



JEFFERSON MONROVIA STATION

MEZZANINE LOAN INVESTMENT | MONROVIA, CALIFORNIA

We have secured a mezzanine loan investment in the development of Jefferson Monrovia Station, a 296-unit multifamily development project sponsored by JPI, a privately-owned multifamily real estate development and investment company with over 30 years of experience focused in key markets throughout California and Texas. Located in the San Gabriel submarket of Los Angeles, the project is scheduled to break ground in July 2023 and is expected to deliver its first units in the second quarter of 2025 with stabilization estimated a year thereafter.

AT A GLANCE*

Est. Total Development Cost:	\$155.7 million
Our Investment:	Approx. \$20.15 million, expected to be drawn upon in stages
Investment Type:	Mezzanine loan
Term:	48 months with two 12-month extension options ¹
Interest:	16.50% fixed per annum, accrued ²

MARKET HIGHLIGHTS

#2 Least affordable housing market in U.S., driving renter demand ³	\$112K Average household income within a 3-mile radius ⁴	490K+ Jobs within a 10-mile radius ⁵	51% of housing units renter occupied in Monrovia ⁶
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High-end amenities anticipated to include pool & jacuzzi w/cabanas, fitness center, outdoor kitchen w/ BBQs, business center, rooftop area w/ mountain views, EV charging stations, clubhouse/lounge and pedestrian skybridge

✓ **NEW LUXURY, CLASS A ASSET**

Property directly adjacent to the Monrovia stop on the LA Metro A Line and is an 11-minute ride to Pasadena and a 27-minute ride to Los Angeles

✓ **WELL LOCATED**

Site is walkable to Old Town Monrovia, 15 minutes from Old Town Pasadena, 20 minutes from Santa Anita Park racetrack, and within a 1.5-mile radius from several major retailers including Target, Walmart, Home Depot and Trader Joe's

✓ **ACCESS TO RETAIL DESTINATIONS & RECREATION**

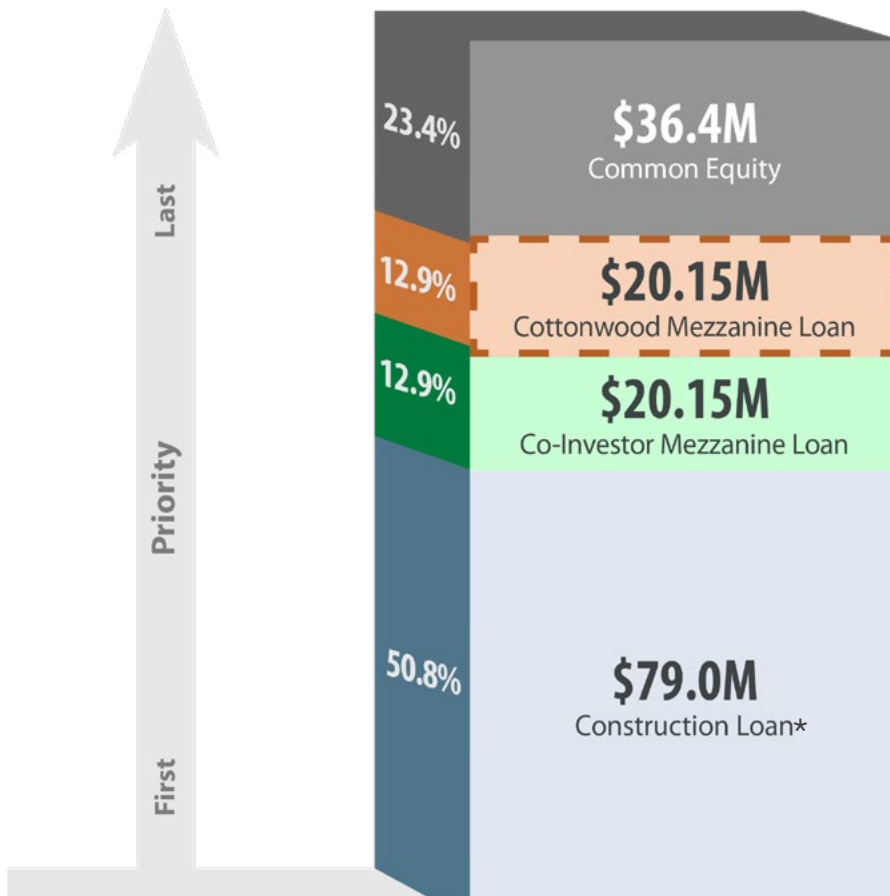
Photo for illustrative purposes only and represents a rendering of the project. Actual results could vary. Our investment is in a mezzanine loan investment on the development of the property. We will not own the developed property.

* It should be noted that the information/metrics provided (including estimated total development cost and our investment) are as of the July 18, 2023 investment date and subject to change. There is no assurance that the mezzanine loan will meet these objectives.

1) If mezzanine debt is redeemed prior to the initial term, we are entitled to a make-whole minimum multiple of 1.43x 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) CNBC.com "The 12 least affordable housing markets in the U.S." August 16, 2022 (<https://www.cnbc.com/2022/08/16/least-affordable-housing-markets-in-united-states.html>) 4) CoStar Demographics Detail (data can be made available upon request) 5) US Census Bureau (<https://onthemap.ces.census.gov/>) 6) Point2 Homes Monrovia Demographics (<https://www.point2homes.com/US/Neighborhood/CA/Monrovia-Demographics.html>)

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.

Jefferson Monrovia Station Project Capitalization



* Senior construction loan is financed through issuance of credit-enhanced taxable bonds.

For illustrative purposes only. Figures are subject to change. They should not be relied on to predict an investor's returns.

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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.
- Mezzanine loans have a greater risk of default than a first position loan.
- Development projects involve risk including development risks, construction risks, financing risks and lease-up risks.

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

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