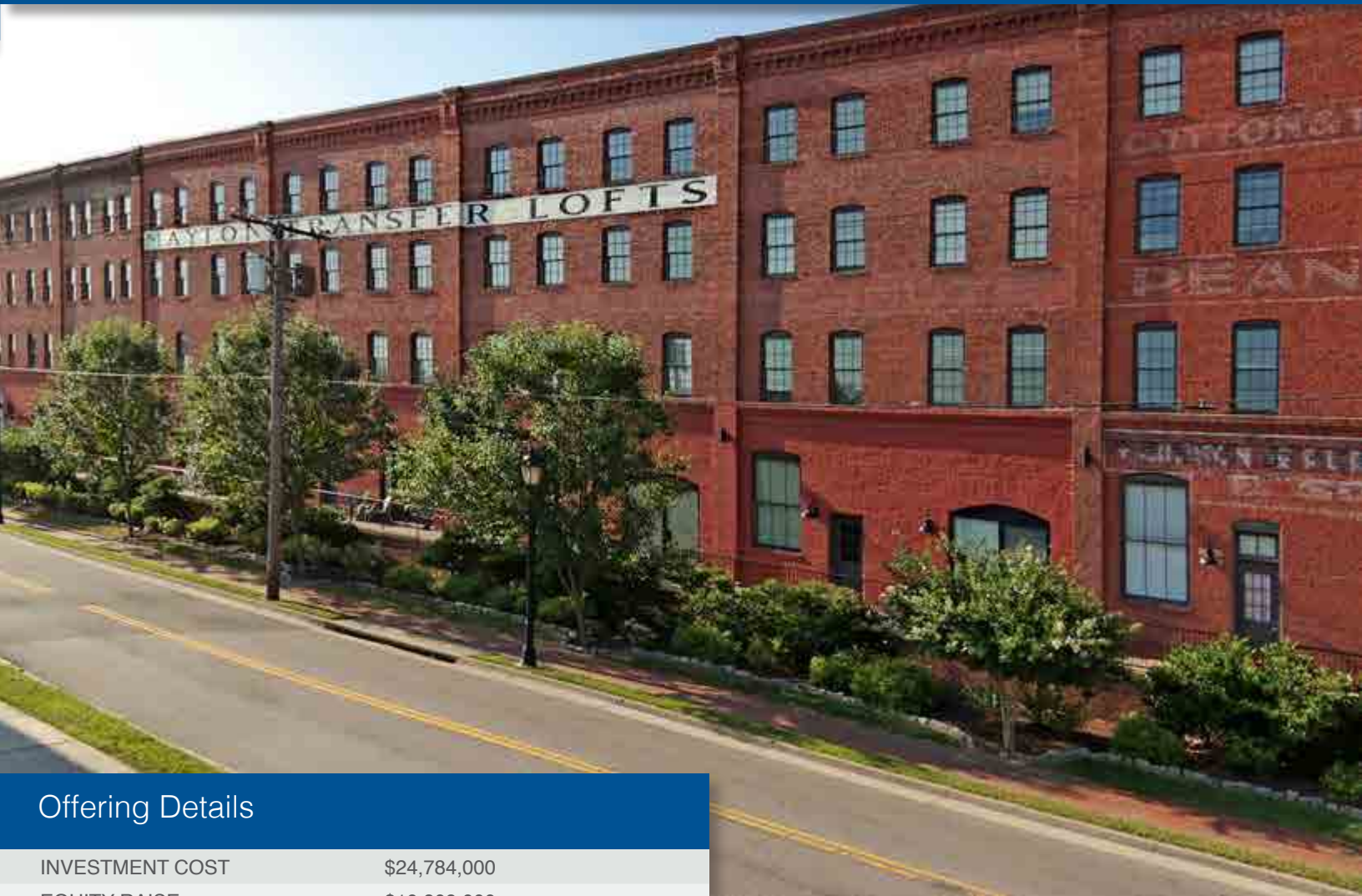


Historic multifamily community located in the heart of Old Towne Petersburg, just south of Richmond, VA.

CS1031 Old Towne Loft Apartments, DST

250-316 East Bank Street, Petersburg, Virginia 23803

ACQUISITION DATE: JUNE 20, 2018



Offering Details

INVESTMENT COST	\$24,784,000
EQUITY RAISE	\$10,809,000
CASH-ON-CASH RETURN	5.40%
OFFERING LOAN TO VALUE	56.39%
FIXED INTEREST RATE	4.32%
LOAN TERMS	10-Year Term 120 Months Interest Only

PROPERTY HIGHLIGHTS

- Mayton Transfer Lofts is comprised of three four-story brick buildings with 223 apartments
- Originally constructed as a warehouse in 1911 and completely renovated as loft apartments in 2008 and 2012
- 97 percent occupied as of June 18, 2018
- Unique studio, one-bedroom and two-bedroom floor plans - in desirable loft-style community
- Situated on 4.66 acres of land
- The property is well-maintained and in excellent condition
- Potential for enhanced-value in the future from upgrading apartment units

Amenities

- 299 gated, off-street parking spaces
- Controlled access to the building
- Stacked washer and dryer in every unit
- Resident discount at adjacent YMCA
- Large, walk-in closets
- 53 storage units on-site



Apartments feature many historic elements, including: exposed brick, hardwood and concrete floors, high ceilings and original beams.



Unit Mix

Floor Plan	Average Size (Square Feet)	Number of Units
Studio, One-Bathroom	587	16
One-Bedroom, One-Bathroom	742	152
Two-Bedroom, One-Bathroom	992	46
Two-Bedroom, Two-Bathroom	1,106	4
Two-Bedroom, 2.5-Bathroom	1,622	2
Three-Bedroom, 3.5-Bathroom	2,054	3
Total		223



LOCATION HIGHLIGHTS

Nearby

- Richmond, the capital of the Commonwealth of Virginia, is only 23 miles north
- Virginia State University, ranked 41 in Top Public Schools¹, is just six minutes away
- Fort Lee Military Base, the third largest training site in the Army², is two miles away
- The Appomattox River is less than one mile away
- Excellent access to central Virginia via Interstates 95 and 85 and State Route 301.

Short walk to:

- Coffee shop
- Restaurant
- Bakery
- Brewery
- YMCA – newly renovated; residents offered special memberships



(1) <https://www.usnews.com/best-colleges/virginia-state-3764>. May 11, 2018.

(2) <http://www.lee.army.mil/about/welcome.aspx>. May 11, 2018.



Located in the heart of Old Towne Petersburg, approximately two miles from Fort Lee Military Base, and 25 minutes south of Richmond – directly off Interstate 95.



PETERSBURG – A RICH HISTORY

Mayton Transfer Lofts is located in the heart of Old Towne Petersburg, Virginia, an independent city that was incorporated by the Virginia General Assembly in 1748. Petersburg is home to rich history. Today, Old Towne Petersburg is a community that values its historical heritage and appeals to millennials and empty nesters. The city includes antique galleries, boutiques, craft shops, restaurants, cafes and a mix of renovated residences.¹

¹ <https://www.virginia.org/Listings/HistoricSites/OldTownePetersburg/>. May 11, 2018.



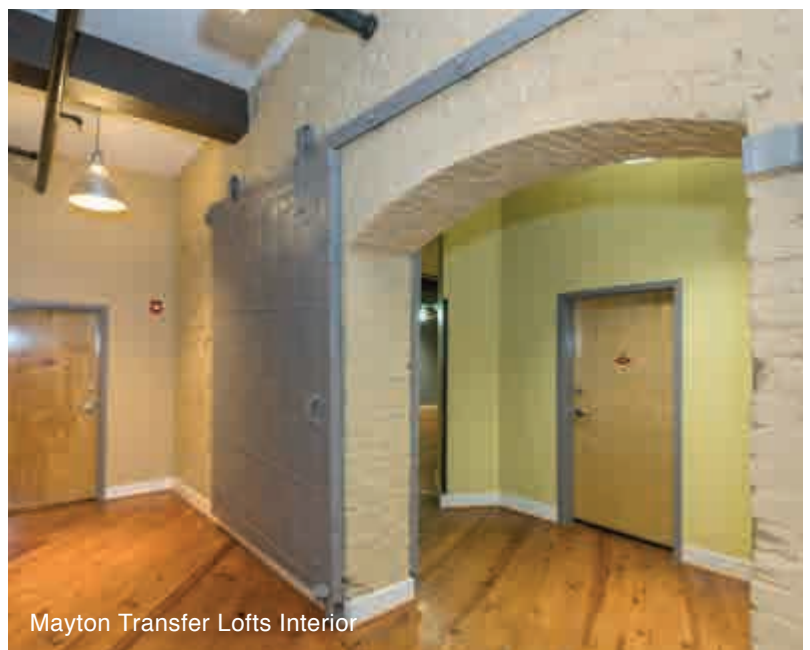
Downtown Old Towne Petersburg

Throughout its rich 100-year history, the Mayton Transfer Lofts buildings have served as storage and distribution space for tobacco, peanuts, liquor and cars. The most prominent owner was T.W. Mayton, who purchased the property in the 1930s for the T.W. Mayton Transfer Company, Inc., a motor freight station and transfer company.

Source: <https://maytontransferlofts.com/history/>



Mayton Transfer Lofts Interior



Mayton Transfer Lofts Interior

GREATER RICHMOND METRO

METRO HIGHLIGHTS

Commerce Center

The area has a well-developed intermodal transportation network that distributes goods throughout the nation.

Professional Workforce

As Virginia's capital city, the metro is a major player in the government, financial and legal services industries.

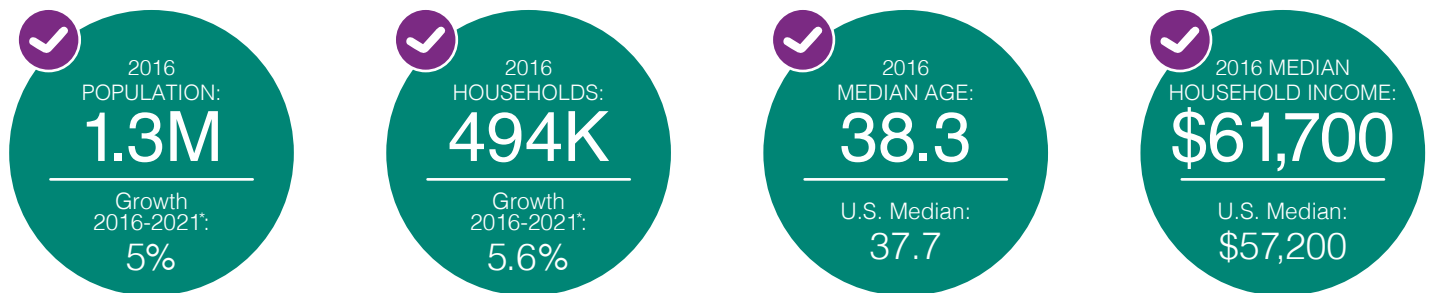
Accelerating Employment

Employers in Richmond are forecast to create more than 60,000 jobs during the next five years.

Rolls-Royce is adding 100 new jobs at its 1,000-acre production facility approximately 10 miles from the property.

Amazon and Walmart both have distribution centers in Petersburg.

DEMOGRAPHICS



METRO HIGHLIGHTS AND DEMOGRAPHICS SOURCES:

Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau. Virginia Business. "Rolls-Royce to Add 100 New Jobs by End of the Year." May 31, 2018.

TOP EMPLOYERS, GATEWAY REGION COMMUNITIES

Employer	Product or Service	Employees
Fort Lee Military Base	Army logistics	12,700
Dominion Resources	Electric utility (incl. HQ in Richmond)	5,433
Amazon.com	E-commerce fulfillment	3,800
Defense Supply Center Richmond	Department of Defense logistics/supply/contracting	3,500
United Parcel Service	Regional distribution center (incl. additional MSA offices)	2,490
DuPont	Kevlar, Tyvek, Nomex, Teflon	2,376
General Dynamics/Vangent	Medicare cal center	1,450
Southside Regional Medical Center	Healthcare	1,280
Honeywell	Chemicals, fibers, and R&D center	1,200
Hillphoenix	Refrigerated casings	1,196

*The Gateway region includes the cities of Petersburg, Colonial Heights, Hopewell, and the counties of Chesterfield, Dinwiddie, Prince George, Surry and Sussex
Chart Source: Virginia's Gateway Region. 2016.

The information related to the Greater Richmond Area is provided for educational purposes and may not reflect the performance of the property.



ABOUT CAPITAL SQUARE

Capital Square 1031 is a national real estate investment and management company that sponsors investment-grade real estate exchange programs that qualify for tax deferral under Section 1031 of the Internal Revenue Code. The firm uses the Delaware Statutory Trust (DST) structure to make quality real estate available to a larger number of investors. Capital Square provides a range of services, including due diligence, acquisition, loan sourcing, property management/asset management, and disposition, for a growing number of high net worth investors, private equity firms, family offices and institutional investors.

FOR SALES AND OTHER INFORMATION, CONTACT

Capital Square 1031, 10900 Nuckols Road, Suite 200, Glen Allen, VA 23060

Toll Free: (877) 626-1031 ■ Telephone: (804) 290-7900 ■ Fax: (804) 290-0086 ■ www.CapitalSquare1031.com

National Contacts

Louis J. Rogers, CEO

Cell: (804) 833-1031

LRogers@CapitalSquare1031.com

Kim S. Martelli, SVP, Investor Relations

Office: (804) 290-7900 x 102

KMartelli@CapitalSquare1031.com

Margo Steahly, National Sales Director

Cell: (202) 763-6061

MSteahly@CapitalSquare1031.com

Securities offered through WealthForge Securities, LLC, the managing broker-dealer for the CS1031 Old Towne Loft Apartments, DST offering and member FINRA/SIPC. Capital Square and WealthForge are not affiliated.

Consider the Risks: An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- Past performance is not a guarantee of future results.
- The economic success of the Interests will depend upon the results of operations of the Property. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results or render the sale or refinancing of the Property difficult or unattractive.
- The Master Tenant's capitalization is supported solely by the cash flow from the underlying tenant lease. The Sponsor is not under any obligation to contribute capital to the Master Tenant.
- No assurance can be given that future cash flow will be sufficient to make the debt service payments on any borrowed funds and also cover capital expenditures or operating expenses.
- No assurance can be given that Beneficial Owners of Interests will realize a substantial return (if any) on their investment or that they will not lose their entire investment in the Trust.
- The Interests are not freely transferable by the Beneficial Owners.
- There are various risks associated with owning, financing, operating, and leasing commercial properties in Virginia.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Master Tenant to collect the rent and operate, manage, lease, and maintain the Property.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the property.
- There may be environmental risks related to the property.