

# TANAMERA

## DEVELOPMENT



TANAMERA'S  
SAMPLE OVERALL  
PORTFOLIO  
[HERE](#)

TANAMERA'S  
SAMPLE CUSTOM  
HOME PORTFOLIO  
[HERE](#)

# COMPANY OVERVIEW

MAY 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 (74), 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](mailto: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.

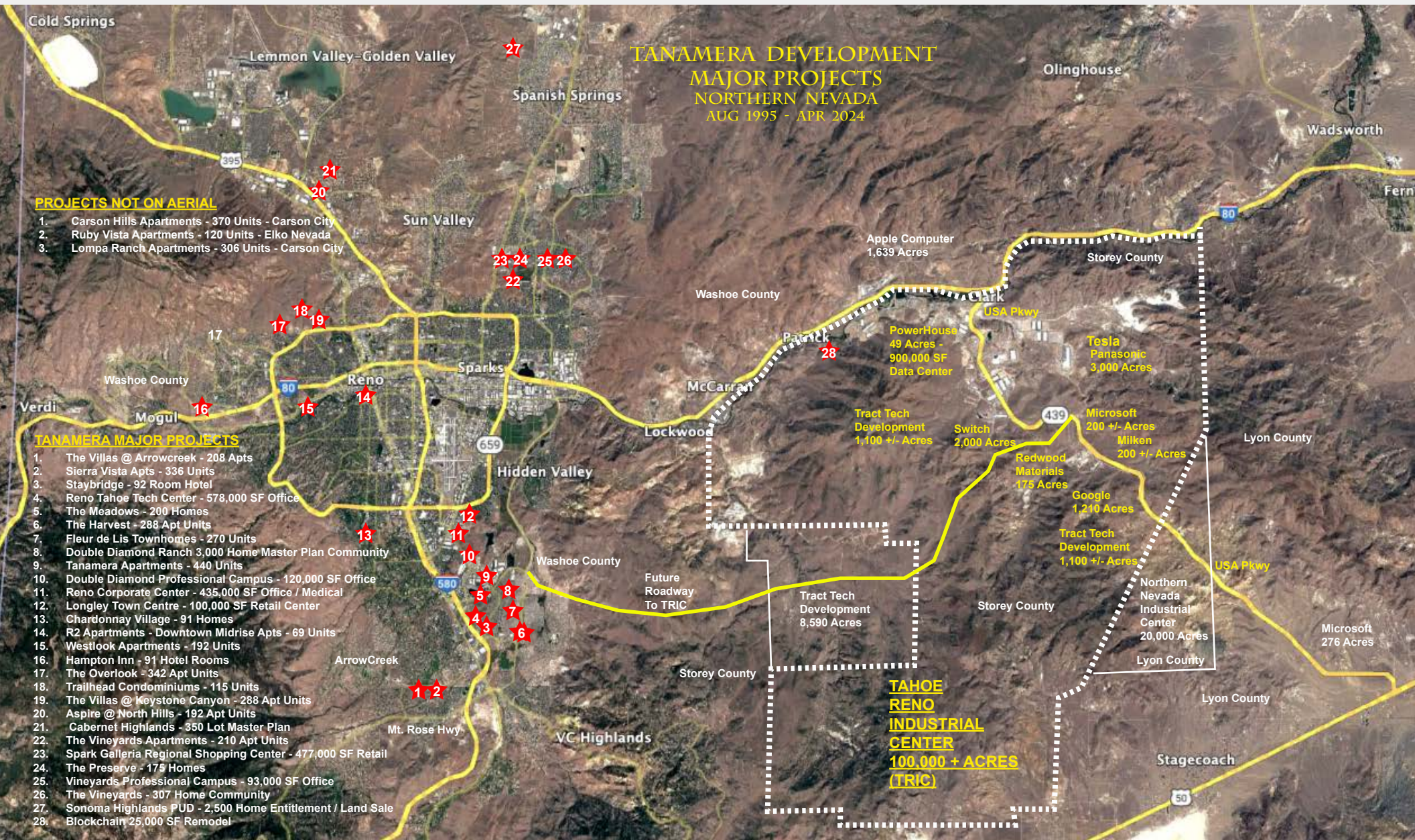
## Brett Seabert, CPA (CO Mg Ptr)

[bseabert@tdnev.com](mailto: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

### LIST OF DEVELOPMENT & CONSTRUCTION PROJECTS - AUGUST 1995 - DECEMBER 2023

PROJECTS DEVELOPED / DESIGNED / BUILT & OR STILL UNDER CONSTRUCTION AS OF APRIL 2024

VARIOUS ROLES PLAYED BY TANAMERA DEVELOPMENT & ITS PREDECESSORS - Developer ("Dev") / Fee Developer ("Fee Dev")

VARIOUS ROLES PLAYED BY TANAMERA CONSTRUCTION & ITS PREDECESSORS PRE - 2024 - Design Built GC ("DBGC") / Straight GC ("GC")

RESIDENTIAL LAND DEVELOPMENTS:	ROLE	ACRES
Double Diamond Ranch	Dev & DBGC	800
Cabernet Highlands	Dev & DBGC	190
Sonoma Highlands (Entitlements Only)	Dev / Designer	700
Keystone Canyon	Dev & DBGC	105
Lompa Ranch East Multifamily (Entitlements Only)	Dev / Designer	24
		<b>1,819</b>

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

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

MULTIFAMILY PROJECTS:	ROLE	# OF UNITS
Tanamera Apartments	Dev	440
Fleur de Lis Town Homes	Dev & DBGC	270
The Villages At Arrowcreek Pkwy	GC	208
The Villas At Keystone Canyon Phase I & II	Fee Dev & DBGC	403
Ruby Vista Apartments	Dev & DBGC	120
The Harvest At Damonte Ranch Phase I	GC	278
The Vineyards	Dev & DBGC	210
Sierra Vista Apartments	Fee Dev & DBGC	336
Carson Hills Apartments	Fee Dev & DBGC	370
R2 5 Story Podium	DBGC	69
Overlook Apartments	Dev & DBGC	342
Westlook Apartments	GC	192
Aspire @ North Hills Apartments	Fee Dev	192
Lompa Lane Apartments	Fee Dev	306
<b>Totals</b>		<b>3,736</b>

CUSTOM HOMES:	ROLE	# OF UNITS
Caughlin Ranch	Dev & DBGC	17
Schaffer's Mill Custom Homes / Townhomes	Dev / Fee Dev / DBGC	25
Old Greenwood Custom Homes	DBGC	2
Martis Camp Custom Homes	DBGC	2
Saint James Village Custom Homes	DBGC	1
Somerset Custom Homes	DBGC	2
Eagle Creek Custom Homes	DBGC	1
Lakeside Ranch Estates	DBGC	1
Montreux Custom Homes	Dev / Fee Dev & DBGC	2
ArrowCreek Custom Homes	Dev / Fee Dev / DBGC	18
Pecetti Ranch Custom Homes	DBGC	1
Fieldcreek Custom Homes	DBGC	1
Ranchharrah Custom Home	GC	1
<b>Totals</b>		<b>74</b>

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	DBGC	9,000
Studio Park	GC	4,000
RTTC Bldg #2	DBGC	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	DBGC	25,000
<b>Totals</b>		<b>350,437</b>

OFFICE / MEDICAL & LIGHT INDUSTRIAL:	ROLE	SF
Double Diamond Ranch Office Bldg	Dev & DBGC	20,000
Reno Corporate Center Land Sale	Dev	263,348
Reno Tahoe Tech Center	Dev & DBGC	200,000
Double Diamond Professional Centre	Dev & DBGC	120,000
Sierra Vista Office / Medical Campus	Dev & DBGC	182,800
RTTC Town Center	Dev & DBGC	130,197
Longley Professional Campus	Dev & DBGC	145,933
Vineyards Professional Campus	Dev & DBGC	87,931
Sandhill Business Campus	Dev & DBGC	45,755
Tanamera Corporate Center	Dev & DBGC	46,190
Reno Professional Campus	Dev & DBGC	55,523
RPC Medical Campus Phase I	Dev & DBGC	52,604
RPC Medical Campus Phase II	Dev & DBGC	69,120
Innovation Drive Medical Office Bldg	Dev & DBGC	20,000
<b>Totals</b>		<b>1,439,401</b>

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

GRAND TOTALS - 1995 - December 2023	
Total Large Scale Acreage (Residential & Commercial)	<b>2,135</b>
Total Number Of Residential Units	<b>5,637</b>
Total SF Of Commercial Space	<b>2,545,675</b>

# TANAMERA

## DEVELOPMENT

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