



# COTTONWOOD AT CLERMONT

**230 UNITS | CLERMONT, FL (LAKE COUNTY)**  
**ORLANDO METROPOLITAN STATISTICAL AREA**

Cottonwood at Clermont is a gated, luxury apartment community located in Clermont, Florida approximately 20 miles west of Orlando. Completed in 2020, the property is comprised of ten, three-story and five, two-story residential buildings and a single-story clubhouse. The property has convenient access to U.S. Highway 50, U.S. Route 27 and Citrus Tower Boulevard and sits on one of the highest elevations in Clermont, offering stunning views overlooking Lake Minnehaha.

**AT A GLANCE**

<b>Acquisition Date:</b>	September 21, 2022
<b>Acquisition Price:</b>	\$85 million
<b>Price Per Unit:</b>	\$369,565
<b>Average Rent:</b>	\$2,060
<b>Occupancy:</b>	94.8%
<b>Average Unit Size:</b>	1,111 sf
<b>Parking:</b>	592 spaces (2.57 spaces/unit)

**MARKET HIGHLIGHTS**

<b>#1</b> Fastest growing city for entrepreneurs: Orlando <sup>1</sup>	<b>27%</b> Year-over-year rent growth in Orlando <sup>2</sup>	<b>53%</b> job growth projected in Clermont over the next 10 years <sup>3</sup>	<b>Top 15</b> Best lake town in the U.S. <sup>4</sup>
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**Built in 2020**  
✓ **NEWER, CLASS A ASSET**

**Fitness center, resort-style pool w/cabanas, technology workspace café, fenced bark park & indoor dog wash**  
✓ **UPSCALE AMENITIES**

**Concentrations of healthcare, technology & banking/financial services employers<sup>5</sup>**  
✓ **QUALITY JOB MARKET**

**Proximate access to highways, & a multitude of retail, dining, entertainment & recreation including major Orlando theme parks**  
✓ **WELL-LOCATED**

**Moratorium on new construction in Clermont 2019-2020<sup>6</sup>**  
✓ **MULTIFAMILY SUPPLY SHORTAGE**

It should be noted that average rent and occupancy are as of August 26, 2022 and subject to change.

1) LinkedIn: "The pandemic kicked off an entrepreneurial renaissance. These are the people, industries and cities leading the way," Oct. 19, 2021 <https://www.linkedin.com/pulse/pandemic-kicked-off-entrepreneurial-renaissance-people-jordyn-dahl> 2) Orlando Weekly "Orlando had the second-highest rent increase in the nation this quarter," July 18, 2022 <https://www.orlandoweekly.com/news/orlando-had-the-second-highest-rent-increase-in-the-nation-this-quarter-32053735> 3) Best places.net <https://www.bestplaces.net/economy/city/florida/Clermont> 4) Travel & Leisure: "The 15 Best Lake Towns in the U.S., From Maine to California," June 18, 2021" <https://www.travelandleisure.com/trip-ideas/nature-travel/best-lake-towns-united-states>. 5) BusinessOrlando.org <https://business.orlando.org/wp-content/uploads/sites/3/2020/02/Top-75-Employers.pdf>. 6) Daily Commercial: "Moratorium for new apartments in Clermont extended to make way for workforce housing," May 9, 2020 <https://www.dailycommercial.com/story/news/local/clermont/2020/05/09/moratorium-for-new-apartments-in-clermont-extended-to-make-way-for-workforce-housing/112612080/>.

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.**



**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 net asset value ("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; risk of adverse effects due to inflation.



For more information, visit [WWW.COTTONWOODCOMMUNITIES.COM](http://WWW.COTTONWOODCOMMUNITIES.COM)  
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