CAPITAL SQUARE

Housing Trust



PROMENADE AT NEWNAN APARTMENTS

1450 NEWNAN CROSSING BOULEVARD E | NEWNAN, GEORGIA 30265

A 298-unit, multifamily community in Newnan (Atlanta MSA), Georgia

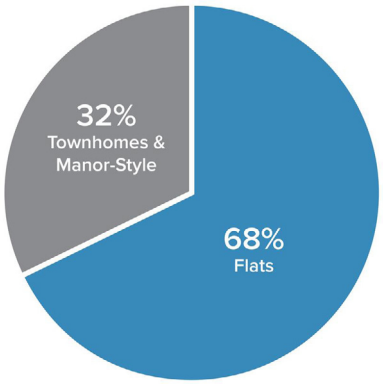
AMENITIES

- Electric vehicle charging stations
- Community garden
- Bike storage pavilion
- Dog park
- Indoor game room
- Resort-style pool
- Two outdoor fireplaces with mounted televisions
- Bocce ball court
- Resident clubhouse with multiple lounges and a business center
- Fitness center with a Peloton bike and TRX equipment
- Package delivery lockers for Amazon and other e-commerce deliveries

Situated in Coweta County, approximately 40 miles southwest of Downtown and Midtown Atlanta and 30 miles from Hartsfield-Jackson Atlanta International Airport, this community offers easy access to I-85 and Hwy 34. These major thoroughfares give residents short commutes to top employers, including Amazon, Yamaha and Piedmont Newnan Hospital.

Individual unit amenities include ceramic tile bathroom floors and tub surrounds, double vanities in most bathrooms, built-in bookshelves in select units, granite countertops in kitchens and baths, and at least one private patio or balcony in all units except for studios. Promenade at Newnan Crossing consists of 12 townhomes, averaging 1,303 square feet; 82 manor-style homes, averaging 990 square feet; and 204 flats, averaging 990 square feet.

UNIT MIX



SURROUNDING AREA

- Coweta County is one of the fastest-growing counties in the Atlanta metropolitan area, forecasted to grow 51% through 2050.[1]
- Founded in 1825, Coweta County was once one of the wealthiest communities in the U.S. due to its local manufacturing, and the manufacturing industry remains at the core of its local economy today with active firms including Hitachi Construction Machinery Americas and Hyundai Industrial.[2]
- Coweta County's economy is rooted in companies from 15 different countries, including 10 that have established Coweta County as the home of their corporate headquarters.[3]
- City of Hope Cancer Center Atlanta, a nationally recognized comprehensive cancer center and Georgia's only bone marrow transplantation program south of Interstate-20, is also based in Newnan.[4]
- Newnan is approximately one hour from three major cities: Atlanta, Georgia; Columbus, Georgia; and Montgomery, Alabama.
- As of August 2025, the unemployment rate in Coweta County is approximately 3.2%, below the national average of 4.2%.[5]

Sources: 1. "Metro Atlanta Population to Reach 7.9 Million by 2050, ARC Forecasts Show," Atlanta Regional Commission, February 14, 2024. | 2. Kristen Soles McCrackin, "Newnan | Coweta County: Town and Country," GeorgiaTrend, April 30, 2024. | 3. Ibid. | 4. "City of Hope | Atlanta," https://www.cityofhope.org/locations/atlanta - Accessed December 4, 2025. | 5. "Unemployment Rate in Coweta County, GA," Federal Reserve Bank of St. Louis, August 2025.

MAJOR TV SHOWS & MOVIES FILMED IN COWETA COUNTY IN PARTNERSHIP WITH THE GEORGIA FILM OFFICE:

- Fried Green Tomatoes
- Driving Miss Daisy
- Sweet Home Alabama
- The Walking Dead
- Brooklyn
- Drop Dead Diva

RISK FACTORS

Investing in our Shares involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. See "Restrictions on Ownership and Transfer" in our private placement memorandum to read about limitations on transferability. See "Risk Factors" in our private placement memorandum to read about the risks you should consider before buying our Shares. An investment in our Shares is not suitable for all investors.

An investment in our Shares involves significant risks and is only suitable for persons who have adequate financial means, desire a relatively long-term investment and will not need immediate liquidity from their investment.

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