HAYLEN
REAL ESTATE INVESTMENTS

OFFERING MEMORANDUM

ANTIOCH, CALIFORNIA · 94509

215 W 3rd St and 123 W 10th St

10-Unit Antioch Multifamily Portfolio, Available Together or Separately

10 UNITS | 4 2BD/2BA + 6 1BD/1BA | 14,104 SF combined lot

9 occupied units out of 10 units

215 W 3RD ST
$950,000

123 W 10TH ST
$1,100,000

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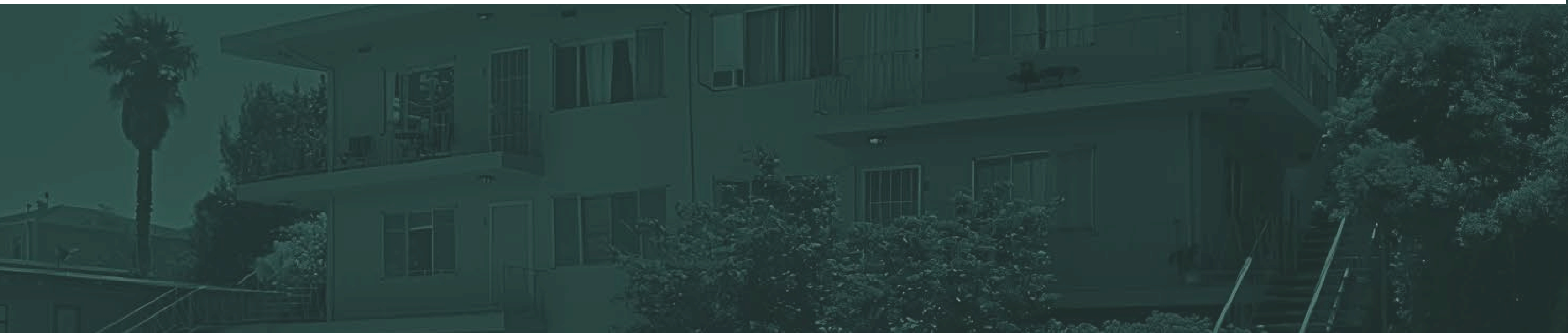

Portfolio Overview

215 W 3RD ST AND 123 W 10TH ST · ANTIOCH, CA

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215 W 3rd St and 123 W 10th St

10-Unit Antioch Multifamily Portfolio | Available Together or Separately

HAYLEN Group presents two multifamily properties in central Antioch, available together or separately subject to seller approval. The offering pairs a fully occupied fourplex at 215 W 3rd St with a six-unit building at 123 W 10th St, where one unit is currently vacant. Combined, the properties hold 10 residential units, 8,400 square feet of building area, and 14,104 square feet of land.

The value-add strategy combines lease-up and mark-to-market rent growth. At 215 W 3rd St, current scheduled rent of $6,184 per month compares with modeled market rent of $8,000 per month. At 123 W 10th St, the plan pairs the lease-up of the vacant unit with growth from the current scheduled rent of $6,930 per month to a modeled monthly rent of $10,200.

LISTING PRICE

OFFERING OPTION	ASKING PRICE
215 W 3rd St	**$950,000**
123 W 10th St	**$1,100,000**
Combined 10-unit portfolio	**$2,050,000**

PORTFOLIO SUMMARY	
Total Units	**10 units**
Total Building SF	**8,400 SF**
Total Lot SF	**14,104 SF**
Unit Mix	**4 two-bedroom and two-bath units plus 6 one-bedroom and one-bath units**
Year Built	**1949 and 1950**
Combined Current NOI	**$69,047**
Combined Pro forma NOI	**$114,269**
Occupancy	**90% based on 9 occupied units out of 10 units**

215 W 3rd St and 123 W 10th St

215 W 3RD ST AND 123 W 10TH ST · ANTIOCH, CA

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215 W 3rd St, Antioch, CA 94509

PROPERTY SUMMARY	
Property Type	**Fourplex**
Units	**4**
Unit Mix	**4 two-bedroom and two-bath units**
Building Size	**4,032 SF**
Lot Size	**7,500 SF or approximately 0.1722 acres**
Year Built	**1950**
Stories	**Multi-level**
APN	**066-042-008-4**
Occupancy	**100% occupied**
2025 NOI (actual)	**$36,981**
Pro forma NOI	**$49,335**

215 W 3rd St is a multi-level fourplex built in 1950 with four two-bedroom and two-bath residences. The property contains 4,032 square feet of building area on a 7,500-square-foot parcel. The consistent unit mix averages approximately 1,008 square feet per residence.

The property is fully occupied with current scheduled rent of $6,184 per month. Market rent of $2,000 per unit would bring scheduled rent to $8,000 per month. NOI is projected to grow from $36,981 to $49,335. Realist reports the property sits within 250 feet of flood zones identified as AE, X, and X500.

215 W 3rd St

Investment Highlights

- Available on its own or as part of the two-property Antioch portfolio, subject to seller approval.
- Four two-bedroom, two-bath units, all occupied, give the property a consistent larger-format unit mix.
- Current scheduled rent totals $6,184 per month, or $1,546 per unit.
- Market rent of $2,000 per unit would bring scheduled rent to $8,000 per month.
- That increase adds approximately $1,816 per month, or 29.4 percent above current rent.
- NOI is projected to grow from $36,981 to $49,335, an increase of approximately 33.4 percent.
- Selected Antioch sales average approximately $194,962 per unit. The broader CoStar set averages approximately $169,479 per unit.

Location Highlights

- Located on W 3rd Street in Antioch's original central grid, within walking distance of the civic core and the San Joaquin River waterfront.
- Neighborhood retail, restaurants, and community amenities sit within a short walk, supported by a Realist Walkable Score of 65 out of 100.
- A Street and L Street connect the neighborhood directly to Highway 4.
- The Antioch–Pittsburg Amtrak station is a short walk from the property, approximately 0.4 miles, and the Antioch eBART station is approximately 4.5 miles away.
- Realist reports the property sits within 250 feet of flood zones identified as AE, X, and X500.

Rent Roll and Income Summary

RENT ROLL

UNIT	TYPE	CURRENT RENT	MARKET RENT
1	2bd/2ba	**$1,725**	**$2,000**
2	2bd/2ba	**$1,695**	**$2,000**
3	2bd/2ba	**$1,395**	**$2,000**
4	2bd/2ba	**$1,369**	**$2,000**
Total	**4 Units**	**$6,184**	**$8,000**

100% occupied.

CURRENT AND PRO FORMA INCOME SUMMARY

INCOME AND EXPENSE CATEGORY	CURRENT	PRO FORMA
Gross Scheduled Rent Monthly	**$6,184**	**$8,000**
Underwriting Vacancy Allowance	**6.7%**	**6.7%**
Effective Monthly Rental Income	**$5,769**	**$7,464**
Effective Annual Rental Income	**$69,236**	**$89,568**
Total Annual Expenses	**$32,255**	**$40,233**
Net Operating Income	**$36,981**	**$49,335**

Net operating income reflects owner-provided 2025 operating statements. Figures do not reflect property tax reassessment upon sale.

123 W 10th St, Antioch, CA 94509

PROPERTY SUMMARY	
Property Type	**Multifamily**
Units	**6 units**
Unit Mix	**6 one-bedroom and one-bath units**
Building Size	**4,368 SF**
Lot Size	**6,604 SF or approximately 0.1516 acres**
Year Built	**1949**
Stories	**1 story**
APN	**067-092-022-2**
Occupancy	**1 vacant unit**
Current NOI	**$32,066**
Pro forma NOI	**$64,934**

123 W 10th St is a single-story apartment building constructed in 1949 with six one-bedroom, one-bath residences. The property contains 4,368 square feet of building area on a 6,604-square-foot parcel. Five of the six units are occupied, and the remaining unit is available for immediate lease-up.

Current scheduled rent totals $6,930 per month, or $1,386 per occupied unit. Market rent of $1,700 per unit would bring scheduled rent to $10,200 per month once the vacant unit is leased and existing units reach market. NOI is projected to grow from $32,066 in 2025 to $64,934.

123 W 10th St

Investment Highlights

- Available on its own or as part of the two-property Antioch portfolio, subject to seller approval.
- Six one-bedroom, one-bath units, five occupied, with the sixth available for immediate lease-up.
- Current scheduled rent totals $6,930 per month, or $1,386 per occupied unit.
- Market rent of $1,700 per unit would bring scheduled rent to $10,200 per month.
- That increase adds approximately $3,270 per month, or 47.2 percent above current rent.
- NOI is projected to grow from $32,066 to $64,934, roughly doubling current net income.
- Selected Antioch sales average approximately $194,962 per unit. The broader CoStar set averages approximately $169,479 per unit.

Location Highlights

- Located on W 10th Street in Antioch's original central grid, directly adjacent to Antioch City Park.
- A Street, neighborhood retail, restaurants, and everyday services sit within a short walk, supported by a Realist Walkable Score of 81 out of 100.
- The civic core and San Joaquin River waterfront district sit within the broader neighborhood.
- Highway 4 is reached directly via A Street. The Antioch–Pittsburg Amtrak station is approximately 0.9 miles away, and the Antioch eBART station is approximately 4.5 miles away.
- Realist reports the property is not within 250 feet of any designated flood zone.

Rent Roll and Income Summary

RENT ROLL

UNIT	TYPE	CURRENT RENT	MARKET RENT
1	1bd/1ba	*Vacant*	$1,700
2	1bd/1ba	$1,550	$1,700
3	1bd/1ba	$1,000	$1,700
4	1bd/1ba	$1,180	$1,700
5	1bd/1ba	$1,550	$1,700
6	1bd/1ba	$1,650	$1,700
Total	**6 units**	**$6,930**	**$10,200**

5 of 6 units occupied, 83.33%. Unit 1 vacant.

CURRENT AND PRO FORMA INCOME SUMMARY

INCOME AND EXPENSE CATEGORY	CURRENT	PRO FORMA
Gross Scheduled Rent Monthly	$6,930	$10,200
Underwriting Vacancy Allowance	6.7%	6.7%
Effective Annual Rental Income	$77,588	$114,199
Total Annual Expenses	$45,522	$49,265
Net Operating Income	**$32,066**	**$64,934**

Net operating income reflects owner-provided 2025 operating statements. Figures do not reflect property tax reassessment upon sale.

Market and Area Overview

215 W 3RD ST AND 123 W 10TH ST · ANTIOCH, CA

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COMMUNITY

Antioch is an East Bay community in eastern Contra Costa County along the San Joaquin River. The portfolio sits within the city's established central district, where residential streets connect with civic services, neighborhood retail, waterfront amenities, and regional transportation routes. The 5-mile trade area holds 174,423 residents across 54,694 households, and the median age within 1 mile of the portfolio is 35.9 years.

The immediate neighborhood reflects an established rental base. Households within 1 mile average 2.9 persons, and annual consumer spending within 5 miles totals approximately $2.07 billion across household, food, transportation, and service categories.

KEY FACTS

174,423
5 MILE POPULATION (2025)

54,694
5 MILE HOUSEHOLDS (2025)

35.9
MEDIAN AGE WITHIN 1 MILE (2025)

$93,088
5 MILE MEDIAN HOUSEHOLD INCOME (2025)

METRIC	1 MILE	3 MILE	5 MILE
2020 population (census)	12,238	70,350	170,826
2025 population (estimate)	12,116	71,162	174,423
2030 population (projection)	12,171	71,834	176,437
Growth 2025 to 2030	0.45%	0.94%	1.15%
2025 households	4,036	23,156	54,694
Average household size	2.90	3.00	3.10
Median age	35.90	37.80	38.10

Source CoStar Group, August 2026, radius data centered within one block of the subject property.

Antioch functions as a residential and employment center for eastern Contra Costa County. Health care leads local employment, anchored by the Kaiser Permanente Antioch Medical Center and Sutter Delta Medical Center, with education, public administration, retail, construction, and neighborhood services rounding out the base. The City of Antioch civic core sits within walking distance of 215 W 3rd St, and Antioch Unified School District operates campuses throughout the area.

Within 1 mile of the portfolio, CoStar reports 626 businesses employing 4,351 people during the day, led by educational services, health care, and public administration, and 92.94% of the 1-mile labor force is employed. A meaningful share of residents commute to regional employment via Highway 4 and eBART, supporting demand from households seeking access to both local jobs and regional commuter routes.

Major Employers and Employment Nodes

EMPLOYER OR NODE	SECTOR
Kaiser Permanente Antioch Medical Center	**Health care**
Sutter Delta Medical Center	**Health care**
Antioch Unified School District	**Education and public employment**
City of Antioch civic core	**Government and civic employment**
Contra Costa County offices	**Government and civic employment**
Wilbur Avenue industrial corridor	**Industrial, trade, and logistics**
Somersville commercial district	**Retail and consumer services**

Daytime employment within 1 mile (CoStar)

SECTOR	BUSINESSES	EMPLOYEES
Total	**626**	**4,351**
Educational services	**23**	**761**
Health care and social assistance	**95**	**541**
Public administration and sales	**35**	**515**
Other services	**127**	**451**
Hospitality and food service	**38**	**420**
Retail and wholesale trade	**80**	**300**
Construction	**49**	**295**

Source CoStar Group, August 2026.

Highway 4 provides the primary east-west roadway connection through Antioch and links the city with Pittsburg, Concord, and central Contra Costa County. The central street grid provides local access via A Street, L Street, and connecting neighborhood corridors, while the Antioch–Pittsburg Amtrak station and the Antioch eBART station provide regional transit options. Local bus connections facilitate travel between residential neighborhoods, commercial areas, and regional transit hubs.

Traffic counts reflect steady movement around the portfolio, with A Street carrying 4,690 vehicles per day near the properties and the Wilbur Avenue corridor carrying 23,925 vehicles per day. Within 1 mile, 36.72 percent of workers reach their jobs in under 30 minutes.

Traffic counts (CoStar)

STREET	CROSS STREET	COUNT YEAR	AVG DAILY VOLUME	MILES FROM SUBJECT
A St	**C St**	**2026**	**4,690**	**0.03**
W 9th St	**D St**	**2026**	**2,250**	**0.29**
Wilbur Ave	**A St**	**2026**	**23,925**	**0.30**
W 2nd St	**H St**	**2026**	**3,998**	**0.32**
W 6th St	**H St**	**2026**	**2,479**	**0.34**
W 10th St	**W 10th St**	**2026**	**4,533**	**0.35**
W 9th St	**J St**	**2026**	**3,145**	**0.51**
Wilbur Ave	**Marie Ave**	**2026**	**10,920**	**0.55**
A St	**E 13th St**	**2024**	**15,314**	**0.55**

Worker travel time to job within 1 mile. Under 30 minutes 36.72%. 30 to 60 minutes 31.25%. Over 60 minutes 32.02%.

Source: CoStar Group, August 2026

CoStar reports Antioch multifamily occupancy at approximately 90.62% and market rent at approximately $1,924 per unit, while comparables sold in the area average $169,479 to $194,962 per unit. Within 1 mile of the portfolio, 63.92% of occupied housing is renter-occupied, well above the 5-mile share of 42.11%, and roughly one-third of the 1-mile housing stock is in multifamily buildings.

New supply is limited. The median home within 1 mile was built in 1957, and homes built since 2010 represent 2.45% of the stock. A 1-mile median home value of $497,031 keeps the ownership cost gap wide for local renter households, which supports the lease-up and mark-to-market strategy across both properties.

63.92%
RENTER OCCUPIED WITHIN 1 MILE (2025)

90.62%
ANTIOCH MULTIFAMILY OCCUPANCY (COSTAR)

$1,924
ANTIOCH MARKET RENT PER UNIT (COSTAR)

$497,031
1 MILE MEDIAN HOME VALUE (2025)

METRIC	1 MILE	3 MILE	5 MILE
Renter occupied share	63.92%	47.27%	42.11%
Owner occupied share	36.08%	52.73%	57.89%
2025 median home value	$497,031	$637,329	$677,764
Housing units in 2 to 4 unit buildings	10.02%	6.93%	5.52%
Housing units in 5 to 19 unit buildings	12.03%	7.02%	5.72%
Housing units in 20 plus unit buildings	10.68%	10.35%	8.63%
Built 2010 or later	2.45%	5.45%	8.31%
Median year built	1957	1975	1984

Source: CoStar Group, August 2026

Demographics

215 W 3RD ST AND 123 W 10TH ST · ANTIOCH, CA

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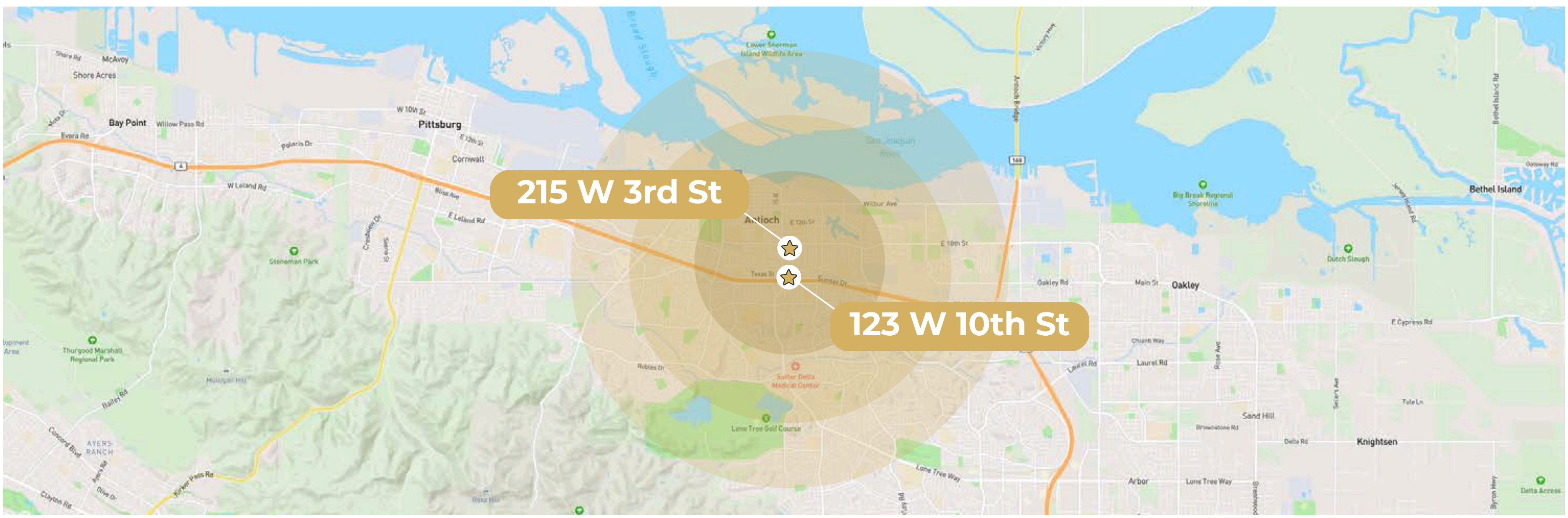
Demographic Summary by Radius

10-Unit Antioch Multifamily Portfolio | Available Together or Separately

DEMOGRAPHIC METRIC	1 MILE	3 MILE	5 MILE
Population	12,116	71,162	174,423
Population by Race	12,116	71,162	174,423
Population by Occupation	9,284	62,926	161,289
Household Counts	4,036	23,156	54,694
Avg Household Income	$89,976	$109,021	$121,223
Median Household Income	$61,017	$78,452	$93,088



Source: CoStar Group, August 2026, radius report centered within one block of the subject property.

Comparables

215 W 3RD ST AND 123 W 10TH ST · ANTIOCH, CA

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Sale Comparables

ADDRESS	UNITS	SALE PRICE	$ / UNIT	SALE DATE
1410 Viera Ave	5	$750,000	$150,000	March 20, 2026
423 E 13th St	16	$3,450,000	$215,625	November 13, 2025
618 W 7th St	9	$1,250,000	$138,889	October 1, 2025
1500 Sycamore Dr	4	$865,000	$216,250	July 29, 2025
3609 Fairview Dr	5	$1,300,000	$260,000	June 13, 2025
1824 Cavallo Rd	4	$885,000	$221,250	August 16, 2024
52-54 E 16th St	7	$1,173,000	$167,571	April 11, 2024
618 W 7th St	9	$1,350,000	$150,000	October 4, 2023
1410 Viera Ave	5	$825,000	$165,000	September 29, 2023
3501 Fairview Dr	5	$1,400,000	$280,000	May 1, 2023
3509 Fairview Dr	5	$900,000	$180,000	May 1, 2023

The selected Antioch transactions average approximately $194,962 per unit, while the broader CoStar transaction set reports average sale pricing of approximately $169,479 per unit.

Map Guide

215 W 3RD ST AND 123 W 10TH ST · ANTIOCH, CA

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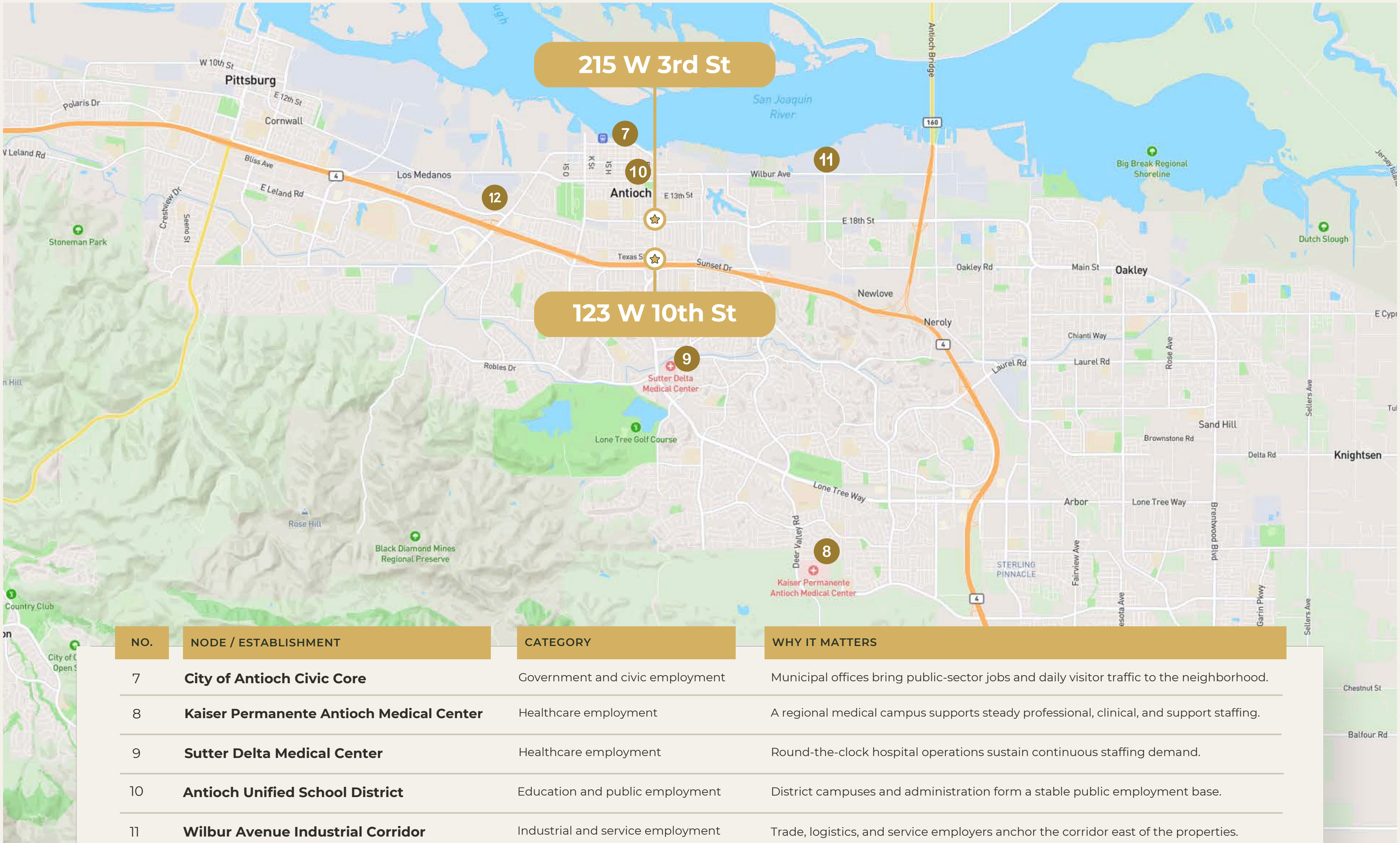
Traffic and Access Highlights

NO.	CORRIDOR / ACCESS POINT	WHY IT MATTERS
1	**Central Antioch**	Civic services, retail, dining, and community amenities within walking distance of both properties.
2	**Highway 4**	The primary east-west route through Antioch, linking residents to Pittsburg, Concord, and central Contra Costa County.
3	**Antioch–Pittsburg Amtrak station**	Passenger rail service connecting Antioch to Oakland and the Central Valley.
4	**Antioch eBART station**	Connects residents to the wider BART network and regional employment centers.
5	**San Joaquin River Waterfront**	Waterfront recreation and open space minutes from either property.
6	**A Street and L Street**	Link the central grid to neighborhood services and Highway 4.

Employment and Commercial Nodes



NO.	NODE / ESTABLISHMENT	CATEGORY	WHY IT MATTERS
7	**City of Antioch Civic Core**	Government and civic employment	Municipal offices bring public-sector jobs and daily visitor traffic to the neighborhood.
8	**Kaiser Permanente Antioch Medical Center**	Healthcare employment	A regional medical campus supports steady professional, clinical, and support staffing.
9	**Sutter Delta Medical Center**	Healthcare employment	Round-the-clock hospital operations sustain continuous staffing demand.
10	**Antioch Unified School District**	Education and public employment	District campuses and administration form a stable public employment base.
11	**Wilbur Avenue Industrial Corridor**	Industrial and service employment	Trade, logistics, and service employers anchor the corridor east of the properties.
12	**Somersville Commercial District**	Retail and commercial employment	Shopping, dining, and consumer services concentrate retail employment west of the properties.

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FOR MORE INFORMATION

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