



SUGARMONT APARTMENTS

341 UNITS | SALT LAKE CITY, UT

Sugarmont Apartments is a luxury ground-up development project by Cottonwood Communities, Inc. ("Cottonwood Communities") located in the heart of the trendy Sugarhouse district of Salt Lake City, Utah. The property offers a mix of studio, one, two, and three-bedroom floor plans. The renter demographic is comprised of a diverse mix of professionals (many employed by the University of Utah, Delta Airlines and Goldman Sachs) as well as an older demographic of empty nesters.

		As of June 30, 2022
MANAGEMENT HIGHLIGHTS	Total Units	341
	% Leased	90.3%
	% Occupied	83.6%
	Average Rents	\$2,133

UTAH HIGHLIGHTS	18.4% Population Growth over the past decade ¹	#1 State Economy Ranking ²	#3 Top State for Business ³	#4 Best State for Millennial Business Owners ⁴
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Situated in the epicenter of the area's dining, entertainment and nightlife

✓ **PRIME LOCATION**

Spectacular mountain views & extensive amenities (pool deck w/hot tub, infinity pool, outdoor kitchen & TV, art room, entertainment center & multiple conference rooms)

✓ **LUXURY, CLASS A LIVING**

Designer kitchens with quartz countertops, bold concrete pendant lighting, stainless steel appliances and wood-style vinyl floors

✓ **REFINED/TIMELESS INTERIORS**

1) Based on the 2020 Census. Source: U.S. News "Utah Has Fastest-Growing Population, 2020 Census Shows" linked here: <https://www.usnews.com/news/best-states/utah/articles/2021-04-26/utah-has-fastest-growing-population-2020-census-shows> 2) Source: U.S. News Economy Rankings linked here: <https://www.usnews.com/news/best-states/rankings/economy> 3) Source: CNBC.com "America's Top States for Business 2021" linked here: <https://www.cnbc.com/2021/07/13/americas-top-states-for-business.html> 4) Source: Zippia.com linked here: <https://www.zipppia.com/advice/millennial-business-owners-best-states/>

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. All prospective investors should read the Prospectus, including the "Risk Factors," prior to investing. 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.

LIBERTY WELLS

RESTAURANTS

- 1 Flatbread Neopolitan Pizzeria - 0.1 mi
- 2 Wasatch Brew Pub - 0.2 mi
- 3 SugarHouse BBQ - 0.3 mi
- 4 Sugar House Coffee - 0.3 mi
- 5 Bruges Waffles & Frites - 0.4 mi
- 6 SOMI Vietnamese Bistro - 0.5 mi
- 7 Tsunami Restaurant - Sugarhouse - 0.5 mi
- 8 The Dodo Restaurant - 0.6 mi
- 9 Finn's Cafe - 0.8 mi

SUGARMONT APARTMENTS
2191 McClelland Street
Salt Lake City, UT 84106

Walk Score

91

Bike Score

92

Walk Score: https://www.walkscore.com/score/2191-s-mcclelland-st-salt-lake-city-ut-84106?utm_campaign=tilefooter&utm_medium=address_search&utm_source=walkscore.com

KEY DESTINATIONS/RETAILERS

- 1 Fairmont Park - 0.1 mi
- 2 Whole Foods Market - 0.2 mi
- 3 Rideologie - 0.3 mi
- 4 Cinemark Sugarhouse - 0.3 mi
- 5 Sugar House Park - 0.5 mi
- 6 Seek Studio - 0.6 mi
- University of Utah - 3.2 mi
- Eccles Theater - 4.5 mi
- Millcreek Canyon - 6.8 mi
- Salt Lake City Airport - 10 mi
- Snowbird Ski Resort - 22.22 mi
- Park City Ski Resort - 26 mi

HIGHLAND PARK

Map may not be fully to scale.



SUMMARY OF 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 or that they will not lose their entire investment. No public market exists for our shares; a stockholders' ability to dispose of their shares will likely be limited to repurchase by us; our share repurchase program is subject to restrictions and our board of directors may modify or suspend our share repurchase program at any time; purchases and repurchases of shares of our common stock are made based on the most recently disclosed NAV per share at such time and NAV does not currently represent our enterprise value and may not accurately reflect the actual prices at which our assets could be liquidated on any given day, the value a third party would pay for all or substantially all of our shares, or the price that our shares would trade at on a national stock exchange; our board of directors may amend our NAV procedures from time to time; distributions are not guaranteed and have in the past and may in the future be funded with offering proceeds and we have no limit on the amounts we may pay from such sources; we depend on our advisor to select investments and to manage our business; we pay substantial compensation to our advisor and its affiliates, which increases the risk that our stockholders will not earn a profit on their investment; certain of our officers and our directors are also officers and directors of our sponsor, advisor and their affiliates and, as a result, are subject to conflicts of interest, including conflicts arising from time constraints and the fact that the fees our advisor receives for services rendered to us are based on our NAV, which our advisor is responsible for determining; stockholders' interest in us will be diluted if we issue additional shares; stockholders' interest in our assets will also be diluted if our operating partnership issues additional units; there are restrictions on the ownership and transferability of our shares of common stock; if we fail to qualify as a REIT and no relief provisions apply, our NAV and cash available for distribution to our stockholders could materially decrease; we will be subject to risks generally associated with the development and operation of real estate including, but not limited to, economic risks, legislative risks, tax risks, environmental risks, financing risks, liquidity risks and lack of diversification; the outbreak of widespread contagious disease, such as the novel coronavirus, COVID-19, could adversely impact our operations and the value of our investments.