

## **Cottonwood Multifamily Opportunity Fund Acquires Prime 1.74 Acre Sugar House Site for New Development**

Cottonwood Multifamily Opportunity Fund, Inc. (the "Fund") announced that it has acquired, through a joint venture with affiliate Cottonwood Residential O.P., LP, an interest in a 1.74 acre site situated in the heart of Salt Lake City's Sugar House neighborhood for approximately \$6.5 million.

Pursuant to its joint venture agreement, the Fund contributed 90% of the capital towards the purchase, which equates to \$5.85 million.

Development is expected to break ground in Spring 2019 on a mid-rise, 240-unit multifamily apartment community and is slated for completion by the Fall of 2021. The projected total development cost is approximately \$54.5 million, with total equity capital contributions of \$19 million.

It is anticipated that the developed property, Cottonwood at Sugar House Apartments, will be comprised of a mix of studio, one-bedroom, and two-bedroom units with an average size of 770 square feet and will offer top-of-the-market amenities, including a fitness center, clubhouse, and resort-style pool and lounge area.

Adjacent to a 110-acre recreational park, the property is well-located and sits just off of a major freeway exit and near other major freeways and a mass transit hub, offering convenient access to the vast employment hubs and retail destinations throughout the greater Salt Lake City metropolitan area. Additionally, several renowned ski resorts including Park City, are within a 30 minute drive.

Situated approximately six miles from Salt Lake City's downtown core, the walkable Sugar House neighborhood is occupied by several prominent retailers including Whole Foods Market, Michaels, Petco, Barnes and Noble, Bed, Bath & Beyond, Nordstrom Rack, 24-Hour Fitness, Cinemark and Orangetheory. The property is also located two miles from the University of Utah.

In addition, several trendy local Sugar House establishments are a part of what Inc.com refers to as "Salt Lake City's artsier neighborhoods, home to a cluster of startups, along with fashion boutiques, a streetcar and gastropubs that sell local craft beers."

*Cottonwood Multifamily Opportunity Fund, Inc. seeks to invest in multifamily construction and development projects located throughout the United States and/or make mezzanine loans to, or preferred equity investments in, entities that have been formed for the purpose of developing multifamily construction and development projects. It expects to make its investments through joint ventures with affiliate, Cottonwood Residential O.P., LP, a general partner of Cottonwood Residential, Inc.*

*Cottonwood Residential is an owner/operator of multifamily properties.*