

TANAMERA

DEVELOPMENT



COMPANY OVERVIEW

JULY 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 partners. 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 & previously as general contractors, have designed, entitled / have in planning 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 (4 - 821,043 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 unique 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, Tanamera will utilize the services of Stonehaven Construction, owned by family members of the Principals that were previously employed for years by Tanamera's prior construction company. 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 partners and clients and new partners / 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

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 production 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, have in planning / 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 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 pro formas, 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)

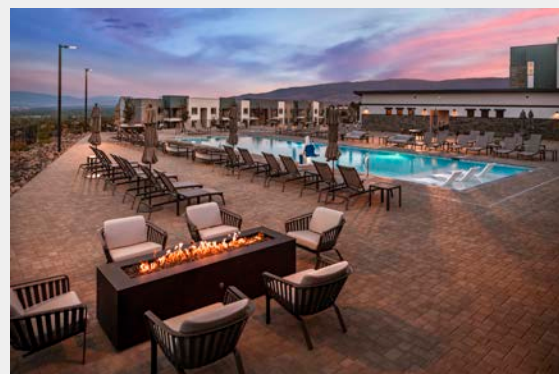
jrowe@shdnv.com

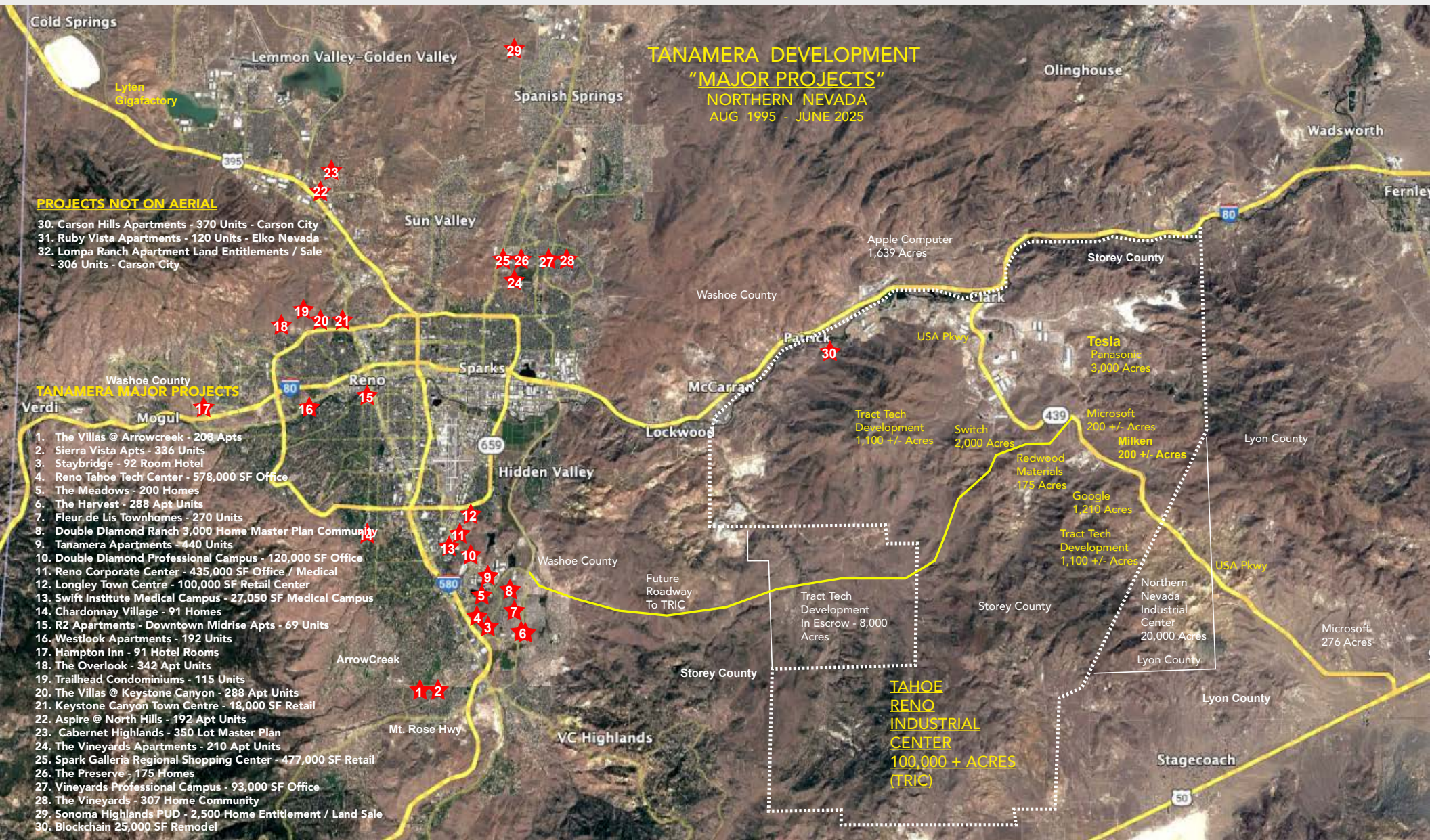
Justin Rowe (Kreg Rowe's son) joined Tanamera's prior general construction company (Tanamera Construction) in 2009 after obtaining his Bachelor of Science degree in Real Estate and Finance with a minor in Economics from the University of Colorado at Boulder. Justin was initially the Real Estate Sales Manager / Broker and a Project Manager for Tanamera's prior 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 and management of the numerous Tanamera projects and then, with over 13 years of experience in numerous positions, Justin became the General Manager of Tanamera Construction.

In 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, 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 from January 2023 through 2024 was 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

LIST OF DEVELOPMENT & PRIOR CONSTRUCTION PROJECTS - AUGUST 1995 - JUNE 2025

PROJECTS DEVELOPED / DESIGNED / IN PLANNING / BUILT & OR UNDER CONSTRUCTION AS OF JULY 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 - JUNE 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
		1,819

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
Totals	301.65

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
Totals		1,827

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
Totals		3,736

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
Totals		74

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
Totals		350,437

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
Totals		1,446,471

RETAIL / SHOWROOM RETAIL:	ROLE	SF
Foothill Commerce Center	Dev & DBGC	212,000
Keystone Canyon Towne Center	Dev	18,000
Longley Town Centre	Dev & DBGC	100,000
Sparks Galleria Regional Shopping Center	Dev & DBGC	473,043
Keystone Canyon Town Centre	Dev & DBGC	18,000
Totals		821,043

GRAND TOTALS - AUGUST 1995 - APRIL 2025	
Total Large Scale Acreage (Residential & Commercial)	2,121
Total Number Of Residential Units (Single Family & Multifamily)	5,637
Total SF Of Commercial Space	2,617,951

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

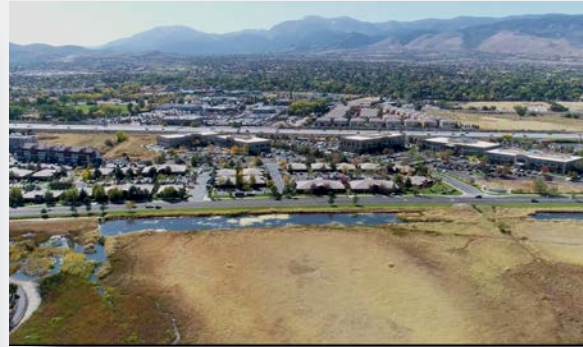


TRAILHEAD CONDOS - 115 UNITS

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



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