

P.O. Box 910485
Lexington, KY 40591
(859) 273-9507
www.peventures.com

Dear Sir/Madam:

Enclosed please find a copy of a prospectus for our new proposed retail development in Georgetown, KY. We feel that your company can greatly prosper by opening a new franchise at this location or relocating an existing franchise to this area. We are not looking ourselves to open a new store, but instead are looking to fill the centre with high quality, high traffic businesses.

Georgetown, only minutes away from Lexington, has been experiencing increased growth as businesses and families expand from the Fayette-Urban County area. As you will notice, this area of Georgetown is especially undergoing rapid development. The new shopping center, Cherry Blossom, is located right off of Interstate 75, on the exit leading to the Toyota plant manufacturing Camrys and Avalons. Toyota is planning on expanding this plant to start production of the Camry Solara beginning in the fall of 2003, and currently has around 8,000 employees.

The growth of Georgetown and Toyota has resulted in the development of 9 new subdivisions and almost 1,000 new homes in an approximate 3 mile radius of the Cherry Blossom area in 2002 alone. Also, earlier this year construction was completed on the Cherry Blossom Village Golf & Country Club. As such, Wal-Mart has recently opened a Supercenter in the Cherry Blossom development as recognition of the investment potential (please see the map in the prospectus for locations).

We here at P.E. Ventures believe that with Wal-Mart anchoring the development, this site presents an excellent opportunity for high traffic and sales volumes. Initially we are developing a center with up to 10,000 square feet of retail space, planning to open in March 2004.

If you are interested in learning more about this exciting new project, please contact us at (859) 273-9507. But hurry because initial space is limited, and will be held on a first-come basis. Be one of the first to locate in this high growth area.

F. Michael Mayer
P.E. Ventures, LLC

P.O. Box 910485
Lexington, KY 40591
(859) 273-9507
www.peventures.com



Commercial Development by
P.E. Ventures, LLC
(859) 273-9507
www.peventures.com
info@peventures.com

P.O. Box 910485
Lexington, KY 40591
(859) 273-9507
www.peventures.com

Commercial Property Development

Located in the Cherry Blossom Centre in Georgetown, KY.

- Up to 10,000 s.f. retail or commercial space
- Located in high growth area featuring 9 new residential sections with around 1,000 single family and multi-family homes built in 2002 with approved development of approximately 2000 more homes (see Lane Report, January 2002)
- Property zoned for retail/commercial use
- Located off of U.S. 62 just off of I-75 at exit 126
- Close proximity to Toyota
- Development anchored by major retailers including Wal-Mart and 84-Lumber
- High visibility
- 15 minutes to Lexington, KY

For more information please contact:

P.E. Ventures, LLC

**P.O. Box 910485
Lexington, KY 40591
(859) 273-9507**

info@peventures.com

All information believed to be accurate but not warranted

P.O. Box 910485
Lexington, KY 40591
(859) 273-9507
www.peventures.com

The images and representations contained in this report do not expressly or implicitly imply that any particular retailer will occupy any of the available space. Any drawings or rendering of what any structure or development will look like is only made for illustrative purposes, and does not represent what final development may be constructed.

All information contained herein has been obtained from sources believed to be reliable, or generated with care. The information is believed to be accurate, but no warranties, expressed or implied, are given by P.E. Ventures, LLC as to its accuracy. It is the reader's responsibility to verify all data, projections or other information.

If you have any questions or concerns regarding any of the information provided, please do not hesitate to contact us for clarification.

[illegible]

P.O. Box 910485
Lexington, KY 40591
(859) 273-9507
www.peventures.com

SITE LOCATION



P.O. Box 910485
Lexington, KY 40591
(859) 273-9507
www.peventures.com

Commercial Development Property Cherry Blossom Centre Georgetown, KY

Site Plan

