

TANAMERA



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PORTFOLIO
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PARTIAL CUSTOM
HOME PORTFOLIO
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COMPANY OVERVIEW

Tanamera is a unique real property construction and development company headquartered in Reno Nevada that provides high-end commercial and residential real property services for its clients and its partners. Over the years, Tanamera's principals have created a number of specialized construction disciplines that work collectively to provide efficient and cost effective property design, development, construction management and overall real property management services with a concentration in northern Nevada and the Lake Tahoe area. The Company principals have diverse experience in the design, construction, financing, leasing, sales and development of office buildings, medical buildings, office & medical parks, shopping centers, hotels, residential production housing, high-end custom homes, high-end custom cabin homes, master planned residential and commercial developments and most specifically multifamily housing.

Tanamera Construction, LLC is a licensed general contractor in the state of Nevada, experienced at building both residential and commercial properties. The Tanamera principals began their real property services in northern Nevada in 1995 with the acquisition, master planning and development of the Double Diamond Ranch 800 acre 3,000 home master planned community in south Reno. Since then Tanamera has grown into one of the largest and more experienced real estate construction and development companies in northern Nevada. Since 1995, Tanamera's principals have managed the planning, design, development, and construction of both commercial and residential properties with a cost basis valued at over \$2.0 billion. From 1995 until 2007 the principals of Tanamera, as both developers and general contractors, focused 100% of their efforts on their own development projects comprised of multifamily housing, residential production communities, custom homes, office / medical office parks and

shopping centers. In 2007 Tanamera began providing third party construction management and development services for a fee. This experience of being both long time developers and general contractors in the northern Nevada market provides the Tanamera principals with a unique perspective and experience when hired by third parties to provide construction management or development services.

As both long term developers and contractors, Tanamera provides its clients and investors with a unique combination of skills and experience not typically found with general contractors or developers that only focus on a single discipline of development or construction management. As contractors, Tanamera provides its development clients with information they need up and beyond the cost of construction for Tanamera knows what information is required for a successful development project. As developers, Tanamera has a much better handle on the cost of construction and what procedures are required to lower costs, expedite construction, expedite project revenues and mitigate mistakes.

Today, with 40 employees, Tanamera focuses its collective strengths in the development and construction management of apartment communities, for rent production housing, medical office buildings and the design and construction of high-end custom homes and custom cabin homes.



S E R V I C E S

Construction Management

Tanamera Construction, LLC is a full service design / build construction management company licensed in the state of Nevada (license #70517). Tanamera Construction, LLC has an unlimited bid limit and the principals have extensive experience in the design and construction of office buildings, medical buildings, retail commercial buildings, apartments, hotels, commercial and medical tenant improvements and residential properties. The principals of Tanamera, being owners, developers, and contractors of commercial and residential properties, provide a unique perspective to the design and construction of



real property for their clients and partners. As such, the principals of Tanamera understand the importance of proper design and value engineering that is required for a truly cost effective construction project. The Tanamera principals believe it is absolutely imperative to spend ample time early in the construction process working with the various design consultants in finding ways to effectively minimize costs. Additionally, just as important is



the use of today's most sophisticated construction management software (Procore) along with experienced Project Managers and experienced Superintendents for each construction project to properly and efficiently manage all aspects of the construction process.

Having extensive experience in the development, design and construction management of many types of commercial and residential properties provides clients of the the Company with a unique opportunity to have designed a commercial or residential project / home that is truly cost competitive. Additionally, with over \$300,000,000 in current and planned construction projects as of August 2021, Tanamera Construction has buying power not typically available to the smaller contractors / homebuilders that ensures its clients and investors of a more cost competitive project. Just as important as Tanamera's buying power is its unique relationships in northern Nevada with the local trade base and local municipalities. Having over 25 years experience in northern Nevada provides Tanamera with

unique local knowledge and relationships that contractors and developers from outside the area cannot duplicate.



S E R V I C E S

(c o n t i n u e d)

Development / Project Mgt Services

As contractors and developers in northern Nevada since 1995, the principals of Tanamera have extensive experience in the design, entitlement and development of both commercial and residential projects with a better perspective of what works best in the northern Nevada market. From residential master planned communities to office parks (13 to date), apartments, office buildings, medical office buildings, hotels, retail properties, production housing and high-end custom homes, Tanamera offers a variety of Development and Project Management services for a fee. For clients outside of northern Nevada, Tanamera's local experience and local relationships can save a lot of time, mistakes and money when planning the development of a commercial or residential project or overseeing the construction of a third party general contractor in this market.



Custom Home Services

Tanamera Construction, LLC also has a division specifically dedicated to the design and construction management of quality and cost competitive high-end luxury custom homes in northern Nevada. In the Truckee / Lake Tahoe area of California, Tanamera's sister company, TD Construction, LLC, provides the same services tailored to mountain cabin homes with a more contemporary design. Additionally, Tanamera Construction has created systems for designing and building luxury custom homes that are extremely personal to each client and truly simplifies the process. From A to Z, Tanamera's custom home team will hold the client's hand, make the homebuilding process as easy as possible and with the help of their in-house professional Interior Designers and Project Managers, will provide a level of service unparalleled in this region.



TANAMERA SENIOR KEY MANAGEMENT TEAM

Kreg Rowe (Founder / Managing Ptr)

krowe@tcnev.com

Mr. Rowe began his real estate career in 1977 obtaining his real estate brokerage license from the state of California directly following his graduation from college. With a Bachelor of Science degree in Business Administration with a concentration in Real Estate and Finance from the Polytechnic State University of California in San Luis Obispo, Mr. Rowe initially concentrated in the real estate brokerage of large-scale acreage and commercial projects in west central California. In 1979, after moving to Sacramento from San Luis Obispo, Mr. Rowe continued his brokerage activities with Grubb & Ellis Commercial Brokerage Company specializing in the brokerage of apartment communities. In 1982 Mr. Rowe left Grubb & Ellis to form his own syndication and development company in northern California that acquired, developed and managed over 3,000 apartment units, several office buildings, and a neighborhood shopping center valued at over \$300 million. In 1987, following the 1986 tax reform act, Mr. Rowe sold his interests in his syndication company to his co-partner and formed Capital Realty Advisors, a specialized brokerage company that focused exclusively on Institutional grade apartment communities throughout the Western United States. Shortly thereafter, in 1988 Mr. Rowe became an Institutional Real Estate Advisor, acquired an interest in the real estate advisory firm of McFarlane Realty Advisors in Sacramento and began representing such financial institutions as the California Public Employees Retirement System, the Illinois State Teacher's Retirement System, Pennsylvania School Employees System and Executive Life Insurance Company, specializing in the acquisition and asset management of institutional grade apartments throughout the Western United States. In 1992 Mr. Rowe sold his interest in MacFarlane Realty Advisors and

began the development of residential projects in northern California. In 1995 Mr. Rowe moved to northern Nevada to acquire land and develop the Double Diamond Ranch 800-acre 3,000 home Master Plan Community. Since 1995, Mr. Rowe, as Founder and Managing Partner, has managed and overseen several development and construction companies, as predecessors to Tanamera, all located in Reno Nevada. Collectively with Tanamera, these firms have developed, designed and / or built in the aggregate over \$2 billion (based on cost) of master planned communities and business parks (13 business / medical parks), office buildings, medical office buildings, hotels, retail shopping centers, single-family production homes, custom homes and numerous apartment communities.

Brett Seabert (Partner/Co-Mgr)

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Mr. Seabert joined Tanamera's predecessor in 2001 and has been with Mr. Rowe ever since, overseeing all Company accounting, insurance and financial management for all of the various development and construction projects. Mr. Seabert holds a Bachelor of Science degree in Business Administration with a concentration in Accounting and he is also a Certified Public Accountant. Mr. Seabert oversees and manages all Company back-shop personnel responsible for the Company's numerous accounting functions, project cost analysis, project pro formas, project insurance, and all project banking (including the oversight and management of all project loan draws and all development financing). Prior to joining Mr. Rowe in 2001, Mr. Seabert worked for Deloitte and Touche for 5 years and thereafter several gaming companies for another 13 years.



Mick Quilici (Partner)

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Mr. Quilici is a Partner in Tanamera and V.P. of Construction where he oversees all vertical construction management services for the Company. Mr. Quilici joined Tanamera in 2019 after spending 29 years of progressive experience in the construction management of production housing / large scale residential projects and commercial properties. Mr. Quilici is experienced in all facets of residential / commercial product development, budgeting, scheduling and general construction management. Prior to joining the Company, Mr. Quilici worked for such companies as The Dinerstein Companies (www.dinersteincos.com) out of Houston Texas and Landmark Properties (www.landmark-properties.com) out of Athens Georgia, two of the largest student housing developers and contractors in the United States, where he focused primarily on the construction management of large scale student housing projects. Most recently with Dinerstein Companies, Mr. Quilici was a General Superintendent concentrating in the Western United States for the five years just prior to joining Tanamera. With the construction management experience of over 8,000 multifamily units in his career, Mr. Quilici has extensive experience with wood frame, steel



& concrete student housing apartments, wood frame market-rate apartments, multifamily wrap projects, multifamily podium projects and high-rise multifamily projects (up to 25 stories). Born and raised in northern Nevada, Mr. Quilici spent



the early stages of his career following college in 1990 working first as a residential framer and then as superintendent of production homes until he began specializing in apartments in 1998.

Kraig Knudsen (Partner)

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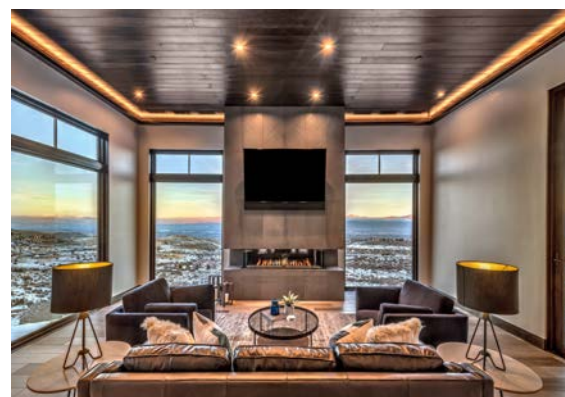
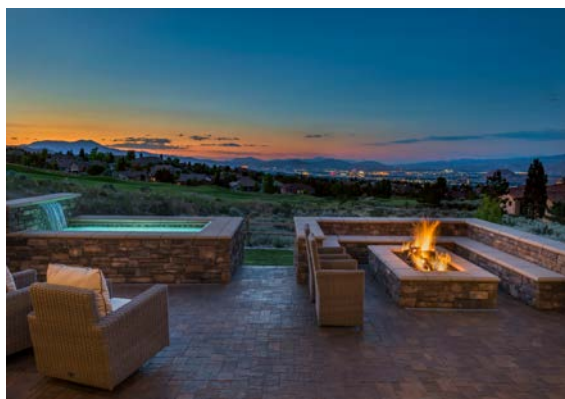
Mr. Knudsen joined Tanamera's predecessor in 1995 and has been with Mr. Rowe and the Company ever since, overseeing all site construction and land development for the Company's various development and construction projects. Mr. Knudsen has specialized in the management and construction of site development work since leaving college in 1980. Currently a Partner in Tanamera, Mr. Knudsen is responsible for all land development, land entitlement, civil engineering work and the construction of all project utilities, grading, roadways, landscaping, paving, project amenities and the associated approvals required by the local municipalities and utility companies.



Justin S. Rowe (Partner)
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Mr. Rowe (Kreg Rowe's son) joined Tanamera in 2009 after obtaining his Bachelor of Science degree in Real Estate and Finance with a minor in Economics from the University of Colorado at Boulder. Mr. Rowe was previously the Real Estate Sales Manager / Broker and a Project Manager for the Company's production home division during his initial 5 years with the Company and Project Manager for the Company's Custom Home Division and Multifamily Division for 4 years. Currently, Mr. Rowe works directly with his father and assists in the Company's client relationship management and communications. Mr. Rowe also assists his father with the Company's design management services of the various residential and commercial projects and in collaboration with Mick Quilici and Kraig Knudsen, the oversight of the various construction projects. Today Mr. Rowe also spends a good portion of his time working directly with the various custom home and custom cabin home clients of the Company and its affiliated California construction company, ensuring their homes are designed and built both cost effectively and timely.

As part of his responsibilities with Tanamera, Mr. Rowe also initiated and procured the Company's various construction management software solutions and continues to oversee the maintenance and coordination of all Company Project Management software. In addition to holding the contractors license for the Company's affiliated construction company in California, Mr. Rowe is also a licensed general contractor and Real Estate Broker in the state of Nevada.



Amanda Arguello (Partner/Controller)
aarguello@tcnev.com

Ms. Arguello is a Partner of the Company and has been working on and off with Tanamera since 2013. Currently Ms. Arguello is the Company Controller where she manages the accounts payable and banking for a number of the Company's projects, oversees all Company human resources and is instrumental in the underwriting and budgeting of the various Company projects. Ms. Arguello holds a Bachelor of Science degree in Accounting, a Master of Business Administration degree and is also a Certified Public Accountant.

Jared Northon (Sr. Project Manager)
jnorthon@tcnev.com

Mr. Northon began his construction management career in the late 1990's working for Tanamera's predecessor under Kraig Knudsen while attending college working on his Civil Engineering Degree. A recent addition to the Tanamera Team, Mr. Northon now comes back to Tanamera with a combined experience of over 20 years as a Project Manager / Estimator overseeing numerous large scale land development and housing development projects. Most recently a Project Manager for Toll Brothers in northern Nevada, Mr. Northon has also worked for such companies as Q&D Construction, St. Mary's Health Plans and MacKay & Soms Civil Engineering, all in northern Nevada, and also East West Partners in the Lake Tahoe area..

Mr. Northon holds a Bachelor of Science Degree in Civil Engineering and also spent time as a Pre-Med / Biology student with the initial thoughts of becoming a doctor. He brings to the Company, along with extensive northern Nevada and Lake Tahoe construction management knowledge and relationships, exceptional Project Management and civil engineering skills and experience.

Steven Fleiner (Sr. Project Manager)
sfleiner@tcnev.com

Mr. Fleiner has been a Project Manager for over 20 years managing small and very large scale commercial and residential projects. including multifamily housing and large scale manufacturing plants. Most recently a resident of Fort Worth Texas, Mr. Fleiner was born and raised in Reno Nevada and has returned to his home town to work for Tanamera and oversee the Company's larger multifamily projects. A graduate of the University of Nevada, Mr. Fleiner holds a Bachelor of Science Degree in Business Administration with a concentration in Finance and Economics.

Kylie Martin (Sr. Project Manager)
kmartin@tcnev.com

Ms. Martin joined the Company in 2014 as the Company's Purchasing Manager for all Company development and construction projects. Currently, Ms. Martin is a Project Manager for both multifamily and custom home projects developed and / or constructed by the Company. In this capacity, Ms. Martin's duties include the overall construction administrative management, bidding and purchasing for the Company project's she is responsible for overseeing. Prior to joining the Company, Ms. Martin was purchasing agent for various construction companies in the Reno market for 15 years, including Lennar Homes and Silverwing Development.

Michael Barham (Sr. Project Manager)
mbarham@tcnev.com

Mr. Barham has over 35 years experience as a superintendent, construction manager and project manager with his most recent assignments focused on multifamily housing. Mr. Barham holds a Bachelor of Science Degree in Construction Management from the

University of California at Chico, where he graduated in 1991. Since then Mr. Barham has worked on numerous commercial and residential projects including apartments, retail projects & shopping centers, senior housing projects, custom homes, public and charter schools, state prisons, clubhouses, and office buildings. Prior to graduating from college and during college, Mr. Barham started his construction management career as an Apprentice Carpenter and advanced to a Journeyman Carpenter constructing custom homes, various spec homes for sale and tenant commercial projects in a family owned company.

Saraj Lorenz (Sr. Project Manager)
slorenz@tcnev.com

Ms. Lorenz has 14 years of construction management experience, all with the Company and its predecessor, and in this capacity Ms. Lorenz provides all commercial Project Management duties for the Company's various commercial projects. Ms. Lorenz has been with the Company for 16 years and works very closely with Mr. Rowe as Mr. Rowe's assistant. In addition to her duties as Commercial Project Manager, Ms. Lorenz also oversees all development escrows and closings for the various Company development projects.



Shiloh Nickovich (Interior Designer)
snickovich@tcnev.com

Ms. Nickovich has been in the interior design business since 2011 and with the Company since 2013. Ms. Nickovich holds a Bachelor of Science degree in Interior Design and works with residential clients of the Company and the responsible Project Manager to oversee and manage the interior design work required for the Company's numerous custom homes. Ms. Nickovich also works directly with Mr. Rowe and his son in the design of the various Company development projects and assists the various Company clients in the exterior and interior design of the various apartment projects, clubhouses and apartment floor plans.

Shaine Runnells (Commercial Space Planner & Interior Designer)
srunnells@tcnev.com

Ms. Runnells joined the Company in 2016 after returning back to northern Nevada from the San Francisco Bay area where she spent four years after college working with a prominent Bay Area architectural firm specializing in the design of Class "A" office and high-tech office space. Ms. Runnells holds a Bachelor of Arts degree in Interior Design and has provided residential and commercial architectural design and interior design services since 2012. Ms. Runnells has experience in the design of tenant improvements for a variety of office style uses including straight office, medical office and high-tech work environments. Ms. Runnells also has experience with residential interior design services for custom homes, apartment models and apartment clubhouses.

Nachele Seuss (Marketing Manager)
nseuss@tcnev.com

Ms. Seuss has been with the Company and its predecessor since 2004 after leaving college and has been active in all aspects of marketing and graphic artwork since joining Tanamera and its predecessor. Ms. Seuss holds a Bachelor of Science degree in Industrial Design with a Minor in Graphics Design and works with both residential and commercial clients of the Company to assist with graphic artwork and marketing materials for the various Company projects.





AERIAL - AUGUST 2021

TANAMERA CONSTRUCTION / DEVELOPMENT

LIST OF DEVELOPMENT & CONSTRUCTION PROJECTS - 1996 - JULY 2021

PROJECTS BUILT / UNDER CONSTRUCTION & IN DESIGN

VARIOUS ROLES PLAYED BY TANAMERA - Developer ("Dev") / Fee Developer ("Fee Dev") & GC Contractor ("GC")

RESIDENTIAL LAND DEVELOPMENTS:	ROLE	ACRES
Double Diamond Ranch	Dev & GC	800
Cabernet Highlands	Dev & GC	25
Sonoma Highlands (Entitlements Only)	Dev	700
Keystone Canyon	Dev & GC	105
		1,630

OFFICE PARK LAND DEVELOPMENTS:	ACRES
Reno Corporate Center	Dev & GC
Reno Tahoe Tech Center	Dev & GC
Double Diamond Professional Centre	Dev & GC
Sierra Vista Office / Medical Campus	Dev & GC
RTTC Town Center	Dev & GC
Longley Professional Campus	Dev & GC
Vineyards Professional Campus	Dev & GC
Foothill Commerce Center	Dev & GC
Sandhill Business Campus	Dev & GC
Tanamera Corporate Center	Dev & GC
Reno Professional Campus	Dev & GC
RPC Medical Campus North	Dev & GC
RPC Medical Campus South	Dev & GC
Innovation Drive Medical Park	Dev & GC
Totals	315.5

PRODUCTION HOUSING:	ROLE	# OF UNITS
Marshall Village	Dev & GC	107
Diamond Country Village	Dev & GC	86
Eureka Village	Dev & GC	101
Comstock Village	Dev & GC	117
Pioneer Village	Dev & GC	140
Miners Village	Dev & GC	86
The Meadows	Dev & GC	200
Wyndgate Village	Dev & GC	275
Chardonnay Village	Dev & GC	91
Waterford Estates	Dev & GC	62
The Preserve	Dev & GC	175
Tuscany @ Vineyards	Dev & GC	115
Sonoma @ Vineyards	Dev & GC	192
Cabernet Highlands	Dev & GC	39
Cottage Row @ Midtown	Dev & GC	14
Sunridge Meadows	Dev & GC	27
Totals		1,827

MULTIFAMILY PROJECTS:	ROLE	# OF UNITS
Tanamera Apartments	Dev	440
Fleur de Lis Town Homes	Dev & GC	270
The Villages At Arrowcreek Pkwy	GC	208
The Villas At Keystone Canyon Phase I & II	Fee Dev & GC	403
Ruby Vista Apartments	Dev & GC	120
The Harvest At Damonte Ranch Phase I	GC	278
The Vineyards	Dev & GC	210
Sierra Vista Apartments	Fee Dev & GC	336
Carson Hills Apartments	Fee Dev & GC	370
Syres Apartments	GC	330
R2 5 Story Podium	Design Build GC	69
5TH & Vine Street	Design Build GC	300
Overlook Apartments	Dev & GC	342
Lemmon Landing	Design Build GC	360
Westlook Apartments	GC	192
Totals		4,228
Totals - Post 2014		3,326

CUSTOM HOMES:	ROLE	# OF UNITS
Caughlin Ranch	Dev & GC	16
Schaffer's Mill Custom Homes / Townhomes	Dev / Fee Dev / GC	27
Old Greenwood Custom Homes	Fee Dev & GC	2
Martis Camp Custom Homes	Fee Dev & GC	2
Saint James Village Custom Homes	Fee Dev & GC	1
Somerset Custom Homes	Fee Dev & GC	2
Eagle Creek Custom Homes	Fee Dev & GC	1
Lakeside Ranch Estates	Fee Dev & GC	1
Montreux Custom Homes	Dev / Fee Dev & GC	4
ArrowCreek Custom Homes	Dev / Fee Dev / GC	18
Pecetti Ranch Custom Homes	Fee Dev & GC	1
Fieldcreek Custom Homes	Fee Dev & GC	1
Ranchharrah Custom Home	GC	1
Clear Creek	Fee Dev & GC	4
Totals		81

THIRD PARTY COMMERCIAL GC ONLY WORK:	ROLE	SF
Staybridge All Suites Hotel	GC	65,000
Hampton Inn	GC	55,000
Newmont Mining Corporate Hdqtrs	GC	55,000
Western Title	GC	9,000
Studio Park	GC	4,000
RTTC Bldg #2	GC	25,000
Egghart Bldg	GC	8,450
Harcourts Real Estate Bldg	GC	2,000
Aspen Plaza	GC	10,000
Taco Bell	GC	2,597
Bridgestone Tires Plus	GC	7,800
Firestone Tire Store	GC	8,050
Firestone Tire Store	GC	8,297
Firestone Tire Store	GC	8,050
Child's World	GC	6,400
Firestone Tire Store	GC	8,050
Firestone Tire Store	GC	8,050
Firestone Tire Store	GC	8,050
Taco Bell	GC	2,489
Taco Bell	GC	2,489
Taco Bell	GC	2,489
Taco Bell	GC	2,677
Farr West Engineering	GC	16,499
Blockchains Remodel	GC	25,000
Totals		350,437

OFFICE / MEDICAL & LIGHT INDUSTRIAL:	ROLE	SF
Double Diamond Ranch Office Bldg	Dev & GC	20,000
Reno Corporate Center Land Sale	Dev	263,348
Reno Tahoe Tech Center	Dev & GC	200,000
Double Diamond Professional Centre	Dev & GC	120,000
Sierra Vista Office / Medical Campus	Dev & GC	182,800
RTTC Town Center	Dev & GC	130,197
Longley Professional Campus	Dev & GC	145,933
Vineyards Professional Campus	Dev & GC	87,931
Sandhill Business Campus	Dev & GC	45,755
Tanamera Corporate Center	Dev & GC	46,190
Reno Professional Campus	Dev & GC	55,523
RPC Medical Campus Phase I	Dev & GC	52,604
RPC Medical Campus Phase II	Dev & GC	69,120
Innovation Drive Medical Office Bldg	Dev & GC	14,000
Totals		1,433,401

RETAIL / SHOWROOM RETAIL:	ROLE	SF
Foothill Commerce Center	Dev & GC	212,000
Longley Town Centre	Dev & GC	70,794
Sparks Galleria / Costco	Dev	148,663
Sparks Galleria / Home Depot	Dev	104,886
Sparks Galleria Shops & Smaller Majors	Dev & GC	219,494
Totals		755,837

GRAND TOTALS - 1996 - July 2021	
Total Large Scale Acreage (Residential & Commercial)	1,946
Total Number Of Residential Units	6,136
Total SF Of Commercial Space	2,539,675

TANAMERA

CONSTRUCTION AND DEVELOPMENT

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