

News Release

FOR IMMEDIATE RELEASE

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St. Anton Defies Gravity in Slumping Market: Hefty Construction Financing Ensures Company's Biggest Project

Sacramento, Calif.—While the California real estate market is still fighting major headwinds, at least one California company is bucking the trend. St. Anton Partners, well-known for building and managing both market-rate and affordable apartments, has commenced a \$57 million construction project that is the company's largest ever.

The project is Highlands Point Apartments, a 293-unit multi-family, mixed-income apartment community, now under construction in San Ramon in the Dougherty Valley, located in Contra Costa County.

Highlands Point is one of the largest California projects funded in 2010 under the New Issue Bond Program (NIBP). NIBP is a federally-funded program designed to provide low-cost, fixed rate financing for the development of affordable multi-family housing projects. St. Anton Partners closed the deal on December 17, 2010.

"Apartments are a solid investment for those in the industry who can get construction loans," said St. Anton Co-Managing Partner Peter Geremia. "There's nothing else that offers comparable yield."

Highlands Point Apartments is being financed with a \$48.6 million loan from Citibank, and private equity through St. Anton. There are no outside investor participants in the deal.

"There is tremendous need for quality, affordable housing in San Ramon. Citi is pleased to provide St. Anton with construction and permanent financing for this community," said Bryan Barker, Director at Citi Community Capital.

Highlands Point, slated for completion in mid-2012, is a sustainable multi-family project located on Ivy Hill at Albion Road in the newly developed Windermere Ranch Community. The 15 residential buildings include one, two and three bedroom units. The apartment community will also have a 4,000-square-foot club house with a pool and spa, private garages, covered parking and energy efficient appliances.

Since its founding in 1995, St. Anton's core business has focused on the development and management of tax credit housing. The company is now finding increased profitability in the market-rate apartment industry. Sixty-five percent of the apartments in Highlands Point will be reserved for moderate income households, with rates currently at market rate in this affluent Tri-Valley community. The other apartments will be reserved for lower income and very low income households.

Co-Managing Partner Steve Eggert cites the "Echo Boom" generation – the children of the Baby Boomers - as a key factor in St. Anton's success. "They're a big generation just now entering the housing market," he says. "They're creating a high demand, which St. Anton is perfectly poised to meet."

To learn more about rental opportunities at Highlands Point, which will be available for occupancy in mid-2012, please call (916) 444-9821 or email highlandsmanager@antonllc.com.

About St. Anton

St. Anton is a fully integrated developer, general contractor and property manager owned equally by Peter Geremia and Steve Eggert. St. Anton develops, constructs and owns a high-quality, diversified portfolio of multi-family residential communities throughout California. Since 1995, St. Anton has developed more than 5,500 rental apartment units and has invested in land and office projects with a collective value of close to \$1 billion. St. Anton focuses on the development of mixed-income and market-rate multi-family projects throughout California. St. Anton's offices are in Sacramento and Orange County. For more information about St. Anton, visit www.antonllc.com.

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