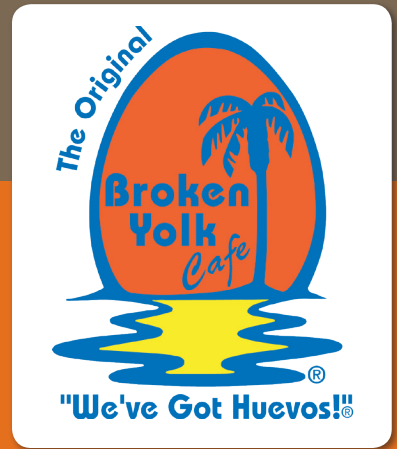


SEEKING PRIME ORANGE COUNTY SITES



OPERATOR SUMMARY

The Broken Yolk Cafe is a Breakfast & Lunch concept serving a variety of classic American breakfast & lunch fare with many other menu items. Reasonable prices & superb food quality are the basis of this upgraded breakfast and lunch establishment. Currently with 9 open and operating San Diego County locations and 2 Orange County locations underway, The Broken Yolk Cafe is quickly becoming a huge success with average wait times over 30 minutes during peak business hours. Currently seeking sites in Orange County.

www.thebrokenyolkcafe.com

BUILDING:

End Cap, Inline or freestanding restaurant conversions of 4,000 - 6,000 square feet with outdoor dining.

TRADE AREA CRITERIA:

Strong upscale daytime work/office population and/or university within a 5 minute drive time. Minimum of 100,000 in a 3 mile radius with a median family income of \$70,000+ DAYTIME Populations over 10,000 within a 10 min drive time.

DEAL STRUCTURE:

Lease terms of 10 years + options with landlord T.I.'s

AREA SEEKING SITES:

Irvine, Costa Mesa, Tustin, Anaheim and Buena Park

*PLEASE SUBMIT ALL SITES TO: 858-792-5521

LocationMattersInc.com



Michael DiNorscia

Mike.DiNorscia@locationmattersinc.com

CA LIC #01727373

PH 858-792-5521 x102

FX 858-876-1822