

CAPITAL SQUARE

Housing Trust



WELLINGTON PLACE & LAWNDALF FARMS APARTMENTS

SANDSTON, VIRGINIA 30606

250-unit, two-property multifamily portfolio in Henrico County, Virginia

AMENITIES

- Swimming pool
- Playground
- Laundry facilities
- Leasing office
- On-site management & maintenance

Wellington Place and Lawndale Farms Apartments together consist of 28 two-story residential apartment buildings, offering two-bedroom units that average 900 square feet.

Individual unit amenities include full-size laundry connections, oversized closets, private balconies and patios.

Located just a short drive from downtown Richmond, the communities' locations offer convenient access to Interstate 64, Richmond International Airport, public transportation, essential services within walking distance, and a variety of nearby cultural, educational and retail destinations.

SURROUNDING AREA

- Sandston, located within Henrico County in the Richmond MSA, has a population of 7,047. The broader Richmond MSA has a population of 235,338.^{1,2}
- Wellington Place and Lawndale Farms Apartments are within a 15-minute drive from Richmond International Airport (16,000+ jobs) and T-Mobile Telecommunications (1,300+ jobs). Other major employers in the Richmond market include Dominion Energy (5,400+ jobs), Altria Group (3,800+ jobs) and CarMax (2,400+ jobs).³
- Richmond is the only city in America with whitewater rapids cutting through its downtown district.⁴
- Richmond's cost of living is nearly 6% below the national average.⁵
- The Richmond MSA is home to Virginia Commonwealth University, University of Richmond, Virginia Union University and Virginia State University.
- As of August 2025, the unemployment rate in Richmond is approximately 3.7%, well below the national average of 4.3%.^{6,7}

Sources: 1. <https://worldpopulationreview.com/us-cities/virginia/sandston> - Accessed December 3, 2025. | 2. <https://worldpopulationreview.com/us-cities/virginia/richmond> - Accessed December 3, 2025. | 3. "Major Employer List – 2025," Richmond Greater Partnership – Accessed December 3, 2025. | 4. "Best Urban Kayaking Spot (2023)," USA Today – February 17, 2023. | 5. "Cost of Living," Greater Richmond Partnership – Accessed December 3, 2025. | 6. U.S. Bureau of Labor Statistics. Mid-Atlantic Information Office – Accessed December 3, 2025. | 7. "Labor Force Statistics from the Current Population Survey," U.S. Bureau of Labor Statistics – Accessed December 3, 2025.

#1 STATE TO DO BUSINESS

- CNBC, 2024

#11 HOTTEST JOB MARKET IN THE U.S.

- Wall Street Journal, 2024

#9 BEST KAYAKING SPOT IN THE U.S.

- USA Today, 2023

#8 BEST U.S. CITY FOR HQ PROJECTS

- Site Selection magazine, 2024

#14 BEST PLACES TO LIVE IN THE U.S.

- U.S. News & World Report, 2024

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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