HELEN CHONG, CCIM, CIPS, FOUNDER
PETER WHANG & JACQUELINE RENOVATO
LISTING AGENTS

HAYLEN
REAL ESTATE INVESTMENTS

215 W 3rd St

INVESTMENT
$950,000

123 W 10th St

INVESTMENT
$1,100,000

Antioch Multifamily Portfolio

215 W 3rd St and 123 W 10th St, Antioch, CA 94509

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

A value-add portfolio in Antioch

Two multifamily assets under common ownership, offered together for the first time. The portfolio pairs a fully occupied fourplex with a six-unit apartment building holding meaningful rental upside. Each asset carries its own path from current to pro forma income, presented separately on the pages that follow. Buyer to verify all figures.

215 W 3RD ST

123 W 10TH ST

215 W 3rd St

A multi-level fourplex built in 1950 with four two-bedroom, two-bath units across 4,032 square feet on a 7,500 square foot lot. All four units are occupied. Current scheduled rent is $6,174 per month. Area market rents for comparable units are near $2,000 per unit. Trailing 2025 net operating income is $35,150. Pro forma net operating income is $49,335 based on leases reaching market. Buyer to verify all figures and underwriting assumptions.

PORTFOLIO 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**

LOCATION HIGHLIGHTS

- W 3rd Street frontage within Antioch's established street grid
- A Street & L Street connect toward Highway 4
- Near civic services, retail, restaurants, and community amenities
- Close to the Antioch–Pittsburg Amtrak station
- Walk Score of 65 / 100 (per Realist)
- Within 250 ft of mapped flood zones AE, X, X500 *(buyer to verify)*
- San Joaquin River waterfront and commercial area nearby

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

This is required, not optional. Both statements carry property taxes at roughly base assessment only. At a $950,000 basis the 215 W 3rd tax line resets to roughly $11,000 to $12,000, and the statements exclude special assessments including CFD 2014-1. The footnote protects the figure rather than weakening it.

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123 W 10th St

A single-story apartment building constructed in 1949 with six one-bedroom, one-bath units across 4,368 square feet on a 6,604 square foot lot. Five of six units are occupied. In-place rents are below the $1,700 for comparable units. Trailing 2025 net operating income is $32,066. Pro forma net operating income is $64,934 based on the lease-up of the vacant unit and remaining leases reaching market. Buyer to verify all figures and underwriting assumptions.

PORTFOLIO 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**

LOCATION HIGHLIGHTS

- W 10th Street frontage within Antioch's neighborhood grid
- Civic core & San Joaquin River waterfront nearby
- Walk Score of 81 / 100 (per Realist)
- Close to the Antioch–Pittsburg Amtrak station, and Highway 4
- Near A Street, retail, restaurants, and everyday services
- Not within 250 ft of mapped flood zones *(buyer to verify)*
- Antioch City Park within the surrounding neighborhood

The upside in plain terms

The path from current to pro forma income runs through two steps. Lease the one vacant unit at market, then bring remaining leases to market over time. No repositioning or change of use is required. Buyer to verify all figures and to conduct independent due diligence on rents, expenses, and condition.

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The Antioch multifamily market

Antioch multifamily occupancy sits near 90.6% with market rents around $1,924 per unit, per CoStar. Sold comparables in the area have averaged $169K to $195K per unit. The portfolio's current income understates its earning power, which is the opportunity this offering presents. Buyer to verify all figures.

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.

Disclaimer

This material is provided for educational and informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information is obtained from sources deemed reliable but is not guaranteed. Buyer to verify all figures, measurements, zoning, permitted uses, and property condition through independent due diligence.

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