

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 Redwood

LOCATION:

Redwood City, CA

PROJECT SIZE:

250 Residences

PRODUCT:

**Podium
4 & 6 Stories**

STATUS:

In Development

Anton Redwood is a transit oriented community located within the Redwood City Downtown Precise Plan. As such, this new community is just steps from the Redwood City Caltrain Station, is walking/biking distance to a number of major employers including Box and is ideally located within the City's vibrant Downtown. Additionally, Anton Redwood is adjacent to El Camino Real and just minutes from U.S. Highway 101, State Route 84 and 92, all providing commuters convenient access routes to key employment and entertainment centers located along the San Francisco Peninsula. Anton Redwood pays homage to the history of Redwood City and is thoughtfully designed as traditional craftsman. Each studio, one- and two-bedroom residence will have an open floor plan and high-end finishes including gas stoves. Residents will enjoy a resort-style pool, outdoor gaming and lounge areas within well-manicured courtyards, a state of the art fitness center with an outdoor fitness space and two rooftop terraces. Anton Redwood is a mixed-income community with fifty inclusionary housing residences integrated throughout the community. These residences will be constructed without any City subsidy and will address the acute need for affordable housing.



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 Evolve

LOCATION:

Emeryville, CA

PROJECT SIZE:

186 Residences

PRODUCT:

Podium

7 Stories

STATUS:

In Development

Centrally located in bustling Emeryville, the gateway to San Francisco, Anton Evolve pays homage to the City's architectural history with the perfect blend of industrial design and modern styling. Sitting on 2.2 acres the community includes an outdoor fitness studio, dog park, multiple themed courtyards, and a rooftop lounge with views of San Francisco. Additional amenities include a club room, fitness center, and bike hub. This Green Point rated community features studio, one, two, and three bedroom residences, as well as, townhomes, all within walking distance to Aquatic Park, Public Market, and regional transportation.



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.



Our Team



Steve Eggert

President

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



Andrew Baker

*Senior Vice President
Development & Acquisitions*

Andrew Baker oversees Anton DevCo's Bay Area market rate multifamily development platform from inception through asset stabilization. He is responsible for land acquisition, joint ventures, entitlements, development and construction. Prior to joining Anton, Andrew held the position of Vice President of Development at Essex Property Trust, where he delivered over 1,000 units and was part of a team that delivered over \$1.2 billion in asset production over nearly a decade. Prior investment experience includes roles in capital markets and trading with financial institutions including Bank of America, Blackrock (previously BGI) and Wedbush Securities.

EDUCATION:

B.A. in Economics and Accounting from UCLA

MBA from Haas School of Business at UC Berkeley



Trisha Malone

Chief Financial Officer

Trisha Malone joined the Anton DevCo team in 2000 and oversees the company's financial operations. She is responsible for the structuring of debt and equity for new development projects and leads organizational deal structuring. She coordinates the accounting and finance departments with the development team to ensure accurate and timely financial reporting. Prior to joining Anton DevCo, Trisha began her career in public accounting, giving her insight into the municipal side of inclusionary housing obligation financing.

EDUCATION:

B.S. in Accounting from CSU, Sacramento

California CPA License

Our Team



Andy Davidson
*Vice President of
Construction*

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



Olga Martinez
*Director of Property
Operations*

Olga Martinez serves as Director of Property Operations for Anton Residential, with responsibility for directing all property management activities for a diverse portfolio located throughout the State of California. Olga has over 19 years of industry experience including extensive knowledge of lease-up stabilization, marketing, and resident retention for conventional and below market rate housing. Prior to joining Anton DevCo, Olga held positions with JSCO, Woodside Management Group, and Grupe as Director of Property Management, Operations Manager, Vice President, Regional Manager, Manager and Leasing Consultant.

EDUCATION:

B.A. in Business Administration from the University Of Hawaii, Hilo
Licensed California Real Estate Broker



Zach Anderson
Director of Land Acquisitions

Zach Anderson is responsible for sourcing and underwriting new land acquisition opportunities for both market-rate and affordable multifamily projects throughout the Bay Area. Prior to joining Anton DevCo, Zach was a broker at Colliers, and then a broker at Cushman & Wakefield, where he represented sellers and buyers in multifamily land sale transactions.

EDUCATION:

B.A. in Economics from Tufts University
MBA from the Haas School of Business at UC Berkeley

Our Team



Rachel Green
Development Manager

As one of Anton DevCo's Development Managers, Rachel Green plays an integral role in many strategic aspects of the business. Rachel oversees strategic analysis, entitlement processes, and management of all development projects. She coordinates with business associates and community partners to achieve Anton DevCo's visionary design intent and ensures the creation of distinct and enduring communities. Rachel has over 12 years experience in the real estate industry, focusing primarily on for-rent multifamily communities. Her extensive real estate background includes the strategic planning, entitlement and development of over 5,700 multifamily units.

EDUCATION:
B.A. in Economics from UC Davis



Megan Crummett
Development Manager

Megan Crummett is one of Anton DevCo's Development Managers. She is charged with the managing all facets of development, with a focus on design, entitlement, financial analysis and overall management of the development process from site acquisition through design development on multifamily projects located throughout the State of California. Throughout the development process, Megan directs the project team, serves as a liaison for City officials, coordinates with institutional financial partners and investors, and works closely with the construction team as the Owner's representative. Megan has over six years of experience in multifamily real estate development.

EDUCATION:
B.A. in Communication Studies from Sonoma State University
LEED Green Associate



Marco Scola
Investment Associate

Marco Scola focuses primarily on sourcing and evaluating investment opportunities as well as executing both debt and equity financing. In conjunction with the CFO, he is responsible for managing Anton DevCo's \$1bn+ portfolio of more than 8,000 apartment units. Prior to joining Anton DevCo, Marco worked for Barclays' investment banking division in New York. Highlights of his \$100bn of transaction experience include the 3rd and 4th largest ever debt raises by technology companies as well as the largest ever investment grade exchange transaction. He was a Robert Day Scholar at Claremont McKenna College where he also served on the Board of Trustees.

EDUCATION:
B.A. in Economics from Claremont McKenna College
M.A. in Finance from Claremont McKenna College

Our Team



Sharon Parks
Controller

Sharon Parks is Controller for Anton DevCo and is responsible for the management of the accounting department and the stabilized assets of the company. Sharon began her career working as an Accountant for a real estate company in San Francisco, and eventually moved to Los Angeles where she was Assistant Controller for a commercial and industrial real estate company for over 10 years. Following that tenure and prior to joining Anton DevCo, Sharon served as Asset Manager, Assistant Controller and Controller for St. Anton Partners for over 13 years, and was responsible for managing the assets and accounting department.

EDUCATION:

B.A. in Business Economics from UC Santa Barbara



Ken Gunn
Regional Manager

Ken Gunn is responsible for a portfolio comprising over 1,600 units with Anton DevCo. Ken has over 9 years of property management experience including high-rise, single family, and institutional quality portfolio management. Prior to joining Anton DevCo, Ken was Portfolio Operations Director for Invitation Homes with operational responsibility for 600 single family residences. Before that, he served as Portfolio Manager for Trinity Management in San Francisco. Ken's unique experience in single and multi-family housing has allowed him to excel in his ability to communicate effectively with residents to ensure customer service and retention. Ken is a result driven leader and team motivator his asset management skills reflect his strength in maintaining financially successful properties competitive in the marketplace.

EDUCATION:

California Certified Residential Manager (CCRM)

California Real Estate Licensed



Monica Miller
Compliance Director

Monica Miller currently serves as Compliance Director of Anton DevCo. Prior to joining the Company, she held the position of Compliance Director at St. Anton Management since 2009. Today, Monica is responsible for all of Anton DevCo's compliance operations and regulatory affairs. She has over 17 years of experience in the real estate industry, with a focus on property management and specializing in affordable housing.

EDUCATION:

Housing Credit Certified Professional (HCCP) from the National Association of Home Builders (NAHB)



Our Projects

Project Name	Location	Units	Date Of Completion
Anton Redwood	Redwood City	250	In Development
Anton Milpitas 730	Milpitas	266	In Development
Anton Milpitas 750	Milpitas	316	In Development
Anton Mountain View	Mountain View	144	In Development
Anton Evolve	Emeryville	186	In Development
Anton Portola	Irvine	256	Under Construction
Anton Arcade	Sacramento	148	Under Construction
Anton Menlo	Menlo Park	394	Under Construction
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

HQ BAY AREA

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