CAPITAL SQUARE

Housing Trust

SALTMEADOW BAY

757 SALTMEADOW BAY DRIVE | VIRGINIA BEACH, VIRGINIA 23451

A 229-unit multifamily property located just minutes from the Virginia Beach oceanfront

AMENITIES

- Gated community
- Resort-style swimming pool
- Resident clubhouse
- Dog park
- 24-hour fitness center
- Elevator-serviced buildings
- Covered parking and garages available
- On-site storage options

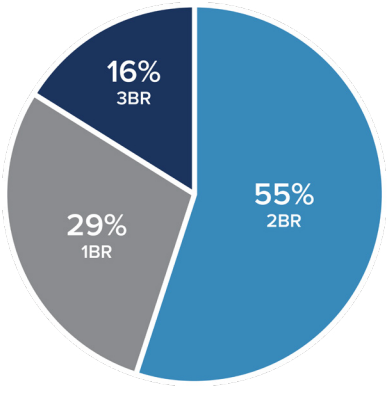
Generous floor plans that average approximately 185 square feet larger than the competitive set

Value-add upside potential through interior unit renovations and site-wide enhancements already underway.

Substantial opportunity to increase rental rates with rollovers

Easily accessible via Route 58 (Laskin Road) and Interstate 264

UNIT MIX



SURROUNDING AREA AND VIRGINIA BEACH IN THE SPOTLIGHT

- Where the Chesapeake Bay meets the Atlantic Ocean, the vibrant coastal city of Virginia Beach is home to a flourishing local culinary scene, rich history, a variety of arts and cultural events and family-friendly attractions that keep the locals and visitors entertained year-round.
- Many events are held in Virginia Beach each year, including the North American Sand Soccer Championships, the East Coast Surfing Championships, marathons, festivals and more.
- The Hampton Roads region, which consists of Norfolk, Virginia Beach, Chesapeake, Portsmouth, Newport News, Hampton and Suffolk, is home to the largest naval base in the world and the only NATO command on U.S. soil.
- Virginia Beach is a major transatlantic high-speed digital cable landing location in the center of the East Coast.
- The Port of Virginia, approximately 20 minutes from the property, is the #3 east coast port in terms of cargo processed. An expansion plan is now underway to make the Port of Virginia the deepest port on the east coast at 55 feet. [1]
- Saltmeadow Bay is within a three-mile radius of 4.1 million square feet of prime retail destinations.
- The Virginia Beach Metropolitan Statistical Area (MSA) is the 36th largest in the U.S., encompassing 15 cities and counties.[2]
- The Virginia Beach MSA has an unemployment rate of 4.0%, below the national average of 4.3%.[3]

Sources: 1. "Port of Virginia," Hampton Roads Alliance, 2026. https://hamptonroadsalliance.com/port-of-virginia | 2. "Virginia Beach Approves New Subsea Cable landing Site", City of Virginia Beach, 2026. https://yesvirginiabeach.com/media/news/virginia-beach-approves-new-subsea-cable-landing-site | 3. "Virginia Beach area Economic Summary," U.S. Bureau of Labor Statistics, January, 2026. https://www.bls.gov/regions/mid-atlantic/summary/blssummary_virginiabeach.pdf

#3 "MOST NEIGHBORLY MEDIUM CITIES
- New York Times, 2026

#1 "BEST PLACES TO LIVE ON THE EAST COAST
- U.S. News

"SMALL U.S. CITIES WITH BIG-TIME ART SCENES"
- Condé Nast Traveler

"SAFEST LARGE CITY IN THE UNITED STATES"
- AdvisorSmith.com

#11 "HARDEST WORKING CITIES IN AMERICA"
- WalletHub, 2026

"CITY WITH THE LEAST LIGHT POLLUTION IN THE U.S."
- Forbes Magazine

#7 "BEST BEACH BOARDWALKS IN AMERICA"
- AdvisorSmith.com

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 prior operating history and financing sources, and the prior performance of real estate investment programs sponsored by our Sponsor may not be an indication of our future results.
- This is a "best efforts" offering, and some or all of our Shares may not be sold.
- We have not yet identified any properties to acquire with the proceeds from this offering.
- We established the offering prices of our Shares, including the early investor discounts, 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 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.
- 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.
- 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.
- Potential loss of entire investment capital.

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: 20260728-5790973-18472404