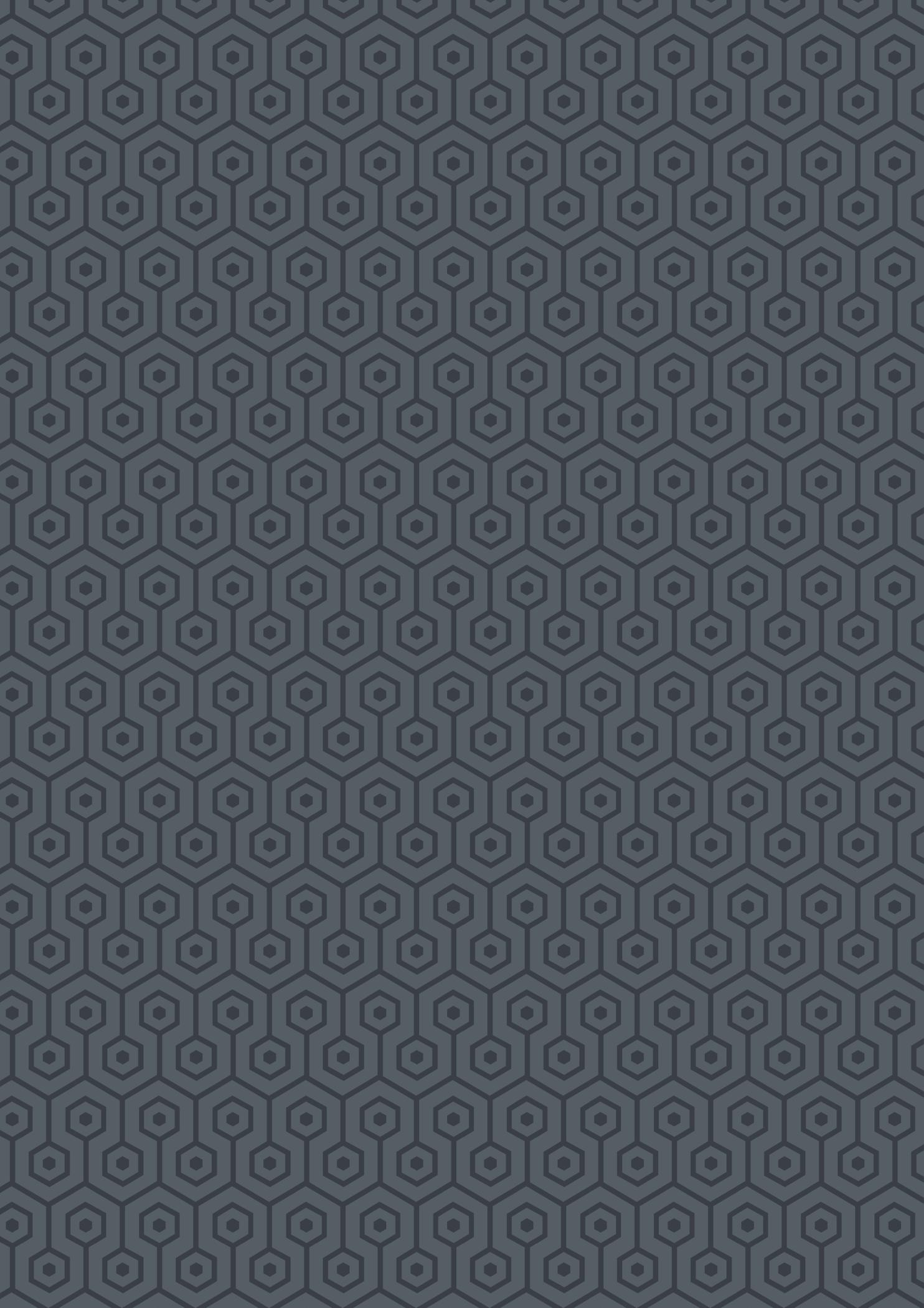


ANTON DEVCO





Invest Wisely.

Develop Decisively.

Build Intelligently.

Manage Expertly.

MAKE IT HAPPEN

Market Rate Multifamily

Anton combines contemporary, luxury design with pioneering green technologies to create distinguished apartment homes that incorporate state of the art amenities and modern convenience.



Affordable Housing

We employ the same thoughtful design and sustainable construction in our affordable housing communities. Our deep expertise facilitates the navigation of these nuanced transactions.

We are a developer, owner, builder and operator of market rate and affordable housing. The experience in each area has built success in the other. We expertly navigate nuanced deals.

25

Years Experience

9,000

Units Developed

50

Communities
Across California

\$2.0

Billion AUM

Anton Millbrae

LOCATION:

Millbrae, CA

PROJECT SIZE:

345 Units | 198 Hotel Keys

PRODUCT:

Wrap Construction
5 Stories

STATUS:

In Development

Just south of bustling San Francisco, Anton Millbrae is a new sustainable multifamily and hotel development along El Camino Real in Millbrae, CA. The residential community, designed in the contemporary mission style, will boast a mixture of high quality apartment homes ranging from 550 square feet to 1,260 square feet. The hotel portion of the project will feature 198 hotel rooms ranging from 400 to 550 square feet. Both the hotel guests and apartment residents will have access to a respective swimming pool area with a spa, barbeques, and fireside lounge. The project's design complements the contemporary mission style in the surrounding area, with lush, drought friendly landscape treatments.



Anton NoMa

LOCATION:

Walnut Creek, CA

PRODUCT:

Podium Construction

7 Stories

AFFORDABILITY:

8% Very Low Income

PROJECT SIZE:

135 Units

10,000 S.F. Retail

STATUS:

In Development

Anton NoMa is a new mixed-use development in the desirable neighborhood of Walnut Creek, a short commute east of San Francisco. Less than a mile from the heart of the city's downtown and two blocks from the BART Station that is being transformed into the new BART Transit Village featuring 27,000 square feet of retail space, Anton NoMa residents will have unprecedented access to dining, entertainment, and employment opportunities. Anton NoMa will consist of two levels of subterranean parking with ground floor of retail with a mix of studio, one-bedroom, and two-bedroom units above. The contemporary architecture will incorporate an organic material palate that captures the elegance of Walnut Creek, and there will be common area spaces featuring a community room with kitchen, fitness center, courtyard with pool, spa, BBQ and firepit. Residents will be able to relax and enjoy the coveted East Bay climate at the outdoor rooftop lounge that overlooks Diablo Hills. With Anton's strong commitment to sustainable building, the project will be pursuing LEED or Green Point certification.



Anton Aspire

LOCATION:

Milpitas, CA

PRODUCT:

Wrap Construction

5 & 6 Stories

PROJECT SIZE:

583 Units

5,000 S.F. Retail

STATUS:

Under Construction

Completion in

Fall 2019 & Fall 2020

Anton Aspire is a transit oriented, mixed-use community including 583 residences with unparalleled access to anywhere in Silicon Valley. The luxury community is adjacent to the new Milpitas BART/VTA Transit Center, within walking/biking distance to major employers, and just minutes from state Route 273, Interstates 680 and 880, and U.S. Highway 101. This unique location provides commuters access to key employment and entertainment centers located in downtown San Jose and the greater San Francisco Peninsula. The LEED community offers studio, one-, and two-bedroom residences as well as 5,000 square feet of retail designed to be LEED Silver. In addition to the proximity to transit, the meticulously designed community features contemporary architecture, open floor plans, designer finishes, gas cooking, and in-unit laundry. Anton Aspire further includes manicured courtyards with outdoor grills, 2 acres of open park land, a dog park, fitness center with outdoor yoga lounge, and rooftop terraces with indoor-outdoor lounge.



Oakland 29 Apartments

LOCATION:

Oakland, CA

PROJECT SIZE:

91 Units

PRODUCT:

Podium Construction

7 Stories

STATUS:

In Development

Oakland 29 Apartments is a new, Green Point rated multifamily development in the Broadway-Valdez Specific Plan located between the Uptown and Pill Hill neighborhoods in central Oakland. This development will revitalize a formerly underutilized automotive site into a modern, urban multifamily housing building that continues to pay homage to the historical influences of Oakland's Auto Row neighborhood. The units will feature energy and water-efficient fixtures in addition to high efficacy lighting fixtures and Energy Star appliances. Amenities will include a pet wash, makerspace, a bike storage and repair shop that promote alternative transport methods, and nearly 8,000 square feet of open space for community use. The deck level of the building boasts an outdoor game area, BBQ kitchen island, lounge seating with fire tables, and views spanning the Oakland Hills.



Anton Ladera

LOCATION:

Mountain View, CA

PROJECT SIZE:

144 Units

PRODUCT:

**Podium Construction
4 Stories**

STATUS:

**Under Construction
Completion in Fall 2019**

AFFORDABILITY:

3% Low Income

Centrally located on the San Francisco Peninsula, Anton Ladera offers contemporary living in a boutique Green Built residence. Studio, one-, and two-bedroom apartment homes feature modern design with European style cabinetry, plank flooring, quartz countertops, and natural gas cooking. Spacious courtyards feature a lounge pool, fireside spa, and outdoor game salon. Well-appointed interiors include a clubroom, state of the art fitness center, and rooftop sky deck. A secure subterranean garage will provide bicycle and resident parking along with electric vehicle charging stations.



Anton Menlo

LOCATION:

Menlo Park, CA

PROJECT SIZE:

394 Units

PRODUCT:

Wrap & Wood Frame Construction
4 & 5 Stories

STATUS:

Completed 2018

AFFORDABILITY:

6% Very Low Income
4% Moderate Income

Anton Menlo features 394 modern new residences in the desirable city of Menlo Park, adjacent to Palo Alto, Stanford University, and Silicon Valley employers such as Facebook, Google, and Apple. Designed to be Green Point rated and incorporate environmentally friendly products throughout the community, the site offers an urban lifestyle with 13,000 square feet of amenity shops including an onsite sports lounge, vintage arcade, package concierge, grab n' go food services, café, pet spa, expansive two-story gym, and chef demonstration kitchen. A swimming pool, spa, bocce ball court and rooftop terrace provide residents rest and relaxation options without leaving the community. The Anton Menlo development features studio, one-bedroom, two-bedroom, and three-bedroom residences.



Anton Calistoga

LOCATION:

Calistoga, CA

PROJECT SIZE:

78 Units

PRODUCT:

**Wood Frame Construction
3 Stories**

STATUS:

In Development

AFFORDABILITY:

15% Low Income

Anton Calistoga is a new development in the heart of California's Napa Valley. The project will include 78 rental apartment units in three 3-story structures in a community known to have maintained its laid-back charm but recreational appeal. The community building will offer a fitness center, fully connected indoor/outdoor lounge, pet spa, and bike storage, while just steps outside a resort swimming pool, spa, and common use barbeque area are available to residents for relaxation and socializing alike. The project design will also achieve energy efficiency standards through the use of energy efficient heating, cooling and water heating components, Energy Star rated appliances, and zero-scape and/or low water use landscaping. Anton Calistoga homes will come in studio, one-, two-, and three-bedroom floorplans.



Anton 1101

LOCATION:

Sunnyvale, CA

PROJECT SIZE:

97 Units

PRODUCT:

**Podium Construction
4 Stories**

STATUS:

Completed 2015

In the heart of Silicon Valley, Anton 1101 in Sunnyvale offers residents everything from custom interiors to generous outdoor living spaces within walking distance of VTA light rail. Residents stay active in our fully-equipped indoor-outdoor fitness center, and relax in the podium level pool with resort-inspired cabanas. Four-legged friends also have a place to play at the community's expansive onsite dog run. The amenities offer an exciting mix of luxury, culture, and comfort at this certified Green Point rated building. Experience modern living in our studio, one-bedroom and two-bedroom homes.



Anton Hacienda

LOCATION:

Pleasanton, CA

PROJECT SIZE:

168 Units

PRODUCT:

**Wood Frame Construction
3 & 4 Stories**

STATUS:

Completed 2015

AFFORDABILITY:

20% Very Low Income

Anton Hacienda, a modern multifamily community in Pleasanton, showcases forward-thinking design both inside and out. The project boasts expansive, open layouts with light-filled interiors and premium finishes that are modern, energetic, and welcoming. These East Bay apartment homes come fully equipped with stainless steel, energy-saving appliances and spacious walk-in closets. Anton Hacienda is an environmentally responsible community with Build It Green certification. Choose from one-, two-, and three-bedroom floor plans.



Anton Legacy

LOCATION:

Tustin, CA

PROJECT SIZE:

225 Units

PRODUCT:

**Wood Frame Construction
3 & 4 Stories**

STATUS:

Completed 2015

AFFORDABILITY:

**40% Very Low Income
32% Low Income
28% Moderate Income**

Anton Legacy a Green Point rated community offers luxury style living in the exclusive Tustin Legacy community. Residents enjoy eye-catching exteriors with contemporary architecture, spacious patios and decks for relaxing and entertaining and open floor plans. The state of the art community amenities include lush landscaping, an athletic studio, pool deck, prominent clubhouse, thoughtfully decorated outdoor recreation area and much more. The community offers spacious floor plans with designer interiors, granite countertops, laundry and is pre-wired for high speed internet.



Anton Portola

LOCATION:

Irvine, CA

PROJECT SIZE:

256 Units

PRODUCT:

**Wood Frame Construction
3 Stories**

STATUS:

Completed 2017

AFFORDABILITY:

100% Very Low Income

Anton Portola is a 256-unit Mission-style apartment community on the Irvine Ranch. With 55,000 acres of preserved open space, Irvine Ranch is the leading master-planned community of Orange County, and offers ease of transit to denser hubs of employment and entertainment. In addition to its proximity to open space, Anton Portola has three dedicated park areas. Other amenities include a tot lot, fully connected clubhouse, a resort pool and spa, a dog park, and WiFi lounge that seamlessly blends relaxation and connectivity. The homes at Anton Portola are designed to be a Green Point Certified Community and are available in one- and two-bedroom floor plans offering residents the option of private garages.



Anton Arcade

LOCATION:

Sacramento, CA

PROJECT SIZE:

148 Units

PRODUCT:

Wood Frame Construction

3 Stories

STATUS:

Completed 2016

AFFORDABILITY:

20% Very Low Income

80% Low Income

Anton Arcade is an urban infill community, featuring 148 modern residences in the established Arden Arcade neighborhood of Sacramento. Residents enjoy walkable access to Country Club Mall, public transportation, and a wide array of restaurants and entertainment. The clubhouse features a welcoming lounge where residents can relax and socialize, a state of the art fitness center for staying healthy and strong, and a resort-style outdoor recreation area in which to have fun and play. The community is Green Point rated and features one-, two-, and three-bedroom residences defined by their spacious floor plans and well-appointed amenities.



Our Approach

No matter what the design, scale or intention of our multifamily communities, each incorporates the same principle: it must be livable and green. We believe that sustainability is not just a buzzword or fad, but integral to our planet's health and our company's growth. It's just good business—from the global impact that green building practices manifest and the long term energy efficiency advantages, to the financial benefits that building green brings.

Urban Infill

Anton DevCo maximizes the energy of urban properties. We renew blighted properties and transform the landscape with our distinct multifamily communities with an emphasis on affordable housing opportunities. We harness the untapped potential of infill parcels to upgrade districts with boutique, upscale apartment buildings. We use undeveloped vacant lots to provide premium housing where there once was abandoned or underutilized space.

New Growth & Suburban

When we seize new growth land opportunities, we dream big. As California grows, new employment hubs begin to thrive where there once were vacant lands. Anton DevCo envisions compact, transit-oriented, pedestrian-friendly communities to best serve the needs of future residents in these evolving locations. We collaborate with community stakeholders, public entities and capital partners to make this happen.



Our Approach



We methodically select key locations and employ contemporary, environmentally friendly design in each and every Anton DevCo community.



Anton DevCo not only believes in the importance of access to fair and equal housing opportunities for all tenants—we know how to make it happen.



We oversee our communities for the long haul with in-house property management services that ensure the preservation of all our hard work.



The same thoughtful, contemporary design and commitment to sustainable construction plays a key role in our affordable housing communities, making them indistinguishable from non-restricted housing.



We curate aesthetically pleasing and sustainable materials for the construction of our housing developments.



Deep expertise and keen attention to detail support and drive these nuanced transactions. Anton DevCo applies our background in devising creative solutions that satisfy inclusionary housing obligations.



Our Team



Steve Eggert

Founder

650-549-1601

SEggert@AntonDev.com

Steve Eggert leads Anton DevCo. After practicing real estate law for five years, Steve became a successful multifamily community real estate developer, with particular focus on entitlements and financing. He has been a leader in the industry for the past 20 years. He previously served as a U.S. Army officer and Airborne Ranger, stationed in Germany patrolling the Iron Curtain. Steve and his wife have three grown daughters.

EDUCATION:

B.A. from Claremont McKenna College

Law degree from UC Berkeley Boalt Hall School of Law



Trisha Malone

Chief Investment Officer

Chief Financial Officer

650-549-1603

TMalone@AntonDev.com

Trisha Malone oversees the company's investments in new and existing projects and manages the financial operations of Anton DevCo. She is responsible for financial strategies including equity raises and the capitalization of all projects. Since joining the Anton team in 2000 she has structured over \$1B of debt and equity for new development projects and the repositioning of existing assets through GSEs, banks, cities, local agencies, individuals and institutions. Malone also specializes in the intricacies of affordable housing bond financing for mixed-income (80/20) and fully affordable apartment housing. Malone is responsible for the strategic refinancing and disposition of 5,000 units in Anton's portfolio.

Prior to joining Anton DevCo, Malone carried the titles of Vice President of Finance and Controller for St. Anton Partners which is now a holding company which developed over 7,000 apartment units since 1995. Malone began her career in public accounting where she gained experience in both tax and audit with a focus on real estate and non-profit clients.

EDUCATION:

Bachelor of Accountancy from California State University, Sacramento

California Certified Public Accountant license

Affiliations: Urban Land Institute Affordable & Workforce Housing Council



Andy Davidson

President,

Anton Building Company

650-549-1604

ADavidson@AntonDev.com

Andy Davidson oversees all construction operations, including project design; permitting; contractor negotiations and selection; and general construction management through completion. Since joining the team in 2005, Andy was responsible for the construction and rehabilitation of over 5,000 residential units throughout the State of California. In addition to construction operations, Andy is focused on Anton DevCo's Southern California land acquisitions and development.

EDUCATION:

B.S. in Business/Real Estate and Land Use Affairs from CSU Sacramento California
Licensed General Contractor

Affiliations: Former Chairman, North State Building Industry Association

Our Team



Wes Carter

President, Anton Residential

650-541-1847

WCarter@AntonDev.com

Wes Carter serves as Anton Residential's President of Property Management. He joined the organization in 2018 and brings to his role more than 15 years' experience in the field of Property Management. In his current position, Wes oversees all property operations of Anton Residential's multi-family and commercial portfolio. He also plays a vital role in the community development of all future assets in the pipeline.

Prior to joining Anton Residential, Wes served as the Regional Vice President of Mercy Housing in Sacramento where he provided oversight and leadership for a 3,500-unit residential portfolio in the greater Sacramento and Bay Area markets. He developed and implemented strategic plans which included setting operational and management accountability standards.

Wes holds his California Real Estate Salesperson license as well as various accreditations in Affordable Housing through the National Affordable Housing Management Association.

EDUCATION:

B.S. Health and Human Performance, Fort Hays State University



Brandon Dinon

Director of Development

650-549-1605

BDinon@AntonDev.com

Brandon Dinon is Anton's Director of Development. He oversees entitlement work on all deals and leads the company in creating, identifying and evaluating Anton's acquisition opportunities.

Prior to Anton, Brandon had a successful 9-year tenure at USA Properties Fund. Most recently, Brandon served as Vice President of Acquisitions in which he was responsible for identifying new opportunities, financial structuring and sourcing equity for projects. He is currently the President of the Board of Directors of Sierra Child and Family Service, a local nonprofit that provides mental health, foster and adoption services for children and families in Northern California. Additionally, he is an active member of the Urban Land Institute.

EDUCATION:

BSBA Real Estate Development and Construction Management, University of Denver

Our Projects

Project Name	Location	Units	Date Of Completion
Anton Millbrae	Millbrae	345	In Development
Anton Millbrae Hotel	Millbrae	198	In Development
Anton NoMa	Walnut Creek	135	In Development
Anton Calistoga	Calistoga	78	In Development
Oakland 29 Apartments	Oakland	91	In Development
Anton Aspire	Milpitas	583	Under Construction
Anton Ladera	Mountain View	144	Under Construction
Anton Menlo	Menlo Park	394	2018
Anton Portola	Irvine	256	2017
Anton Arcade	Sacramento	148	2016
Anton 1101	Sunnyvale	97	2015
Anton Hacienda	Pleasanton	168	2015
Anton Legacy	Tustin	225	2015
Anton La Moraga	San Jose	275	2014
Anton Monaco	Anaheim	232	2014
Anton Napa	Napa	134	2014
Granite City	Folsom	81	2013
The Ridge	Elk Grove	204	2012
Highlands Point	San Ramon	293	2012
Varena Senior	Sacramento	152	2011
Ridgeway	Marin City	225	2010
Whitney Ranch	Rocklin	156	2010
Corsair Park	North Highlands	112	2010
Norden Terrace	North Highlands	204	2010
Montego Falls	Elk Grove	132	2009
Siena	Roseville	156	2009
Hurley Creek	Sacramento	208	2008
Valencia Point	Sacramento	168	2008
Vineyard Point	Sacramento	176	2008
The Rivers	West Sacramento	120	2008
Heritage Park	Roseville	328	2007
Westview Ranch	Sacramento	128	2007
Lincoln Creek	Dixon	172	2006
Sierra Creek	Antelope	144	2006
Geneva Pointe	Elk Grove	152	2006
St. Anton Building	Sacramento	65	2006
Dover Woods	Fairfield	200	2004
Savannah at Southport	West Sacramento	228	2004
Natomas Park	Sacramento	212	2004
Arlington Creek	Antelope	148	2003
Churchill Downs	Elk Grove	204	2003
Crocker Oaks	Roseville	131	2002
Seville at Mace Ranch	Davis	84	2001
Normandy Park	Citrus Heights	116	2001
Saratoga Phase II	Vacaville	120	2001
Saratoga Phase I	Vacaville	108	2000
Sycamore Pointe	Woodland	136	2000
Alhambra at Mace Ranch	Davis	160	1999
Woodcreek Terrace	Roseville	104	1999
Renwick Square	Elk Grove	150	1998
Sutter Terrace	Roseville	100	1998
Silverwood	Citrus Heights	300	1997





www.AntonDev.com
hello@AntonDev.com
650-549-1600