

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 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

Apartment Rentals

50

Communities
Across California

\$2.0

Billion
Aggregate Value

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 160 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, barbecues, and fireside lounge. The project's design complements the contemporary mission style in the surrounding area, with lush, drought friendly landscape treatments.



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 in Uptown 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 to the Oakland Hills.



Anton Mountain View

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 Mountain View 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 Milpitas

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

Anton Milpitas 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 Milpitas further includes manicured courtyards with outdoor grills, 2 acres of open parkland, a dog park, fitness center with outdoor yoga lounge, and rooftop terraces with indoor-outdoor lounge.



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 incorporating 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, convenience kiosk, 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 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
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. Expansive, open layouts with light-filled interiors and premium finishes are modern, energetic, and welcoming. These new 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
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 counter tops, laundry and is pre-wired for high speed internet.



Anton Portola

LOCATION:

Irvine, CA

PROJECT SIZE:

256 Units

PRODUCT:

Wood Frame

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, resort pool seamlessly blending relaxation and connectivity, spa, barbeque area, dog park, and WiFi lounge, all of which add to the overall sense of relaxation paired with 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

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.



Anton Napa

LOCATION:

Napa, CA

PROJECT SIZE:

134 Units

PRODUCT:

Wood Frame

2 & 3 Stories of Residential

STATUS:

Completed 2014

AFFORDABILITY:

20% Very Low Income

Anton Napa, a modern apartment community in historic Napa, juxtaposes the vintage charm of the wine country with luxury apartment living. Certified Green Point rated this boutique community blends the comforts of an urban refuge with the contemporary convenience of easy access to shopping, dining, culture, and leisure. Timeless craftsman exteriors, private garages, designer kitchens and spacious closets amplify luxury living at the community. The relaxing outdoor pool, sun deck and comfortable clubhouse offer a social and upscale environment. Located less than one mile from the picturesque Napa riverfront, great amenities extend beyond the properties boundary lines.



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 people of all socioeconomic backgrounds—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

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

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

Our Team



Andy Davidson

President,
Anton Building Company

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



Wes Carter

President, Anton Residential

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

Our Projects

| Project Name | Location | Units | Date Of Completion |
|------------------------|-----------------|-------|--------------------|
| Anton Millbrae | Millbrae | 345 | In Development |
| Oakland 29 Apartments | Oakland | 91 | In Development |
| Anton Milpitas 730 | Milpitas | 266 | Under Construction |
| Anton Milpitas 750 | Milpitas | 317 | Under Construction |
| Anton Mountain View | Mountain View | 144 | Under Construction |
| Anton Menlo | Menlo Park | 394 | 2018 |
| Anton Portola | Irvine | 256 | 2017 |
| Anton Arcade | Sacramento | 148 | 2016 |
| Anton Hacienda | Pleasanton | 168 | 2015 |
| Anton 1101 | Sunnyvale | 97 | 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 |



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