TANAMERA

DEVELOPMENT

VIEW TANAMERA'S PARTIAL PORTFOLIO HERE

VIEW TANAMERA'S PARTIAL CUSTOM HOME PORTFOLIO HERE

COMPANY OVERVIEW

JANUARY 2024

Tanamera is a real property development company headquartered in Reno Nevada that provides high-end commercial and residential real property development services for its clients and its investors. The Principals of Tanamera began as homebuilders in 1995 developing homes for sale in the Double Diamond Ranch 3,000 home Master Planned Community in south Reno that they developed. Over the years, Tanamera's Principals, as developers and previously as general contractors, have developed, designed, entitled and / or built numerous residential master planned communities, business / medical parks (14 in total), production homes (1,827), custom homes (75), office and medical office buildings (1,439,401 sf), retail shopping centers (755,837 sf), hotels (2 - 180 rooms) and multifamily communities (15 Projects - 3,736 Units) throughout northern Nevada and the Lake Tahoe area valued at close to $3 billion based on cost.

Today the Principals of Tanamera are focusing their efforts solely in locating additional development opportunities in northern Nevada for the development of multifamily housing communities, office / medical office parks, production housing for rent and custom homes. For construction of these projects, the Principals of Tanamera will assist in selecting and overseeing the right general contractor and will offer construction management oversight services, where appropriate and cost effective. Going forward, the Principals of Tanamera intend to use their extensive experience in planning, entitling, designing, developing and building high end residential and commercial properties throughout northern Nevada to assist their existing investors and clients and new investors / clients looking to take advantage of the exceptional growth expected to continue in northern Nevada for some time to come.

TANAMERA'S MANAGING PARTNERS

Kreg Rowe (Founder / Managing Ptr)
krowe@tdnev.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 California 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
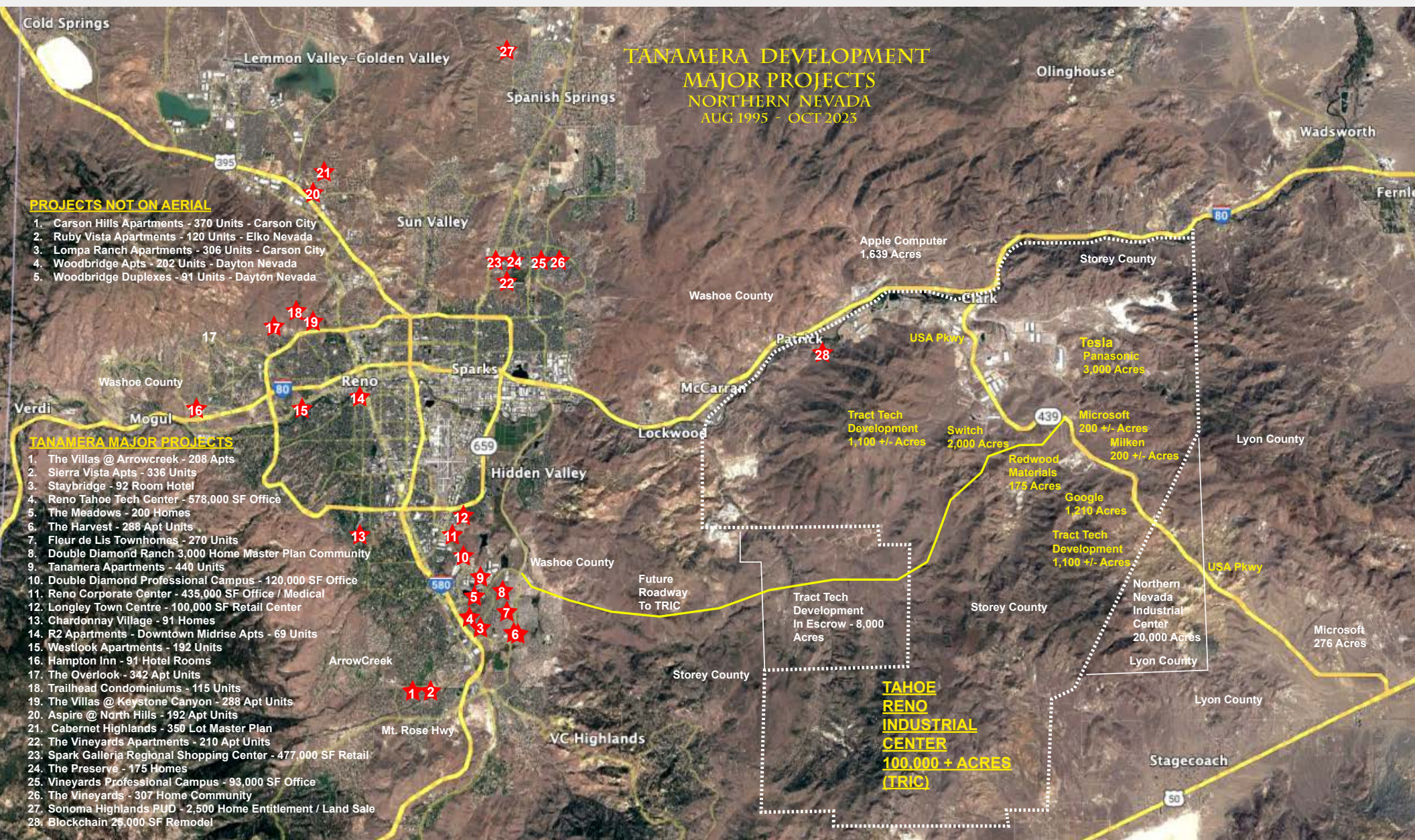
residential projects in northern California. In 1995 Mr. Rowe moved to northern Nevada to acquire land and develop the Double Diamond Ranch 800-acre 3,000 home Master Plan Community. Since 1995, Mr. Rowe, as Founder and Managing Partner, has managed and overseen several development and construction companies, as predecessors to Tanamera, all located in Reno Nevada. Collectively with Tanamera, these firms have designed, entitled, developed, and / or built in the aggregate close to $3 billion (based on cost) of various high-end commercial and residential projects.

Brett Seabert, CPA (CO Mg Ptr)
bseabert@tdnev.com

Mr. Seabert joined Tanamera's predecessor in 2001 and has been with Mr. Rowe ever since, overseeing all Company back shop operations. Mr. Seabert is the Company's Chief Operating Officer and a Managing Partner of the Company. He 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.

TANAMERA DEVELOPMENT
MAJOR PROJECTS
NORTHERN NEVADA
AUG 1995 - OCT 2023

PROJECTS NOT ON AERIAL

1. Carson Hills Apartments - 370 Units - Carson City
2. Ruby Vista Apartments - 120 Units - Elko Nevada
3. Lompa Ranch Apartments - 306 Units - Carson City
4. Woodbridge Apts - 202 Units - Dayton Nevada
5. Woodbridge Duplexes - 91 Units - Dayton Nevada

TANAMERA MAJOR PROJECTS

1. The Villas @ Arrowcreek - 208 Apts
2. Sierra Vista Apts - 336 Units
3. Staybridge - 92 Room Hotel
4. Reno Tahoe Tech Center - 578,000 SF Office
5. The Meadows - 200 Homes
6. The Harvest - 288 Apt Units
7. Fleur de Lis Townhomes - 270 Units
8. Double Diamond Ranch 3,000 Home Master Plan Community
9. Tanamera Apartments - 440 Units
10. Double Diamond Professional Campus - 120,000 SF Office
11. Reno Corporate Center - 435,000 SF Office / Medical
12. Longley Town Centre - 100,000 SF Retail Center
13. Chardonnay Village - 91 Homes
14. R2 Apartments - Downtown Midrise Apts - 69 Units
15. Westlook Apartments - 192 Units
16. Hampton Inn - 91 Hotel Rooms
17. The Overlook - 342 Apt Units
18. Trailhead Condominiums - 115 Units
19. The Villas @ Keystone Canyon - 288 Apt Units
20. Aspire @ North Hills - 192 Apt Units
21. Cabernet Highlands - 350 Lot Master Plan
22. The Vineyards Apartments - 210 Apt Units
23. Spark Galleria Regional Shopping Center - 477,000 SF Retail
24. The Preserve - 175 Homes
25. Vineyards Professional Campus - 93,000 SF Office
26. The Vineyards - 307 Home Community
27. Sonoma Highlands PUD - 2,500 Home Entitlement / Land Sale
28. Blockchain 25,000 SF Remodel

Apple Computer 1,639 Acres

Storey County

Washoe County

USA Pkwy

Tesla Panasonic 3,000 Acres

Tract Tech Development 1,100 +/- Acres

Switch 2,000 Acres

Microsoft 200 +/- Acres
Milken 200 +/- Acres

Redwood Materials 175 Acres

Google 1,210 Acres

Tract Tech Development 1,100 +/- Acres

Lyon County

Northern Nevada Industrial Center 20,000 Acres

Microsoft 276 Acres

Future Roadway To TRIC

Tract Tech Development In Escrow - 8,000 Acres

Storey County

Lyon County

USA Pkwy

TAHOE RENO INDUSTRIAL CENTER 100,000 + ACRES (TRIC)

Lyon County

Stagecoach

TANAMERA DEVELOPMENT
LIST OF DEVELOPMENT & CONSTRUCTION PROJECTS - AUGUST 1995 - DECEMBER 2023
PROJECTS BUILT / UNDER CONSTRUCTION & IN DESIGN AS OF DECEMBER 31 2023

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:	ROLE	ACRES
Reno Corporate Center	Dev & GC	165
Reno Tahoe Tech Center	Dev & GC	41
Double Diamond Professional Centre	Dev & GC	11
Sierra Vista Office / Medical Campus	Dev & GC	16
RTTC Town Center	Dev & GC	13
Longley Professional Campus	Dev & GC	14
Vineyards Professional Campus	Dev & GC	9
Foothill Commerce Center	Dev & GC	16
Sandhill Business Campus	Dev & GC	4
Tanamera Corporate Center	Dev & GC	4
Reno Professional Campus	Dev & GC	7
RPC Medical Campus North	Dev & GC	5.5
RPC Medical Campus South	Dev & GC	8.5
Innovation Drive Medical Park	Dev & GC	1.5
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
R2 5 Story Podium	Design Build GC	69
Overlook Apartments	Dev & GC	342
Westlook Apartments	GC	192
Aspire @ North Hills Apartments	Fee Dev	192
Lompa Lane Apartments	Fee Dev	306
Totals		**3,736**
Totals - Post 2012 (Post Recession)		**3,026**

CUSTOM HOMES:	ROLE	# OF UNITS
Caughlin Ranch	Dev & GC	17
Schaffer's Mill Custom Homes / Townhomes	Dev / Fee Dev / GC	25
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
Somersett 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	2
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	1
Totals		**75**

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	20,000
Totals		**1,439,401**

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**

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 - September 2023	
Total Large Scale Acreage (Residential & Commercial)	**1,946**
Total Number Of Residential Units	**5,638**
Total SF Of Commercial Space	**2,545,675**

TANAMERA

DEVELOPMENT

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