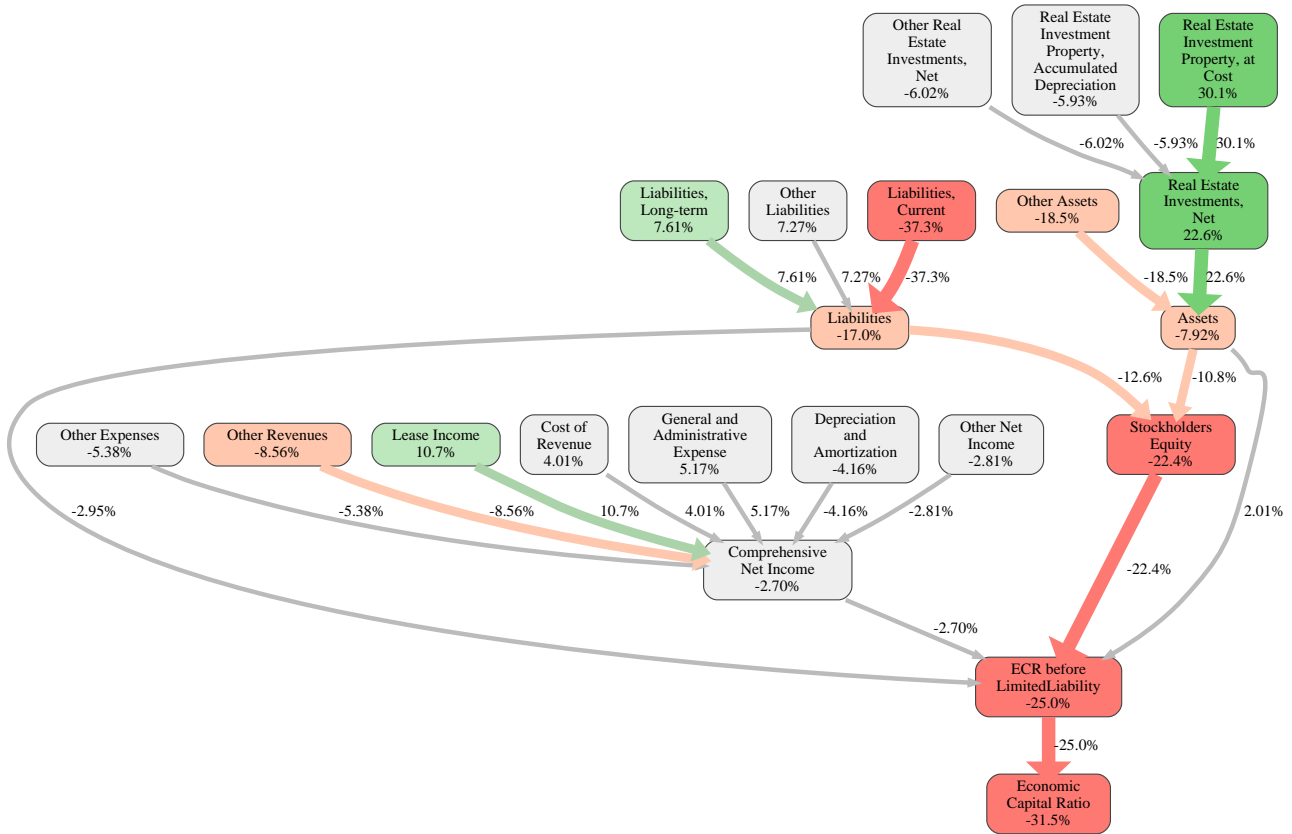




REAL ESTATE 2021

Silver STAR Properties REIT INC
Rank 33 of 46





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HARTMAN

The relative strengths and weaknesses of Silver STAR Properties REIT INC are analyzed with respect to the market average, including all of its competitors. We analyzed all variables having an effect on the Economic Capital Ratio.

The greatest strength of Silver STAR Properties REIT INC compared to the market average is the variable Real Estate Investment Property, at Cost, increasing the Economic Capital Ratio by 30% points. The greatest weakness of Silver STAR Properties REIT INC is the variable Liabilities, Current, reducing the Economic Capital Ratio by 37% points.

The company's Economic Capital Ratio, given in the ranking table, is 55%, being 31% points below the market average of 86%.

| Input Variable | Value in 1000 USD |
|---|-------------------|
| Cost of Revenue | 0 |
| Depreciation and Amortization | 29,496 |
| General and Administrative Expense | 6,373 |
| Goodwill and Intangible Assets | 250 |
| Lease Income | 73,660 |
| Liabilities, Current | 300,990 |
| Liabilities, Long-term | 0 |
| Other Assets | 61,975 |
| Other Compr. Net Income | 0 |
| Other Expenses | 64,342 |
| Other Liabilities | 34,448 |
| Other Net Income | 0 |
| Other Real Estate Investments, Net | 0 |
| Other Revenues | 15,541 |
| Real Estate Investment Property, Accumulated Depreciation | -146,314 |
| Real Estate Investment Property, at Cost | 607,669 |

| Output Variable | Value in 1000 USD |
|------------------------------|-------------------|
| Real Estate Investments, Net | 461,355 |
| Liabilities | 335,438 |
| Assets | 523,580 |
| Revenues | 89,201 |
| Expenses | 100,211 |
| Stockholders Equity | 188,142 |
| Net Income | -11,010 |
| Comprehensive Net Income | -11,010 |
| BaseVar | 554,521 |
| ECR before LimitedLiability | 26% |
| Economic Capital Ratio | 55% |