

**ANTON** DEVCO



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.

**20**

Years Experience

**8,800**

Apartment Rentals

**50**

Communities  
Across California

**\$1.5**

Billion  
Aggregate Value

# Anton Mountain View

**LOCATION:**

**Mountain View, CA**

**PROJECT SIZE:**

**144 Residences**

**PRODUCT:**

**Podium  
4 Stories**

**STATUS:**

**In Development**

Located in the heart of Silicon Valley, 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, fire side spa, and outdoor game salon. Well-appointed interiors include a clubroom, state of the art fitness center, and roof top sky deck. A secure underground garage will provide bicycle and resident parking along with optional electric vehicle charging stations.



# Anton Milpitas

**LOCATION:**

**Milpitas, CA**

**PRODUCT:**

**Wrap**

**5 Stories**

**PROJECT SIZE:**

**582 Residences**

**5,000 S.F. Retail**

**STATUS:**

**In Development**

Anton Milpitas is a transit oriented, mixed-use community including 582 residences 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 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. Additionally, Anton Milpitas 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.



# Anton Menlo

**LOCATION:**

**Menlo Park, CA**

**PROJECT SIZE:**

**394 Residences**

**PRODUCT:**

**Wrap**

**4 Stories**

**STATUS:**

**Under Construction**

Anton Menlo will feature 394 modern new residences in the desirable city of Menlo Park—close to Palo Alto, Stanford University, and Silicon Valley employers such as Facebook. Designed to be Green Point rated, the site offers an urban lifestyle with an onsite sports lounge, 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 with rest and relaxation options without leaving the community. The Anton Menlo development will feature studio, one-bedroom, two-bedroom and three bedroom residences.



# Anton 1101

**LOCATION:**

**Sunnyvale, CA**

**PROJECT SIZE:**

**97 Residences**

**PRODUCT:**

**Podium**

**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 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 have a place to play at the community's expansive onsite dog run. The amenities offer an exciting mix of chic, culture, and comfort. Experience modern living in our studio, one bedroom and two bedroom homes.



# Anton Hacienda

**LOCATION:**

**Pleasanton, CA**

**PROJECT SIZE:**

**168 Residences**

**PRODUCT:**

**Wood Frame**

**3 & 4 Stories**

**STATUS:**

**Completed 2015**

Anton Hacienda, a new 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 Residences**

**PRODUCT:**

**Wood Frame  
3 & 4 Stories**

**STATUS:**

**Completed 2015**

Anton Legacy offers luxury style living in the exclusive Tustin Legacy master planned community. Residents enjoy stunning exteriors with modern-style 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, resort style pool deck, exquisite clubhouse, lavishly decorated outdoor recreation area and much more. The community offers spacious one, two, and three bedroom floor plans with designer interiors, granite counter tops, in home laundry and is pre-wired for high speed internet. Anton Legacy is conveniently located northeast of The District, Orange County's newest shopping and entertainment destination and Victory Park, a 4.5 acre public park celebrating the historical use of the former MCAS Tustin Air Base is just next door.



# Anton Portola

**LOCATION:**

**Irvine, CA**

**PROJECT SIZE:**

**256 Residences**

**PRODUCT:**

**Wood Frame**

**3 Stories**

**STATUS:**

**Under Construction**

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 will have three dedicated park areas. Other amenities include a tot lot, clubhouse, pool, 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 Residences**

**PRODUCT:**

**Wood Frame**

**3 Stories**

**STATUS:**

**Under Construction**

Anton Arcade is an urban infill community, featuring 148 modern residences in the established Arden Arcade neighborhood of Sacramento. Residents will enjoy walkable access to Country Club Mall, public transportation, and a wide array of retailers. The clubhouse will feature 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 will feature one, two, and three bedroom residences.



# 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, often incorporating 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

## Market Rate Housing



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



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



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

## Affordable Housing



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.



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.



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.



