

AAA USA Corp.
 Analysis of Available Restaurant Spaces
 as of 11/22/05

Bldg name/address	Poor - Good	1111 Main	Broadway	Park Ave	Central Cir
Degree of Overall Appeal		170.00	163.00	170.00	175.00
Current Area Conditions	1 - 10	9.00	8.00	6.00	6.00
Future Development Plan	1 - 10	5.00	5.00	9.00	9.00
Traffic Situations	1 - 10	3.00	3.00	7.00	7.00
Parking Situations	1 - 10	4.00	4.00	8.00	8.00
Location of the Bldg	1 - 10	9.00	6.00	9.00	8.00
Location of the Unit in the bldg	1 - 10	10.00	10.00	7.00	9.00
Restaurant Space Size	1 - 10	9.00	7.00	7.00	10.00
Space Configuration	1 - 10	10.00	6.00	5.00	9.00
Costs of Suites Build up	1 - 10	8.00	8.00	5.00	6.00
Ease of Access	1 - 10	10.00	10.00	7.00	7.00
Terms	1 - 10	10.00	10.00	10.00	10.00
Options	1 - 5	5.00	5.00	5.00	5.00
Rent	1 - 10	4.00	9.00	8.00	4.00
Operating Expenses	1 - 10	8.00	8.00	6.00	6.00
Annual Increase	1 - 5	5.00	5.00	5.00	5.00
Other Tenants	1 - 5	5.00	5.00	5.00	5.00
Other Available Unit Analysis	1 - 10	5.00	3.00	7.00	7.00
Area Demographic Mix Analysis	1 - 10	8.00	8.00	8.00	8.00
Area Avg. Income Analysis	1 - 10	8.00	8.00	8.00	8.00
Safety	1 - 10	9.00	9.00	7.00	7.00
Landlord Reputation	1 - 10	6.00	6.00	6.00	6.00
Landlord Cooperation	1 - 10	4.00	6.00	6.00	6.00
Housing Situations for Employee	1 - 10	4.00	4.00	6.00	6.00
Availability of Public Transportation	1 - 5	5.00	3.00	5.00	5.00
Misc.	1 - 5				
Ease of Delivery	1 - 10	7.00	7.00	8.00	8.00

Other comments: