture Mortgage)	2028 - 2033	4.18% - 4.63%	1,320,633	49,781,098	47,765,840
Ameritas Life Insurance (Venture)	2026	4.25%	71,826	2,232,777	2,298,874
Assurity Life (Venture Mortgage)	2024	4.75%	202,371	3,831,087	4,024,088
BankWest	2022 - 2040	4.25% - 4.60%	400,060	10,385,108	10,771,209
Bell State Bank	2024 - 2029	4.10% - 4.55%	631,304	24,448,686	24,912,471
Black Ridge Bank	2022	4.45%	142,651	2,875,773	2,944,382
Bremer Bank	2021 - 2031	3.98% - 4.72%	2,190,511	73,375,394	76,826,607
Cornerstone Bank	2028	4.74%	101,275	4,073,430	4,169,422
EGF Economic Development	2023	3.10%	27,763	68,595	95,512
Everbank	2025	4.17%	108,676	3,240,983	3,345,228
First International Bank & Trust	2042	4.00%	360,306	12,433,278	10,734,102
First National Bank North	2021 - 2026	4.25% - 4.40%	2,449,919	4,102,027	4,273,260
First State Bank	2021 - 2038	4.07% - 5.15%	1,024,203	25,106,279	25,843,061
First Western Bank & Trust	2024 - 2025	4.25%	273,161	8,046,012	8,152,586
FNMA	2030 - 2031	4.73% - 4.78%	499,119	29,059,424	29,531,298
Forethought	2025	4.35%	-	-	17,517,809
Genworth Life	2036	4.28%	346,396	14,449,026	6,599,402
Gershman Investment Corp	2048	3.32%	118,480	5,280,619	5,395,236
Grand Bridge	2033	4.71%	85,343	4,976,669	5,057,388
Greystone	2026	4.12%	104,464	4,851,911	4,951,549
Key Bank	2052	4.10%	765,206	43,535,862	44,275,154
Morgan Stanley	2023	5.04% - 5.13%	414,018	21,023,117	21,413,428
NDHFA	2029	-	76,042	660,000	733,333
NorthMarq Finance	2046	3.80%	222,824	9,496,207	175,717,942
Protective Life Insurance	2030 - 2032	4.13% - 4.50%	4,053,935	171,808,647	-
Red Capital Group	2047	3.80%	487,304	21,514,412	21,945,152
Southern Bank	2043	4.25%	223,633	8,729,232	8,826,770
Starion Bank	2027	4.75%	269,676	6,535,601	6,654,927
TIAA Bank	2029-2030	3.26% - 3.4%	124,273	12,029,875	4,650,000
Wells Fargo	2030	2.75%	450,848	16,200,000	-
Western Bank	2029	3.53%	114,514	3,625,469	1,982,868
Total			\$ 19,029,657	\$ 638,934,844	\$ 618,398,862
Less: unamortized debt issuance costs				(5,829,761)	(7,511,147)
Net notes payable				\$ 633,105,083	\$ 610,887,715

All of the notes payable are secured by the acquired real property.

Interest expense for the years ended December 31, 2020 and 2019 includes amortization of loan fees of \$1,707,377 and \$1,976,657, respectively.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

Future principal payments due for the above long-term debt as of December 31, 2020 are as follows:

<u>For the year ending December 31,</u>	
2021	\$ 19,029,657
2022	22,492,663
2023	37,620,601
2024	32,476,615
2025	35,958,507
Thereafter	<u>491,356,801</u>
Total	<u>\$ 638,934,844</u>

NOTE 8 LINE OF CREDIT

On August 1, 2019, the Company entered into a revolving credit line agreement with Bremer Bank, N.A., with a limit of \$25,000,000. The note matures when it is paid in full, with interest payable monthly at a variable rate based on 30-day LIBOR plus 2%. As of December 31, 2019, the line of credit carried an interest rate of 3.80% and had an outstanding balance of \$5,500,000. As of December 31, 2020, the line of credit carried an interest rate of 2.16% and had an outstanding balance of \$0.

On October 21, 2019, the Company entered into a revolving operating credit line agreement with Bremer Bank, N.A., with a limit of \$10,000,000. The note matures when it is paid in full, with interest payable monthly at a variable rate based on 30-day LIBOR plus 2%. As of December 31, 2020 and 2019, the line of credit carried an interest rate of 2.16% and 3.80%, respectively, and had an outstanding balance of \$0.

NOTE 9 RECEIVE-VARIABLE, PAY-FIXED INTEREST RATE SWAPS

As disclosed in Note 7, the Company has multiple notes outstanding with Bremer Bank which total \$73,375,394 and \$76,826,607 as of December 31, 2020 and 2019, respectively. As of December 31, 2020, the Company had entered into interest rate swap contracts with eleven of these notes, which mature when the debt matures, to effectively convert these variable-rate borrowings into fixed-rate borrowings with interest rates ranging from 3.98% to 4.72%.

In addition, the Company has multiple notes outstanding with Alerus Financial which total \$34,996,739 and \$33,214,574 as of December 31, 2020 and 2019, respectively. As of December 31, 2020, the Company had entered into interest rate swap contracts with six of these notes, which mature when the debt matures, to effectively convert these variable-rate borrowings into fixed-rate borrowings with interest rates ranging from 3.53% to 4.96%.

Lastly, the Company has a note outstanding with Cornerstone Bank which totals \$4,073,430 and \$4,169,422 as of December 31, 2020 and 2019, respectively. As of December 31, 2020, the Company had entered into an interest rate swap contract with this note, which matures when the debt matures, to effectively convert the variable-rate borrowings into fixed-rate borrowings with an interest rate of 4.74%.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
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The swap contracts qualify for the simplified hedge accounting alternative offered to nonpublic entities and are measured at settlement value. As of December 31, 2020, and 2019, the Company has cumulative unrealized losses from changes in the swap contract's settlement value of \$13,448,110 and \$6,539,368, respectively, in other comprehensive income (loss). This cumulative amount is included in accrued expenses and other liabilities as of December 31, 2020 and 2019.

NOTE 10 TRANSACTIONS WITH RELATED PARTIES

Edgewood REIT and Subsidiaries (the Company) is routinely involved in transactions with the Edgewood Group of companies (Edgewood OpCo, LLC (the operating companies), Edgewood Group, Edgewood Development Group, and Edgewood Management Group, et al). Mr. Philip Gisi and his family, on an as converted basis, control approximately 6% of the outstanding voting shares of the Company. Mr. Gisi currently serves as an "at large" member of the Board of Trustees of Edgewood REIT. Prior to March 20, 2018, Mr. Gisi served as President of the Company's Board of Trustees. Mr. Gisi and his family also control a majority ownership of the Edgewood Group of companies. As a result, Edgewood REIT and the Edgewood Group of companies are related parties. See below for a summary of the entities, the amount receivable or payable to each as of December 31, 2020 and 2019, and the revenue or expenses incurred to each of the years ended December 31, 2020 and 2019.

The Company receives rental income from the various Edgewood operating companies. Total rental revenues for the years ended December 31, 2020 and 2019 were \$51,023,609 and \$48,022,305, with \$34,226 and \$52,042 included in related party receivable, respectively. Also see Note 3 for related party leases and Note 5 for related party notes receivable.

The Company receives rental income on its undeveloped land from Edgewood Development Group. Total rental revenues for the years ended December 31, 2020 and 2019 were \$61,945 and \$190,287, respectively.

Edgewood Management Group, LLC rents office space in Edgewood Corporate Plaza. Total rental revenue for the years ended December 31, 2020 and 2019 was \$287,973 and \$238,576, with \$0 outstanding receivable as of December 31, 2020 and 2019, respectively.

As of December 31, 2019, the Company had amounts receivable from Edgewood Development Group of \$91,693. These amounts were advanced, with board approval, to support construction projects which will be acquired by the REIT upon completion. There were no amounts receivable from Edgewood Development Group as of December 31, 2020.

As of December 31, 2020 and 2019, the Company had amounts receivable from Edgewood OpCo of \$181,479 and \$181,479, respectively.

As of December 31, 2020 and 2019, the Company had amounts receivable from Edgewood Properties Management of \$340,177 and \$0, respectively.

As of December 31, 2020 and 2019, the Company had amounts receivable due from members of \$181,075 and \$100,000.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

The Company has notes receivable from Edgewood Group, LLC in the amount of \$8,000,000 as of December 31, 2020 and 2019. As of December 31, 2020, under the terms of the note, Edgewood Group, LLC is allowed to borrow up to \$8,000,000 at an interest rate of 9%, which is secured by the preferred stock of Edgewood OpCo, LLC. The note receivable and related interest are both due on demand with interest paid quarterly. The Company also had notes receivable from Bismarck Land Company in the amount of \$24,980 as of December 31, 2019. The note carried an interest rate of 6% as of December 31, 2019, and is due on demand. Interest income of \$2,243,660 and \$2,329,591 was earned on the outstanding balances of the notes receivable during the year ended December 31, 2020 and 2019, respectively. There were no notes receivable from Bismarck Land Company as of December 31, 2020.

The Company pays management, acquisition, and finance fees to Edgewood Properties Management, LLC (the Advisor) for its work in acquiring properties, negotiating financing, and providing management services. The Advisor is partially owned by individuals who have positions on the Board of Trustees of the Company, including Jon Strinden (the Board President) and Philip Gisi (an at-large member of the Board). All owners of the Advisor are also investors in Edgewood REIT and, on an as converted basis, the owners of the Advisor control 19.64% of the outstanding voting shares. Total costs incurred for management and acquisition fees for the years ended December 31, 2020 and 2019 were \$6,122,773 and \$4,542,830, respectively. In addition, finance fees in the amount of \$113,506 and \$3,967,443 were capitalized during the years ended December 31, 2020 and 2019. As of December 31, 2020, \$340,177 was due from Edgewood Properties Management, LLC and as of December 31, 2019, \$1,779,067 was owed to Edgewood Properties Management, LLC.

As of December 31, 2020, the beneficial ownership of common shares of the Trust and of limited partnership units of the Operating Partnership controlled by advisors and directors, on an as converted basis, totaled approximately 6,467,640 or 40% of the total outstanding shares.

NOTE 11 MAJOR CUSTOMERS

The Company derived 10% or more of its revenue for the years ended December 31, 2020 and 2019 from the following customer:

The Company had rental income from the various Edgewood operating companies totaling \$51,023,609 and \$48,022,305, with \$820,700 and \$1,090,048 included in related party receivables, respectively, for years ended December 31, 2020 and 2019.

NOTE 12 ADVERTISING COSTS

Advertising costs totaling \$707,910 and \$746,815 for the years ended December 31, 2020 and 2019, respectively, were expensed as incurred.

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2020 AND 2019

NOTE 13 INCOME TAXES

It is the opinion of management the Company has no significant uncertain tax positions which would be subject to change upon examination. The federal income tax returns of the Company are subject to examination by the IRS, generally for three years after they are filed. All required filings with tax authorities are up-to-date.

NOTE 14 FUTURE ACCOUNTING PRONOUNCEMENTS

ASU 2016-02, Leases (Topic 842)

During 2016, the Financial Accounting Standards board (FASB) issued guidance to change the accounting for leases. The main provision of ASU 2016-02 requires lessees to recognize lease assets and lease liabilities for most long-term leases, including those classified as operating leases under GAAP. The ASU is effective for the Company for fiscal years beginning after December 15, 2022.

Management has not yet determined what effect this pronouncement will have on the Company's financial statements.

With the exception of the new standard discussed above, management has not identified any other new accounting pronouncements that may have potential significance to the Company's consolidated financial statements.

NOTE 15 WHOLLY-OWNED SUBSIDIARIES

As disclosed in Note 1, the Company conducts a majority of its business activities through its consolidated operating partnership, Edgewood Properties LLLP, a North Dakota Limited Liability Limited Partnership and through several wholly owned subsidiaries as follows:

EVI Alexandria, LLC - a Minnesota Limited Liability Company
EVI Plantation Place, LLC - an Idaho Limited Liability Company
EVI Greenleaf, LLC - a South Dakota Limited Liability Company
KCR Investments, LLC - dba Minot Place Apartments - a North Dakota Limited Liability Company
Rowan Apartments, LLC - dba Burlington Apartments - a North Dakota Limited Liability Company
Edgewood Corporate Plaza, LLC - a North Dakota Limited Liability Company
EVI Mandan, LLC - a North Dakota Limited Liability Company
EVI Bismarck Senior Apartments, LLC - a North Dakota Limited Liability Company
EVI Minnesota Heights, LLC - a Minnesota Limited Liability Company
EVI Prairie Crossings, LLC - a South Dakota Limited Liability Company
EVI Civic Place, LLC - a North Dakota Limited Liability Company
EVI Mandan Apartments, LLC - a North Dakota Limited Liability Company
EVI Campus Place, LLC - a North Dakota Limited Liability Company

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
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EVI Campus Place II, LLC - a North Dakota Limited Liability Company
EVI McEnroe Apartments, LLC - a North Dakota Limited Liability Company
EVI McEnroe Apartments ND 4, LLC - a North Dakota Limited Liability Company
EVI McEnroe Apartments ND 5, LLC - a North Dakota Limited Liability Company
EVI Bismarck Village, LLC - a North Dakota Limited Liability Company
EVI Blaine, LLC - a Minnesota Limited Liability Company
EVI Collins Place, LLC - a North Dakota Limited Liability Company
EVI Gallery Apartments, LLC - a North Dakota Limited Liability Company
EVI McEnroe Apartments ND 6, LLC - a North Dakota Limited Liability Company
EVI Northern Pacific, LLC - a Minnesota Limited Liability Company
EVI University Real Estate, LLC - a North Dakota Limited Liability Company
EVI Legacy Storage, LLC - a North Dakota Limited Liability Company
Marston Development, LLC - a Minnesota Limited Liability Company
EVI Pierre, LLC - a South Dakota Limited Liability Company
EVI Spring Creek Eagle Island AL, LLC - an Idaho Limited Liability Company
EVI May Creek, LLC - a Minnesota Limited Liability Company
EVI GF 55+, LLC - a North Dakota Limited Liability Company
EVI Parkwood Place, LLC - a North Dakota Limited Liability Company
EVI Spring Creek Eagle Island IL, LLC - an Idaho Limited Liability Company
EVI Jamestown, LLC - a North Dakota Limited Liability Company
EVI American Falls, LLC - an Idaho Limited Liability Company
EVI Boise, LLC - an Idaho Limited Liability Company
EVI Overland, LLC - an Idaho Limited Liability Company
EVI Soda Springs, LLC - an Idaho Limited Liability Company
EVI Ustick, LLC - an Idaho Limited Liability Company
EVI Eagle, LLC - an Idaho Limited Liability Company
EVI Baxter, LLC - a Minnesota Limited Liability Company
EVI Coulee Ridge, LLC - a North Dakota Limited Liability Company
EVI Meridian, LLC - an Idaho Limited Liability Company
EVI Aspen Wind, LLC - a Wyoming Limited Liability Company
EVI Belgrade, LLC - a Montana Limited Liability Company
EVI Billings Memory Care, LLC - a Montana Limited Liability Company
EVI Brainerd, LLC - a Minnesota Limited Liability Company
EVI Columbus, LLC - a Nebraska Limited Liability Company
EVI Dickinson, LLC - a North Dakota Limited Liability Company
EVI Dominion, LLC - a North Dakota Limited Liability Company
EVI East Grand Forks, LLC - a Minnesota Limited Liability Company

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
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EVI Fargo, LLC - a North Dakota Limited Liability Company
EVI Fremont, LLC - a Nebraska Limited Liability Company
EVI Grand Island, LLC - a Nebraska Limited Liability Company
EVI Hastings, LLC - a Nebraska Limited Liability Company
EVI Helena, LLC - a Montana Limited Liability Company
EVI Hermantown I, LLC - a Minnesota Limited Liability Company
EVI Hermantown II, LLC - a Minnesota Limited Liability Company
EVI Kalispell, LLC - a Montana Limited Liability Company
EVI Laramie, LLC - a Wyoming Limited Liability Company
EVI Meadow Wind, LLC - a Wyoming Limited Liability Company
EVI Minot, LLC - a North Dakota Limited Liability Company
EVI Missoula, LLC - a Montana Limited Liability Company
EVI Mitchell, LLC - a South Dakota Limited Liability Company
EVI Norfolk, LLC - a Nebraska Limited Liability Company
EVI Omaha, LLC - a Nebraska Limited Liability Company
EVI Park Place, LLC - a Wyoming Limited Liability Company
EVI Sartell AL, LLC - a Minnesota Limited Liability Company
EVI Sartell IL, LLC - a Minnesota Limited Liability Company
EVI Sierra Hills, LLC - a Wyoming Limited Liability Company
EVI Sioux Falls Memory Care, LLC - a South Dakota Limited Liability Company
EVI South Lake Medical, LLC - a Minnesota Limited Liability Company
EVI Spearfish, LLC - a South Dakota Limited Liability Company
EVI Virginia, LLC - a Minnesota Limited Liability Company
EREIT Grand Forks Medical Office, LLC - a North Dakota Limited Liability Company
EREIT Grand Forks NNN, LLC - a North Dakota Limited Liability Company
EVI Cambridge Park Apartments, LLC - a Missouri Limited Liability Company
EVI Essex Place Apartments, LLC - a Missouri Limited Liability Company
EVI Gazebo Apartments, LLC - a Missouri Limited Liability Company
EVI Greenfield Apartments, LLC - a North Dakota Limited Liability Company
EVI Highland Park Apartments, LLC - a Missouri Limited Liability Company
EVI Maple Garden Apartments, LLC - a Missouri Limited Liability Company
EVI Marion Park Apartments, LLC - a Missouri Limited Liability Company
EVI Falcon Apartments, LLC - a Missouri Limited Liability Company
EVI Kindred, LLC - a North Dakota Limited Liability Company
EVI Westlake Apartments, LLC - an Iowa Limited Liability Company
EWR Bismarck Horizon Clinic, LLC - a North Dakota Limited Liability Company
EWR Grand Forks Medical Park, LLC - a North Dakota Limited Liability Company

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
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EWR Mandan Lakewood, LLC - a North Dakota Limited Liability Company
EWR Minot Dental Office, LLC - a North Dakota Limited Liability Company
EWR Rapid City, LLC - a South Dakota Limited Liability Company
EWR Scottsdale P & P, LLC - an Arizona Limited Liability Company
EWR St. Paul Rice Street, LLC - a Minnesota Limited Liability Company
EWR Springfield Coryell Crossing Apartments, LLC - a Missouri Limited Liability Company
EWR Springfield Tera Vera, LLC - a Missouri Limited Liability Company
MV Scenic Station Apartments, LLC - a Missouri Limited Liability Company
MV Sherwood Village East, LLC - a Missouri Limited Liability Company
MV Watermill Park, LLC - a Missouri Limited Liability Company
MV Palm Village, LLC - a Missouri Limited Liability Company
MV Westbrook, LLC - a North Dakota Limited Liability Company
EWR Wichita Medical Office Building, LLC - a Kansas Limited Liability Company
EWR Pierre Land, LLC - a South Dakota Limited Liability Company
EWR Blaine Medical Office Building, LLC - a Minnesota Limited Liability Company
EWR Fargo EAPC Building, LLC - a North Dakota Limited Liability Company
EWR Minot Emerald Court, LLC - a North Dakota Limited Liability Company
EWR Boise Castle Hills, LLC - an Idaho Limited Liability Company
EWR Springfield Trails Bend, LLC - a Missouri Limited Liability Company
EWR Orchard Park Apartments, LLC - a Missouri Limited Liability Company
EWR Minot Office Building, LLC - a North Dakota Limited Liability Company
EWR Dickinson TSC, LLC - a North Dakota Limited Liability Company
EWR Mesa Medical Office Building, LLC - an Arizona Limited Liability Company
EWR Mesa Medical Office Building II, LLC - an Arizona Limited Liability Company
EWR Pierre Highlands Ridge, LLC - a South Dakota Limited Liability Company
EWR Boise Persimmon, LLC - an Idaho Limited Liability Company
EWR Springfield Cambium, LLC - a Missouri Limited Liability Company
EWR Grand Forks Westridge, LLC - a North Dakota Limited Liability Company
EWR Edina MOB I, LLC - a Minnesota Limited Liability Company
EWR Hawk Pointe, LLC - a North Dakota Limited Liability Company
EWR Mandan Bridgeview Apartments, LLC - a North Dakota Limited Liability Company
EWR Minot North Highlands Apartments, LLC - a North Dakota Limited Liability Company
EWR Minot Paramount Apartments, LLC - a North Dakota Limited Liability Company
EWR Melbourne MOB, LLC - a Florida Limited Liability Company
EWR Bismarck Terrace Pointe Apartments, LLC - a North Dakota Limited Liability Company

EDGEWOOD REAL ESTATE INVESTMENT TRUST AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED
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NOTE 16 SUBSEQUENT EVENTS

Subsequent to December 31, 2020, the Company completed the following acquisitions:

The acquisition of Mankato Woodside Apartments in Mankato, MN for \$55,000,000.

The acquisition of Springfield HEER's Apartments in Springfield, MO for \$13,500,000.

Subsequent to December 31, 2020, the Company completed the sale of Bismarck Horizon Clinic in Bismarck, ND for \$6,700,000.

No other significant events have occurred subsequent to the Company's year-end. Subsequent events have been evaluated through March 25, 2021, the date these financial statements were available to be issued.



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