

KEY WEST BIGHT RENT ROLL
FY 15-16
APRIL 2016

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 Paid	Total Base & Percentage Rent	Total Annual Rent SF	Security Deposit Due 1 Mo. 2 Mo. 6 Mo.	Deposit Required by Lease	Current Security Deposit	Security Deposit Difference	
Local Color	5810	10	July	8/1/2015	06/30/19	3,048	\$ 36.19	\$ 110,313.36	\$9,192.78	6%		\$ 9,192.78		X	\$ 9,192.78	\$ 8,129.44	\$ 1,063.34	
Piano Shop	5811	5	July	8/1/2015	06/30/16	975	\$ 24.70	\$ 24,079.08	\$2,006.59	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 1 (&L)	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	12/4/2015	09/30/16	8,872	\$ 36.94	\$ 327,701.16	\$27,308.43	6%				NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Jimmy Buffett	5826	10	November	1/1/2016	10/31/16	1,447	\$ 58.24	\$ 84,270.48	\$7,022.54	NA				X	\$ 7,022.54	\$ 1,904.14	\$ 5,118.40	
B.O.'s Fish Wagon	5844	10	October	12/4/2015	09/30/18	1,623	\$ 44.45	\$ 72,147.60	\$6,012.30	6%			\$0.00	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	3/1/2016	11/30/19	1,801	\$ 31.97	\$ 57,582.72	\$4,798.56	6%				X	\$ 4,798.56	\$ 2,713.39	\$ 2,085.17	
Schooner Aggledore Booth	5902	5	January	NA	12/31/15	100	\$ 66.70	\$ 6,669.84	\$555.82	NA				NA	NA	\$ 338.00	\$ -	\$ 338.00
Sunset Watersports Office (Ground C)	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	\$ 34,203.96	\$2,850.33	6%				X	\$ 2,850.33	\$ -	\$ 2,850.33	
Mac's Sea Garden	6185	10	March	None 2015	2/29/25	1,889	\$ 39.23	\$ 66,259.44	\$5,521.62	6%				X	\$ 5,521.62	\$ 3,342.73	\$ 2,178.89	
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	None 2015	2/29/25	861	\$ 9.78	\$ 8,420.64	\$701.72	6%				X	\$ 701.72	\$ 1,063.70	\$ (361.98)	
Flagler Station	6185	20	March	None 2015	03/14/19	4,096	\$ 12.18	\$ 49,879.20	\$4,156.60	6%				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%			\$0.00	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Key West Artworks, LLC	6914	5	January	None 2015	12/31/17	722	\$ 37.92	\$ 27,381.84	\$2,281.82	6%					X	\$ 13,690.92	\$ 10,559.92	\$ 3,131.00
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%			\$0.00	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	\$ -	\$ -	\$ -
Key West Boat & Tackle	7460	7	June	7/1/2015	05/31/21	3,444	\$ 30.60	\$ 105,396.84	\$9,783.07	6%				X	\$ 9,783.07	\$ 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	
Yankee Freedom III, LLC - Thompson Fish	7953	5 + 2 mos.	January	None 2015	02/28/16	1,728	\$ 12.26	\$ 21,178.56	\$1,764.88	6%				X	\$ 3,529.76	\$ -	\$ 3,529.76	
Fury Greene Street Booth	7966	5	September	NA	8/1/30/18	96	\$ 250.00	\$ 24,000.00	\$2,000.00	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%			\$0.00	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	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B)	8375	5	October	12/4/15	09/30/17	112	\$ 165.41	\$ 18,526.20	\$1,543.85	6%				X	\$1,543.85	\$ 1,653.14	\$ (109.29)	
Hall Shell Raw Bar	8520	10	April	None 2015	03/31/24	9,212	\$ 30.78	\$ 283,580.88	\$23,631.74	5%				NA	NA	Letter of Credit	Letter of Credit	\$ -
Turtle Kraals	8520	20	April	None 2015	04/01/25	9,630	\$ 25.55	\$ 246,080.28	\$20,506.69	5%				NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery	8567	20	August	10/1/15	07/01/23	18,942	\$21.00	\$ 397,782.00	\$33,148.50	6%					Letter of Credit			
Key West Ice Cream Factory (Unit E)	8587	5	July	8/1/15	06/30/18	1,447	\$ 34.80	\$ 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	
S & M Lazy Way/Fisherman Cafe (Unit D)	9005	5	September		09/01/20	274	\$ 59.00	\$ 16,166.04	\$1,347.17	6%				NA	NA	\$ -	\$ -	\$ -
S & M Lazy Way/Fisherman Cafe (Unit C)	9005	5	March		04/01/18	128	\$ 76.62	\$ 9,807.72	\$817.31	6%				NA	NA	\$ -	\$ -	\$ -
PARKING AND TRASH																		
The Marker Waterfront Resort	8911	40	July		06/30/52				\$9,412.17									
Conch Harbor	9029	5	September		08/31/20													
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.	6990	5	November	3/1/16	10/31/19			\$ 12,060.00	\$1,005.00	30% gross								
Vacation Key West Office & Booth	6836	5	December	3/1/16	11/30/20	250	\$ 47.65	\$ 11,911.32	\$992.61	NA				X	\$ -	\$ 992.61	\$ 1,094.67	\$ (102.06)
Conch Electric Cars	6887	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	1/1/16	10/31/22	309	\$ 37.56	\$ 11,607.12	\$967.26	NA				X	\$ 967.26	\$ 939.88	\$ 27.38	
Paradise Porters	9514	5	November	1/1/16	10/31/17	388	\$ 38.20	\$ 14,820.72	\$1,235.06	NA				X	\$ -	\$ 1,235.06	\$ 1,200.00	\$ 35.06
VACANT/UNLEASABLE SPACES																		
201 William Street (1st Floor)	City Offices					414												
201 William Street (2nd Floor)	Vacant for lease					1,253												
255 Margaret Street	Vacant					1,135												
Ferry Terminal #206	Citizens Review					150												
Ferry Terminal #207	Citizens Review					229												
Ferry Terminal #209	City Offices					278												
															\$ 149,202.65	\$ 119,585.94	\$ 29,616.71	

Revised 3/2016

Total Occupied SF: 94,256
Total Leasable SF: 97,715

Average Annual Rent Per SF: \$30.67

Base Rent Per Leases: Monthly \$240,895.91
Annually \$2,890,750.91

Base Plus % Average Annual Rent Per SF: \$30.00

Total: \$0.00

\$ 149,202.65 \$ 119,585.94 \$ 29,616.71