

KWB Rent & Gross Sales Comparison Report

[illegible]

KWB Rent & Gross Sales Comparison Report
2000-2018

																				Months To	Avg.																																																																																																																																																																																																																																																																				
																				Year End																																																																																																																																																																																																																																																																					
CPI - All Urban Consumers	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020																																																																																																																																																																																																																																																																				
	3.4	2.8	1.6	2.3	2.7	3.4	3.2	2.8	3.8	-0.4	1.6	3.2	2.1	1.5	1.6	0.1	1.3	2.1	2.5		2.6																																																																																																																																																																																																																																																																				
FISHERMAN'S CAFÉ Lazy Way, Unit C 128 SF Lazy Way, Unit D 274 SF																																																																																																																																																																																																																																																																																									
GROSS SALES Percent Change Over Prior Year Annual Base Rent: Unit C (Jun. - May) Unit D (Sep. - Aug.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																	\$205,838.19 NA	\$342,669.75 66.48%	\$364,445.49 6.35%	\$511,388.71 40.32%	\$46,547.98 TBD	11 NA																																																																																																																																																																																																																																																																			
																	\$9,807.72 \$16,028.40 \$64.27 \$0.00	\$9,915.60 \$16,166.04 \$64.88 \$0.00	\$10,133.76 \$16,769.52 \$66.92 \$0.00	\$10,427.64 \$17,155.20 \$68.61 \$3,486.16	\$10,427.64 \$17,155.20 \$68.61 \$0.00	\$64.57 TBD																																																																																																																																																																																																																																																																			
																	12.55%	7.61%	7.38%	6.08%	20.16%																																																																																																																																																																																																																																																																				
HALF SHELL RAW BAR 231 Margaret Street 9,715 SF																																																																																																																																																																																																																																																																																									
GROSS SALES Percent Change Over Prior Year Annual Base Rent (Apr. - Mar.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$217,384.97 (*) NA \$210,000.00 \$23.02 \$4,457.23 96.60%	1873.06% \$210,000.00 \$23.02 \$4,457.23 5.00%	1.82% \$210,000.00 \$23.02 \$8,361.02 5.00%	0.40% \$210,000.00 \$23.02 \$9,241.84 5.00%	2.78% \$219,241.80 \$24.03 \$6,091.42 5.00%	-7.26% \$223,366.44 \$24.03 \$0.00 5.34%	-9.04% \$230,067.48 \$25.22 \$0.00 6.05%	1.97% \$237,889.80 \$26.08 \$0.00 6.14%	0.55% \$242,885.52 \$26.63 \$0.00 6.30%	5.89% \$253,329.60 \$27.77 \$0.00 6.98%	7.87% \$253,329.60 \$27.77 \$0.00 6.47%	-2.01% \$259,156.08 \$28.41 \$0.00 6.76%	1.31% \$266,153.28 \$29.18 \$0.00 6.85%	-7.51% \$273,339.48 \$29.96 \$0.00 7.61%	29.16% \$281,539.68 \$28.98 \$0.00 6.07%	7.28% \$283,580.88 \$29.19 \$0.00 5.70%	3.94% \$283,580.88 \$29.51 \$26,918.69 6.00%	-1.79% \$286,700.28 \$30.16 \$18,244.98 6.00%	-5.28% \$291,007.72 \$30.91 \$4,984.97 6.00%	17.49% \$300,332.88 \$30.91 \$49,790.59 6.00%	TBD \$306,339.48 \$31.53 \$0.00 TBD	8 118.47%																																																																																																																																																																																																																																																																			
HAMMERHEAD SURF SHOP 201 William Street, Unit B 1,006 SF														22,468.33 (*) NA	\$449,354.11 39.35%	\$512,139.27 13.97%	\$541,630.08 5.76%	\$491,966.48 -9.17%	\$592,959.76 20.53%	\$609,822.51 2.84%	\$105,710.14 TBD	10 16.64%																																																																																																																																																																																																																																																																			
GROSS SALES Percent Change Over Prior Year Annual Base Rent (May - April) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales														NA \$32,607.96 \$32.41 \$0.00 10.11%	\$32,607.96 \$32.41 \$0.00 7.26%	\$32,966.64 \$32.77 \$0.00 6.44%	\$34,546.08 \$34.00 \$0.00 6.32%	\$34,546.08 \$34.00 \$0.00 7.02%	\$35,202.36 \$34.34 \$0.00 6.00%	\$36,188.04 \$34.99 \$0.00 5.93%	\$36,839.76 \$35.97 \$401.31 TBD	\$37,896.76 \$36.62 \$0.00 TBD	\$38,939.76 \$37.89 \$0.00 TBD	\$39,980.76 \$38.93 \$0.00 TBD	\$40,980.76 \$39.98 \$0.00 TBD	\$41,980.76 \$40.98 \$0.00 TBD	\$42,980.76 \$41.98 \$0.00 TBD	\$43,980.76 \$42.98 \$0.00 TBD	\$44,980.76 \$43.98 \$0.00 TBD	\$45,980.76 \$44.98 \$0.00 TBD	\$46,980.76 \$45.98 \$0.00 TBD	\$47,980.76 \$46.98 \$0.00 TBD	\$48,980.76 \$47.98 \$0.00 TBD	\$49,980.76 \$48.98 \$0.00 TBD	\$50,980.76 \$49.98 \$0.00 TBD	\$51,980.76 \$50.98 \$0.00 TBD	\$52,980.76 \$51.98 \$0.00 TBD	\$53,980.76 \$52.98 \$0.00 TBD	\$54,980.76 \$53.98 \$0.00 TBD	\$55,980.76 \$54.98 \$0.00 TBD	\$56,980.76 \$55.98 \$0.00 TBD	\$57,980.76 \$56.98 \$0.00 TBD	\$58,980.76 \$57.98 \$0.00 TBD	\$59,980.76 \$58.98 \$0.00 TBD	\$60,980.76 \$59.98 \$0.00 TBD	\$61,980.76 \$60.98 \$0.00 TBD	\$62,980.76 \$61.98 \$0.00 TBD	\$63,980.76 \$62.98 \$0.00 TBD	\$64,980.76 \$63.98 \$0.00 TBD	\$65,980.76 \$64.98 \$0.00 TBD	\$66,980.76 \$65.98 \$0.00 TBD	\$67,980.76 \$66.98 \$0.00 TBD	\$68,980.76 \$67.98 \$0.00 TBD	\$69,980.76 \$68.98 \$0.00 TBD	\$70,980.76 \$69.98 \$0.00 TBD	\$71,980.76 \$70.98 \$0.00 TBD	\$72,980.76 \$71.98 \$0.00 TBD	\$73,980.76 \$72.98 \$0.00 TBD	\$74,980.76 \$73.98 \$0.00 TBD	\$75,980.76 \$74.98 \$0.00 TBD	\$76,980.76 \$75.98 \$0.00 TBD	\$77,980.76 \$76.98 \$0.00 TBD	\$78,980.76 \$77.98 \$0.00 TBD	\$79,980.76 \$78.98 \$0.00 TBD	\$80,980.76 \$79.98 \$0.00 TBD	\$81,980.76 \$80.98 \$0.00 TBD	\$82,980.76 \$81.98 \$0.00 TBD	\$83,980.76 \$82.98 \$0.00 TBD	\$84,980.76 \$83.98 \$0.00 TBD	\$85,980.76 \$84.98 \$0.00 TBD	\$86,980.76 \$85.98 \$0.00 TBD	\$87,980.76 \$86.98 \$0.00 TBD	\$88,980.76 \$87.98 \$0.00 TBD	\$89,980.76 \$88.98 \$0.00 TBD	\$90,980.76 \$89.98 \$0.00 TBD	\$91,980.76 \$90.98 \$0.00 TBD	\$92,980.76 \$91.98 \$0.00 TBD	\$93,980.76 \$92.98 \$0.00 TBD	\$94,980.76 \$93.98 \$0.00 TBD	\$95,980.76 \$94.98 \$0.00 TBD	\$96,980.76 \$95.98 \$0.00 TBD	\$97,980.76 \$96.98 \$0.00 TBD	\$98,980.76 \$97.98 \$0.00 TBD	\$99,980.76 \$98.98 \$0.00 TBD	\$100,980.76 \$99.98 \$0.00 TBD	\$101,980.76 \$100.98 \$0.00 TBD	\$102,980.76 \$101.98 \$0.00 TBD	\$103,980.76 \$102.98 \$0.00 TBD	\$104,980.76 \$103.98 \$0.00 TBD	\$105,980.76 \$104.98 \$0.00 TBD	\$106,980.76 \$105.98 \$0.00 TBD	\$107,980.76 \$106.98 \$0.00 TBD	\$108,980.76 \$107.98 \$0.00 TBD	\$109,980.76 \$108.98 \$0.00 TBD	\$110,980.76 \$109.98 \$0.00 TBD	\$111,980.76 \$110.98 \$0.00 TBD	\$112,980.76 \$111.98 \$0.00 TBD	\$113,980.76 \$112.98 \$0.00 TBD	\$114,980.76 \$113.98 \$0.00 TBD	\$115,980.76 \$114.98 \$0.00 TBD	\$116,980.76 \$115.98 \$0.00 TBD	\$117,980.76 \$116.98 \$0.00 TBD	\$118,980.76 \$117.98 \$0.00 TBD	\$119,980.76 \$118.98 \$0.00 TBD	\$120,980.76 \$119.98 \$0.00 TBD	\$121,980.76 \$120.98 \$0.00 TBD	\$122,980.76 \$121.98 \$0.00 TBD	\$123,980.76 \$122.98 \$0.00 TBD	\$124,980.76 \$123.98 \$0.00 TBD	\$125,980.76 \$124.98 \$0.00 TBD	\$126,980.76 \$125.98 \$0.00 TBD	\$127,980.76 \$126.98 \$0.00 TBD	\$128,980.76 \$127.98 \$0.00 TBD	\$129,980.76 \$128.98 \$0.00 TBD	\$130,980.76 \$129.98 \$0.00 TBD	\$131,980.76 \$130.98 \$0.00 TBD	\$132,980.76 \$131.98 \$0.00 TBD	\$133,980.76 \$132.98 \$0.00 TBD	\$134,980.76 \$133.98 \$0.00 TBD	\$135,980.76 \$134.98 \$0.00 TBD	\$136,980.76 \$135.98 \$0.00 TBD	\$137,980.76 \$136.98 \$0.00 TBD	\$138,980.76 \$137.98 \$0.00 TBD	\$139,980.76 \$138.98 \$0.00 TBD	\$140,980.76 \$139.98 \$0.00 TBD	\$141,980.76 \$140.98 \$0.00 TBD	\$142,980.76 \$141.98 \$0.00 TBD	\$143,980.76 \$142.98 \$0.00 TBD	\$144,980.76 \$143.98 \$0.00 TBD	\$145,980.76 \$144.98 \$0.00 TBD	\$146,980.76 \$145.98 \$0.00 TBD	\$147,980.76 \$146.98 \$0.00 TBD	\$148,980.76 \$147.98 \$0.00 TBD	\$149,980.76 \$148.98 \$0.00 TBD	\$150,980.76 \$149.98 \$0.00 TBD	\$151,980.76 \$150.98 \$0.00 TBD	\$152,980.76 \$151.98 \$0.00 TBD	\$153,980.76 \$152.98 \$0.00 TBD	\$154,980.76 \$153.98 \$0.00 TBD	\$155,980.76 \$154.98 \$0.00 TBD	\$156,980.76 \$155.98 \$0.00 TBD	\$157,980.76 \$156.98 \$0.00 TBD	\$158,980.76 \$157.98 \$0.00 TBD	\$159,980.76 \$158.98 \$0.00 TBD	\$160,980.76 \$159.98 \$0.00 TBD	\$161,980.76 \$160.98 \$0.00 TBD	\$162,980.76 \$161.98 \$0.00 TBD	\$163,980.76 \$162.98 \$0.00 TBD	\$164,980.76 \$163.98 \$0.00 TBD	\$165,980.76 \$164.98 \$0.00 TBD	\$166,980.76 \$165.98 \$0.00 TBD	\$167,980.76 \$166.98 \$0.00 TBD	\$168,980.76 \$167.98 \$0.00 TBD	\$169,980.76 \$168.98 \$0.00 TBD	\$170,980.76 \$169.98 \$0.00 TBD	\$171,980.76 \$170.98 \$0.00 TBD	\$172,980.76 \$171.98 \$0.00 TBD	\$173,980.76 \$172.98 \$0.00 TBD	\$174,980.76 \$173.98 \$0.00 TBD	\$175,980.76 \$174.98 \$0.00 TBD	\$176,980.76 \$175.98 \$0.00 TBD	\$177,980.76 \$176.98 \$0.00 TBD	\$178,980.76 \$177.98 \$0.00 TBD	\$179,980.76 \$178.98 \$0.00 TBD	\$180,980.76 \$179.98 \$0.00 TBD	\$181,980.76 \$180.98 \$0.00 TBD	\$182,980.76 \$181.98 \$0.00 TBD	\$183,980.76 \$182.98 \$0.00 TBD	\$184,980.76 \$183.98 \$0.00 TBD	\$185,980.76 \$184.98 \$0.00 TBD	\$186,980.76 \$185.98 \$0.00 TBD	\$187,980.76 \$186.98 \$0.00 TBD	\$188,980.76 \$187.98 \$0.00 TBD	\$189,980.76 \$188.98 \$0.00 TBD	\$190,980.76 \$189.98 \$0.00 TBD	\$191,980.76 \$190.98 \$0.00 TBD	\$192,980.76 \$191.98 \$0.00 TBD	\$193,980.76 \$192.98 \$0.00 TBD	\$194,980.76 \$193.98 \$0.00 TBD	\$195,980.76 \$194.98 \$0.00 TBD	\$196,980.76 \$195.98 \$0.00 TBD	\$197,980.76 \$196.98 \$0.00 TBD	\$198,980.76 \$197.98 \$0.00 TBD	\$199,980.76 \$198.98 \$0.00 TBD	\$200,980.76 \$199.98 \$0.00 TBD	\$201,980.76 \$200.98 \$0.00 TBD	\$202,980.76 \$201.98 \$0.00 TBD	\$203,980.76 \$202.98 \$0.00 TBD	\$204,980.76 \$203.98 \$0.00 TBD	\$205,980.76 \$204.98 \$0.00 TBD	\$206,980.76 \$205.98 \$0.00 TBD	\$207,980.76 \$206.98 \$0.00 TBD	\$208,980.76 \$207.98 \$0.00 TBD	\$209,980.76 \$208.98 \$0.00 TBD	\$210,980.76 \$209.98 \$0.00 TBD	\$211,980.76 \$210.98 \$0.00 TBD	\$212,980.76 \$211.98 \$0.00 TBD	\$213,980.76 \$212.98 \$0.00 TBD	\$214,980.76 \$213.98 \$0.00 TBD	\$215,980.76 \$214.98 \$0.00 TBD	\$216,980.76 \$215.98 \$0.00 TBD	\$217,980.76 \$216.98 \$0.00 TBD	\$218,980.76 \$217.98 \$0.00 TBD	\$219,980.76 \$218.98 \$0.00 TBD	\$220,980.76 \$219.98 \$0.00 TBD	\$221,980.76 \$220.98 \$0.00 TBD	\$222,980.76 \$221.98 \$0.00 TBD	\$223,980.76 \$222.98 \$0.00 TBD	\$224,980.76 \$223.98 \$0.00 TBD	\$225,980.76 \$224.98 \$0.00 TBD	\$226,980.76 \$225.98 \$0.00 TBD	\$227,980.76 \$226.98 \$0.00 TBD	\$228,980.76 \$227.98 \$0.00 TBD	\$229,980.76 \$228.98 \$0.00 TBD	\$230,980.76 \$229.98 \$0.00 TBD	\$231,980.76 \$230.98 \$0.00 TBD	\$232,980.76 \$231.98 \$0.00 TBD	\$233,980.76 \$232.98 \$0.00 TBD	\$234,980.76 \$233.98 \$0.00 TBD	\$235,980.76 \$234.98 \$0.00 TBD	\$236,980.76 \$235.98 \$0.00 TBD	\$237,980.76 \$236.98 \$0.00 TBD	\$238,980.76 \$237.98 \$0.00 TBD	\$239,980.76 \$238.98 \$0.00 TBD	\$240,980.76 \$239.98 \$0.00 TBD	\$241,980.76 \$240.98 \$0.00 TBD	\$242,980.76 \$241.98 \$0.00 TBD	\$243,980.76 \$242.98 \$0.00 TBD	\$244,980.76 \$243.98 \$0.00 TBD	\$245,980.76 \$244.98 \$0.00 TBD	\$246,980.76 \$245.98 \$0.00 TBD	\$247,980.76 \$246.98 \$0.00 TBD	\$248,980.76 \$247.98 \$0.00 TBD	\$249,980.76 \$248.98 \$0.00 TBD	\$250,980.76 \$249.98 \$0.00 TBD	\$251,980.76 \$250.98 \$0.00 TBD	\$252,980.76 \$251.98 \$0.00 TBD	\$253,980.76 \$252.98 \$0.00 TBD	\$254,980.76 \$253.98 \$0.00 TBD	\$255,980.76 \$254.98 \$0.00 TBD	\$256,980.76 \$255.98 \$0.00 TBD	\$257,980.76 \$256.98 \$0.00 TBD	\$258,980.76 \$257.98 \$0.00 TBD	\$259,980.76 \$258.98 \$0.00 TBD	\$260,980.76 \$259.98 \$0.00 TBD	\$261,980.76 \$260.98 \$0.00 TBD	\$262,980.76 \$261.98 \$0.00 TBD	\$263,980.76 \$262.98 \$0.00 TBD	\$264,980.76 \$263.98 \$0.00 TBD	\$265,980.76 \$264.98 \$0.00 TBD	\$266,980.76 \$265.98 \$0.00 TBD	\$267,980.76 \$266.98 \$0.00 TBD	\$268,980.76 \$267.98 \$0.00 TBD	\$269,980.76 \$268.98 \$0.00 TBD	\$270,980.76 \$269.98 \$0.00 TBD	\$271,980.76 \$270.98 \$0.00 TBD	\$272,980.76 \$271.98 \$0.00 TBD	\$273,980.76 \$272.98 \$0.00 TBD	\$274,980.76 \$273.98 \$0.00 TBD	\$275,980.76 \$274.98 \$0.00 TBD	\$276,980.76 \$275.98 \$0.00 TBD	\$277,980.76 \$276.98 \$0.00 TBD	\$278,980.76 \$277.98 \$0.00 TBD	\$279,980.76 \$278.98 \$0.00 TBD	\$280,980.76 \$279.98 \$0.00 TBD	\$281,980.76 \$280.98 \$0.00 TBD	\$282,980.76 \$281.98 \$0.00 TBD	\$283,980.76 \$282.98 \$0.00 TBD	\$284,980.76 \$283.98 \$0.00 TBD	\$285,980.76 \$284.98 \$0.00 TBD	\$286,980.76 \$285.98 \$0.00 TBD	\$287,980.76 \$286.98 \$0.00 TBD	\$288,980.76 \$287.98 \$0.00 TBD	\$289,980.76 \$288.98 \$0.00 TBD	\$290,980.76 \$289.98 \$0.00 TBD	\$291,980.76 \$290.98 \$0.00 TBD	\$292,980.76 \$291.98 \$0.00 TBD	\$293,980.76 \$292.98 \$0.00 TBD	\$294,980.76 \$293.98 \$0.00 TBD	\$295,980.76 \$294.98 \$0.00 TBD	\$2

KWB Rent & Gross Sales Comparison Report
2000-2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Months To Year End	Avg.	
CPI - All Urban Consumers	3.4	2.8	1.6	2.3	2.7	3.4	3.2	2.8	3.8	-0.4	1.6	3.2	2.1	1.5	1.6	0.1	1.3	2.1	2.5				2.6	
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF																								
GROSS SALES															\$201,736.07 (*)	\$224,830.27	\$147,903.20	276,520.44	\$140,293.74	\$275,324.23	\$98,326.10	8	NA	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	TBD			
Annual Base Rent (July - June)															\$23,559.72	\$24,079.08	\$24,079.08	24,271.80	24,684.36	34,125.00	34,773.36			
Base Rent per SF															\$24.16	\$24.70	\$24.89	\$25.32	\$35.00	\$35.66		\$32.82		
Percentage Rent Paid															\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	TBD			
Total Rent as % of Sales															11.68%	10.71%	16.28%	8.78%	17.59%	12.39%	TBD	23.72%		
SCHOONER WHARF BAR 2028 William Street 8,872 SF																								
GROSS SALES																			5,137,209.75	\$5,069,394.28	\$4,810,584.19	2	6.28%	
Percent Change Over Prior Year																			-0.61%	2.31%	-1.32%	TBD		
Annual Base Rent (Oct. - Sept.)																			\$338,169.72	\$344,933.04	\$353,556.48			
Base Rent per SF																			\$38.12	\$38.88	\$39.85		\$40.32	
Percentage Rent Paid																			\$0.00	\$0.00	\$0.00			
Total Rent as % of Sales																			6.80%	6.80%	TBD	7.13%		
TURTLE KRAALS 1 Lands End Village 12,387 SF																								
GROSS SALES																						8	-0.58%	
Percent Change Over Prior Year																			-5.57%	-4.60%	16.67%	TBD		
Annual Base Rent (Apr. - Mar.)																			\$371,610.00	\$379,785.48	\$389,280.00	\$397,065.00		
Base Rent per SF																			\$30.66	\$31.43	\$32.00		\$25.94	
Percentage Rent Paid																			\$0.00	\$0.00	\$0.00			
Total Rent as % of Sales																			13.65%	14.63%	12.85%	TBD	7.74%	
WATERFRONT BREWERY 201 William Street 18,942 SF																								
GROSS SALES																						12	NA	
Percent Change Over Prior Year																			73.60%	-10.37%	9.30%			
Annual Base Rent (Aug. - July)																			\$410,618.16	\$421,704.84				
Base Rent per SF																			\$21.00	\$21.68	\$22.26		\$31.66	
Percentage Rent Paid																			\$0.00	\$0.00	\$0.00			
Total Rent as % of Sales																			NA	14.48%	14.64%	14.92%	15.32%	NA
YOURS & MAYAN Lazy Way, Units A, A-1, B 472 SF																								
GROSS SALES																						7	19.82%	
Percent Change Over Prior Year																			12.18%	15.39%	17.27%	TBD		
Annual Base Rent (Mar. - Feb.)																			\$28,809.72	\$29,501.16	\$30,209.16	\$30,783.24		
Base Rent per SF																			\$61.04	\$62.50	\$64.00		\$56.23	
Percentage Rent Paid																			\$0.00	\$0.00	\$0.00			
Total Rent as % of Sales																			8.11%	8.60%	8.13%	10.04%	8.43%	11.67%

(*) Less than 12 months

TBD - To be determined