KEY WEST BIGHT RENT ROLL
FY 18/19
April 2019

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.	Security Deposit Due 2 Mo.	Security Deposit Due 6 Mo.	Deposit Required by Lease	Current Security Deposit	Security Deposit Difference
Local Color	5810	10	July	08/15/18	06/30/19	3,048	$ 38.18	$ 116,366.28	$9,697.19	6%				X			$ 9,697.19	$ 8,129.44	$ 1,567.75
Piano Shop	5811	5	March	04/15/18	02/28/23	975	$ 35.00	$ 34,125.00	$2,843.75	6%				X			$ 2,006.59	$ 1,182.33	$ 824.26
Sebago Booth	5823	5	September	10/15/18	08/31/19	98	$ 259.88	$ 25,468.56	$2,122.38	N/A				X			$ 2,122.38	$ 842.46	$ 1,279.92
Sebago (Office) Lazy Way Unit I (&J)	5823	5	June	07/15/18	05/31/20	817	$ 40.36	$ 32,971.80	$2,747.65	N/A				X			$ 2,747.65	$ 985.22	$ 1,762.43
Sebago Exterior Storage	5823	5	June	07/15/18	05/31/20	313	$ 16.89	$ 5,288.04	$440.67	N/A				X			$ 440.67	$ -	$ 440.67
Schooner Wharf Bar	5825	10	October	11/15/18	09/30/26	9,917	$ 35.65	$ 353,556.48	$29,463.04	6%				NA	NA	NA	$ 7,500.00	$ 12,177.30	$ (4,677.30)
Jimmy Buffett	5826	5	November	12/15/18	10/31/21	1,447	$ 61.86	$ 89,515.44	$7,459.62	NA				X			$ 7,459.62	$ 1,904.14	$ 5,555.48
B.O.'s Fish Wagon	5844	10	October	11/15/17	09/30/18	1,816	$ 41.17	$ 74,768.04	$6,230.67	6%			$0.00	NA	NA	NA	$ 5,900.00	$ 1,228.48	$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	01/15/19	11/30/19	1,881	$ 32.52	$ 61,167.00	$5,097.25	6%				X			$ 5,097.25	$ 2,713.39	$ 2,383.86
Schooner Appledore Booth	5902	5	January	02/15/19	12/31/21	30	$ 265.82	$ 7,974.48	$664.54	N/A				NA	NA	NA	$ 338.00	$ -	$ 338.00
Sunset Watersports Office (Ground C)	5916	5	May	06/15/18	04/30/19	750	$ 35.97	$ 26,979.24	$2,248.27	N/A				X			$ 2,125.00	$ 504.54	$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	06/15/18	04/30/19	1,006	$ 35.97	$ 36,188.04	$3,015.67	6%							$ 2,850.33	$ -	$ 2,850.33
Mac's Sea Garden	6185	10	March	04/15/18	02/29/26	1,689	$ 41.13	$ 69,476.76	$5,789.73	6%				X			$ 5,789.73	$ 3,342.73	$ 2,447.00
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	04/15/18	02/29/26	861	$ 10.26	$ 8,829.72	$735.81	6%				X			$ 735.81	$ 1,063.70	$ (327.89)
Flagler Station	6185	20	March	04/15/18	03/14/19	4,096	$ 13.29	$ 54,442.20	$4,536.85	6%				NA	NA	NA	$ 2,000.00	$ 2,972.57	$ (972.57)
Florida Straits Conch Company	6386	10	May	05/15/18	04/30/27	16,289	$ 35.00	$ 570,114.96	$47,509.58	6%			$0.00	NA	NA	NA	$ 25,000.00	$ 36,126.27	$ (11,126.27)
Key West Artworks, LLC	6914	5	January	02/15/19	12/31/22	722	$ 40.32	$ 29,114.40	$2,426.20	6%						X	$ 14,557.20	$ 10,559.92	$ 3,997.28
Captain Quick Dry (Unit H, Lazy Way)	7033	5	June	07/15/18	05/31/23	452	$ 43.44	$ 19,636.80	$1,636.40	6%			$0.00		X		$ 3,272.80	$ 2,461.31	$ 811.49
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	04/15/18	02/29/21	326	$ 47.98	$ 15,643.08	$1,303.59	6%					X		$ 2,607.18	$ 2,018.70	$ 588.48
Yours & Mayan (Unit A & B, Lazy Way)	7042	5	March	04/15/18	02/29/21	472	$ 64.00	$ 30,209.16	$2,517.43	6%					X		$ 5,034.86	$ 4,462.08	$ 572.78
Mel Fisher Maritime Society	7383	5	July	06/15/18	06/30/19	1,076	NA	$ 1.00	NA	N/A				NA	NA	NA	$ -	$ -	$ -
Key West Bait & Tackle	7460	7	June	07/15/18	05/31/21	3,444	$ 32.31	$ 111,290.40	$9,274.20	6%				X			$9,274.20	$ 4,194.99	$ 5,079.21
AER Photography Inc. (Unit F, Lazy Way)	7794	5	July	08/15/18	06/30/23	426	$ 39.63	$ 16,882.44	$1,406.87	6%					X		$ 2,813.74	$ 2,609.96	$ 203.78
Fury Greene Street Booth	7966	5	September	10/15/18	08/31/19	96	$ 265.30	$ 25,468.56	$2,122.38	N/A				NA	NA	NA	$ 6,696.66	$ 6,699.32	$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	10/15/18	08/31/19	208	$ 214.28	$ 44,569.92	$3,714.16	6%			$0.00	NA	NA	NA	$ 5,479.38	$ 5,481.56	$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	10/15/18	08/31/19	240	$ 16.98	$ 4,074.96	$339.58	N/A				NA	NA	NA	$ -	$ -	$ -
Bumble Bee Silver Co. (Ground B)	8375	5	October	11/15/18	09/30/22	112	$ 175.71	$ 19,679.16	$1,639.93	6%				X			$1,639.93	$ 1,653.14	$ (13.21)
Half Shell Raw Bar	8520	10	April	05/15/18	03/31/25	9,715	$ 30.91	$ 300,332.88	$25,027.74	6%				NA	NA	NA	Letter of Credit	Letter of Credit	$ -
Turtle Kraals	8520	10	April	05/15/18	03/31/26	12,387	$ 31.43	$ 389,280.00	$32,440.00	6%				NA	NA	NA	$ -	$ -	$ -
Waterfront Brewery	8587	20	August	09/17/18	07/31/34	18,942	$ 22.26	$ 421,704.84	$35,142.07	6%							Letter of Credit		
Key West Ice Cream Factory (Unit E)	8587	5	July	08/15/17	06/30/18	1,447	$ 35.68	$ 51,627.60	$4,302.30	6%				X			$ 4,302.30	$ -	$ 4,302.30
Hayes Robertson Group (Unit C)	8747	5	April	05/15/18	03/31/19	1,001	$ 34.03	$ 36,076.32	$3,006.36	6%				X			$ 3,006.36	$ -	$ 3,006.36
S & M Lazy Way/Fisherman Café (Unit D)	9005	5	September	10/15/18	09/01/20	274	$ 62.61	$ 17,155.20	$1,429.60	6%				NA	NA	NA	$ -	$ -	$ -
S & M Lazy Way/Fisherman Café (Unit C)	9005	5	June	07/15/18	05/31/22	128	$ 81.47	$ 10,427.64	$868.97	6%				NA	NA	NA			
McGrail & Rowley (255 Margaret St)	9176	5	June	07/15/18	05/31/22	1,612	$ 30.87	$ 49,762.44	$4,146.87	6%				NA	NA	NA	$ 8,060.00	$ 8,060.00	$ -
Captains Corner Scuba School, Inc	9464	5	October	10/01/18	09/01/23	56	$ 139.29	$ 7,800.00	$650.00	6%					X		$ 1,300.00	$ 1,300.00	$ -
Reef Relief, Inc	9540	5	February	02/01/19	01/31/24	926	NA	$ 1.00	NA	N/A				NA	NA	NA	$ -	$ -	$ -
PARKING AND SOLID WASTE																			
The Marker Waterfront Resort (Parking-5 yr)	8911	40	July	N/A	06/30/52				$8,946.17	N/A									
The Marker Waterfront Resort (Solid Waste)	8911	5	December	01/15/19	12/04/19				$498.47										
Conch Harbor	9029	5	September	10/15/18	08/31/20				$494.51										
FERRY TERMINAL TENANTS																			

Key West Express Booth	6574	10	March	2/15/19	02/28/25	172	$ 42.45	$ 7,301.04	$608.42	N/A				X			$ 608.42	$ -	$ 608.42
Key West Express Storage	6574	10	March	2/15/19	02/28/25	350	$ 17.52	$ 6,132.84	$511.07	N/A				X					
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/18	10/31/19			$ 12,810.60	$1,067.55	30% gross									
Vacation Key West Office & Booth	6836	5	December	01/15/19	11/30/20	250	$ 50.61	$ 12,652.80	$1,054.40	N/A				X			$ 1,054.40	$ 1,094.67	$ (40.27)
Conch Electric Cars (Operations)	6867	5	April	05/15/18	03/31/22	337	$ 39.15	$ 13,195.08	$1,099.59	6%			$0.00		X		$ 3,138.00	$ 3,138.00	$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/18	03/31/22	594	$ 19.58	$ 11,632.20	$969.35	N/A									
Yankee Freedom III LLC (202/205)	9110	5	March	03/01/19	07/31/22	309	$ 39.04	$ 12,063.36	$1,005.28	N/A				X			$1,005.28	$ 939.88	$ 65.40
Yankee Freedom #216			March	03/01/19	07/31/22	99	$ 34.00	$ 3,366.00	$280.50	N/A									
Yankee Freedom Storage 1st floor			March	03/01/19	07/31/22	400	$ 17.11	$ 6,844.00	$570.33	N/A									
Paradise Porters	8514	5	November	12/15/18	10/31/22	388	$ 40.58	$ 15,743.16	$1,311.93	N/A				X			$1,311.93	$ 1,200.00	$ 111.93
STORAGE TENANTS (GREENE ST)																			
Taylor, Clara / Unit 3	9411	mo	October	09/01/18		80	$ 36.00	$ 2,880.00	$240.00	N/A									
Sunset Watersports / Unit 5	9412	mo	October	09/01/18		80	$ 36.00	$ 2,880.00	$240.00	N/A									
Ken Radigan / Unit 1	9415	mo	October	09/01/18		101	$ 36.00	$ 3,648.00	$304.00	N/A									
Seawillow Sailing, LLC / Unit 8 & 9	9416	mo	October	09/01/18		160	$ 36.00	$ 5,760.00	$480.00	N/A									
Fury Management Inc / Unit 4 B C D E	9418	mo	October	09/01/18		1,100	$ 27.11	$ 29,820.00	$2,485.00	N/A									
Fury Management Inc / Unit A		mo	March	03/01/19		333	$ 27.03	$ 9,000.00	$750.00	N/A									
Classic Harbor Line LLC / Unit 7	9432	mo	October	09/01/18		60	$ 36.00	$ 2,160.00	$180.00	N/A									
VACANT/ LEASABLE SPACES																			
Storage Unit F (Greene Street)						84	$ 36.00	$ 3,024.00	$252.00	N/A									
Storage Unit 2 (Greene Street)						80	$ 36.00	$ 2,880.00	$240.00	N/A									
Storage Unit 6 (Greene Street)						84	$ 36.00	$ 3,024.00	$252.00	N/A									
Thompsons Fish House						1,728													
VACANT/UNLEASABLE SPACES																			
201 William Street (1st Floor)	City Offices					414													
201 William Street (2nd Floor)	City Offices					1,253													
Ferry Terminal #207	Citizens Review					229													
Ferry Terminal #209	City Offices					278											$ 149,202.65	$ 119,585.94	$ 29,616.71

Total: $0.00

Total Occupied SF: 103,908
Total Leasable SF: 108,058

Average Annual Rent Per SF: $33.24

Base Rent Per Leases: **Monthly** $287,837.89
Annually $3,454,054.72

Base Rent Plus FY 2017/2018 Percentage Rents: $3,454,054.72

Base Plus % Average Annual Rent Per SF: $33.24