

KEY WEST BIGHT RENT ROLL
FY 18/19
September 2019

UPLAND TENANTS	Account	Lease	Anniversary	CPI Rent Increase	Lease	Leased	Price	Annual	Monthly	Percentage	Percentage Rent	Total Base & Percentage	Total Annual	Security Deposit Due			Deposit Required	Current Security	Security Deposit
	No.	Term	Month	Posted	Expiration	SF	Per SF	Base Rent	Base Rent	Rent	Paid	Rent	Rent SF	1 Mo.	2 Mo.	6 Mo.	by Lease	Deposit	Difference
Local Color	5810	10	July	08/15/19	06/30/24	3,048	\$ 38.87	\$ 118,460.88	\$9,871.74	6%				X			\$ 9,871.74	\$ 8,129.44	\$ 1,742.30
Piano Shop	5811	5	March	04/15/19	02/28/23	975	\$ 35.66	\$ 34,773.36	\$2,897.78	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
RED Hospitality & Leisure KW LLC - Booth	9624	5	September	10/15/18	08/31/19	98	\$ 259.88	\$ 25,468.56	\$2,122.38	N/A				X			\$ 2,122.38	\$ 2,122.38	\$ -
RED Hospitality & Leisure KW LLC - Unit I (&J)	9622	5	June	07/15/19	05/31/20	817	\$ 41.00	\$ 33,499.44	\$2,791.62	N/A				X			\$ 2,791.62	\$ 2,747.75	\$ 43.87
RED Hospitality & Leisure KW LLC - Ext Storage	9622	5	June	07/15/19	05/31/20	313	\$ 17.16	\$ 5,372.64	\$447.72	N/A				X			\$ 447.72	\$ 440.67	\$ 7.05
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	06/15/19	04/30/24	750	\$ 36.62	\$ 27,465.00	\$2,288.75	N/A				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	06/15/19	04/30/24	1,006	\$ 36.62	\$ 36,839.76	\$3,069.98	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	04/15/19	02/29/26	1,689	\$ 41.92	\$ 70,796.88	\$5,899.74	6%				X			\$ 5,899.74	\$ 3,342.73	\$ 2,557.01
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	04/15/19	02/29/26	861	\$ 10.45	\$ 8,997.48	\$749.79	6%				X			\$ 749.79	\$ 1,063.70	\$ (313.91)
Flagler Station	6185	10	March	04/15/19	02/29/29	4,096	\$ 25.03	\$ 102,508.32	\$8,542.36	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	10	May	05/15/19	04/30/27	16,289	\$ 35.63	\$ 580,377.12	\$48,364.76	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	07/15/19	05/31/23	452	\$ 44.14	\$ 19,951.08	\$1,662.59	6%			\$0.00		X		\$ 3,325.18	\$ 2,461.31	\$ 863.87
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	04/15/19	02/29/21	326	\$ 48.90	\$ 15,940.32	\$1,328.36	6%					X		\$ 2,656.72	\$ 2,018.70	\$ 638.02
Yours & Mayan (Unit A & B, Lazy Way)	7042	5	March	04/15/19	02/29/21	472	\$ 65.22	\$ 30,783.12	\$2,565.26	6%					X		\$ 5,130.52	\$ 4,462.08	\$ 668.44
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	07/15/19	05/31/21	3,444	\$ 32.83	\$ 113,070.96	\$9,422.58	6%				X			\$9,422.58	\$ 4,194.99	\$ 5,227.59
AER Photography Inc. (Unit F, Lazy Way)	7794	5	July	08/15/19	06/30/23	426	\$ 40.34	\$ 17,184.84	\$1,432.07	6%					X		\$ 2,864.14	\$ 2,609.96	\$ 254.18
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	June	07/15/19	05/31/22	152	\$ 175.73	\$ 26,710.32	\$2,225.86	6%				X			\$2,225.86	\$ 1,653.14	\$ 572.72
Half Shell Raw Bar	8520	10	April	05/15/19	03/31/25	9,715	\$ 31.53	\$ 306,339.48	\$25,528.29	6%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Turtle Kraals	8520	10	April	05/15/19	03/31/26	12,387	\$ 32.06	\$ 397,065.60	\$33,088.80	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	05/15/19	03/31/24	1,001	\$ 36.76	\$ 36,797.52	\$3,066.46	6%				X			\$ 3,066.46	\$ -	\$ 3,066.46
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	07/15/19	05/31/22	128	\$ 82.77	\$ 10,594.44	\$882.87	6%				NA	NA	NA			
RED Hospitality & Leisure KW, LLC (255 Margaret)	9623	5	June	07/15/19	05/31/22	1,612	\$ 31.36	\$ 50,558.64	\$4,213.22	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	05/15/19	03/31/22	337	\$ 39.94	\$ 13,458.96	\$1,121.58	6%						X		\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/19	03/31/22	594	\$ 19.97	\$ 11,864.88	\$988.74	N/A										
Yankee Freedom III LLC (202/205)	9110	5	March	04/15/19	07/31/22	309	\$ 39.04	\$ 12,063.36	\$1,024.38	N/A					X			\$1,024.38	\$ 939.88	\$ 84.50
Yankee Freedom #216			March	04/15/19	07/31/22	99	\$ 34.00	\$ 3,366.00	\$285.83	N/A										
Yankee Freedom Storage 1st floor			March	04/15/19	07/31/22	400	\$ 17.11	\$ 6,844.00	\$581.17	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										
Breakthru Beverage / Unit 6	9417	mo	October	09/01/18		84	\$ 36.00	\$ 3,024.00	\$252.00	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										
Fury Management Inc / Unit 2		mo	June	06/01/19		80	\$ 36.00	\$ 2,880.00	\$240.00	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										
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: 104,112
Total Leasable SF: 108,098

Average Annual Rent Per SF: \$34.05

Base Rent Per Leases: Monthly \$295,421.61
Annually \$3,545,059.32

Base Rent Plus FY 2018/2019 Percentage Rents: \$3,545,059.32