

Delta Court Apartments

ANTIOCH, CA



OFFERING MEMORANDUM



Marcus & Millichap
Real Estate Investment Services

Delta Court Apartments

ANTIOCH, CA

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Delta Court Apartments

ANTIOCH, CA

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Delta Court Apartments

ANTIOCH, CA

OFFERING SUMMARY



Unit Mix

No. of Units**	Unit Type	Approx. Square
1	3 Bdr 1 Bath House	N/A
1	3 Bdr 1 Bath Apartment	N/A
9	2 Bdr 1 Bath Apartment	N/A
1	1 Bdr 1 Bath Lg. Apartment	N/A
8	1 Bdr 1 Bath Apartment	N/A
7	Studio	N/A
28	Total	12,923

Major Employers

Company	Local Employees
Kaiser Foundation Hospitals	898
Walmart	600
Sutter Delta Medical Ctr Aux	561
Qg Printing II Corp	519
Air Force US Dept of	508
Travis Credit Union	500
City of Pittsburg	400
Cop Neighborhood Center	400
Los Medanos College	400
Department of Public Works	350
Target	350
Lowe's	300

Demographics

	1-Mile	3-Miles	5-Miles
2012 Total	15,043	70,947	153,464
2017 Total	14,935	70,837	159,040
2012 Total	5,163	23,580	48,849
2017 Total	5,156	23,881	51,124
Median HH Income	\$44,909	\$61,968	\$69,857
Per Capita Income	\$22,650	\$26,774	\$28,098
Average (Mean) HH	\$64,904	\$80,149	\$87,946

Price	\$2,498,000
Down Payment	100% / \$2,498,000
Price/Unit	\$89,214
Price/SF	\$193.30
Number of Units	28
Rentable Square Feet	12,923
Number of Buildings	28
Number of Stories	1
Year Built	1941
Lot Size	83,200 SF

Vital Data

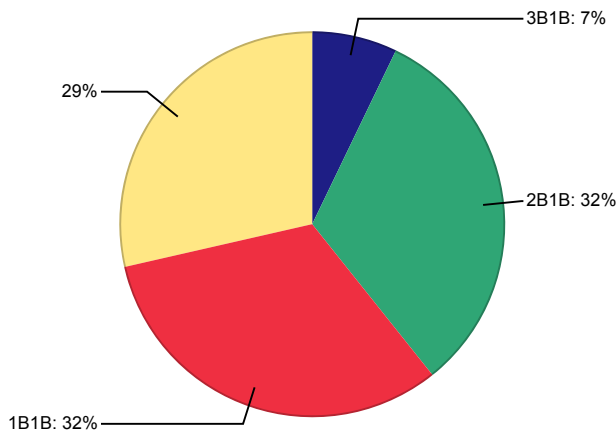
CAP Rate - Current	6.30%
GRM - Current	9.34
Net Operating Income - Current	\$157,387
Total Return - Current	6.3% / \$157,387
CAP Rate - Pro Forma	7.39%
GRM - Pro Forma	8.40
Net Operating Income - Pro Forma	\$184,528
Total Return - Pro Forma	7.4% / \$184,528

* Additional units could not be displayed. Please see complete Unit Mix page for details

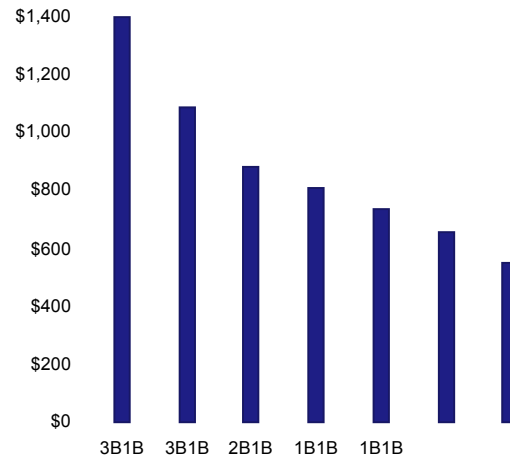
UNIT MIX

No. of Units*	Unit Type	Approx. Square Feet	Current Rents	Monthly Income	Pro Forma Rents	Monthly Income
1	3 Bdr 1 Bath House	N/A	\$1,400	\$1,400	\$1,450	\$1,450
1	3 Bdr 1 Bath Apartment	N/A	\$1,085	\$1,085	\$1,200	\$1,200
9	2 Bdr 1 Bath Apartment	N/A	\$875 - \$950	\$7,950	\$975	\$8,775
1	1 Bdr 1 Bath Lg. Apartment	N/A	\$810	\$810	\$900	\$900
8	1 Bdr 1 Bath Apartment	N/A	\$550 - \$810	\$5,880	\$825	\$6,600
7	Studio	N/A	\$625 - \$745	\$4,620	\$750	\$5,250
1	Sm. Studio	N/A	\$550	\$550	\$600	\$600
28	TOTAL	12,923		\$22,295		\$24,775

Unit Mix



Unit Rent & Rent/SF



RENT ROLL

Unit Number	Unit Type			Current Rent	Asking Rent	Parking
1	Lg. 1Bdr	1 Bath	Apartment	\$810	\$900	Individual On-Site
2	Studio	1 Bath	Apartment	\$745	\$750	Individual On-Site
3	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
4	1 Bdr	1 Bath	Apartment	\$750	\$825	Individual On-Site
5	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
6	Studio	1 Bath	Apartment	\$650	\$750	Individual On-Site
7	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
8	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
9	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
10	3 Bdr	1 Bath	Apartment	\$1,085	\$1,200	Individual On-Site
11	2 Bdr	1 Bath	Apartment	\$950	\$975	Individual On-Site
12	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
13	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
14	1 Bdr	1 Bath	Apartment	\$760	\$825	Individual On-Site
15	1 Bdr	1 Bath	Apartment	\$760	\$825	Individual On-Site
16	Studio	1 Bath	Apartment	\$650	\$750	Individual On-Site
17	1 Bdr	1 Bath	Apartment	\$725	\$825	Individual On-Site
18	1 Bdr	1 Bath	Apartment	\$750	\$825	Individual On-Site
19	Studio	1 Bath	Apartment	\$650	\$750	Individual On-Site
20	Studio	1 Bath	Apartment	\$650	\$750	Individual On-Site
21	Studio	1 Bath	Apartment	\$625	\$750	Individual On-Site
22	2 Bdr	1 Bath	Apartment	\$875	\$975	Individual On-Site
23	Studio	1 Bath	Apartment	\$650	\$750	Individual On-Site
24	3 Bdr	1 Bath	House	\$1,400	\$1,450	Individual On-Site
25	1 Bdr	1 Bath	Apartment	\$775	\$825	Individual On-Site
26	1 Bdr	1 Bath	Apartment	\$810	\$825	Individual On-Site
27	1 Bdr	1 Bath	Apartment	\$550	\$825	Individual On-Site
28	Sm. Studio	1 Bath	Apartment	\$550	\$600	Individual On-Site
		TOTAL	VACANT	\$0	\$0	
28		TOTAL	OCCUPIED	\$22,295	\$24,775	
28		TOTAL		\$22,295	\$24,775	

INCOME & EXPENSES

Total Number of Units: 28
 Total Rentable Area: 12,923 SF

Income	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$267,540	\$9,555	\$297,300	\$10,618
Other Income				
Laundry Income	\$3,360	\$120	\$3,360	\$120
Total Other Income	\$3,360	\$120	\$3,360	\$120
GROSS POTENTIAL INCOME	\$270,900	\$9,675	\$300,660	\$10,738
Vacancy/Collection Allowance (GPR)	5.0% / \$13,377	\$478	5.0% / \$14,865	\$531
EFFECTIVE GROSS INCOME	\$257,523	\$9,197	\$285,795	\$10,207
Expenses				
Real Estate Taxes (New) (1.0676% + \$2,498,000)	\$26,668	\$952	\$26,668	\$952
Special Taxes & Assessments	\$853	\$30	\$853	\$30
Sewer (On Tax Bill)	\$6,814	\$243	\$6,814	\$243
Insurance (Estimate)	\$7,850	\$280	\$7,850	\$280
Gas & Electric (Estimate)	\$5,600	\$200	\$5,600	\$200
Trash & Recycling (Estimate)	\$9,800	\$350	\$9,800	\$350
Water (Estimate)	\$7,850	\$280	\$7,850	\$280
Management Fee	4.0% / \$10,301	\$368	4.0% / \$11,432	\$408
On-Site Management	\$3,000	\$107	\$3,000	\$107
Repairs & Maintenance (Est)	\$14,000	\$500	\$14,000	\$500
Reserves & Replacements	\$5,600	\$200	\$5,600	\$200
Landscaping (Estimate)	\$1,800	\$64	\$1,800	\$64
TOTAL EXPENSES	\$100,136	\$3,576	\$101,267	\$3,617
Expenses per SF	\$7.75		\$7.84	
% of EGI	38.9%		35.4%	
NET OPERATING INCOME	\$157,387	\$5,621	\$184,528	\$6,590

FINANCIAL OVERVIEW

Location

221 Wilbur Avenue
Antioch, CA 94509

Price	\$2,498,000
Down Payment	100% / \$2,498,000
Number of Units	28
Price/Unit	\$89,214
Rentable Square Feet	12,923
Price/SF	\$193.30
CAP Rate - Current	6.30%
CAP Rate- Pro Forma	7.39%
GRM - Current	9.34
GRM- Pro Forma	8.40
Year Built	1941
Lot Size	83,200 SF
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$267,540	\$297,300
Other Income	\$3,360	\$3,360
Gross Potential Income	\$270,900	\$300,660
Less: Vacancy/Deductions (GPR)	5.0% / \$13,377	5.0% / \$14,865
Effective Gross Income	\$257,523	\$285,795
Less: Expenses	\$100,136	\$101,267
Net Operating Income	\$157,387	\$184,528
Net Cash Flow Before Debt Service	\$157,387	\$184,528

Expenses

Real Estate Taxes (New)	\$26,668	\$26,668
Special Taxes & Assessments	\$853	\$853
Sewer (On Tax Bill)	\$6,814	\$6,814
Insurance (Estimate)	\$7,850	\$7,850
Gas & Electric (Estimate)	\$5,600	\$5,600
Trash & Recycling (Estimate)	\$9,800	\$9,800
Water (Estimate)	\$7,850	\$7,850
Management Fee	\$10,301	\$11,432
On-Site Management	\$3,000	\$3,000
Repairs & Maintenance (Est)	\$14,000	\$14,000
Reserves & Replacements	\$5,600	\$5,600
Landscaping (Estimate)	\$1,800	\$1,800
Total Expenses	\$100,136	\$101,267
Expenses/unit	\$3,576	\$3,617
Expenses/SF	\$7.75	\$7.84
% of EGI	38.88%	35.43%

Scheduled Income

No. of Units*	Unit Type	Approx. Square Feet	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Monthly Income
1	3 Bdr 1 Bath House	N/A	\$1,400	N/A	\$1,400	\$1,450	\$1,450
1	3 Bdr 1 Bath Apartment	N/A	\$1,085	N/A	\$1,085	\$1,200	\$1,200
9	2 Bdr 1 Bath Apartment	N/A	\$875 - \$950	N/A	\$7,950	\$975	\$8,775
1	1 Bdr 1 Bath Lg. Apartment	N/A	\$810	N/A	\$810	\$900	\$900
8	1 Bdr 1 Bath Apartment	N/A	\$550 - \$810	N/A	\$5,880	\$825	\$6,600
7	Studio	N/A	\$625 - \$745	N/A	\$4,620	\$750	\$5,250
28	Total/Wtd. Avg.	12,923			\$22,295		\$24,775

* Additional units could not be displayed. Please see complete Unit Mix page for details.

PROPERTY DESCRIPTION

Delta Court Apartments

ANTIOCH, CA

INVESTMENT OVERVIEW

Investment Highlights

- All Single-Family and Detached Units for Tenants Privacy
- Individually Metered for Gas and Electricity
- Individually Numbered On-Site Parking Spaces for Each Tenant
- Walking Distance (1 Mile) to Kimball and Fremont Elementary Schools
- Close Proximity to Contra Costa County Fairgrounds
- Upside Rent Potential
- Huge 83,200 Square Foot Lot



The Delta Court Apartments are a Ranch-Style 28-unit apartment complex located at 221 Wilbur Avenue in beautiful Antioch, California.

All of the units are separate detached structures consisting of a unique unit mix of three-bedroom/one-bath houses, two and one-bedroom/one-bath detached apartment units and several detached studios or various sizes. The property lies on a 83,200-square foot lot giving its tenants a feeling of community and each unit comes with at least one on-site numbered parking space. The subject property has been held to around 90 percent of its pro forma gross annual rent, giving way to upside rent potential for an investor.

Residents of the Delta Court Apartments benefit from an on-site laundry facility that also provides an additional income stream for the landlord. The property is conveniently located walking distance from Kimball and Fremont Elementary schools, and is just minutes from the Contra Costa County Fairgrounds.

PROPERTY SUMMARY

The Offering

Property	Delta Court Apartments
Property Address	221 Wilbur Avenue Antioch, CA 94509
Assessor's Parcel Number	001-484-977-6
Zoning	Multi-Residential

Site Description

Number of Units	28
Number of Buildings	28
Number of Stories	1
Year Built	1941
Rentable Square Feet	12,923
Lot Size	83,200 SF
Type of Ownership	Fee Simple
Density	Low
Parking	On-Site Numbered
Parking Ratio	1:1+
Landscaping	Low Maintenance
Topography	Flat

Utilities

Water	Owner (Master Metered)
Electric	Tenant (Individually Metered)
Gas	Tenant (Individually Metered)

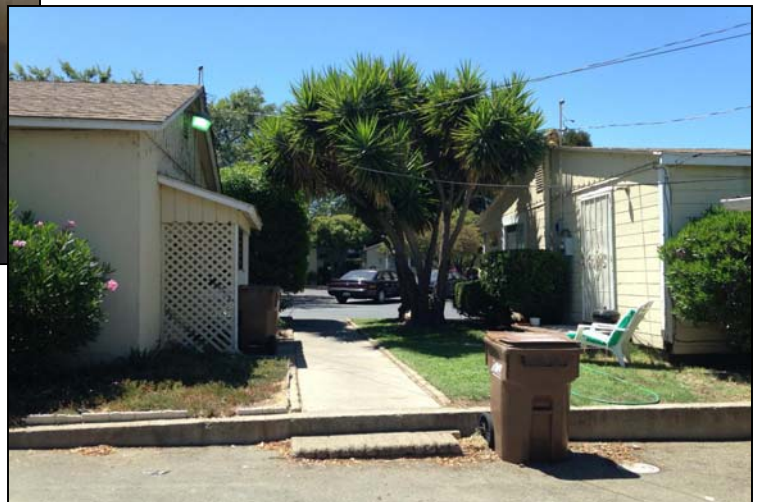
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Delta Court Apartments

ANTIOCH, CA

PROPERTY DESCRIPTION

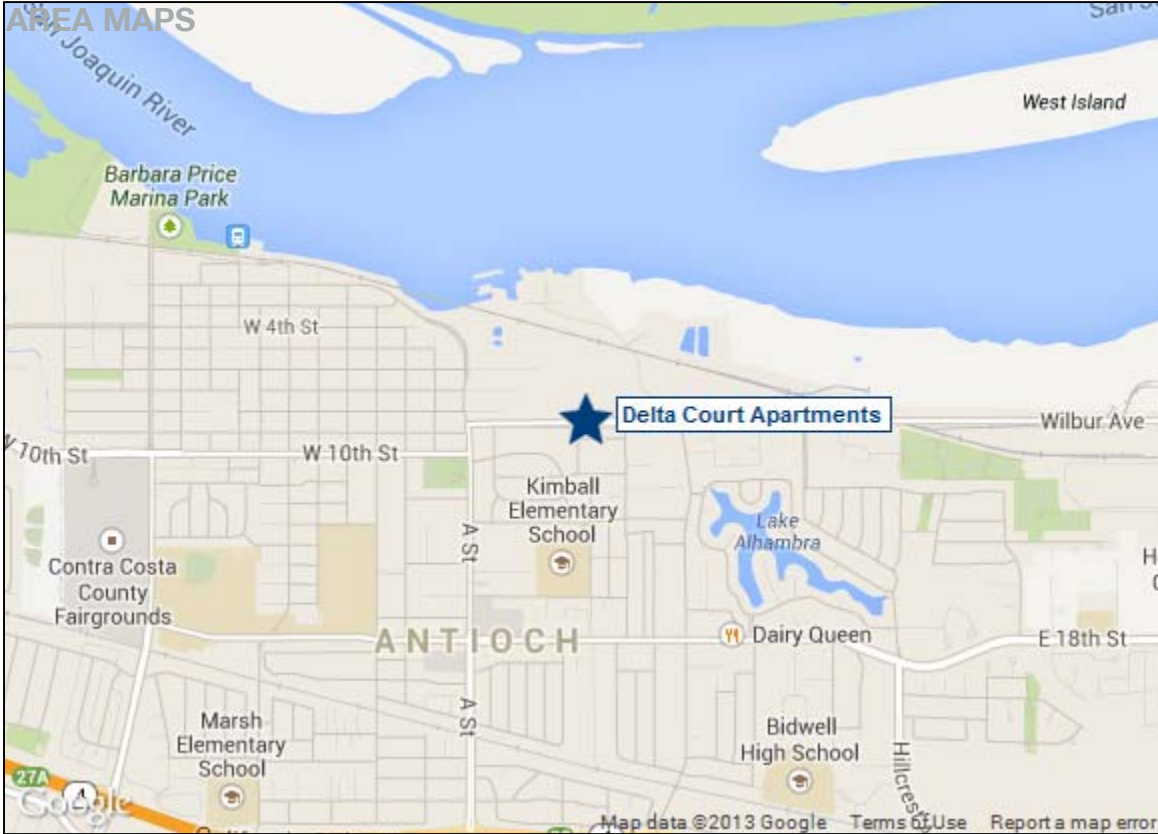
PROPERTY PHOTOS



Delta Court Apartments

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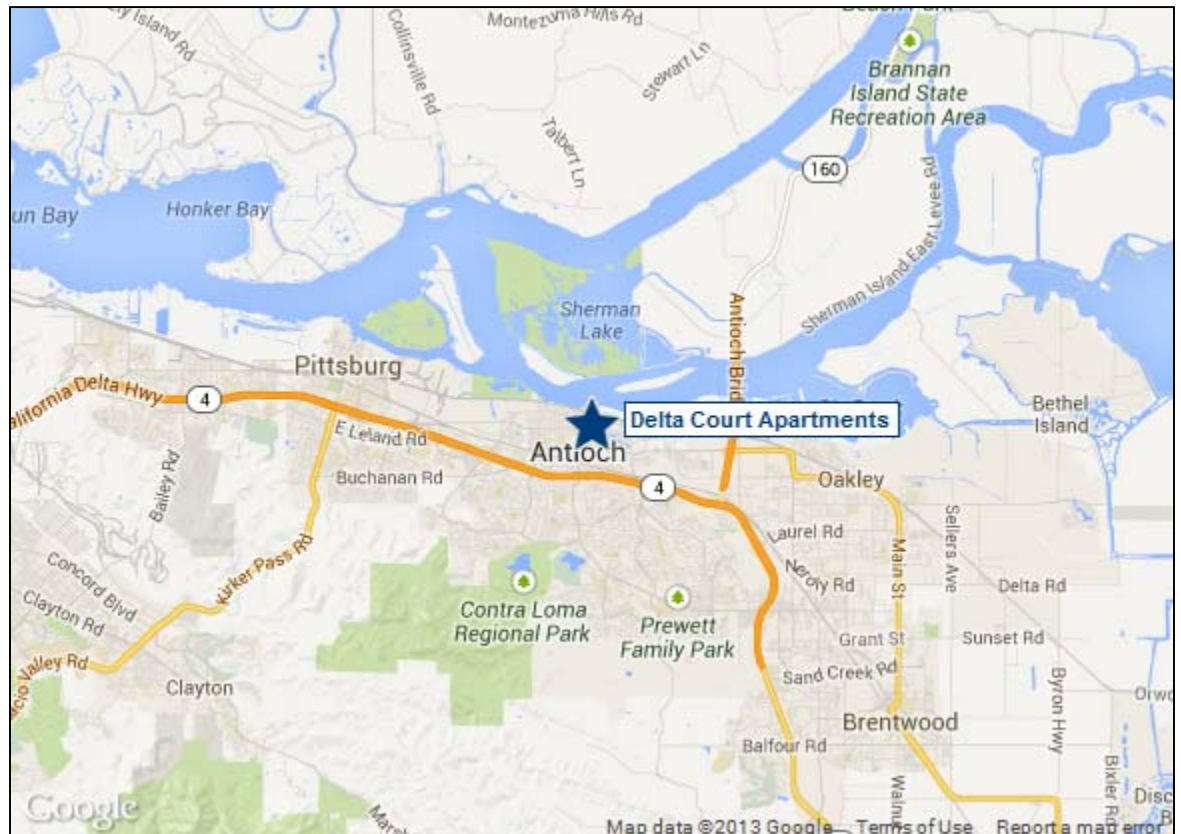
PROPERTY DESCRIPTION



Local Map



Regional Map



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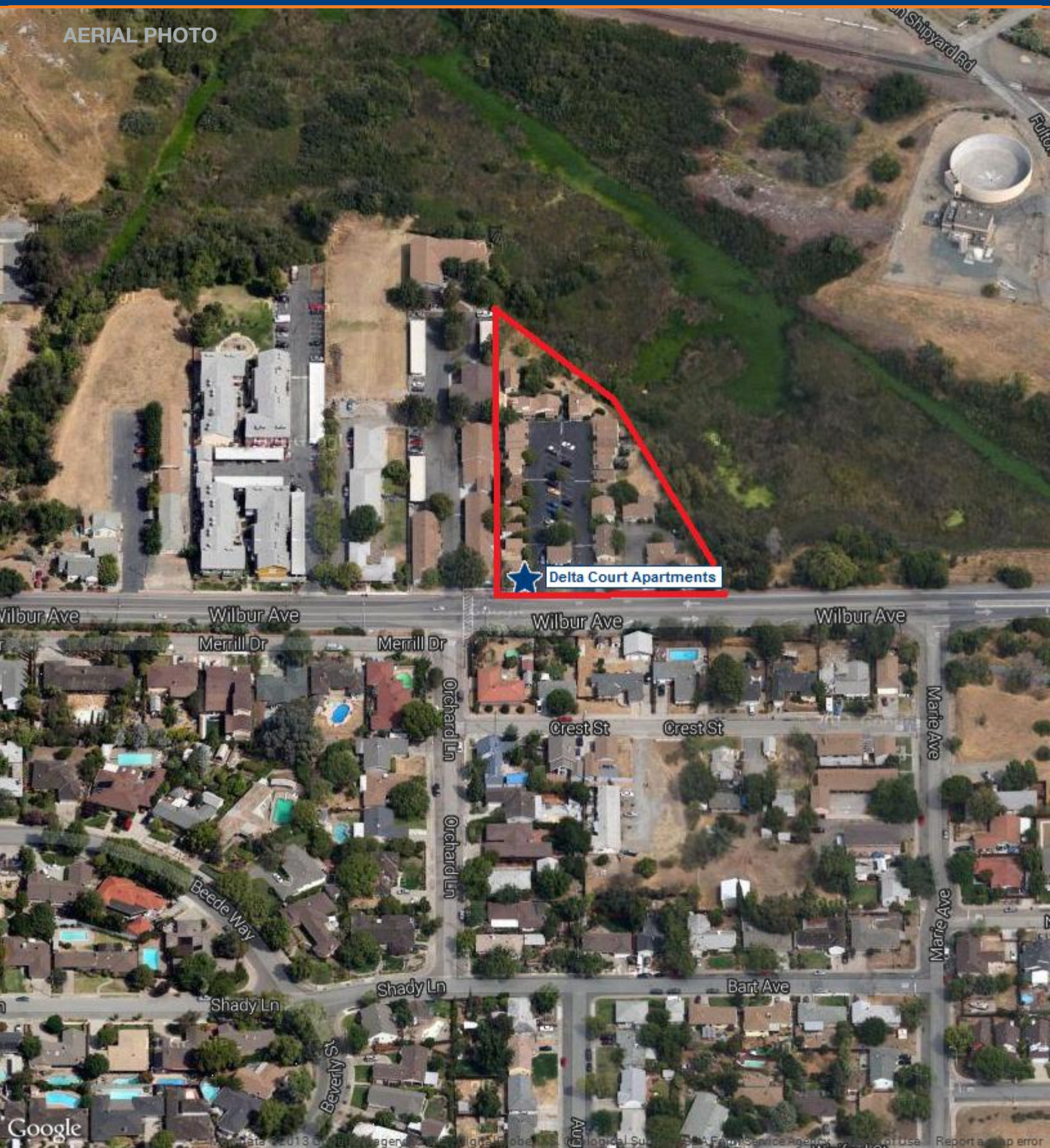
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Delta Court Apartments

ANTIOCH, CA

PROPERTY DESCRIPTION

AERIAL PHOTO



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SITE PLAN



RECENT SALES

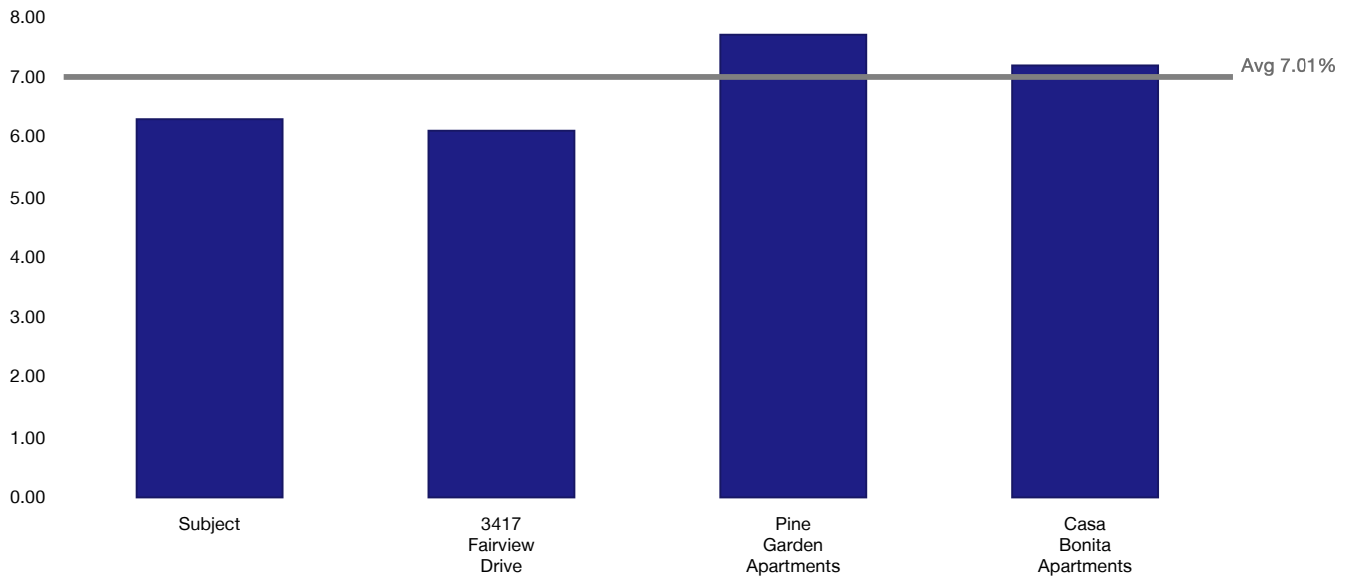
Delta Court Apartments

ANTIOCH, CA

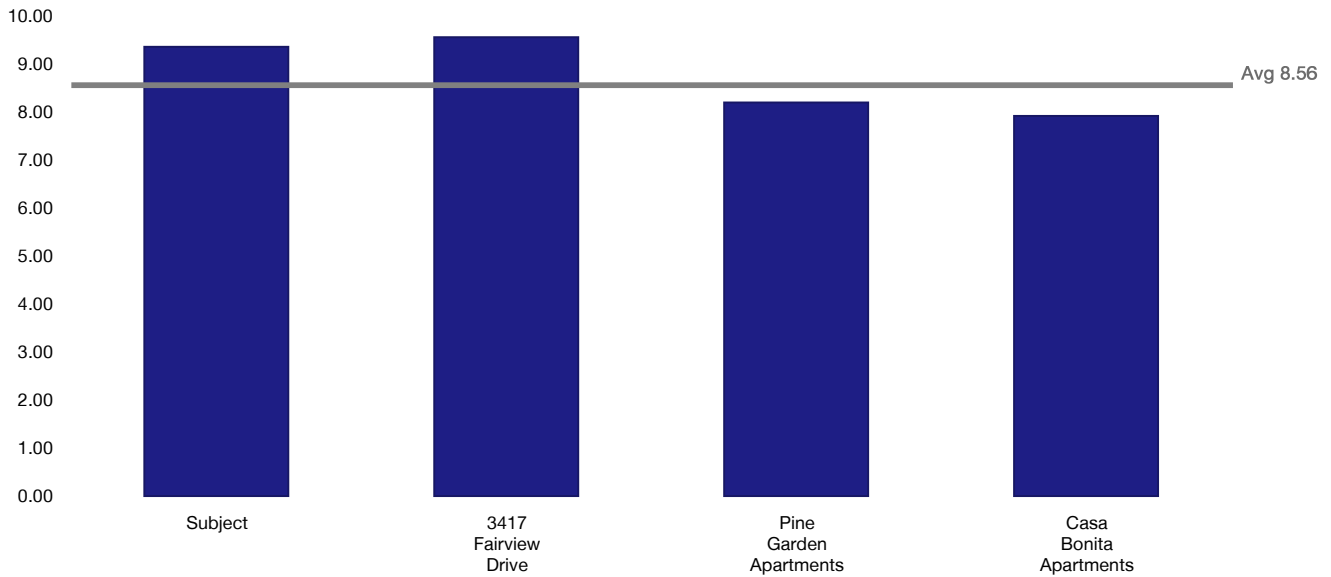
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CAP RATE AND GRM

Average Cap Rate

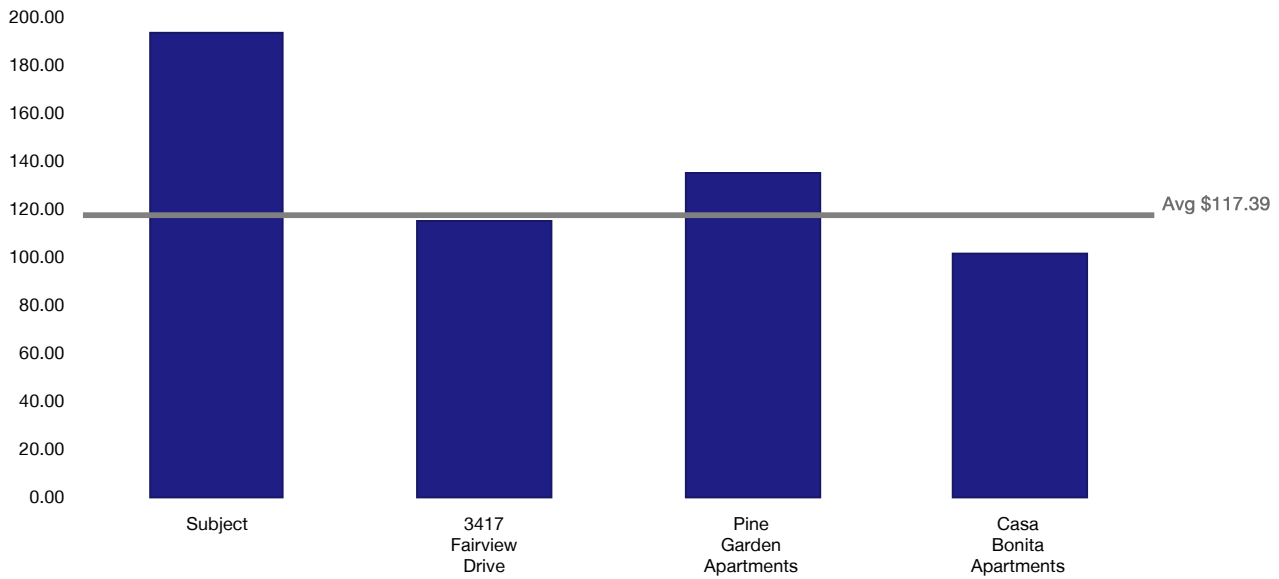


Average GRM

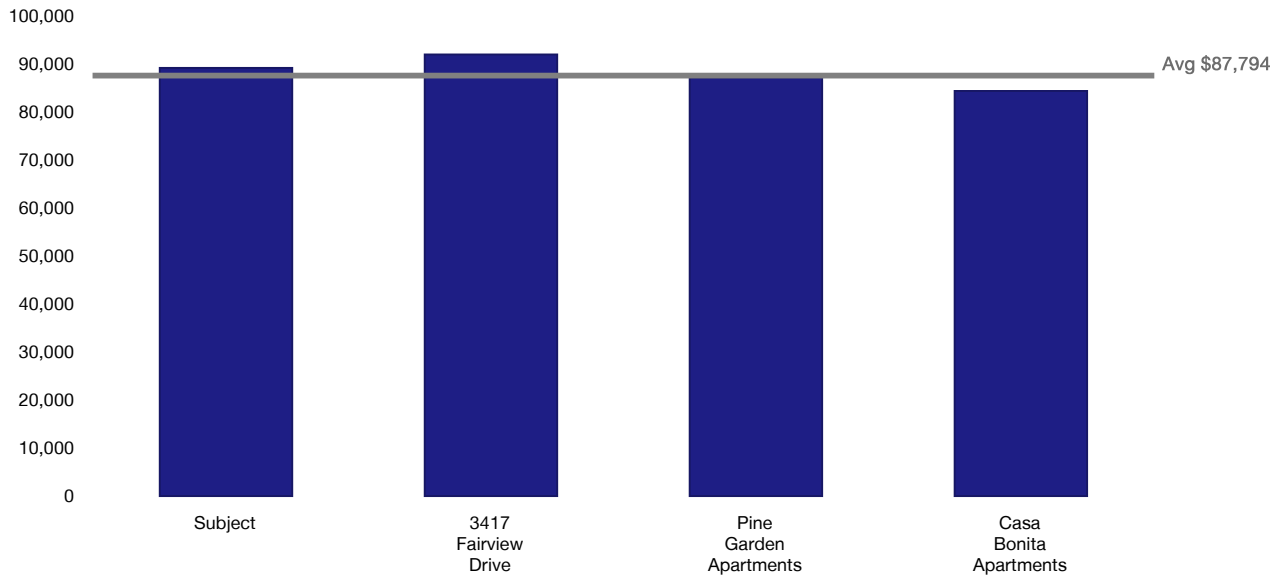


PRICE PER SF AND PRICE PER UNIT

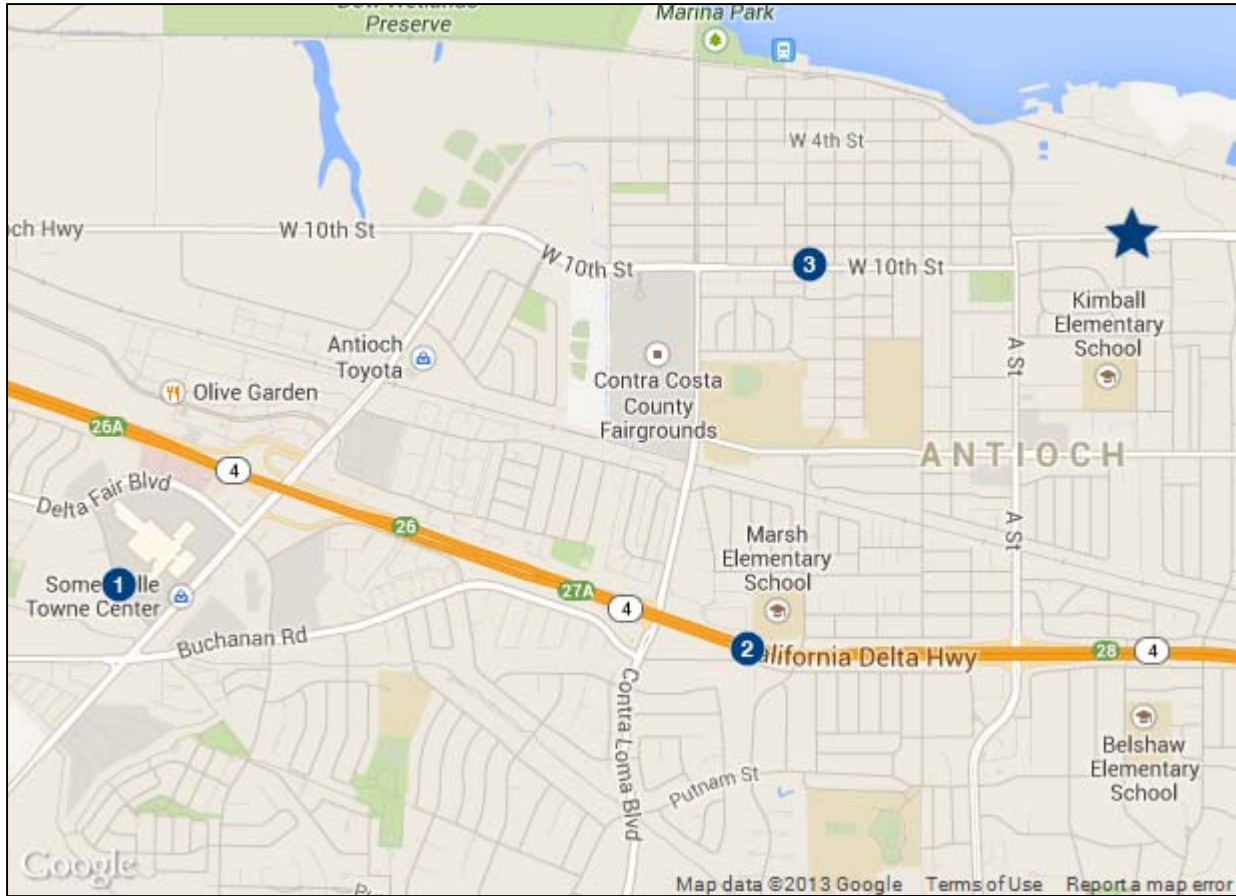
Average Price per Square Foot



Average Price per Unit



RECENT SALES MAP



- ★ Delta Court Apartments
- 1) 3417 Fairview Drive
- 2) Pine Garden Apartments
- 3) Casa Bonita Apartments

RECENT SALES



Subject Property

Delta Court Apartments

221 Wilbur Avenue
Antioch, CA 94509

No. of Units: 28
Year Built: 1941
Sale Price: \$2,498,000
Price/Unit: \$89,214
Price/SF: \$193.30
CAP Rate: 6.30%
GRM: 9.34

Units	Unit Type
1	3 Bdr 1 Bath House
1	3 Bdr 1 Bath Apartment
9	2 Bdr 1 Bath Apartment
1	1 Bdr 1 Bath Lg. Apartment
8	1 Bdr 1 Bath Apartment
7	Studio

1



Close of Escrow: 4/11/2013

3417 Fairview Drive
Antioch, CA 94509

No. of Units: 11
Year Built: 1979
Sale Price: \$1,010,000
Price/Unit: \$91,818
Price/SF: \$115.00
CAP Rate: 6.11%
GRM: 9.56

Units	Unit Type
11	2 Bdr 1 Bath

Comments

Sold by Nate Gustavson and Adam Levin of Marcus & Millichap.

2



Close of Escrow: 12/21/2012

Pine Garden Apartments

927 Fitzuren Road
Antioch, CA 94509

No. of Units: 16
Year Built: 1966
Sale Price: \$1,395,000
Price/Unit: \$87,188
Price/SF: \$135.41
CAP Rate: 7.70%
GRM: 8.20

Units	Unit Type
11	2 Bdr 1 Bath
5	1 Bdr 1 Bath

Comments

Sold at list price.

RECENT SALES

3



Close of Escrow: 5/2/2013

Casa Bonita Apartments

1017 H Street
Antioch, CA 94509

No. of Units: 24
Year Built: 1970
Sale Price: \$2,025,000
Price/Unit: \$84,375
Price/SF: \$101.76
CAP Rate: 7.21%
GRM: 7.92

Units	Unit Type
22	2 Bdr 1 Bath
2	1 Bdr 1 Bath

Comments

Sold by Marcus & Millichap.

IN ESCROW COMPARABLES

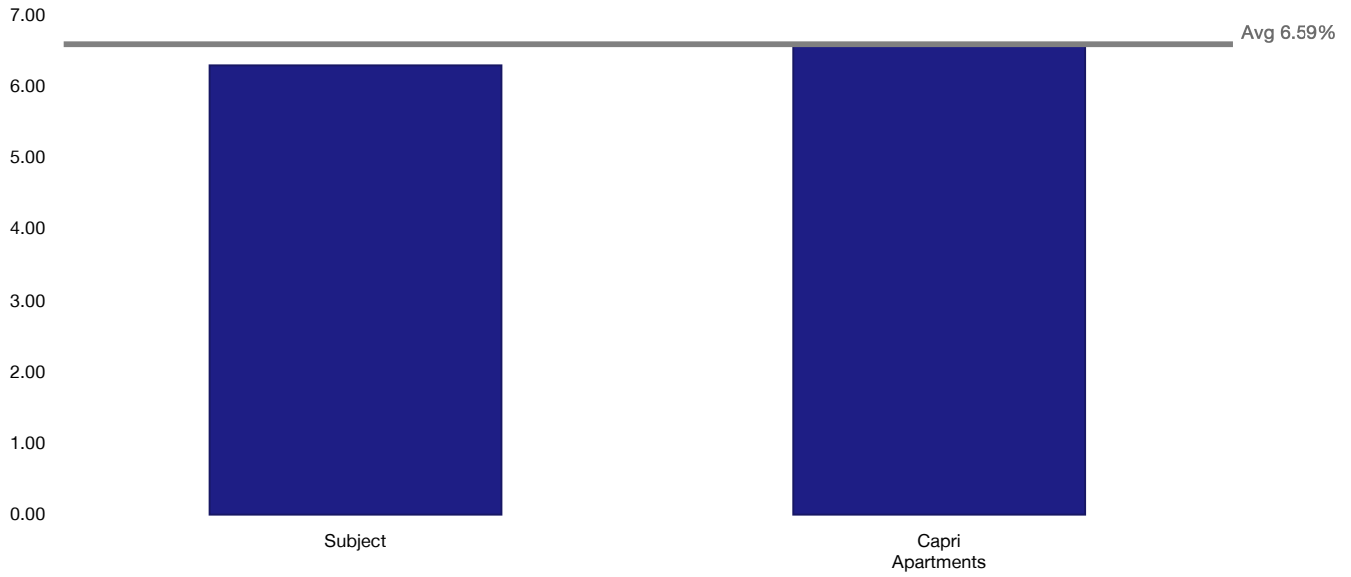
Delta Court Apartments

ANTIOCH, CA

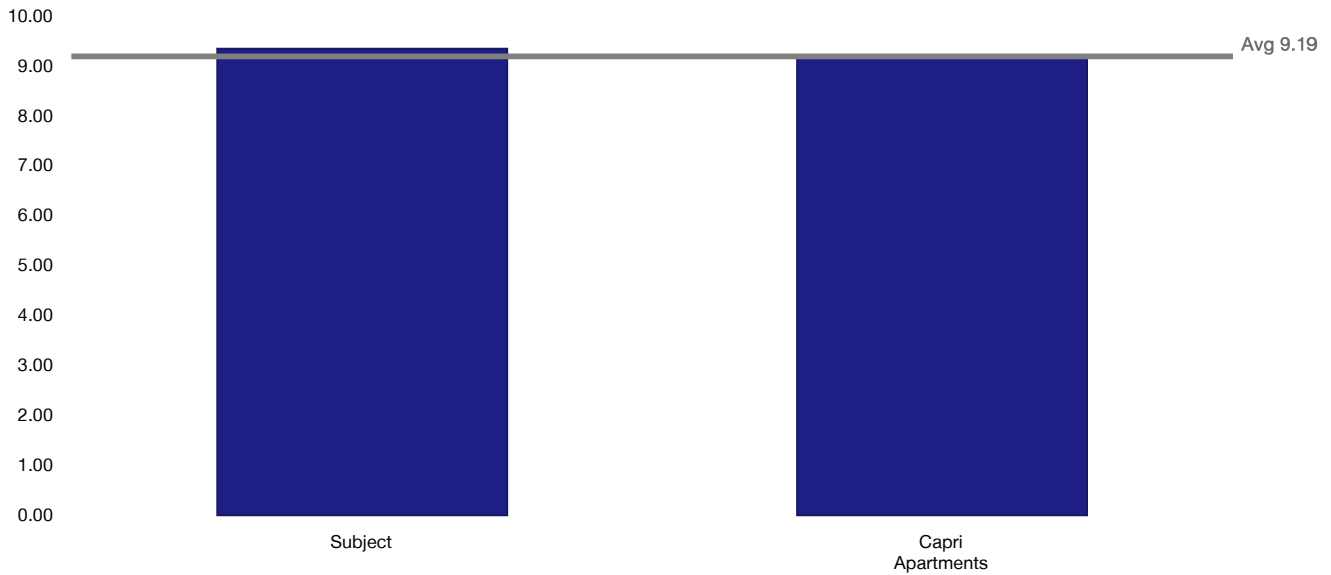
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CAP RATE AND GRM

Average Cap Rate

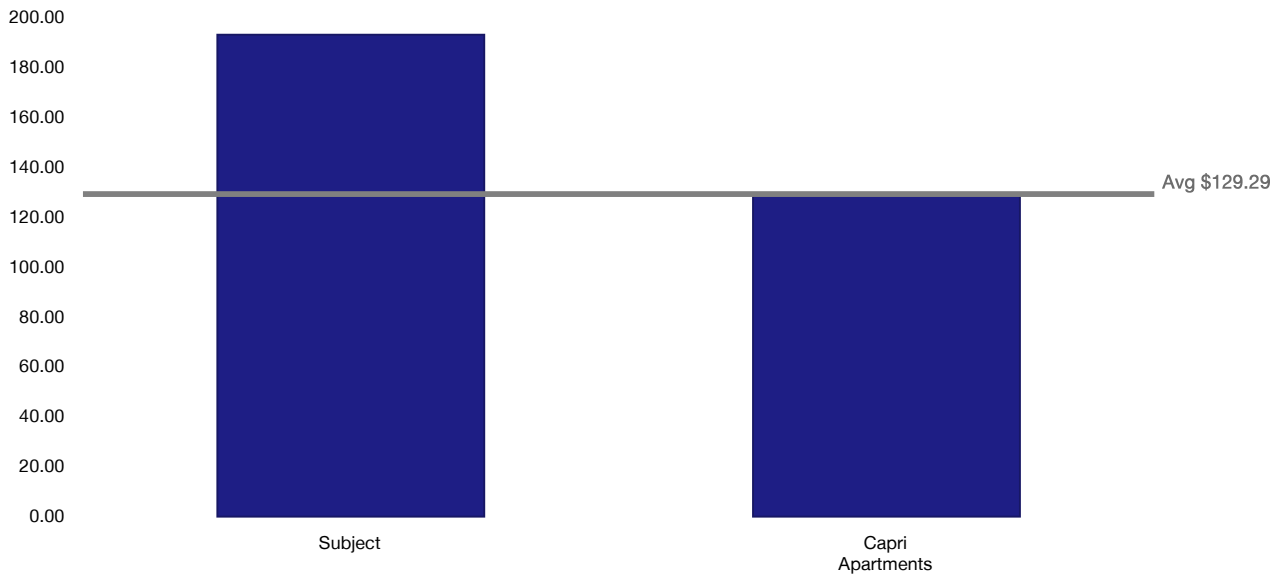


Average GRM

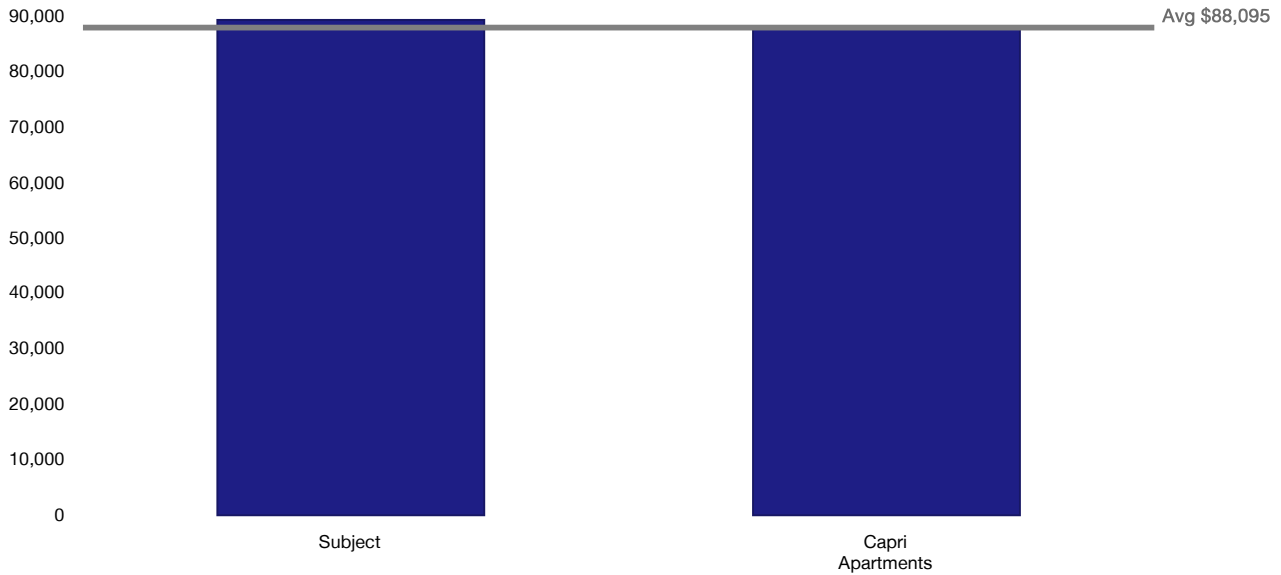


PRICE PER SF AND PRICE PER UNIT

Average Price per Square Foot



Average Price per Unit

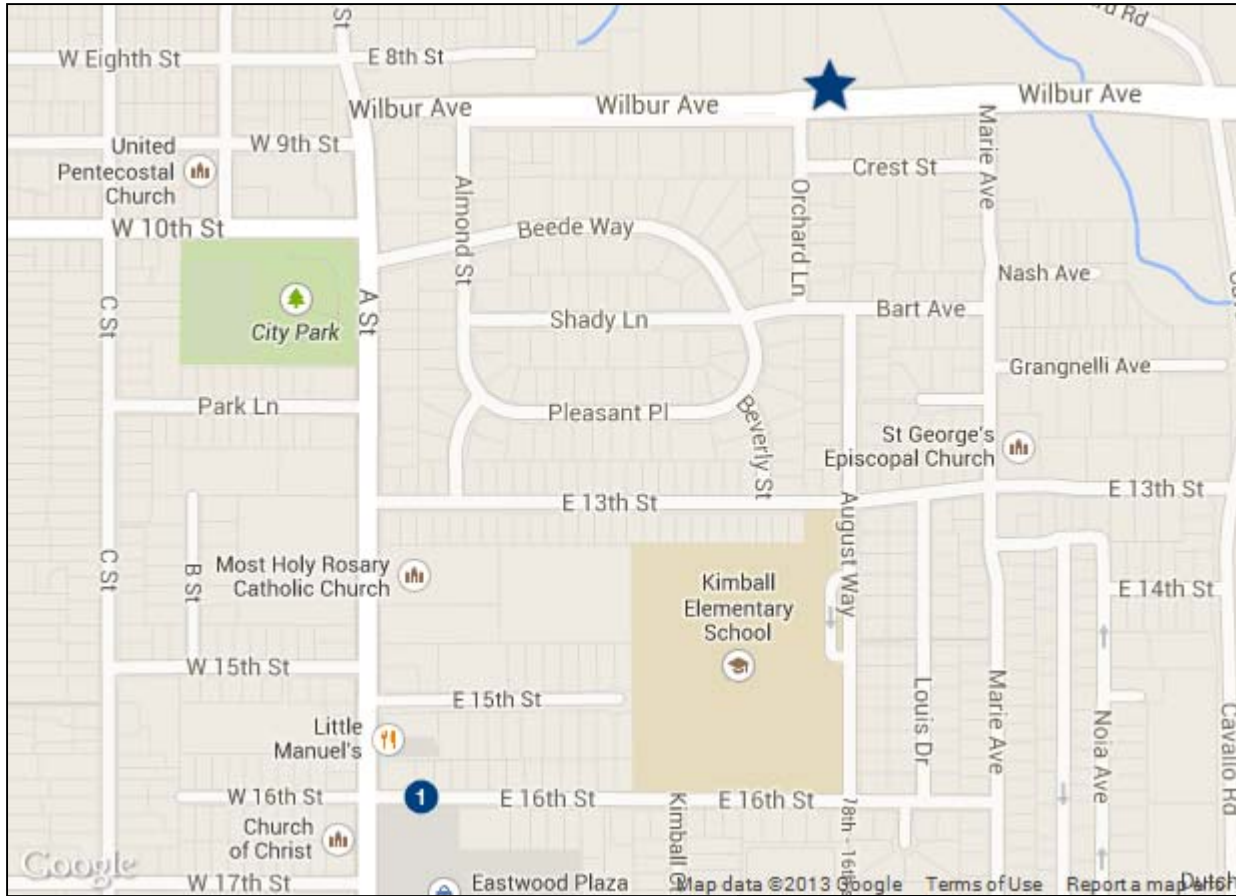


Delta Court Apartments

ANTIOCH, CA

IN ESCROW COMPARABLES

IN ESCROW COMPARABLES MAP



★ Delta Court Apartments
1) Capri Apartments

IN ESCROW COMPARABLES



Subject Property

Delta Court Apartments

221 Wilbur Avenue
Antioch, CA 94509

No. of Units: 28
Year Built: 1941
Sale Price: \$2,498,000
Price/Unit: \$89,214
Price/SF: \$193.30
CAP Rate: 6.30%
GRM: 9.34

Units	Unit Type
1	3 Bdr 1 Bath House
1	3 Bdr 1 Bath Apartment
9	2 Bdr 1 Bath Apartment
1	1 Bdr 1 Bath Lg. Apartment
8	1 Bdr 1 Bath Apartment
7	Studio

1



Close of Escrow: In Escrow

Capri Apartments

20 East 16th Street
Antioch, CA 94509

No. of Units: 21
Year Built: 1960
Sale Price: \$1,850,000
Price/Unit: \$88,095
Price/SF: \$129.29
CAP Rate: 6.59%
GRM: 9.19

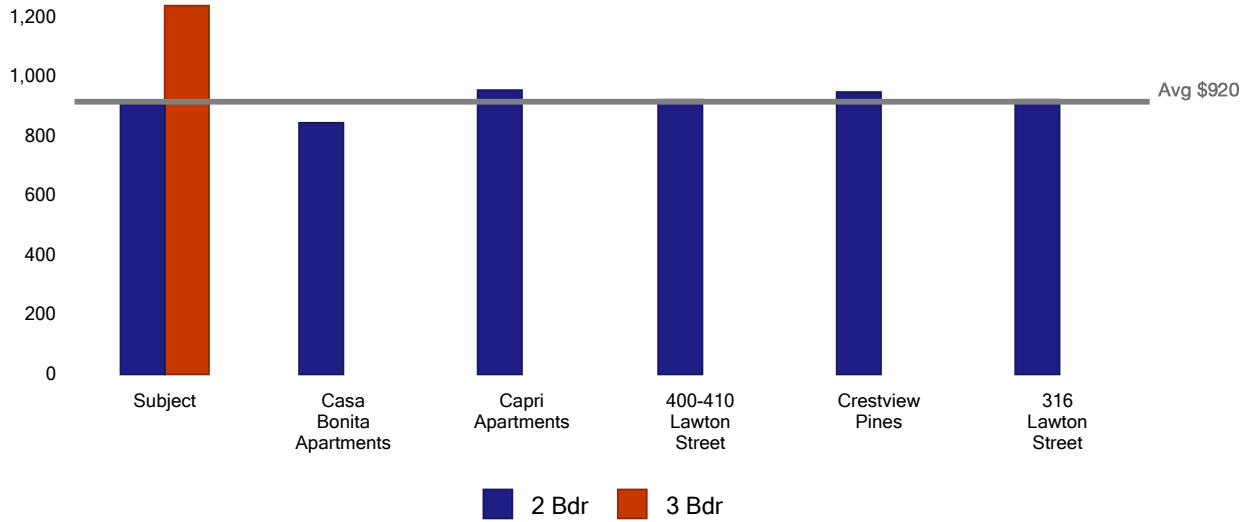
Units	Unit Type
5	2 Bdr 1 Bath 800 SF
16	1 Bdr 1 Bath 650 SF

Delta Court Apartments

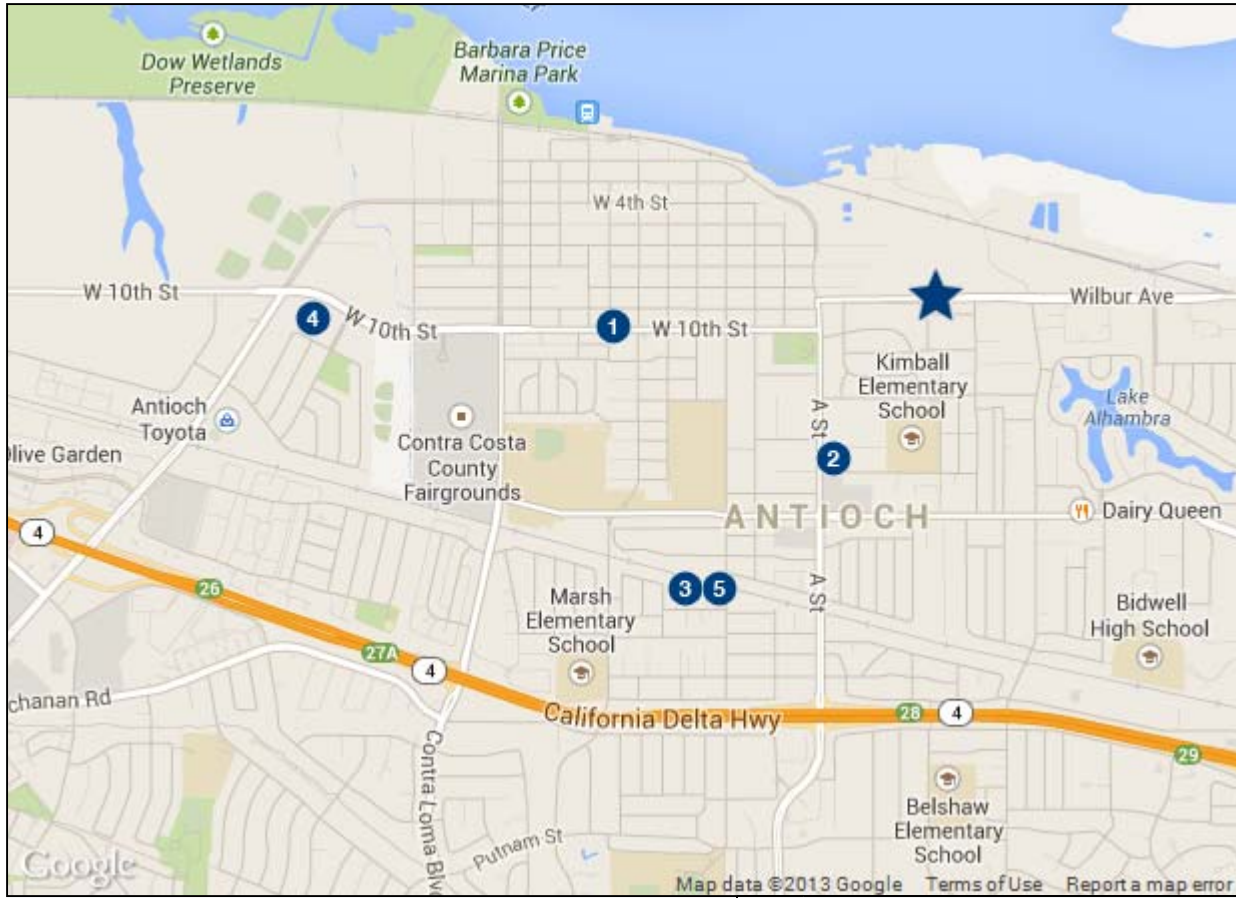
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AVERAGE RENTS

Average Rents - 2 and 3 Bedrooms



RENT COMPARABLES MAP



- ★ Delta Court Apartments
- 1) Casa Bonita Apartments
- 2) Capri Apartments
- 3) 400-410 Lawton Street
- 4) Crestview Pines
- 5) 316 Lawton Street

RENT COMPARABLES



Subject Property

No. of Units 28
 Occupancy: N/A
 Year Built: 1941

Delta Court Apartments

221 Wilbur Avenue
 Antioch, CA 94509

Unit Type	Units*	SF	Rent	Rent/SF
3 Bdr 1 Bath House	1	N/A	\$1,400	N/A
3 Bdr 1 Bath Apartment	1	N/A	\$1,085	N/A
2 Bdr 1 Bath Apartment	9	N/A	\$875 - \$950	N/A
1 Bdr 1 Bath Lg. Apartment	1	N/A	\$810	N/A
1 Bdr 1 Bath Apartment	8	N/A	\$550 - \$810	N/A
Studio	7	N/A	\$625 - \$745	N/A
Total/Avg.	28	12,923	\$875	\$1.73

1



No. of Units 24
 Occupancy:
 Year Built: 1970

Casa Bonita Apartments

1017 H Street
 Antioch, CA 94509

Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	2	600	\$825	\$1.38
2 Bdr 1 Bath	22	850	\$800 - \$895	\$1.00
Total/ Avg.	24		\$836	\$1.19

2



No. of Units 21
 Occupancy:
 Year Built: 1960

Capri Apartments

20 E 16th Street
 Antioch, CA 94509

Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	16	650	\$740 - \$785	\$1.17
2 Bdr 1 Bath	5	800	\$940 - \$975	\$1.20
Total/ Avg.	21		\$859	\$1.19

RENT COMPARABLES

3



400-410 Lawton Street
Antioch, CA 94509

No. of Units: 17
Occupancy:
Year Built/Renovated: 1962

Unit Type	Units	Rent
2 Bdr 1 Bath		\$895 - \$950
Total/ Avg.		\$922

4



Crestview Pines
1600 Aster Drive
Antioch, CA 94509

No. of Units: 84
Occupancy:
Year Built/Renovated: 1970

Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	4			
2 Bdr 2 Bath	4			
2 Bdr 1 Bath	48	760	\$949	\$1.25
1 Bdr 1 Bath	28			
Total/Wtd. Avg.		84	\$949	\$1.25

5



316 Lawton Street
Antioch, CA 94509

No. of Units: 12
Occupancy:
Year Built/Renovated: 1950

Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	4			
2 Bdr 1 Bath	8	669	\$925	\$1.38
Total/Wtd. Avg.		12	\$925	\$1.38

Delta Court Apartments

ANTIOCH, CA

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	14,354	68,049	133,906
2010 Population	14,671	69,204	148,931
2012 Population	15,043	70,947	153,464
2017 Population	14,935	70,837	159,040
2000 Households	5,215	22,928	43,332
2010 Households	5,014	22,947	47,335
2012 Households	5,163	23,580	48,849
2017 Households	5,156	23,881	51,124
2012 Average Household Size	2.87	3.00	3.12
2012 Daytime Population	4,424	16,691	30,779
2000 Median Housing Value	\$185,105	\$187,651	\$190,487
2000 Owner Occupied Housing Units	49.10%	62.30%	68.09%
2000 Renter Occupied Housing Units	45.88%	34.16%	29.23%
2000 Vacant	3.64%	2.87%	2.66%
2012 Owner Occupied Housing Units	38.73%	54.24%	58.78%
2012 Renter Occupied Housing Units	54.80%	40.30%	35.95%
2012 Vacant	6.47%	5.46%	5.27%
2017 Owner Occupied Housing Units	38.11%	53.78%	58.26%
2017 Renter Occupied Housing Units	55.01%	40.34%	36.09%
2017 Vacant	6.88%	5.88%	5.66%
\$ 0 - \$14,999	13.7%	11.2%	9.3%
\$ 15,000 - \$24,999	11.3%	9.0%	7.8%
\$ 25,000 - \$34,999	13.8%	8.7%	7.6%
\$ 35,000 - \$49,999	14.9%	12.2%	11.2%
\$ 50,000 - \$74,999	19.2%	18.3%	17.4%
\$ 75,000 - \$99,999	12.7%	15.6%	15.8%
\$100,000 - \$124,999	6.7%	10.2%	12.9%
\$125,000 - \$149,999	2.3%	6.1%	7.3%
\$150,000 - \$199,999	2.3%	4.7%	5.9%
\$200,000 - \$249,999	0.8%	1.6%	1.8%
\$250,000 +	2.3%	2.6%	2.9%
2012 Median Household Income	\$44,909	\$61,968	\$69,857
2012 Per Capita Income	\$22,650	\$26,774	\$28,098
2012 Average Household Income	\$64,904	\$80,149	\$87,946

Demographic data © 2012 by Experian.

SUMMARY REPORT

Geography: 5 Miles

Population

In 2012, the population in your selected geography was 153,464 . The population has changed by 14.60% since 2000. It is estimated that the population in your area will be 159,040 five years from now, which represents a change of 3.63% from the current year. The current population is 48.6% male and 51.3% female. The median age of the population in your area is 34.0 , compare this to the U.S. average which is 37. The population density in your area is 2,022.36 people per square mile.

Households

There are currently 48,849 households in your selected geography. The number of households has changed by 12.73% since 2000. It is estimated that the number of households in your area will be 51,124 five years from now, which represents a change of 4.65% from the current year. The average household size in your area is 3.12 persons.

Income

In 2012, the median household income for your selected geography is \$69,857 , compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 19.54% since 2000. It is estimated that the median household income in your area will be \$79,148 five years from now, which represents a change of 13.29% from the current year.

The current year per capita income in your area is \$28,098 , compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$87,946 , compare this to the U.S. average which is \$75,373.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 49.29% White, 16.82% African American, 0.90% Native American and 10.54% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 33.71% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing

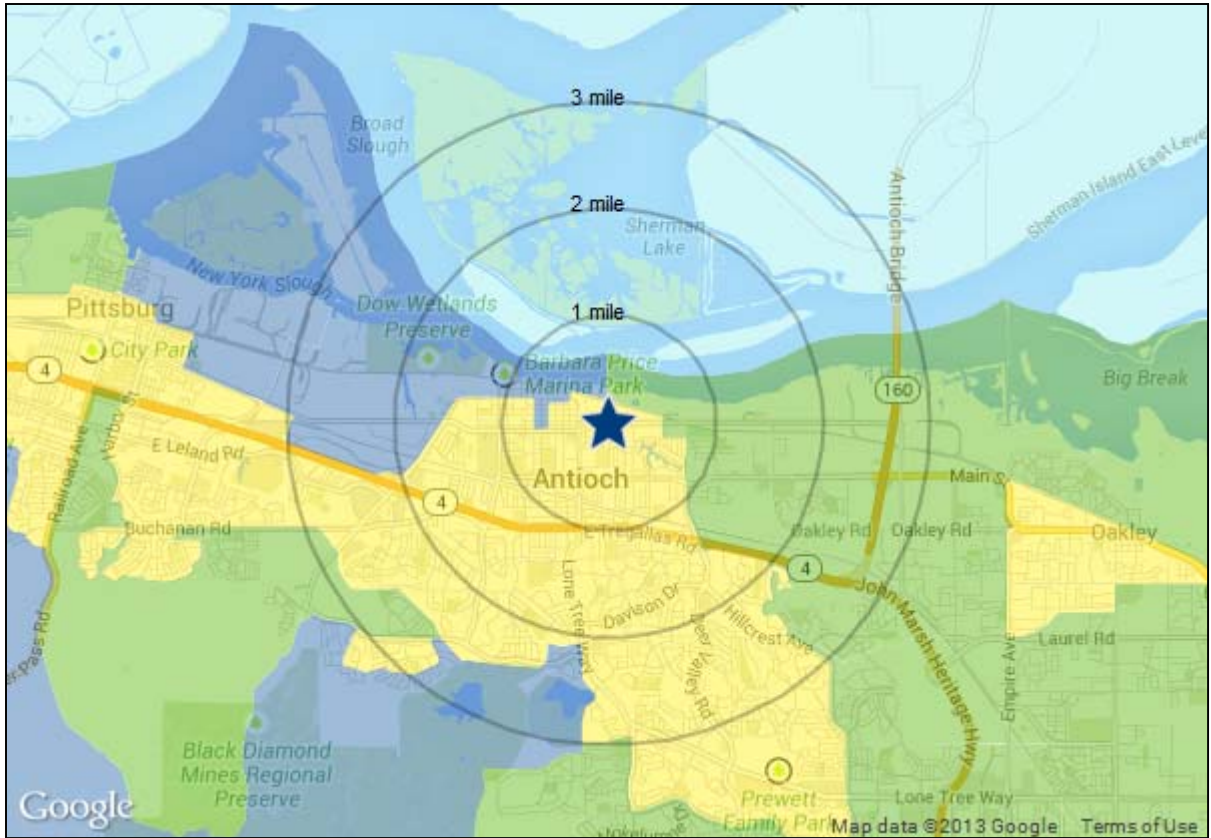
The median housing value in your area was \$190,487 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 30,315 owner occupied housing units in your area and there were 13,011 renter occupied housing units in your area. The median rent at the time was \$726 .

Employment

In 2012, there are 30,779 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 58.6% of employees are employed in white-collar occupations in this geography, and 41.3% are employed in blue-collar occupations. In 2012, unemployment in this area is 7.62% . In 2000, the median time traveled to work was 35.5 minutes.

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POPULATION DENSITY



Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



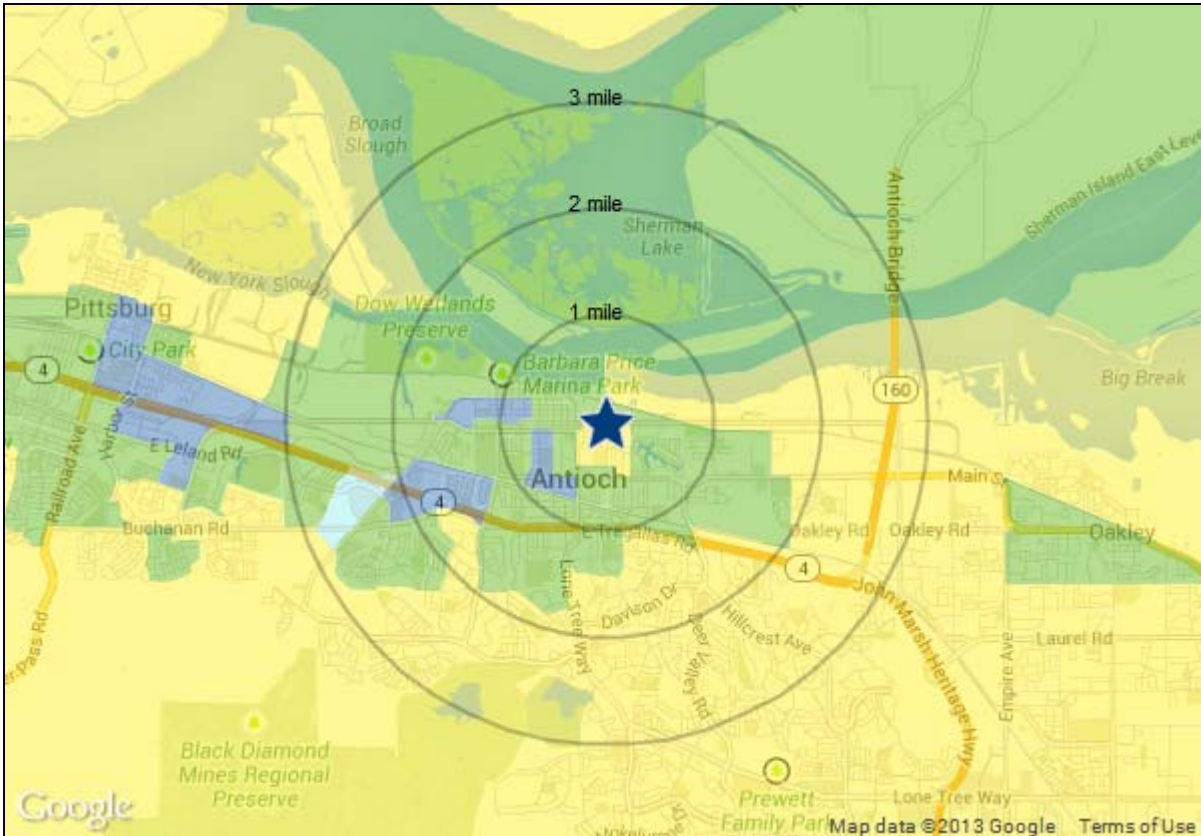
Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



Demographic data © 2012 by Experian.

Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

Delta Court Apartments

ANTIOCH, CA

OFFERING MEMORANDUM

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