

LOST SIERRA HOMES

CUSTOM MOUNTAIN HOMES

- DEVELOPERS / CONTRACTORS -



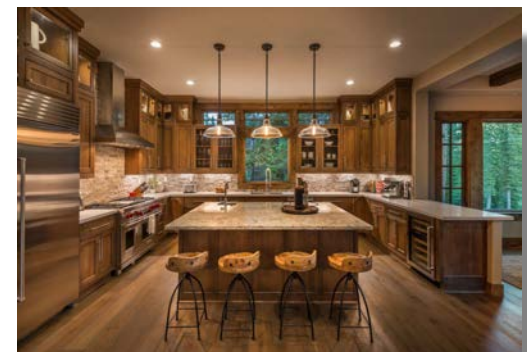
COMPANY OVERVIEW

September 2026

Lost Sierra Homes is a Mountain Custom Home Developer and General Contractor focused on designing and building high quality / cost effective Mountain Custom Homes in the Lost Sierra and Truckee regions of Northern California. An affiliate of Tanamera Development, one of the largest residential and commercial developers located in Reno Nevada, the owners of Lost Sierra Homes, under their previous name of TD Homes, has been designing, developing and building Mountain Custom Homes in northern California since the early 2000's. With over 29 Mountain Custom Homes designed and built to date, Lost Sierra Homes has extensive experience designing quality Mountain Custom Homes within mountain golf course communities focused on modern design with total cost efficiency.

As both developers and general contractors, Lost Sierra Homes designs its Mountain Custom Homes with the latest architecture for each specific community but manages the work of its professional designers to save money in construction for the benefit of its investors and its clients. Unlike typical custom home general contractors, cost and speed of construction is paramount to the principals of Lost Sierra Homes.

For Custom Home clients who elect to have Lost Sierra Homes design and build their Mountain Dream Home, Lost Sierra Homes manages the entire process from start to finish, again with costs in mind. With the assistance of their in-house interior designers, provided to its clients at a discounted cost, and their long standing relationships with some of the best architectural firms known for their quality design and cost effectiveness of construction, Lost Sierra Homes makes the design and construction of the client's Dream Home both easy and cost competitive.



LOST SIERRA HOMES - PRINCIPAL OWNERS

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 Mr. Rowe moved to Sacramento California where he continued his brokerage activities with Grubb & Ellis Commercial Brokerage Company specializing in the brokerage of apartment communities. In 1982 Mr. Rowe left Grubb & Ellis and formed his own syndication and development company in northern California that acquired, developed and managed over 3,000 apartment units and several commercial projects valued at over \$300 million. In 1988 Mr. Rowe became an Institutional Pension Fund Advisor 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 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 of Tanamera Development, 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.

In the early 2000's, Mr Rowe, along with his son Justin Rowe, as a licensed California general contractor, established a custom home development and construction company established to focus on mountain custom homes in the Truckee California market. An easy 30 to 40 minute commute from Reno

Nevada and long standing relationships with Nevada based subcontractors, licensed to do work in California, Mr. Rowe and his son began developing and building in the Schaffer's Mill Golf Community of Truckee California. With subcontractors from Nevada willing to assist Mr. Rowe and his son at costs much less than the local California subcontractors and their experience in development and construction they soon found their business in this community expanding. Now with numerous Mountain Custom Homes completed in Schaffer's Mill, including the HGTV Dream Home of 2014, Mr. Rowe and his son expanded into Martis Camp and Old Greenwood and now working on several new Mountain Custom Homes in Grizzly Ranch, within the heart of the "Lost Sierras".

Justin Rowe (Co-Founder / Managing Ptr)

jrowe@shdnv.com

Justin Rowe is currently Managing Partner and the Founder of StoneHaven Development and Construction, a Nevada based development and general construction company that he founded in 2022, after working for **Tanamera Construction** and the **Lost Sierra Homes** predecessor, **TD Homes**, for more than 13 years. Today, Justin manages the construction for his dad's numerous large scale apartment community developments and commercial projects along with the design and construction of Nevada based high-end custom homes under Stonehaven and the Lost Sierra Homes Mountain Custom Homes.

Justin began his career with **Tanamera Construction** in 2009 after earning a Bachelor of Science degree in Business Administration with an emphasis in Finance and a minor in Economics and Real Estate from the University of Colorado at Boulder. He first focused on Tanamera's production home division, where he successfully completed and closed more than 560 single-family homes. As **Tanamera Construction** shifted toward large-scale multifamily and custom home projects, Justin advanced into leadership roles

as Lead Project Manager and ultimately Vice President of Operations for **Tanamera Construction**.

Justin is both a Nevada and California licensed general contractor, and the elected 2023 and 2024 President of the Builders Association of Northern Nevada (a 700 company member association). In return for participation in Tanamera projects, Justin also works in an advisory capacity to support Tanamera-sponsored developments.

Today, Justin leverages his extensive experience in high-end commercial and residential projects, his deep understanding of local Nevada construction costs and northern California mountain construction costs, along with his long-standing relationships with Northern Nevada subcontractors to help support Tanamera and the Lost Sierra Homes continued success — including entitlement oversight,, design review, value engineering insight, and construction management review.



LOST SIERRA HOMES

OWNERS DESIGN / DEVELOPMENT AND CONSTRUCTION MANAGEMENT EXPERINCE SINCE 1995

- CALIFORNIA PROJECTS -

CUSTOM HOMES:	STATUS	# OF UNITS
Schaffer's Mill Custom Homes / Townhomes	Completed	25
Old Greenwood Custom Homes	Completed	2
Martis Camp Custom Homes	Completed	2
Grizzly Ranch	In Planning	3
Totals		32

- NORTHERN NEVADA / RENO PROJECTS -

CUSTOM HOMES:	STATUS	# OF UNITS
Caughlin Ranch	Complete	17
Saint James Village Custom Homes	Complete	1
Somersett Custom Homes	Complete	2
Eagle Creek Custom Homes	Complete	1
Lakeside Ranch Estates	Complete	1
Montreux Custom Homes	Complete	2
ArrowCreek Custom Homes	Complete	18
Pecetti Ranch Custom Homes	Complete	1
Fieldcreek Custom Homes	Complete	1
Ranchharrah Custom Home	Complete	1
Totals		45

OFFICE / MEDICAL & LIGHT INDUSTRIAL:	STATUS	SF
Double Diamond Ranch Office Bldg	Complete	20,000
Reno Corporate Center Land Sale	Complete	263,348
Reno Tahoe Tech Center	Complete	200,000
Double Diamond Professional Centre	Complete	120,000
Sierra Vista Office / Medical Campus	Complete	182,800
RTTC Town Center	Complete	130,197
Longley Professional Campus	Complete	152,273
Vineyards Professional Campus	Complete	102,376
Sandhill Business Campus	Complete	45,755
Tanamera Corporate Center	Complete	46,190
Reno Professional Campus	Complete	55,523
RPC Medical Campus Phase I	Complete	52,604
Vetrans Administration Bldg	Complete	38,282
RPC Medical Campus Phase II	Complete	69,120
Swift Medical Campus	Under Construction	27,500
Totals		1,505,968

- NORTHERN NEVADA / RENO PROJECTS CONTINUED -

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

MULTIFAMILY PROJECTS:	STATUS	# OF UNITS
1. Tanamera Apartments	Complete	440
2. Fleur de Lis Town Homes	Complete	270
3. The Villages At Arrowcreek Pkwy	Complete	208
4. The Villas At Keystone Canyon	Complete	288
5. Trailhead Condominiums For Rent	Complete	115
6. Ruby Vista Apartments	Complete	120
7. The Harvest At Damonte Ranch Phase I	Complete	278
8. The Vineyards	Complete	210
9. Sierra Vista Apartments	Complete	336
10. Carson Hills Apartments	Complete	370
11. R2 5 Story Podium	Complete	69
12. Overlook Apartments	Complete	342
13. Westlook Apartments	Complete	192
14. Aspire @ North Hills Apartments	Designed & Entitled	192
15. Lompa Lane Apartments	Designed / Entitled / Sold	306
Totals		3,736

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

RETAIL / SHOWROOM RETAIL:	STATUS	SF
Foothill Commerce Center	Complete	212,000
Longley Town Centre	Complete	100,000
Sparks Galleria Regional Shopping Center	Complete	473,043
Totals		785,043

GRAND TOTALS CALIFORNIA & NEVADA - AUGUST 1995 - AUGUST 2026	
Total Number Of Custom Homes	77
Total Number Of Residential Units (Single Family & Multifamily)	5,608
Total SF Of Commercial Space	2,641,448

LOST SIERRA HOMES

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