CAPITAL SQUARE

Housing Trust



MAYTON TRANSFER LOFTS

250 EAST BANK STREET | PETERSBURG, VIRGINIA 23803

A 223-unit multifamily community in the Greater Richmond Region

AMENITIES

- Controlled access
- Near public transit
- Open courtyard
- On-site gated parking
- On-site storage units
- Dog park
- Grilling/picnic area
- On-site management and maintenance

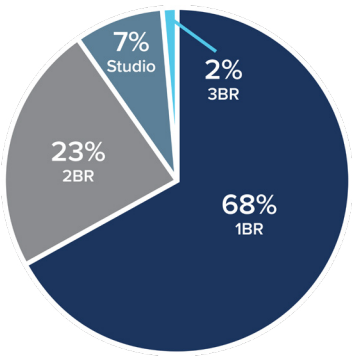
Approximately $850,000 in capital improvements have been made since 2018.

Mayton Transfer Lofts consists of three historic brick industrial warehouses converted to four-story industrial chic residential apartment buildings, offering studio, one-, two- and three-bedroom units that average 815 square feet.

Individual unit amenities include exposed brick walls, original beams from the 1911 building, contemporary wood-style flooring, energy-efficient appliances, in-unit washer/dryer, private patio or balcony, and oversized closets.

The city of Petersburg allows for easy access to Interstate 95 and Interstate 295 for a quick trip north to Richmond or south to North Carolina. Several large employers in close proximity to the city include Fort Lee, formerly known as Fort Gregg-Adams, and Bon Secours Medical Hospital. In addition, a new casino and the United States' first LEGO factory have also begun development nearby.

UNIT MIX



SURROUNDING AREA

- Richmond, the capital of the Commonwealth of Virginia, is only 23 miles north.
- Old Towne Petersburg is consistently used in major motion picture and television productions because of its nearly intact 1700s and 1800s architecture.[1]
- Mayton Transfer Lofts is within a 20-minute drive from top employers, including Fort Lee (23,000+ jobs), Dominion Resources (5,400 jobs), Virginia State University (1,000+ jobs), Amazon.com (1,000+ jobs) and Bon Secours (1,000+ jobs).[2]
- As of January 2026, the unemployment rate in the Richmond MSA was approximately 3.8%, below the national average of 4.3%.[3, 4]
- Petersburg has a rich history, dating back to the pre-Civil War era. There are many battlefields, museums and historic landmarks to visit.[5]
- Petersburg is approximately 30 minutes from Richmond International Airport.
- A $1.4 billion, 92.5-acre casino has been approved for the city and will bring more than 7,500 jobs to the area.[6]
- Petersburg is a leader in the bioscience industry, having earned a $354 million grant from the federal government to Phlow in 2020 for developing new pharmaceutical drugs and vaccines.[5]

THE CITY OF PETERSBURG EARNED GOVERNOR'S ENVIRONMENTAL EXCELLENCE AWARD

- Environment Virginia Symposium, 2022

PETERSBURG'S VSU RANKED #5 AMONG PUBLIC HBCU'S IN AMERICA

- U.S. News & World Report, 2026

PETERSBURG EARNED "ADVANCING VIRGINIA MAIN STREET COMMUNITY" DESIGNATION FOR DOWNTOWN REVITALIZATION

- Virginia Department of Housing and Community Development, 2025

Sources: 1. "Economic Development in Petersburg," City of Petersburg, Virginia, HYPERLINK "https://www.petersburgva.gov/DocumentCenter/View/6198/V8-presentation"www.petersburgva.gov/DocumentCenter/View/6198/V8-presentation – Accessed April, 2026. | 2. Employer Data-Virginia," Virginia Open Data Portal, https://data.virginia.gov/dataset/employer-data-virginia - Accessed July 24, 2026. | 3. U.S. Bureau of Labor Statistics. Richmond, VA, https://fred.stlouisfed.org/series/RICH051URN – Accessed April, 2026. | 4. "Labor Force Statistics from the Current Population Survey," U.S. Bureau of Labor Statistics, https://www.bls.gov/cps/cps_over.htm – Accessed April, 2026. | 5. Sahara Sriraman, https://www.petersburgva.gov/1216/Museums – Accessed April, 2026. | 6. "Petersburg moves forward with $1.4 billion casino after voter approval," https://www.wric.com/news/local-news/the-tri-cities/petersburg-moves-forward-with-1-4-billion-casino-after-voter-approval/ – Accessed April, 2026.

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.

WealthForge approval stamp number: 20260728-5790824-18471955