

Re: Gibbons “Main Street” Investment Opportunity

At this time we are not currently looking for investments however opportunities may become available in the upcoming months. This information has been developed to provide you an idea of the potential future opportunity to invest in our ‘Main Street’ residential condominium and retail development in Gibbons Alberta. The following is a description of the project:

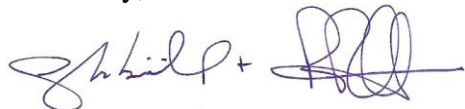
- 13,000 sq. ft. of prime retail space on the ground level;
- 40 well appointed one and two bedroom condominium units located on two levels with 800 to 1,268 sq. ft. of living space;
- Starting condominium prices of \$200,000 with an anticipated average final sales price of \$265,000;
- The condominiums are expected to be sold out prior to the 18-month completion date; the retail space will be available for lease.

The investment opportunity will be:

- A \$3 million second mortgage secured by the land owned by J & R Ventures; subordinate only to construction financing.
- Flat interest rate of 10% per year to be paid semi-annually.
- Will carry a term of two years (J & R Ventures retains the right to repay the principal at any time without bonus or penalty).
- Minimum investment is \$50,000..

If you are interested in investing, please contact Denis Jubinville at (780) 938-9885 or Peter Russell at (780) 909-5234. We are very excited to offer this opportunity to you and look forward to working with you in the very near future.

Yours truly,



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Denis Jubinville & Peter Russell  
Principle owners