

KWB Rent & Gross Sales Comparison Report

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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
FISHERMAN'S CAFÉ																							
Lazy Way, Unit C	128 SF																						
Lazy Way, Unit D	274 SF																						
GROSS SALES																	\$205,838.19	\$342,669.75	\$364,445.49	\$511,388.71	\$203,573.86	7	NA
Percent Change Over Prior Year																	NA	66.48%	6.35%	40.32%	TBD		
Annual Base Rent:																							
Unit C (Jun. - May)																	\$9,807.72	\$9,915.60	\$10,133.76	\$10,427.64	\$10,594.44		
Unit D (Sep. - Aug.)																	\$16,028.40	\$16,166.04	\$16,769.52	\$17,155.20	\$17,446.80		
Base Rent per SF																	\$64.27	\$64.88	\$66.92	\$68.61	\$69.75	\$64.57	
Percentage Rent Paid																	\$0.00	\$0.00	\$0.00	\$3,486.16	\$0.00		
Total Rent as % of Sales																	12.55%	7.61%	7.38%	6.08%	TBD	20.16%	
HALF SHELL RAW BAR																							
233 Margaret Street	9,715 SF																						
GROSS SALES	\$217,384.97 (*)																					6	118.47%
Percent Change Over Prior Year	NA	1873.06%	1.82%	0.40%	2.78%	7.26%	9.04%	1.97%	-0.55%	-5.89%	7.87%	-2.01%	1.31%	-7.51%	29.16%	7.28%	3.94%	-1.79%	-2.28%	17.49%	TBD		
Annual Base Rent (Apr. - Mar.)	\$210,000.00	\$210,000.00	\$210,000.00	\$210,000.00	\$219,241.80	\$223,366.44	\$230,067.48	\$237,889.80	\$242,885.52	\$253,329.60	\$253,329.60	\$259,156.08	\$266,153.28	\$273,339.48	\$281,539.68	\$283,580.88	\$283,580.88	\$286,700.28	\$293,607.72	\$300,332.88	\$306,339.48		
Base Rent per SF	\$23.02	\$23.02	\$23.02	\$23.02	\$24.03	\$24.49	\$25.22	\$26.08	\$26.63	\$27.77	\$27.77	\$28.41	\$29.18	\$29.96	\$29.96	\$29.96	\$29.96	\$29.96	\$30.16	\$30.91	\$31.53	\$24.94	
Percentage Rent Paid	\$0.00	\$4,457.23	\$8,361.02	\$9,241.84	\$6,091.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,918.69	\$18,244.98	\$4,984.97	\$49,790.59	\$0.00		
Total Rent as % of Sales	96.60%	5.00%	5.00%	5.00%	5.00%	5.34%	6.05%	6.14%	6.30%	6.98%	6.47%	6.76%	6.85%	7.61%	6.07%	5.70%	6.00%	6.00%	6.00%	6.00%	TBD	11.70%	
HAMMERHEAD SURF SHOP																							
201 William Street, Unit B	1,006 SF																						
GROSS SALES																						8	16.64%
Percent Change Over Prior Year																							
Annual Base Rent (May - April)																							
Base Rent per SF																							
Percentage Rent Paid																							
Total Rent as % of Sales																							
KEY WEST ARTWORKS																							
201 William Street, Unit A	722 SF																					3	7.64%
GROSS SALES																							
Percent Change Over Prior Year																							
Annual Base Rent (Jan. - Dec)																							
Base Rent per SF																							
Percentage Rent Paid																							
Total Rent as % of Sales																							
KEY WEST BAIT & TACKLE																							
241, 251A & 251B Margaret	3,444 SF																					7	14.85%
GROSS SALES	\$155,297.98	\$144,760.54	\$113,261.83	\$116,205.60	\$154,686.01	\$7,930.54 (*)	\$261,015.07	\$283,895.44	\$342,709.00	\$427,616.00	\$498,230.18	\$608,756.77	\$730,590.03	\$777,502.81	\$776,290.67								
Percent Change Over Prior Year	NA	-6.79%	-21.76%	2.60%	33.11%	66.74%	1.20%	8.77%	20.72%	24.78%	16.51%	22.18%	20.01%	6.42%	-0.16%	31.24%	11.99%	-6.22%	-11.30%	5.61%	TBD		
Annual Base Rent (Jun. - May)	\$17,364.00	\$18,233.04	\$19,143.96	\$20,100.96	\$21,106.56	\$22,161.84	\$22,161.84	\$38,963.76	\$40,659.96	\$42,693.00	\$44,827.80	\$47,069.04	\$50,322.36	\$51,832.08	\$52,765.08	\$104,353.20	\$105,396.84	\$106,450.80	\$108,153.96	\$111,290.40	\$113,070.96	\$27.76	
Base Rent per SF	\$17.36	\$18.23	\$19.14	\$20.10	\$21.11	\$22.16	\$22.16	\$38.96	\$28.16	\$29.57	\$31.04	\$32.60	\$34.85	\$35.89	\$36.54	\$30.30	\$30.60	\$30.91	\$31.40	\$32.83	\$32.83		
Percentage Rent Paid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Rent as % of Sales	11.18%	12.60%	16.90%	17.30%	13.64%	8.59%	8.49%	13.72%	11.86%	9.98%	9.00%	7.73%	6.89%	6.67%	6.80%	10.24%	9.24%	9.95%	11.40%	11.10%	TBD	11.22%	
KEY WEST ICE CREAM																							
201 William Street, Unit C	1,001 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																							
LOCAL COLOR																							
274 Margaret Street	3,048 SF																					8	4.74%
GROSS SALES	\$661,586.00	\$881,088.00	\$878,113.50																				
Percent Change Over Prior Year	NA	33.18%	-0.34%																				
Annual Base Rent (July - June)	\$23,838.84	\$24,910.08	\$26,037.24	\$25,216.08	\$26,468.04	\$63,660.24	\$63,658.20	\$63,658.20	\$94,801.80	\$94,801.80	\$95,032.68	\$99,784.32	\$104,773.56	\$107,916.72	\$110,087.04	\$110,093.76	\$110,313.36	\$111,195.96	\$113,086.80	\$116,366.28	\$118,400.88	\$28.55	
Base Rent per SF	\$20.82	\$21.76	\$22.74	\$20.89	\$23.12	\$20.89	\$20.89	\$20.89	\$31.10	\$31.10	\$31.10	\$32.74	\$34.37	\$35.41	\$36.12	\$36.19	\$36.19	\$36.48	\$37.10	\$38.18	\$38.87		
Percentage Rent Paid	\$15,856.26	\$27,950.10	\$26,649.57	\$39,766.92	\$53,632.74	\$18,804.36	\$26,467.11	\$19,226.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Rent as % of Sales	6.00%	6.00%	6.00%	5.82%	6.00%	5.67%	6.00%	6.00%	6.91%	8.20%	7.73%	7.27%	6.80%	6.94%	8.07%	8.02%	8.59%	9.07%	10.63%	9.85%	TBD	7.36%	
LOST REEF DIVE SHOP																							
261 Margaret Street	1,801 SF																					1	16.15%
GROSS SALES																							
Percent Change Over Prior Year																							
Annual Base Rent (Dec. - Nov.)																							
Base Rent per SF																							
Percentage Rent Paid																							
Total Rent as % of Sales																							
MAC'S SEA GARDEN																							
208 Margaret Street	1,689 SF																					4	9.98%
GROSS SALES	\$524,584.90	\$586,570.43	\$513,181.59	\$528,741.70	\$664,252.88	\$620,232.64	\$614,615.54	\$727,326.71	\$749,722.55	\$697,279.13	\$577,783.77	\$564,918.51	\$645,717.04	\$678,828.90	\$677,378.14	\$810,218.78	\$888,286.05	\$920,972.49	\$930,971.00	\$765,612.72			
Percent Change Over Prior Year	NA	11.82%	-12.51%	3.03%	25.63%	-6.63%	-0.91%	18.34%	3.08%	-7.00%	-17.14%	-2.23%	14.30%	5.13%	-0.21%	19.61%	9.64%	1.68%	1.09%	NA			
Annual Base Rent (Mar. - Feb)	\$24,107.52	\$26,359.56	\$27,677.52	\$29,061.48	\$30,514.56	\$32,040.24	\$33,642.36	\$47,292.00	\$52,139.40	\$54,746.40	\$57,483.72	\$60,357.96	\$60,357.96	\$63,375.84	\$66,256.32	\$66,256.32	\$66,256.32	\$67,849.68	\$69,476.76	\$70,796.88			
Base Rent per SF	\$14.27	\$15.61	\$16.39	\$17.21	\$18.07	\$18.97	\$19.92	\$28.00	\$30.87	\$32.41	\$34.03	\$35.74	\$35.74	\$37.52	\$39.23	\$39.23	\$39.23	\$40.17	\$41.13	\$41			

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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															\$201,736.07 (*)	\$224,830.27	\$147,903.20	\$276,520.44	\$140,293.74	\$275,324.23	\$98,326.10	8	NA
GROSS SALES															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	TBD		
Percent Change Over Prior Year																							
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	\$24.70	\$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	\$0.00		
Total Rent as % of Sales															11.68%	10.71%	16.28%	8.78%	17.59%	12.39%	TBD		23.72%
SCHDONER WHARF BAR 202K William Street 8,872 SF																		5,137,209.75	\$5,069,394.28	\$5,361,087.77	\$422,712.16	11	6.28%
GROSS SALES																							
Percent Change Over Prior Year																							
Annual Base Rent (Oct. - Sept.)																							
Base Rent per SF																							
Percentage Rent Paid																							
Total Rent as % of Sales																							
TURTLE KRAALS 1 Lands End Village 12,387 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																							
WATERFRONT BREWERY 201 William Street 18,942 SF																							
GROSS SALES																							
Percent Change Over Prior Year																							
Annual Base Rent (Aug. - July)																							
Base Rent per SF																							
Percentage Rent Paid																							
Total Rent as % of Sales																							
YOURS & MAYAN Lobby Way, Units A, A-1, B 472 SF																							
GROSS SALES																							
Percent Change Over Prior Year																							
Annual Base Rent (Mar. - Feb.)																							
Base Rent per SF																							
Percentage Rent Paid																							
Total Rent as % of Sales																							

(*) Less than 12 months

TBD - To be determined