

# TANAMERA

DEVELOPMENT





# COMPANY OVERVIEW

MAY 2025

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, the Tanamera Principals & their affiliates, as developers & construction managers, have 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 (1,446,901 sf), retail commercial properties (803,043 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 and the Lake Tahoe area for the development of multifamily housing communities, medical office parks, production housing for rent and spec custom homes. For construction of these projects, the Principals of Tanamera will provide 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 and the Lake Tahoe region 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 and beyond 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 MacFarlane 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 a partner with Mr. Rowe since 2003, overseeing all Company financial and administrative 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 was a Certified Public Accountant for over 38 years. Mr. Seabert currently oversees all financial reporting and accounting functions for the Company's development projects, including project cost analysis, project proformas, project insurance, and all development project banking (including the oversight and management of all project loan draws and all development financing).

Mr. Seabert received the Wall Street Journal Student Achievement Award in 1984, while in college, and thereafter was recruited by Deloitte and Touche where he worked for 5 years. Thereafter, Mr. Seabert served as CFO and COO for a multi-national gaming company for 13

years, intimately involved with the acquisition and sales of gaming properties. During his time with the gaming company, Mr. Seabert managed over 700 employees and oversaw all risk management, internal audits, and Human Resources. Mr. Seabert has also served on the Board of Directors for a Nasdaq publicly traded company for 7 years as the Audit Committee Chair as well as a member of the Nomination and Governance Committee, the Compensation and Risk Committee and the Security Committee.





**Justin Rowe (Construction Mgr)**

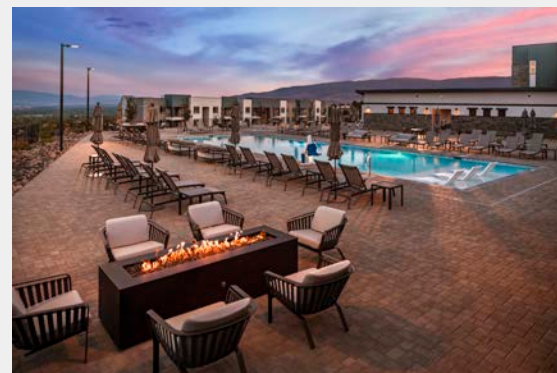
[jrowe@shdnv.com](mailto:jrowe@shdnv.com)

Justin Rowe (Kreg Rowe's son) joined Tanamera's affiliated construction company 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. Justin was initially the Real Estate Sales Manager / Broker and a Project Manager for Tanamera's construction company's production home division during his initial 5 years with Tanamera and a Project Manager for the construction company's Custom Home Division and Multifamily Division for 8 additional years. In early 2022, Justin became more active in the actual day-to-day construction oversight of the numerous Tanamera projects and then, with over 13 years of experience in numerous positions, Justin became the General Manager and a Senior Partner of the Company's affiliated general construction company, Tanamera Construction, LLC.

In late 2022, Justin, along with Brett Seabert's daughter, a CPA and controller for Tanamera Construction at the time, formed their own separate general construction company, Stonehaven Construction, to provide general construction management services as Kreg Rowe and Brett Seabert had decided to wind down Tanamera Construction and focus their energies going forward solely on the Company's local development opportunities.

Justin is a Nevada and California licensed general contractor and since 2023 has been the President of the Northern Nevada Builder's Association. Justin, in his current role with the Company, now assists his father with the Company's project design management and entitlement work and focuses on the construction oversight management of the various Tanamera sponsored projects.

Today Justin also spends a portion of his time with the Company assisting his father with the various clients and investors of Tanamera and utilizes his construction management experience with numerous local high-end commercial and residential projects, along with his current knowledge of local construction costs and longtime local subcontractor relationships, to assist the Company with underwriting and financial reviews for current and future development projects.





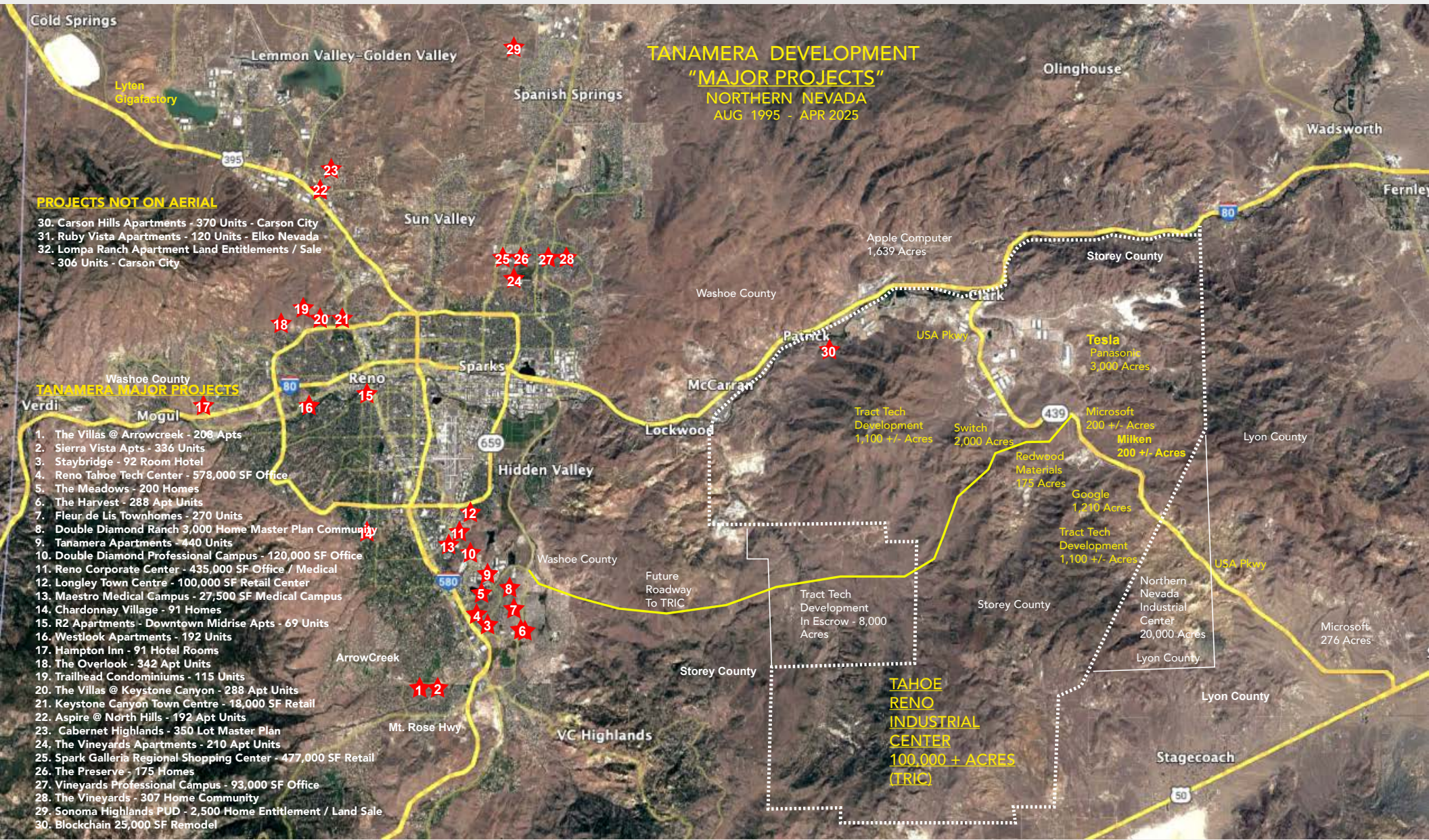
**TANAMERA DEVELOPMENT**  
**"MAJOR PROJECTS"**  
 NORTHERN NEVADA  
 AUG 1995 - APR 2025

**PROJECTS NOT ON AERIAL**

- 30. Carson Hills Apartments - 370 Units - Carson City
- 31. Ruby Vista Apartments - 120 Units - Elko Nevada
- 32. Lompa Ranch Apartment Land Entitlements / Sale - 306 Units - Carson City

**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. Maestro Medical Campus - 27,500 SF Medical Campus
14. Chardonnay Village - 91 Homes
15. R2 Apartments - Downtown Midrise Apts - 69 Units
16. Westlook Apartments - 192 Units
17. Hampton Inn - 91 Hotel Rooms
18. The Overlook - 342 Apt Units
19. Trailhead Condominiums - 115 Units
20. The Villas @ Keystone Canyon - 288 Apt Units
21. Keystone Canyon Town Centre - 18,000 SF Retail
22. Aspire @ North Hills - 192 Apt Units
23. Cabernet Highlands - 350 Lot Master Plan
24. The Vineyards Apartments - 210 Apt Units
25. Spark Galleria Regional Shopping Center - 477,000 SF Retail
26. The Preserve - 175 Homes
27. Vineyards Professional Campus - 93,000 SF Office
28. The Vineyards - 307 Home Community
29. Sonoma Highlands PUD - 2,500 Home Entitlement / Land Sale
30. Blockchain 25,000 SF Remodel





## TANAMERA DEVELOPMENT

### LIST OF DEVELOPMENT & PRIOR CONSTRUCTION PROJECTS - AUGUST 1995 - APRIL 2025

#### PROJECTS DEVELOPED / DESIGNED / BUILT & OR UNDER CONSTRUCTION AS OF MAY 2025

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

VARIOUS ROLES PLAYED BY TANAMERA'S PRIOR CONSTRUCTION ACTIVITIES & CURRENTLY IN COMPLETION PRE - MAY 2025 - 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) | Design Dev | 700          |
| Keystone Canyon                      | Dev & DBGC | 105          |
| Lompa Ranch East Multifamily         | Design Dev | 24           |
| <b>Totals</b>                        |            | <b>1,819</b> |

| OFFICE PARK LAND DEVELOPMENTS:       |            | ACRES         |
|--------------------------------------|------------|---------------|
| Reno Corporate Center                | Dev & DBGC | 165           |
| Reno Tahoe Tech Center               | Dev & DBGC | 41            |
| Double Diamond Professional Centre   | Dev & DBGC | 11            |
| Sierra Vista Office / Medical Campus | Dev & DBGC | 16            |
| RTTC Town Center                     | Dev & DBGC | 13            |
| Longley Professional Campus          | Dev & DBGC | 14            |
| Vineyards Professional Campus        | Dev & DBGC | 9             |
| Sandhill Business Campus             | Dev & DBGC | 4             |
| Tanamera Corporate Center            | Dev & DBGC | 4             |
| Reno Professional Campus             | Dev & DBGC | 7             |
| RPC Medical Campus North             | Dev & DBGC | 5.50          |
| RPC Medical Campus South             | Dev & DBGC | 8.50          |
| Innovation Drive Medical Park        | Dev & DBGC | 1.50          |
| Maestro Medical Campus               | Dev        | 2.15          |
| <b>Totals</b>                        |            | <b>301.65</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   |
|--|----------------|--------------|
| 1. Tanamera Apartments                       | Dev            | 440          |
| 2. Fleur de Lis Town Homes                   | Dev & DBGC     | 270          |
| 3. The Villages At Arrowcreek Pkwy           | GC             | 208          |
| 4. The Villas At Keystone Canyon             | Fee Dev & DBGC | 288          |
| 5. Trailhead Condominiums For Rent           | Fee Dev & DBGC | 115          |
| 6. Ruby Vista Apartments                     | Dev & DBGC     | 120          |
| 7. The Harvest At Damonte Ranch Phase I      | GC             | 278          |
| 8. The Vineyards                             | Dev & DBGC     | 210          |
| 9. Sierra Vista Apartments                   | Fee Dev & DBGC | 336          |
| 10. Carson Hills Apartments                  | Fee Dev & DBGC | 370          |
| 11. R2 5 Story Podium                        | DBGC           | 69           |
| 12. Overlook Apartments                      | Dev & DBGC     | 342          |
| 13. Westlook Apartments                      | GC             | 192          |
| 14. Aspire @ North Hills Apts - Entitlements | Design Dev     | 192          |
| 15. Lompa Lane Apts Entitlements - Land Sale | Design 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>  |

| 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           |
| Swift Institute Medical Campus       | Dev        | 27,070           |
| <b>Totals</b>                        |            | <b>1,446,471</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> |

| RETAIL / SHOWROOM RETAIL:                | ROLE       | SF             |
|--|------------|----------------|
| Foothill Commerce Center                 | Dev & DBGC | 212,000        |
| Longley Town Centre                      | Dev & DBGC | 100,000        |
| Sparks Galleria Regional Shopping Center | Dev & DBGC | 473,043        |
| Keystone Canyon Town Centre              | Dev & DBGC | 18,000         |
| <b>Totals</b>                            |            | <b>803,043</b> |

| GRAND TOTALS - AUGUST 1995 - APRIL 2025                         |                  |
|---|------------------|
| Total Large Scale Acreage (Residential & Commercial)            | <b>2,121</b>     |
| Total Number Of Residential Units (Single Family & Multifamily) | <b>5,637</b>     |
| Total SF Of Commercial Space                                    | <b>2,599,951</b> |

# TANAMERA SAMPLE MULTIFAMILY PROJECTS



TANAMERA APTS - 440 UNITS



SIERRA VISTA APTS - 336 UNITS



FLEUR DE LIS TOWNHOMES - 270 UNITS



THE OVERLOOK APTS - 342 UNITS



VILLAS @ KEYSTONE - 288 UNITS



THE VINEYARDS APTS - 210 UNITS



CARSON HILLS APTS - 370 UNITS



MOD 2 APTS - 69 UNITS



TRAILHEAD CONDOS - 115 UNITS



# TANAMERA SAMPLE COMMERCIAL PROJECTS



SPARKS GALLERIA - 473,043 SF RETAIL



RENO TAHOE TECH CENTER - 512,997 SF  
OFFICE / MEDICAL



LONGLEY TOWN CENTRE - 100,000 SF RETAIL



VINEYARD PROFESSIONAL CAMPUS - 87,000 SF  
OFFICE / MEDICAL



RENO CORPORATE CENTER - 430,000 SF  
OFFICE / MEDICAL



DOUBLE DIAMOND PROFESSIONAL - 120,000 SF  
OFFICE / MEDICAL

## TANAMERA SAMPLE PRODUCTION HOUSING PROJECTS



DOUBLE DIAMOND RANCH 3,000  
HOME MASTER PLANNED COMMUNITY



THE MEADOWS - 200 HOME COMMUNITY



THE VINEYARDS - 307 HOME COMMUNITY



# TANAMERA SAMPLE CUSTOM HOME PROJECTS



SOUTH RENO CUSTOM HOME  
DESIGNED & BUILT BY TANAMERA



SOUTH RENO CUSTOM HOME  
DESIGNED & BUILT BY TANAMERA



MONTREUX CUSTOM HOME  
DESIGNED / DEVELOPED & BUILT BY TANAMERA



MARTIS CAMP CUSTOM HOME  
DESIGNED & BUILT BY TANAMERA



SCHAFFER'S MILL CUSTOM HOME  
DESIGNED & BUILT BY TANAMERA



CAUGHLIN RANCH CUSTOM HOME  
DESIGNED & BUILT BY TANAMERA



ARROWCREEK CUSTOM HOME  
DESIGNED / DEVELOPED & BUILT BY TANAMERA



ARROWCREEK CUSTOM HOME  
DESIGNED / DEVELOPED & BUILT BY TANAMERA



ARROWCREEK CUSTOM HOME  
DESIGNED / DEVELOPED & BUILT BY TANAMERA



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