

KWB Rent & Gross Sales Comparison Report
2000-2018

	Years																				Months To	Avg		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Year End	2.7	
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	1.8	2020			
AER PHOTOGRAPHY Lazy Way, Unit F 426 SF																								
GROSS SALES											\$25,680.00	\$18,703.62	\$57,045.20	\$62,236.87	\$51,736.35	\$51,241.85	\$49,439.55	\$66,238.81	\$68,914.49	\$22,314.00		6		
Percent Change Over Prior Year											NA	-27.13%	205.80%	-9.10%	-18.97%	-9.86%	-3.52%	33.88%	4.40%	TBD		33.12%		
Annual Base Rent (July - June)											\$14,058.00	\$14,760.96	\$15,204.00	\$15,659.76	\$16,005.00	#####	#####	#####	#####	#####	#####			
Base Rent per SF											\$33.00	\$34.65	\$35.69	\$36.76	\$37.50	\$37.87	\$37.87	\$38.51	\$39.63	\$40.34		\$42.22		
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		
Total Rent as % of Sales											54.74%	78.92%	26.65%	25.16%	30.87%	31.23%	32.63%	32.77%	24.50%	TBD		56.04%		
B.O.'S FISH WAGON 801 Caroline Street 1,816 SF	\$314,342.72	\$255,637.88	\$334,376.88	\$358,666.00	\$337,989.00	\$465,270.00	\$527,955.00	\$558,596.25	\$696,708.19	\$898,248.50	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####			
GROSS SALES	\$314,342.72	\$255,637.88	\$334,376.88	\$358,666.00	\$337,989.00	\$465,270.00	\$527,955.00	\$558,596.25	\$696,708.19	\$898,248.50	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####			
Percent Change Over Prior Year	NA	-18.68%	30.80%	7.26%	-5.76%	37.66%	13.47%	5.80%	24.72%	28.93%	20.72%	13.97%	-1.44%	-8.12%	-3.37%	10.61%	-10.56%	0.29%	-8.79%	TBD		9.75%		
Annual Base Rent (Oct. - Sept.)	\$12,230.04	\$12,841.92	\$14,485.00	\$14,157.00	\$14,865.96	\$15,609.24	\$16,413.00	\$17,204.04	\$18,071.04	\$18,973.44	\$19,924.20	\$20,918.28	\$21,964.20	\$22,623.28	\$18,800.00	\$72,003.60	\$72,147.60	\$73,302.00	\$68,537.37	\$74,788.04		\$118.17		
Base Rent per SF	\$7.19	\$7.55	\$7.93	\$8.33	\$8.74	\$9.65	\$10.12	\$11.16	\$11.72	\$12.30	\$12.92	\$13.31	\$13.92	\$14.63	\$14.36	\$39.73	\$39.73	\$40.36	\$37.74	\$41.17		\$118.17		
Percentage Rent Paid	\$6,630.16	\$1,853.27	\$6,577.61	\$6,656.20	\$4,670.10	\$12,306.96	\$15,287.58	\$16,311.74	\$23,732.53	\$34,921.47	\$45,339.07	\$53,230.06	\$53,230.06	\$44,523.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		
Total Rent as % of Sales	6.00%	5.75%	6.00%	5.80%	5.78%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.17%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%		6.85%		
BUMBLE BEE SILVER CO. 201 William Street, Suite 111 112 SF																								
GROSS SALES																								
Percent Change Over Prior Year																								
Annual Base Rent (Oct. - Sept.)																								
Base Rent per SF																								
Percentage Rent Paid																								
Total Rent as % of Sales																								
CAPTAIN QUICK DRY Lazy Way, Unit H 452 SF																								
GROSS SALES										\$150,205.51	\$185,905.48	\$217,307.57	\$351,743.80	\$325,621.59	\$345,982.70	\$370,904.40	\$385,797.91	\$456,464.05	\$247,855.95	\$475,056.07	\$205,183.67			
Percent Change Over Prior Year										NA	23.80%	16.81%	41.80%	-7.43%	6.25%	7.20%	18.32%	-45.70%	91.67%	TBD		18.70%		
Annual Base Rent (June - May)										\$14,463.96	\$15,946.56	\$16,743.84	\$17,581.08	\$18,107.16	\$18,469.32	\$18,672.48	\$19,083.36	\$19,636.80	\$19,951.08	\$19,597.76	\$19,597.76		\$37.82	
Base Rent per SF										\$32.00	\$33.60	\$35.28	\$37.04	\$38.90	\$40.06	\$41.31	\$41.31	\$42.22	\$44.44	\$44.44	\$44.44		\$37.82	
Percentage Rent Paid										\$0.00	\$0.00	\$0.00	\$4,360.79	\$1,956.22	\$2,624.44	\$484.31	\$6,522.42	\$7,218.28	\$19,597.76	\$5,593.76	TBD		\$5,593.76	
Total Rent as % of Sales										9.63%	8.17%	7.34%	6.00%	6.00%	5.99%	5.11%	6.53%	5.67%	7.78%	5.31%	TBD		7.55%	
CONCH ELECTRIC CARS Ferry Terminal Building 718 SF																								
GROSS SALES						\$76,599.38	\$225,600.74	\$274,379.12	\$166,512.32	\$167,625.08	\$234,634.71	\$185,873.00	\$263,221.61	\$211,622.20	\$242,581.16	\$407,276.03	\$333,785.61	\$340,730.00	\$229,829.00	\$277,718.00	\$406,774.79			
Percent Change Over Prior Year						NA	194.52%	21.62%	-39.31%	0.67%	39.98%	-20.78%	41.61%	-19.60%	14.63%	67.89%	-18.04%	2.08%	-32.55%	20.84%	TBD		25.93%	
Annual Base Rent (April - March)						\$13,652.04	\$14,334.60	\$15,051.36	\$15,803.88	\$16,594.08	\$17,427.24	\$17,427.24	\$18,228.68	\$19,393.44	\$19,781.52	\$19,781.52	\$19,781.52	\$19,781.52	\$12,596.16	\$12,873.36	\$13,195.08	\$13,458.96		\$13.59
Base Rent per SF						\$19.01	\$19.96	\$20.96	\$22.01	\$23.11	\$24.27	\$24.27	\$26.22	\$27.01	\$27.55	\$27.55	\$27.55	\$27.55	\$17.54	\$17.83	\$18.58	\$18.75		\$13.59
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	\$246.86	\$7,847.64	\$916.38	\$3,468.00		\$0.00	
Total Rent as % of Sales						17.82%	6.35%	5.49%	9.49%	9.90%	7.07%	9.38%	6.62%	8.90%	7.99%	4.86%	6.00%	6.00%	6.00%	6.00%	6.00%		9.62%	
CONCH REPUBLIC SEAFOOD 633 Green Street 16,289 SF																								
GROSS SALES																								
Percent Change Over Prior Year																								
Annual Base Rent (April - April)																								
Base Rent per SF																								
Percentage Rent Paid																								
Total Rent as % of Sales																								
CONCH TOUR TRAM INC / FLAGLER STATION 901 Caroline Street 7,360 SF 2020																								
GROSS SALES	\$175,125.46	\$215,064.73	\$197,848.86	\$219,264.69	\$235,611.36	\$235,905.04	\$78,368.11	\$1,708.10	\$0.00	\$185,851.34	\$287,127.70	\$100,262.84	\$75,945.52	\$70,651.95	\$115,694.76	\$97,669.15	\$135,425.40	\$412.63	\$481.70	\$0.00	\$45,864.46			
Percent Change Over Prior Year	NA	22.81%	-8.00%	10.82%	7.46%	0.12%	-65.78%	-97.82%	-100.00%	40.01%	54.09%	-65.88%	-34.25%	-6.97%	63.75%	-15.95%	38.66%	-99.70%	16.74%	-100.00%	TBD		NA	
Annual Base Rent (Mar. - Feb.)	\$21,840.00	\$33,882.12	\$38,608.28	\$39,357.60	\$40,206.00	\$41,209.08	\$42,668.36	\$44,251.44	\$45,034.68	\$45,075.60	\$46,560.84	\$47,832.36	\$49,142.04	\$49,879.20	\$49,879.20	\$49,879.20	\$50,328.12	\$51,538.44	\$54,442.20	\$102,508.32		\$12.23		
Base Rent per SF	\$5.33	\$8.27	\$9.42	\$9.61	\$9.82	\$10.06	\$10.37	\$10.80	\$10.99	\$11.10	\$11.21	\$11.37	\$11.68	\$12.00	\$12.18	\$12.18	\$12.18	\$12.29	\$12.58	\$13.29		\$13.93		
Percentage Rent Paid	\$0.00	\$0.00	\$17,957.35	\$29,566.45	\$59,136.17	\$53,060.74	\$63,295.75	\$115,322.37	\$165,722.92	\$137,104.04	\$162,900.92	\$151,014.94	\$196,784.23	\$204,374.95	\$211,925.22	\$234,706.58	\$250,761.60	\$257,258.05	\$154,320.51	\$320,816.11		\$0.00		
Total Rent as % of Sales	5.66%	5.10%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		5.33%		
CUBAN COFFEE QUEEN 284 Margaret Street 208 SF																								
GROSS SALES											\$179,232.96	\$368,657.28	\$566,511.00	\$732,130.40	\$866,784.91	\$832,180.69	\$797,832.69	\$885,110.76	\$848,338.36	#####	\$298,161.26			
Percent Change Over Prior Year											NA	105.69%	53.67%	29.23%	18.39%	-3.99%	-4.13%	10.94%	-4.15%	22.09%	TBD		41.96%	
Annual Base Rent (Sept. - Aug.)										\$8,700.00	\$9,135.00	\$9,591.72	\$9,879.48	\$9,998.04	\$42,000.00	\$42,000.00	\$42,000.00	\$42,630.00	\$43,563.96	\$44,569.92	\$45,327.60		\$90.18	
Base Rent per SF										\$41.83	\$44.92	\$46.11	\$47.50	\$48.07	\$201.92	\$201.92	\$201.92	\$204.95	\$209.44	\$214.28	\$217.92		\$90.18	
Percentage Rent Paid										\$2,053.98	\$12,984.44	\$24,398.00	\$34,048.32	\$42,009.05	\$7,593.84	\$5,869.96	\$10,476.65	\$7,336.34	\$17,571.89	\$0.00			\$0.00	
Total Rent as % of Sales										6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%		7.00%		
DRAGONFLY KEY WEST Lazy Way, Unit G 326 SF																								
GROSS SALES										\$86,332.54	\$140,218.68	\$110,570.50	\$142,027.00	\$129,411.47	\$109,717.48	\$116,028.75	\$108,247.55	\$107,679.52	\$87,474.99	\$85,455.50	\$83,713.41			
Percent Change Over Prior Year										NA	62.42%	-21.14%	-28.45%	-8.88%	-15.22%	5.75%	-6.71%	-0.52%	-18.76%	-2.31%	TBD		6.38%	
Annual Base Rent (Mar. - Feb.)										\$11,736.00	\$12,322.80	\$12,939.00	\$13,584.48	\$14,263.68	\$14,691.60	\$14,918.40	\$14,918.40	\$15,276.48	\$15,643.08	\$15,940.32			\$41.94	
Base Rent per SF										\$36.00	\$37.80	\$39.69	\$41.67	\$43.75	\$45.76	\$45.76	\$45.76	\$46.86	\$47.98	\$48.90			\$41.94	
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		
Total Rent as % of Sales										13.59%	8.79%	11.70%	9.56%	11.02%	13.99%	12.86%	13.78%	13.85%	17.46%	18.31%	TBD		1	

**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	1.8			2.7	
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	\$161,141.62	5	NA	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	TBD		NA	
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		\$32.82	
Base Rent per SF															\$24.16	\$24.70	\$24.70	\$24.89	\$25.32	\$35.00	\$35.66			
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%	
SCHODNER WHARF BAR 2028 William Street 8,872 SF																								
GROSS SALES																								
Percent Change Over Prior Year	NA	26.40%	8.57%	12.49%	9.68%	-1.98%	2.02%	3.36%	1.53%	-1.74%	12.70%	12.47%	7.45%	-2.22%	-6.33%	8.12%	-0.61%	2.33%	-1.32%	5.75%	TBD		6.28%	
Annual Base Rent (Oct. - Sept.)	\$87,609.96	\$87,611.76	\$95,718.00	\$100,074.24	\$104,656.92	\$109,464.96	\$230,672.04	\$242,205.60	\$254,314.80	\$267,031.68	\$280,383.24	\$294,402.48	\$309,122.52	\$318,396.24	\$321,580.20	\$321,580.20	\$327,701.16	\$338,169.72	\$344,933.04	\$353,556.48	\$359,920.44		\$40.32	
Base Rent per SF	\$43.46	\$43.46	\$47.48	\$49.64	\$51.91	\$54.30	\$26.00	\$27.30	\$28.66	\$30.10	\$31.60	\$33.18	\$34.84	\$35.89	\$36.25	\$36.25	\$36.94	\$38.12	\$38.88	\$39.85	\$40.57		\$40.32	
Percentage Rent Paid	\$60,317.76	\$60,317.29	\$76,098.62	\$94,011.76	\$108,435.40	\$100,046.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
Total Rent as % of Sales	6.90%	5.46%	5.84%	5.86%	5.87%	5.89%	6.35%	6.45%	6.67%	7.13%	6.64%	6.20%	6.86%	6.38%	6.88%	6.37%	6.33%	6.58%	6.80%	6.59%	TBD		7.13%	
TURTLE KRAALS 1 Lands End Village 12,387 SF																								
GROSS SALES																								
Percent Change Over Prior Year	NA	9.10%	2.10%	5.35%	3.40%	-5.39%	-10.88%	2.11%	13.10%	26.33%	10.27%	15.66%	2.55%	-3.00%	11.99%	-10.50%	2.93%	-5.57%	4.60%	15.67%	TBD		-0.58%	
Annual Base Rent (Apr. - Mar.)	\$97,467.36	\$97,467.36	\$97,467.36	\$97,467.36	\$193,014.00	\$196,671.72	\$202,578.00	\$209,465.76	\$213,864.48	\$223,050.84	\$223,050.84	\$228,191.04	\$229,194.00	\$235,382.28	\$235,382.28	\$246,080.28	\$242,431.68	\$371,610.00	\$379,785.48	\$389,280.00	\$397,065.60		\$25.94	
Base Rent per SF	\$22.78	\$22.78	\$22.78	\$22.78	\$45.12	\$45.97	\$47.35	\$21.27	\$21.72	\$22.65	\$22.65	\$23.18	\$18.50	\$19.00	\$19.87	\$19.57	\$30.00	\$30.66	\$31.43	\$32.06	\$32.06		\$25.94	
Percentage Rent Paid	\$72,085.90	\$76,488.99	\$85,999.45	\$95,546.60	\$7,092.24	\$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	5.15%	4.84%	5.00%	4.99%	5.00%	5.20%	6.01%	6.08%	7.15%	10.12%	9.17%	8.11%	7.95%	8.42%	7.51%	8.79%	8.41%	13.65%	14.63%	12.85%	TBD		7.74%	
WATERFRONT BREWERY 201 William Street 18,942 SF																								
GROSS SALES																								
Percent Change Over Prior Year	NA																							
Annual Base Rent (Aug. - July)	\$397,782.00	\$398,577.60	\$402,962.04	\$410,618.16	\$421,704.84																			
Base Rent per SF	\$21.00	\$21.04	\$21.27	\$21.68	\$22.26																			
Percentage Rent Paid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																			
Total Rent as % of Sales	NA	14.48%	14.64%	14.92%	15.32%																			NA
YOURS & MAYAN Lolly Way, Units A, A-1, B 472 SF																								
GROSS SALES																								
Percent Change Over Prior Year																								
Annual Base Rent (Mar. - Feb.)	\$105,134.54	\$146,284.19	\$210,437.35	\$231,711.05	\$267,250.00	\$260,434.00	\$298,580.00	\$334,861.00	\$355,236.25	\$293,897.00	\$358,358.00	\$293,298.00												
Base Rent per SF	\$14,748.00	\$23,990.40	\$25,189.92	\$26,449.56	\$27,584.52	\$28,592.52	\$28,790.28	\$28,809.72	\$28,809.72	\$29,501.16	\$30,209.16	\$30,783.24												
Percentage Rent Paid	\$43.76	\$50.83	\$53.37	\$56.04	\$58.44	\$60.58	\$61.00	\$61.04	\$61.04	\$62.50	\$64.00	\$65.22												
Total Rent as % of Sales	14.03%	16.40%	11.97%	11.41%	10.32%	10.98%	9.64%	8.60%	8.11%	10.04%	8.43%	TBD												11.67%

(*) Less than 12 months

TBD - To be determined