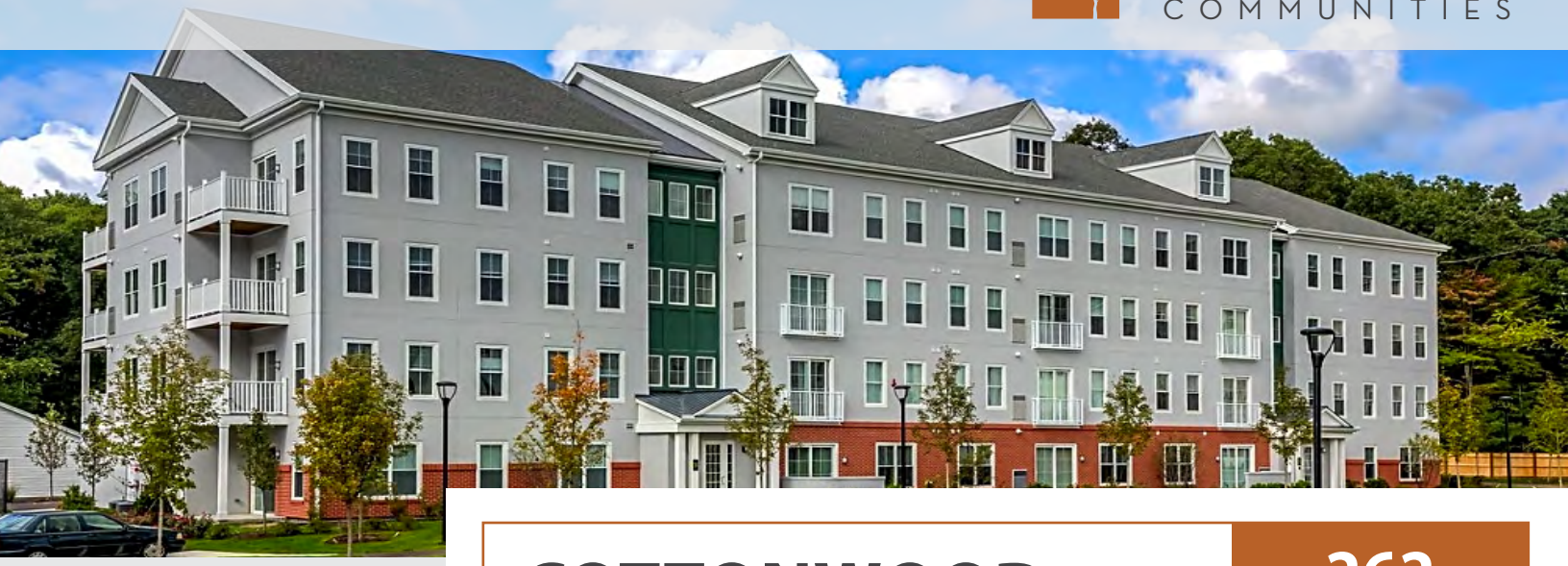
ACQUISITION HIGHLIGHT

cottonwood COMMUNITIES



$100K+ MEDIAN HOUSEHOLD INCOME[1]

✔ STRONG RENTER DEMOGRAPHIC

BUILT IN 2016

✔ NEW, CLASS A ASSET

Minutes away from shopping, dining, grocery and entertainment

✔ WELL-LOCATED

1.5+ million jobs within a 35-minute drive of the property[2]

✔ QUALITY JOB MARKET

Raytheon

tripadvisor

dunkin' brands

athenahealth

COTTONWOOD ONE UPLAND

BOSTON METRO

262 Unit Luxury Garden Style Apartment Community

Cottonwood One Upland is a luxury apartment community located just 20 miles south of Downtown Boston. Situated near major highway 1-95 South and Route 128 train station, the property offers convenient access to vast employment hubs throughout Boston and Providence, Rhode Island, where there are significant concentrations of jobs in medicine, finance and biotechnology.

AT A GLANCE

Average Rent:	$2,413
Occupancy:	91%
Year Built:	2016
Average Unit Size:	1,160 square feet
Parking:	453 spaces (118 covered, 335 surface)
Amenities:	Resort-style pool, state-of-the-art fitness center, two dog parks, outdoor lounge and greenspace for community movie nights and resident clubhouse

BOSTON HIGHLIGHTS

29 Colleges and Universities (~138,000 students)[3]

#8 Best City for Young Professionals, according to Forbes[4]

8.4% Year-Over-Year Job Growth[5]

#4 Ranked Economically Vibrant Global City[6]

It should be noted that the information/metrics provided regarding the property are as of the acquisition date and subject to change. The REIT does not own any interests in the brands or companies noted above.

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.**

1) Within 5-mile radius of the property. Costar Market Demographics Report retrieved on 3/17/20 and can be made available upon request. **2)** CBRE Market Data for the Boston Metro can be made available upon request. **3)** Boston Globe "Back-to-school in Boston by the numbers," August 27, 2018. Article can be found by visiting: https://www.bostonglobe.com/metro/2018/08/27/back-school-boston-numbers/g4d4lx9PjW8x17HClmyA8J/story.html **4)** 2017 Ranking by FORBES. Article can be accessed at: https://www.forbes.com/pictures/591b7eff4bbe6f1b730a4eaf/8-boston/#49cb2b342b79 **5)** Glassdoor Economic Research "Job Market Report: Job Openings Up 3.5Percent in September, Pay Up 2.1 Percent," October 1, 2019. Article can be accessed at: https://www.glassdoor.com/research/job-market-report-september-2019/ **6)** Data as of January 13, 2020. Source: Schroders.com. Data can be found at: https://www.schroders.com/en/us/insights/interactive-schroders-global-cities-index/

RISK FACTORS

An investment in our shares is speculative, illiquid and involves a high degree of risk and there is no guarantee that investors will receive any return. No public market exists for our shares; our 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 our assets or our operating income; we have no operating history; you will not have the opportunity to evaluate our investments before we make them; we may not achieve our investment objectives; we depend on our advisor and its affiliates to select investments and conduct our operations; we pay substantial fees to our advisor and its affiliates, which increases the risk that you will not earn a profit; our officers and certain of our directors are also officers and directors of our sponsor and its affiliates and thus will be subject to conflicts of interest; we will use leverage to acquire multifamily apartment communities, which increases your investment risk; there are restrictions on the ownership and transferability of our shares; our charter permits us to pay distributions from any source, including offering proceeds or borrowings, without limitation; if we pay distributions from sources other than our cash flow from operations, we will have less funds to invest; it is likely that we will use sources of funds which may constitute a return of capital to fund distributions; we 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 we fail to qualify as a REIT, our operations and our ability to make distributions to our shareholders would be adversely effected; and we will be subject to development and operating risks of our real estate including economic risks, legislative risks, tax risks, environmental risks, financing risks, liquidity risks and lack of diversification.

CONTACT US TO LEARN MORE

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cw markets GROUP

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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