

Invest with An Experienced Partner

About Our Sponsor



cottonwood
COMMUNITIES

Headquartered in Salt Lake City, Utah, Cottonwood Residential II, Inc.¹, the sponsor of Cottonwood Communities, Inc. (the "Company"), 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 that has spent an average of the past 10 years together working on the day to day strategy of Cottonwood.

SPONSORED² INVESTMENT PROGRAMS

Cottonwood Residential, Inc.

This private \$1Bn 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 is 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 is 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 is fully subscribed. The fund has invested in two development projects, Park Avenue and Cottonwood Broadway, both located in Salt Lake City, Utah. Both projects broke ground during the second half of 2019 and construction is well underway.

Cottonwood Communities, Inc.

This publicly registered REIT currently is offering up to \$750,000,000 of shares of common stock. It intends on investing in high quality multifamily apartment communities throughout 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. There can be no assurance that this will be achieved.

~\$30M

Upfront Fees Paid⁵

Cottonwood and/or its affiliates have paid a total of approximately \$30 million in upfront sales commissions and offering expenses that would've otherwise been paid by investors.



2004

since Cottonwood Residential, Inc. was formed



4th

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



~\$2.4 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 6/30/20 (unless otherwise noted), may be rounded and are subject to change. It should not be assumed that the assets referenced are owned by the Company as the Company only owns two assets to date, and has three other real estate related investments as of 7/31/20.

1) Information regarding the experience of the Company's 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 the Company's 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 well as other assets and obligations of the company. Please refer to the public filings of Cottonwood Multifamily REIT I, Inc. 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 the Company as of 6/30/20.

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.

Cottonwood's National Footprint⁶

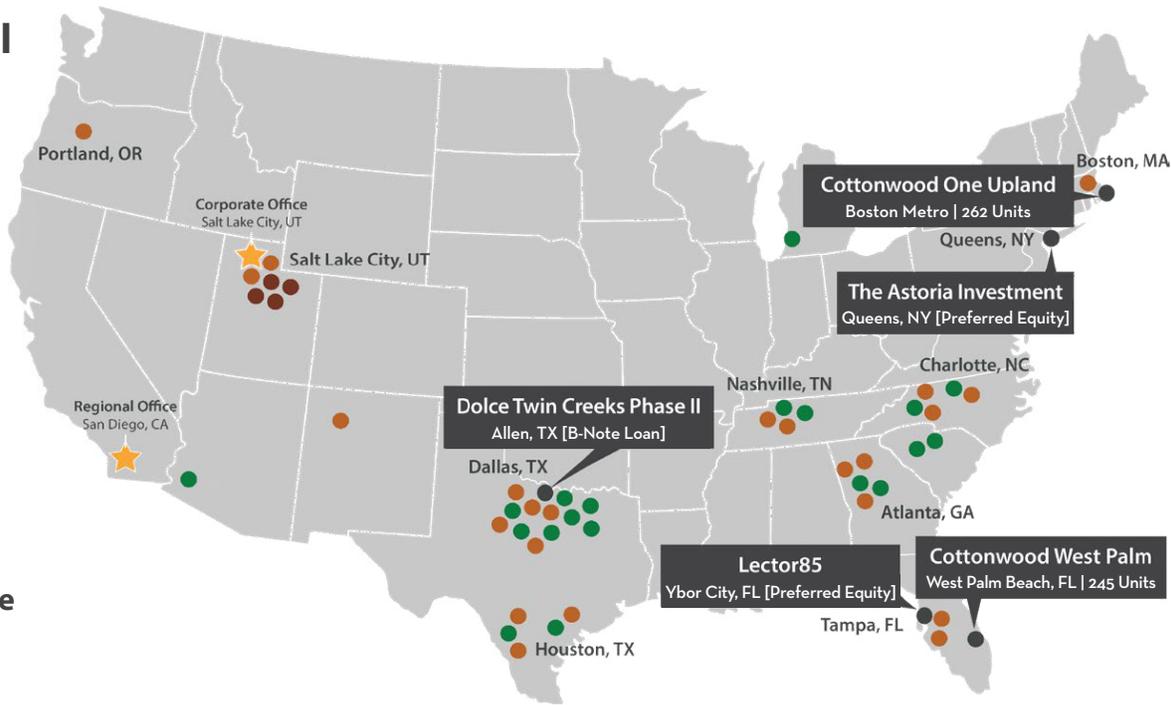
~\$2.4 Billion in total assets under management

• ~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

• 5 investments made by the Company
(as of 7/31/20)



Figures are as of 6/30/20 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 the Company unless indicated as such. While the properties are representative of the type of assets/locations the Company intends to acquire, it should not be assumed that the Company will choose only to invest in these areas or even at all. Only the first photo represents an asset owned by the Company, while the others are owned by affiliates of the Company's sponsor.

6) Unless otherwise indicated, these properties are not owned by the Company and instead reflect properties affiliated with the Sponsor.

An investment in the Company's shares is speculative, illiquid and involves a high degree of risk and there is no guarantee that investors will receive any return or that they will not lose their entire investment. No public market exists for the Company's shares; the Company's board of directors is not required to provide shareholders with a liquidity event by a specified date or at all; the offering price is arbitrarily set and is unrelated to the value of the Company's assets or the Company's operating income; the Company has limited operating history; the potential adverse impact of the COVID-19 outbreak on the Company's operations and the value of the Company's portfolio is uncertain; you will not have the opportunity to evaluate the Company's investments before the Company makes them; the Company may not achieve the Company's investment objectives; the Company depends on the Company's advisor and its affiliates to select investments and conduct the Company's operations; the Company pays substantial fees to the Company's advisor and its affiliates, which increases the risk that you will not earn a profit; the Company's officers and certain of the Company's directors are also officers and directors of the Company's sponsor and its affiliates and thus will be subject to conflicts of interest; the Company will use leverage to acquire multifamily apartment communities, which increases your investment risk; there are restrictions on the ownership and transferability of the Company's shares; the Company's charter permits the Company to pay distributions from any source, including offering proceeds or borrowings, without limitation; if the Company pays distributions from sources other than the Company's cash flow from operations, the Company will have less funds to invest; it is likely that the Company will use sources of funds which may constitute a return of capital to fund distributions; the Company may not be able to acquire a diverse portfolio of multifamily apartment communities and as a result the value of your investment may vary more widely; if the Company fails to qualify as a REIT, the Company's operations and the Company's ability to make distributions to the Company's shareholders would be adversely effected; and the Company will be subject to development and operating risks of the Company's real estate including economic risks, legislative risks, tax risks, environmental risks, financing risks, liquidity risks and lack of diversification.

"The Company's advisor is responsible for paying upfront and deferred selling commissions, dealer manager fee and organizational and offering expenses without reimbursement by the Company."^{***}

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

*** It should be noted that there are other fees and expenses that may apply (including a contingent acquisition and financing fee, asset and property management fees, promotional interest, acquisition expense reimbursement, independent director compensation and other operating expenses) that could materially affect an investor's returns and are described in detail in the Prospectus. In March 2020, the Company granted LTIP Units to certain registered persons associated with the dealer manager. These LTIP Units are an underwriting expense borne by the Company and constitute a de minimis amount of total underwriting compensation paid in connection with the offering of shares of the Company.*

CONTACT US TO LEARN MORE
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A copy of the most recent version of the Prospectus may be obtained at:

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