

KEY WEST BIGHT RENT ROLL

FY 14 -15

CPI Jan - April 2015 is 0 or less (no rent increase)

CPI Jan - April 2015, Sept 2015 is 0 or less (no rent increase)

UPLAND TENANTS	Account No.	Lease Term	Anniversary Month	CPI Rent Increase Posted	Lease Expiration	Leased SF	Price Per SF	Annual Base Rent	Monthly Base Rent	Percentage Rent	Percentage Rent	Total Base & Percentage Rent	Total Annual Rent SF	Security Deposit Due			Deposit Required by Lease	Current Security Deposit	Security Deposit Difference
														1 Mo.	2 Mo.	6 Mo.			
Local Color	5810	10	July	8/1/2015	06/30/19	3,048	\$ 36.19	\$ 110,313.36	\$9,192.78	6%				X			\$ 9,192.78	\$ 8,129.44	\$ 1,063.34
Piano Shop	5811	5	July	8/1/2015	06/30/16	975	\$ 24.65	\$ 24,030.96	\$2,002.58	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
Sebago Booth	5823	5	September		08/31/18	98	\$ 244.90	\$ 24,000.00	\$2,000.00	NA				X			\$ 2,000.00	\$ 767.80	\$ 1,232.20
Sebago (Office) Lazy Way Unit I (&J)	5823	5	June	None	05/31/20	817	\$ 38.22	\$ 31,225.80	\$2,602.15	NA				X			\$ 2,602.15	\$ 966.06	\$ 1,636.09
Sebago Exterior storage	5823	5	June	7/1/2015	05/31/20	313	\$ 16.00	\$ 5,007.96	\$417.33	NA				X			\$ 417.33	\$ -	\$ 417.33
Schooner Wharf Bar	5825	10	October		09/30/16	8,872	\$ 36.86	\$ 327,047.04	\$27,253.92	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Jimmy Buffett	5826	10	November		10/31/16	1,447	\$ 57.89	\$ 83,768.52	\$6,980.71	NA				X			\$ 6,980.71	\$ 1,904.14	\$ 5,076.57
B.O.'s Fish Wagon	5844	10	October		09/30/18	1,623	\$ 44.36	\$ 72,003.60	\$6,000.30	6%			\$0.00	NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	1/15/2015	11/03/18	1,801	\$ 31.75	\$ 57,182.40	\$4,765.20	6%				X			\$ 4,765.20	\$ 2,713.39	\$ 2,051.81
Schooner Appledore Booth	5902	5	January	NA	12/31/15	100	\$ 66.70	\$ 6,669.84	\$555.82	NA				NA	NA	NA	\$ 338.00	\$ -	\$ 338.00
Sunset Wa+A18:P19tersports Office (Ground	5916	5	May	None 2015	04/30/19	750	\$ 34.00	\$ 25,500.00	\$2,125.00	NA				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	None 2015	04/30/19	1,006	\$ 34.00	\$ 34,200.00	\$2,850.00	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	None 2015	02/29/16	1,689	\$ 39.23	\$ 66,256.32	\$5,521.36	6%				X			\$ 5,521.36	\$ 3,342.73	\$ 2,178.63
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	None 2015	02/29/16	861	\$ 9.78	\$ 8,418.00	\$701.50	6%				X			\$ 701.50	\$ 1,063.70	\$ (362.20)
Flagler Station (The Little Red)	6185	20	March	None 2015	03/14/19	4,096	\$ 12.18	\$ 49,879.20	\$4,156.60	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	20	June	7/15/2015	05/31/18	14,919	\$ 24.74	\$ 369,117.48	\$30,759.79	5%	\$90,481.56	\$459,599.04	\$30.81	NA	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Key West Artworks, LLC	6914	5	January	None 2015	12/31/17	722	\$ 37.40	\$ 27,003.72	\$2,250.31	6%						X	\$ 13,501.86	\$ 10,559.92	\$ 2,941.94
Captain Quick Dry (Unit H, Lazy Way)	7033	5	April	June-14	03/31/18	452	\$ 40.86	\$ 18,469.32	\$1,539.11	6%	\$3,784.94	\$22,254.26	\$49.24		X		\$ 3,078.22	\$ 2,461.31	\$ 616.91
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	None 2015	02/29/16	326	\$ 45.76	\$ 14,918.40	\$1,243.20	6%				X			\$ 2,486.40	\$ 2,018.70	\$ 467.70
Yours & Mayan (Unit A, Lazy Way)	7042	5	March	None 2015	02/29/16	337	\$ 55.61	\$ 18,740.88	\$1,561.74	6%					X		\$ 3,123.48	\$ 2,892.88	\$ 230.60
Yours & Mayan (Unit B, Lazy Way)	7042	2	July	8/1/15	02/29/16	135	\$ 74.58	\$ 10,068.84	\$839.07	6%					X		\$ 1,678.14	\$ 1,562.86	\$ 115.28
Mel Fisher Maritime Society	7383	5	July	8/1/15	06/30/18	1,076	NA	\$ 1.00	NA	NA				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle	7460	7	June	7/1/2015	05/31/21	3,444	\$ 30.60	\$ 105,396.84	\$8,783.07	6%				X			\$8,783.07	\$ 4,194.99	\$ 4,588.08
AER Photography Inc. (Unit F, Lazy Way)	7794	2	July	8/1/15	06/30/18	426	\$ 37.57	\$ 16,005.00	\$1,333.75	6%					X		\$ 2,667.50	\$ 2,609.96	\$ 57.54
S&M Lazy Lane LLC DBA Fisherman Café	7832	5	March	None 2015	04/01/18	128	\$ 76.62	\$ 9,807.72	\$817.31	CPI				NA	NA	NA			
S&M Lazy Lane LLC DBA Fisherman Cafe	7832	5	September	new	08/31/15	128	\$ 125.22	\$ 16,028.40	\$1,335.70	6%				NA	NA	NA	\$ 2,671.40		\$ 2,671.40
Yankee Freedom III, LLC	7953	5 + 2mos.	January	None 2015	02/28/16	1,728	\$ 12.09	\$ 20,886.12	\$1,740.51	6%				X			\$ 3,481.02		\$ 3,481.02
(Thompson Fish House)																			
Fury Greene Street Booth	7966	5	September	NA	8/130/18	96	\$ 250.00	\$ 24,000.00	\$2,000.00	NA				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	None 2015	08/31/18	208	\$ 201.92	\$ 42,000.00	\$3,500.00	6%	\$3,753.11	\$7,930.84	\$38.13	NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	None 2015	08/31/18	240	\$ 175.00	\$ 42,000.00	\$3,500.00	NA				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B)	8375	5	October		09/30/17	112	\$ 165.08	\$ 18,489.12	\$1,540.76	6%				X			\$1,540.76	\$ 1,653.14	\$ (112.38)
Half Shell Raw Bar	8520	10	April	None 2015	03/31/24	9,212	\$ 30.78	\$ 283,580.88	\$23,631.74	5%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Turtle Kraals	8520	20	April	None 2015	03/31/16	9,630	\$ 25.55	\$ 246,080.28	\$20,506.69	5%				NA	NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery	8587	20	August	10/1/15	07/01/33	18,942	\$21.00	\$ 397,782.00	\$33,214.80	6%							Letter of Credit		
Key West Ice Cream Factory (Unit E)	8587	5	July	8/1/15	06/30/18	1,447	\$ 34.03	\$ 50,361.84	\$4,196.82	6%				X			\$ 4,196.82	\$ -	\$ 4,196.82
Hayes Robertson Group (Unit C)	8747	5	April	6/14/14	03/31/18	1,001	\$ 34.03	\$ 34,064.03	\$2,838.67	6%				X			\$ 2,838.67	\$ -	\$ 2,838.67
PARKING AND TRASH																			
The Marker Waterfront Resort	8911	40	July		06/30/52				\$9,412.17										
Conch Harbor	9029	5	September		08/31/20				\$466.00										
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	None 2015	04/30/20	240	\$ 38.02	\$ 9,125.04	\$760.42	NA				X			\$ 760.42	\$ -	\$ 760.42
Anderson Outdoor Advertising, Inc.	6690	5	November		10/31/18			\$ 12,000.00	\$1,000.00	30% gross									
Vacation Key West Office & Booth	6836	5	December		11/30/15	250	\$ 47.31	\$ 11,828.52	\$985.71	NA				X			\$ 985.71	\$ 1,094.67	\$ (108.96)
Conch Electric Cars	6867	5	April	None 2015	03/31/17	718	\$ 27.55	\$ 19,781.28	\$1,648.44	6%					X		\$ 3,138.00	\$ 3,138.00	\$ -
Yankee Freedom III LLC (202/205)	7953	10	November		10/31/22	309	\$ 37.44	\$ 11,568.00	\$964.00	NA				X			\$964.00	\$ 939.88	\$ 24.12
Paradise Porters	8514	5	November		10/31/17	388	\$ 38.05	\$ 14,762.28	\$1,230.19	NA				X			\$1,230.19	\$ 1,200.00	\$ 30.19
VACANT/UNLEASABLE SPACES																			
201 William Street (1st Floor)	City Offices					414													\$ -
201 William Street (2nd Floor)	City Offices					1,253													\$ -
																			\$ -
Ferry Terminal #206	Vacant					150													
Ferry Terminal #207	Citizens Review					229													
Ferry Terminal #209	Vacant					278													
														Total: \$98,019.61					

Total Occupied SF: 94,110
Total Leasable SF: 96,434

Average Annual Rent Per SF: \$30.69

Base Rent Per Leases: Monthly \$240,725.22
Annually \$2,888,702.63

Base Rent Plus FY 2013/2014 Percentage Rents: \$2,986,722.24

Base Plus % Average Annual Rent Per SF: \$31.74