



August 19, 2004

Sunbelt Business Brokers
Attn: Russ Nelson
9801 Dupont Avenue South
Suite 370
Bloomington, MN 55431

Dear Mr. Nelson:

I would like to take this opportunity to express how pleased my wife and I are that we had the pleasure of working with Mike Wheelock. Mike worked with us on the purchase of Frankie's Chicago Style Pizza, Pasta and Ribs in Chanhassen. Mike worked very hard to make the sale happen and in a timely fashion. He worked through a challenging situation to make this sale become a reality and has been a valuable asset in the weeks since the closing.

When we first approached Mike about our interest in Frankie's he advised us that we may not want to pursue this particular restaurant due to the hurdles we would have to navigate due to the current financial situation the restaurant was in at the time. Mike asked us to be patient for a few days while he worked to see if the hurdles could be overcome. Within a couple of days, Mike called us and advised the problems were not so big that we could not overcome them. Mike advised us on the best way to approach a proposed asking price. We submitted a bid and within days it was accepted.

For the rest of June, Mike worked hard to hit the June 30 closing date. There were major items to get through in relation to closing. Due to the complexity of the situation we fully expected the closing to be pushed out from the June 30th date. Mike was able to align everything and make the June 30th closing a reality.

In the weeks following the sale Mike has continued to be an asset to us. My inexperience in the restaurant industry was a concern. I asked for Mike's help finding consultants for marketing and running the restaurant. Mike has helped me contact two individuals who I have been working with for the past month who have both been a great help to me. We have seen an increase of \$100.00 per week in average sales during the course of the past five weeks and look forward to continued growth. We would not be business owners today without the help of Mike Wheelock. Thank you Mike for helping us reach our dream to own our own business.

Sincerely,

Patrick James Shea, Jayne-Anne Shea

Patrick James Shea and Jayne-Anne Shea
Frankie's Chicago Style Pizza, Pasta and Ribs