



cottonwood
COMMUNITIES

Invest with An Experienced Partner

About Our Sponsor

Headquartered in Salt Lake City, Utah, Cottonwood Residential II¹, the sponsor of Cottonwood Communities, Inc. (the “REIT”) and its affiliates and predecessors (collectively “Cottonwood”) are a fully integrated real estate company focused exclusively on the multifamily asset class. Cottonwood has significant experience in multifamily acquisitions, ownership, development and structured investments and is led by a core executive management team with over 100 years of combined industry related experience and has spent an average of the past 10 years together working on the day to day strategy of the company.

SPONSORED² INVESTMENT PROGRAMS

Cottonwood Residential, Inc.

This private \$1B REIT was structured with institutional capital, preferred stock and common stock. A full cycle transaction was completed with its common stockholders and institutional investors in 2019.

Cottonwood Multifamily REIT I, Inc.

This regulation A+ common stock offering was fully subscribed and increased its net asset value (“NAV”) to \$12.21 as of September 30, 2019 from its original \$10.00 per share purchase price.⁴

Cottonwood Multifamily REIT II, Inc.

This regulation A+ common stock offering was fully subscribed and reported its first NAV of \$10.46 as of September 30, 2019, an increase from its original \$10.00 per share purchase price.⁴

Cottonwood Multifamily Opportunity Fund, Inc.

This regulation A+ development fund was fully subscribed. In August 2019, it identified a 1.7-acre development site situated in the heart of downtown Salt Lake City for a 254-unit development project. Construction is expected to begin in late 2019.

Cottonwood Communities, Inc.

This \$750,000,000 public non-traded REIT is currently an open offering. It intends on investing in high quality multifamily apartment communities through the U.S. based on a philosophy that location, investment time horizon, asset-specific attributes and appropriate leverage are fundamental drivers of long term value creation in real estate.

\$26M+

Upfront Fees Paid⁵

Cottonwood and/or its affiliates have paid a total of over \$26 million in upfront sales commissions and offering expenses that would've otherwise been paid by investors.



2004

since Cottonwood Residential was formed



4th

program sponsored by Cottonwood under investor-friendly “No Upfront Load,” structure



~\$2.2 Bn

assets under management (“AUM”)³



~14,000

multifamily units under management



100+

years of combined industry experience across executive management team

Past performance is no guarantee of future results. Figures are as of 6/30/19 (unless otherwise noted), may be rounded and are subject to change. It should not be assumed that the assets referenced are owned by Cottonwood Communities, Inc., as the REIT only owns one asset to date, and has two other real estate-related investments as of 9/30/19.

1) Information regarding the experience of our sponsor includes information regarding Cottonwood Residential, Inc. and its affiliates unless otherwise required by context. In September 2018, Cottonwood Residential, Inc., commenced a series of transactions to restructure its organization and Cottonwood Residential II, Inc. was formed to replace Cottonwood Residential, Inc. and to act as our sponsor. **2)** Either directly or through one or more affiliates. **3)** AUM includes assets owned by Cottonwood-sponsored real estate investment programs as well as third party managed assets. **4)** The NAVs are determined primarily by independent appraisals and considers metrics such as cash flows, comparable sales metrics, capitalization rates, loan balances, interest rates and financial projections as well as other assets and obligations of the company. Please refer to the public filings of Cottonwood Multifamily REIT I and Cottonwood Multifamily REIT II, Inc., on Form 1-U for more information. It is important to note that past performance is no guarantee of future results. The NAV is subject to change and there is no guarantee that further increases will continue. **5)** Represents upfront selling commissions and organizational and offering expenses paid in Cottonwood Multifamily REIT I, Inc., Cottonwood Multifamily REIT II, Inc., Cottonwood Multifamily Opportunity Fund, Inc., and Cottonwood Communities as of 9/30/19.

This is neither an offer to sell nor a solicitation of an offer to buy the securities described in the Cottonwood Communities prospectus, as amended and supplemented (the “Prospectus”). The offering is made only by the Prospectus and this material must be preceded or accompanied by the Prospectus. Neither the Securities and Exchange Commission nor any other state securities regulator has approved or disapproved of the securities or determined if the Prospectus is truthful or complete. In addition, the Attorney General of the State of New York has not passed on or endorsed the merits of the offering. Any representation to the contrary is unlawful. **Securities offered through Orchard Securities, LLC, a member of FINRA and SIPC. CW Markets Group is a Branch Office of Orchard Securities, LLC.**

Our Sponsor's National Footprint²

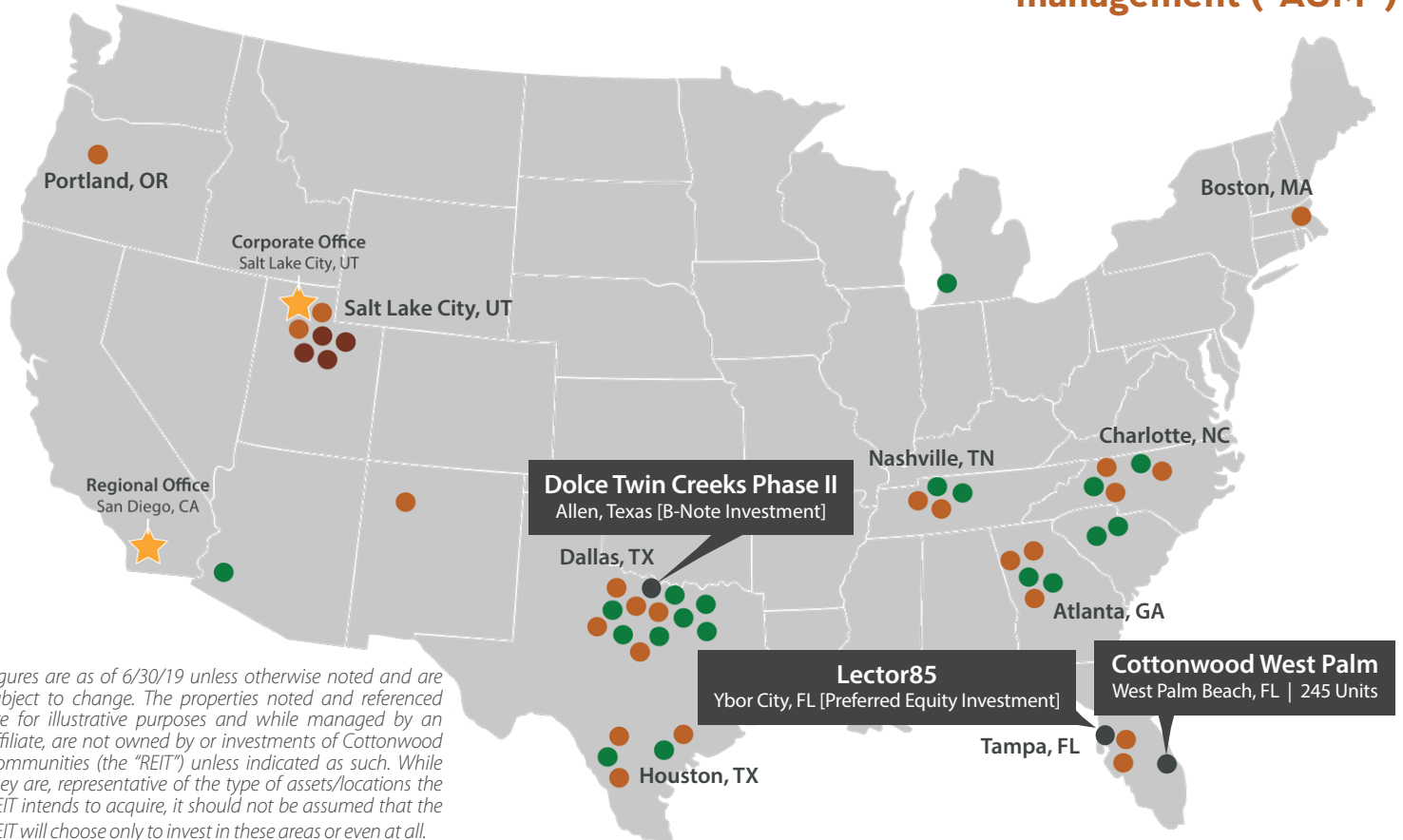
~8,500 units Cottonwood manages for Cottonwood-sponsored programs

~5,500 units Cottonwood manages for third parties

4 new development projects in progress by Cottonwood

3 investments made by Cottonwood Communities (as of 9/30/19)

~\$2.2Bn
in total assets under management ("AUM")



Figures are as of 6/30/19 unless otherwise noted and are subject to change. The properties noted and referenced are for illustrative purposes and while managed by an affiliate, are not owned by or investments of Cottonwood Communities (the "REIT") unless indicated as such. While they are, representative of the type of assets/locations the REIT intends to acquire, it should not be assumed that the REIT will choose only to invest in these areas or even at all.

RISK FACTORS TO CONSIDER

An investment in the Shares of Common Stock is speculative, illiquid, involves a high degree of risk and there is no guarantee that investors will receive any return. All of these risks and uncertainties should be carefully considered before making an investment. If any of the risks were to occur, our business, financial condition or results of operations could be materially and adversely affected. In these circumstances, the value of our common stock may decline, and you could lose some or all of your investment. Some of these risks include the following: no public market exists for our shares and our board of directors is not required to provide our shareholders with a liquidity event by a specified date, or at all; we set the offering price of our shares arbitrarily; we have no operating history; we have not identified any investments to acquire with the proceeds of this offering and are considered to be a "blind pool"; we depend on our advisor and its affiliates to select investments and to conduct our operations; we pay substantial fees to our advisor and its affiliates and such fees increase the risk that investors will not earn a profit on their investment; our officers and certain of our initial directors may be subject to conflicts of interest; we will use leverage to acquire multifamily apartment communities; there are restrictions on the ownership and transferability of our shares of common stock; our charter permits us to pay distributions from any source including offering proceeds or borrowings; and if we raise substantially less than the maximum offering amount, we may not be able to invest in a diverse portfolio of assets. Refer to the Prospectus for a complete set of risk factors.

"Our advisor will be responsible for paying upfront and deferred selling commissions, dealer manager fee and organizational and offering expenses without reimbursement by us."

- Cottonwood Communities, Inc. Prospectus dated October 15, 2019, page 1



CONTACT US TO LEARN MORE

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A copy of the most recent version of the Cottonwood Communities Prospectus may be obtained at:

www.cottonwoodcommunities.com
or by requesting a copy from:
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