

CAPITAL SQUARE

Housing Trust



BEDFORD PARKE APARTMENTS

1485 LEVERETTE ROAD | WARNER ROBINS, GEORGIA 31088

A 232-unit multifamily community in Warner Robins, Georgia

AMENITIES

- Swimming pool & sundeck
- Playground
- Grilling station
- Fitness center
- Clubhouse
- Dog park
- Sauna
- Garages & off-street parking
- Car care center
- Onsite management & maintenance

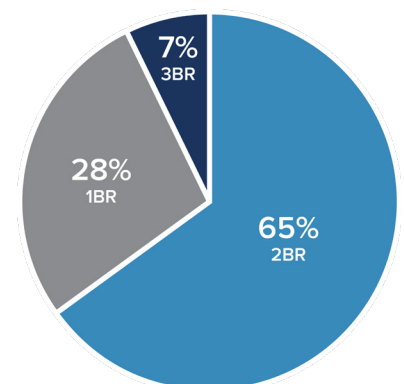
Bedford Parke Apartments consists of 25 two-story residential apartment buildings, offering one-, two- and three-bedroom units that average 1,195 square feet.

Individual unit amenities include high ceilings, large closets, woodstyle plank flooring, and private sunrooms or patios.

With easy access to Interstate 75 and Interstate 16 for a quick trip to Macon or Atlanta, Houston County has several large private employers that provide Bedford Parke Apartments' residents employment close to home.

Approximately \$1.4 million in capital improvements have been made since 2019.

UNIT MIX



SURROUNDING AREA

- Warner Robins is approximately 16 miles from Macon, Georgia and 90 miles from Georgia's capital city of Atlanta.
- Bedford Parke Apartments is within a 30-minute drive from Warner Robins' top employers, including Amazon, Robins Air Force Base (24,500+ jobs), Houston County Board of Education (5,630+ jobs), Perdue Farms (2,520 jobs), Houston Healthcare (2,475+ jobs) and Houston County Government (762 jobs).¹
- Warner Robins is home to Little League® Southeast Park, a major regional hub for youth baseball with permanent seating for 2,500.²
- The Museum of Aviation in Warner Robins is the second largest U.S. Air Force museum and the fourth most visited Department of Defense museum.³
- Warner Robins has been named by CNN Money as #7 on its "Best Places to Live" for America's best small cities (2012), and Business Week named the town the "best place in Georgia to raise a family" (2009).

Sources: 1. Houston Development Authority, "Top Employers," <https://houstoncountygga.net/invested-workforce-top-employers.php> – Accessed April 2026. | 2. "Visitor Information: Southeast Region," Little League – www.littleleague.org/region/southeast-region/complex-information/ – Accessed April 2026. | 3. "About," Museum of Aviation – <https://museumofaviation.org/about/about-the-museum/> – Accessed April 2026. | "Visitors Guide," Visit Warner Robins, Georgia, <https://www.visitwarnerrobins.org/o/visit/page/visitors-guide> – Accessed April 2026.

BEDFORD PARKE IS ONLY A SHORT DRIVE FROM MACON, GEORGIA:

NAMED ONE OF THE TOP SMALL CITIES DRIVING THE "KNOWLEDGE ECONOMY"

- Wired

NAMED AMONG THE TOP AFFORDABLE U.S. DESTINATIONS

- AARP, 2024

2024 GREAT AMERICAN MAIN STREET AWARD WINNER

- Main Street America

NICKNAMED "THE HEART OF GEORGIA"

- Modern Cities

NAMED THE BEST PLACE IN GEORGIA TO RAISE A FAMILY

- Bloomberg Businessweek

RISK FACTORS

There are numerous risk factors associated with this offering. See the "Risk Factors" section in the private placement memorandum. These risks include, but are not limited to, the following:

- No public market currently exists for our shares, and we have no current plans to list our shares on a national securities exchange.
- We have limited operating history and established financing sources, and we cannot assure our stockholders that we will be successful in the marketplace.
- This is a "best efforts" offering, and some or all of our shares may not be sold.
- We set the offering prices of our shares, including the scheduled increases, arbitrarily.
- These prices are unrelated to the book or net value of our assets or to our expected operating income. There is a dilutive effect to investors who purchase our Shares after the termination of any of our early investor discounts. We do not intend to conduct a net asset valuation (NAV) or provide an estimated NAV per share.
- We may return a portion of your capital if our advisor is unable to quickly identify suitable properties or if such properties do not generate sufficient cash to make anticipated distributions.
- If we raise substantially less than the maximum offering, we may not be able to invest in a diversified portfolio of properties and your investment will be more susceptible to fluctuations in the values of specific properties.
- We will pay substantial fees and expenses to our advisor and its affiliates, our dealer manager and our participating dealers, which may increase the risk that you will not earn a profit on your investment.
- We have no employees and are dependent upon our advisor, property manager and their affiliates.
- Our officers, directors, and the officers and employees of our advisor and its affiliates may have substantial conflicts of interest because they also serve similar programs sponsored by our sponsor.
- The income from any of our properties will be dependent on the ability of our property manager to successfully manage such properties.
- Our rental revenues will be significantly influenced by the conditions of the markets in which we operate and by demand for multifamily housing properties generally.
- If we do not qualify as a REIT, we will be treated as a corporation for federal income tax purposes.
- Our advisor may face conflicts of interest relating to the purchase of properties, and such conflicts may not be resolved in our favor, which could adversely affect our investment opportunities.
- We may incur substantial debt, which could hinder our ability to pay distributions to our stockholders or could decrease the value of your investment.
- There are limits on the ownership, transferability and redemption of shares.
- Private placements are speculative and illiquid.

Securities offered through WealthForge Securities, LLC, Member FINRA/SIPC. Capital Square Housing Trust is a tradename of Capital Square Apartment REIT, Inc. Capital Square Apartment REIT, Inc. and WealthForge Securities are not affiliated