



2215 HOLLYWOOD

MEZZANINE LOAN INVESTMENT | HOLLYWOOD, FLORIDA

We have secured a mezzanine loan investment in 2215 Hollywood, a seven-story 180-unit multifamily development project sponsored by the Calta Group, a full-service real estate group that has managed over one million square feet of commercial real estate and has over 45 years of development experience. Located on Florida's east coast between Fort Lauderdale and Miami, the project is expected to be developed to Class A standards and delivered in the fourth quarter of 2024.

AT A GLANCE*

Est. Total Development Cost: \$75.5 million
Our Investment: Approximately \$10 million, expected to be drawn upon in stages
Investment Type: Mezzanine loan
Term: 36 months with one 12-month extension option¹
Interest: 14.5% fixed per annum²

GENERAL MARKET HIGHLIGHTS

<p>#1 Florida state highest net migration³</p>	<p>433,100 private sector jobs added in Florida⁴</p>	<p>\$1.5B of real estate development in Hollywood⁵</p>	<p>5.2% rent growth over past 12 months in Hollywood⁵</p>
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High-end amenities including pool, lounge deck, club house, sports court, fitness center and dog park and wash.

✓ **NEW LUXURY, CLASS A ASSET**

Favorable transportation infrastructure that enables access throughout South Florida and is less than a 30-minute drive to Downtown Miami and Downtown Fort Lauderdale.

✓ **CONVENIENT ACCESS TO SOUTH FLORIDA**

Adjacent from the Hollywood Entertainment District, over 25 restaurants/bars within a 1-mile radius and two miles from Hollywood Beach.

✓ **WELL-LOCATED NEAR LIFESTYLE/ENTERTAINMENT VENUES**

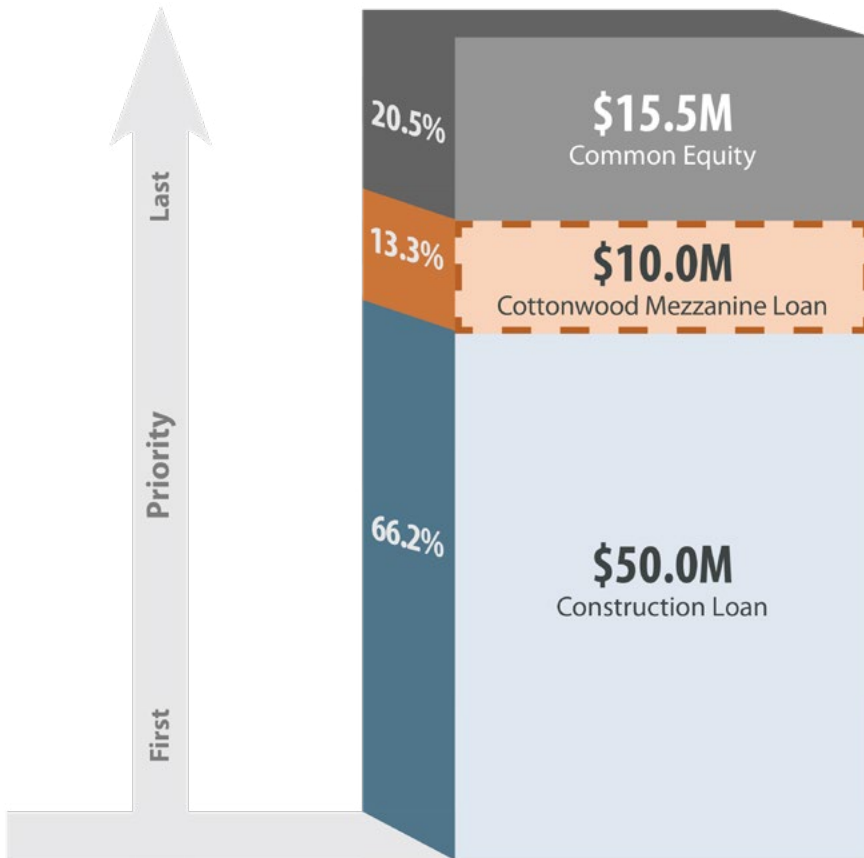
Photo above is for illustrative purposes only and represents a rendering of the project. Actual results could vary. Our investment is in a mezzanine loan investment on the development of the property. We will not own the developed property.

* It should be noted that the information/metrics provided (including estimated total development cost and our investment) are as of the April 14, 2023 investment date and subject to change.

1) If mezzanine debt is redeemed prior to the initial term, we are entitled to a make-whole minimum multiple of 1.40x the original investment amount. **2)** The interest rate is not a measure of our investment performance, nor is it indicative of distributions that we may provide to investors. It should not be relied on to predict an investor's returns in us. **3)** Census data from July 1, 2021 to July 1, 2022 (<https://www.census.gov/data/tables/time-series/demo/popest/2020s-state-total.html>). **4)** Over the past year as of January 2023 (<https://www.flgov.com/2023/03/13/governor-desantis-announces-floridas-unemployment-rate-remains-lower-than-the-nation-for-27th-consecutive-month/>). **5)** Includes real estate development that is actively underway, recently completed or planned in the City of Hollywood. "Find Your Future in Florida's Hollywood – 2022 Development Activity Report" published by the City of Hollywood. (<http://choosehollywoodfl.com/DocumentCenter/View/884/Economic-Development-Activity-Report>)

This is neither an offer to sell nor a solicitation of an offer to buy the securities described in the [Cottonwood Communities, Inc. 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.**

2215 Hollywood Project Capitalization



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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, 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 real estate investment trust 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.
- Inflation and its adverse consequences on our operations.



For more information, visit WWW.COTTONWOODCOMMUNITIES.COM. Financial advisors can reach us directly at [855.816.9112](tel:855.816.9112) or info@cwmarketsgrp.com or Cottonwood Investor Relations at investments@cottonwoodres.com for operational inquiries.

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