

KEY WEST BIGHT RENT ROLL
FY 15-16
July 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 Paid	Total Base & Percentage Rent	Total Annual Rent SF	Security Deposit Due			Deposit Required by Lease	Current Security Deposit	Security Deposit Difference
										Rent				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	\$ 24.70	\$ 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 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	12/4/2015	09/30/16	8,872	\$ 36.94	\$ 327,701.16	\$27,308.43	6%				NA	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	1,816	\$ 39.73	\$ 72,147.60	\$6,012.30	6%			\$0.00	NA	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 Appledore Booth	5902	5	January	NA	12/31/15	30	\$ 222.33	\$ 6,669.84	\$555.82	NA				NA	NA	NA	\$ 338.00	\$ -	\$ 338.00
Sunset Watersports Office (Ground C)	5916	5	May	June-16	04/30/19	750	\$ 34.34	\$ 25,755.00	\$2,146.25	NA				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	June-16	04/30/19	1,006	\$ 34.34	\$ 34,546.08	\$2,878.84	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	new	2/29/25	1,689	\$ 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	new	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	March-16	03/14/19	4,096	\$ 12.29	\$ 50,328.12	\$4,194.01	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%			\$0.00	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	\$ 37.92	\$ 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	new	2/29/2021	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	new	2/29/2021	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	March	new	2/29/2021	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
Yankee Freedom III, LLC- -Thompson Fish H	7953	5 + 2mos.	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	8/130/18	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%			\$0.00	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	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)
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	04/01/25	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	\$33,148.50	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 Café (Unit D)	9005	5	September		09/01/20	274	\$ 59.00	\$ 16,166.04	\$1,347.17	6%				NA	NA	NA	\$ -	\$ -	\$ -
S & M Lazy Way/Fisherman Café (Unit C)	9005	5	March		04/01/18	128	\$ 76.62	\$ 9,807.72	\$817.31	6%				NA	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				\$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.	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	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	1/1/16	10/31/22	309	\$ 37.56	\$ 11,607.12	\$967.26	NA				X			\$967.26	\$ 939.88	\$ 27.38
Paradise Porters	8514	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)	City Offices					1,253													
255 Margaret Street	Vacnat for lease					1,135													
Ferry Terminal #206	Vacant					150													
Ferry Terminal #207	Citizens Review					229													
Ferry Terminal #209	City Offices					278											\$ 149,202.65	\$ 119,585.94	\$ 29,616.71

Total: \$0.00

changed per survey 7/1/16

Revised 3/2016

Total Occupied SF:	94,379		
Total Leasable SF:	97,838		
Average Annual Rent Per SF:	\$30.64		
Base Rent Per Leases:		Monthly	\$240,983.08
		Annually	\$2,891,796.95
Base Plus % Average Annual Rent Per SF:	\$0.00		