

2000-2018

Months To Year End	Avg.
	2.8

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	2021	2022	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	1.2			2.8	
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	\$486,431.95	\$365,382.06	\$459,068.18		1	
Percent Change Over Prior Year																	NA	66.48%	6.35%	33.47%	-24.89%	TBD		NA	
Annual Base Rent:																	\$9,807.72	\$9,915.60	\$10,133.76	\$10,594.44	\$10,658.04				
Unit C (Jun. – May)																	\$16,028.40	\$16,166.04	\$16,769.52	\$17,155.20	\$17,446.80				
Unit C & D combined 9/1/20																						\$40,619.52			
Base Rent per SF																	\$64.27	\$64.88	\$66.92	\$69.03	\$69.91	\$70.52		\$64.5	
Percentage Rent Paid																	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
Total Rent as % of Sales																	12.55%	7.61%	7.38%	5.76%	7.69%	TBD		28.16%	
HALF SHELL RAW BAR 231 Margaret Street 9,715 SF																								8	
GROSS SALES	\$2,17,384.97 (*)																							118.47%	
Percent Change Over Prior Year																									
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	\$259,158.68	\$266,153.28	\$273,339.68	\$283,580.88	\$283,580.88	\$283,580.88	\$286,709.28	\$290,077.72	\$300,132.88	\$306,339.48	\$307,258.56	\$320,163.36	\$294.94	
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	\$29.51	\$29.18	\$29.96	\$28.98	\$28.98	\$28.98	\$29.19	\$30.16	\$31.83	\$31.53	\$31.63	\$32.96	\$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	\$23,826.88	\$0.00	\$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%	6.00%	8.16%		11.70%	
HAMMERHEAD SURF SHOP 201 William Street, Unit B 1,006 SF																								10	
GROSS SALES														22,468.33 (*)	\$449,354.11	\$512,139.27	\$541,630.08	\$491,966.48	\$592,959.76	\$609,822.51	\$517,462.45	\$969,805.53	\$284,224.08	16.64%	
Percent Change Over Prior Year															13.99%	13.99%	13.99%	10.33%	17.49%	17.49%	17.49%	17.49%	17.49%	16.64%	
Annual Base Rent (May – April)															\$32,607.96	\$32,607.96	\$32,607.96	\$32,607.96	\$34,203.86	\$34,203.86	\$36,188.04	\$36,188.04	\$38,724.00	\$38.19	
Base Rent per SF															\$32.41	\$32.41	\$32.77	\$34.00	\$34.34	\$35.97	\$36.62	\$38.49	\$39.89	\$33.19	
Percentage Rent Paid															\$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														10.11%	7.26%	6.44%	6.32%	7.02%	6.00%	5.93%	11.24%	3.80%	TBD	7.53%	
KEY WEST ARTWORKS 201 William Street, Unit A 722 SF																								10	
GROSS SALES																								14.85%	
Percent Change Over Prior Year																								14.85%	
Annual Base Rent (Jan. – Dec)																								14.85%	
Base Rent per SF																								14.85%	
Percentage Rent Paid																								14.85%	
Total Rent as % of Sales																								14.85%	
KEY WEST BAIT & TACKLE 241, 251A & 251B Margaret 3,444 SF																								10	
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									10	
Percent Change Over Prior Year	NA	-6.79%	-21.70%	2.60%	33.13%	64.74%	1.20%	8.77%	20.72%	24.78%	16.51%	22.18%	20.01%	6.42%	-0.16%									10	
Annual Base Rent (Jun. – May)	\$17,364.00	\$18,233.04	\$19,143.96	\$20,000.96	\$21,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84	\$22,161.84									10	
Base Rent per SF	\$17.36	\$18.23	\$19.14	\$20.00	\$21.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16									10	
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									10	
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%	14.82%	12.08%	TBD	11.22%	
LOCAL COLOR 274 Margaret Street 3,048 SF																								12	
GROSS SALES	\$661,586.00	\$881,088.00	\$878,113.50																					12	
Percent Change Over Prior Year	NA	33.38%	-0.40%																					12	
Annual Base Rent (July – June)	\$23,880.84	\$24,910.68	\$26,037.24	\$25,216.08	\$26,468.04	\$63,660.24	\$63,658.20	\$63,658.20	\$63,658.20	\$63,658.20	\$63,658.20	\$63,658.20	\$63,658.20	\$63,658.20	\$63,658.20									12	
Base Rent per SF	\$20.82	\$21.76	\$22.74	\$22.02	\$23.12	\$20.89	\$20.89	\$20.89	\$20.89	\$20.89	\$20.89	\$20.89	\$20.89	\$20.89	\$20.89									12	
Percentage Rent Paid	\$15,856.26	\$27,590.10	\$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									12	
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%	9.83%	14.64%	11.75%	TBD	7.36%	
LOST REEF DIVE SHOP 261 Margaret Street 1,801 SF																								4	
GROSS SALES																								4	
Percent Change Over Prior Year																								4	
Annual Base Rent (Dec. – Nov.)																								4	
Base Rent per SF																								4	
Percentage Rent Paid																								4	
Total Rent as % of Sales																								4	
MAC'S SEA GARDEN 208 Margaret Street 1,689 SF																								3	
GROSS SALES	\$524,584.90	\$586,570.43	\$513,181.59	\$528,741.70	\$664,252.88	\$620,232.64	\$614,615.54	\$727,336.71	\$749,722.55	\$697,279.13	\$577,783.77	\$564,918.51	\$645,717.04	\$678,829.90	\$677,378.14	\$810,218.78	\$888,286.05	\$920,972.49	\$930,971.00					3	
Percent Change Over Prior Year	NA	12.51%	-12.51%	3.03%	25.63%	-4.63%	-0.91%	18.30%	3.00%	-7.00%	-17.44%	-2.23%	12.30%	4.91%	-0.21%	16.61%	8.26%	3.90%	1.00%					3	
Annual Base Rent (Mar. – Feb)	\$24,107.52	\$26,309.56	\$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	\$63,755.84	\$66,256.32	\$66,256.32	\$66,256.32	\$66,256.32	\$67,849.68	\$69,476.76	\$70,796.88	\$71,576.88	\$73,727.16	\$73,727.16		
Base Rent per SF	\$14.27	\$15.61	\$16.39	\$17.21	\$18.07	\$19.87	\$19.92	\$28.00	\$30.87	\$32.41	\$34.03	\$35.74	\$38.72	\$39.23	\$39.23	\$39.23	\$39.23	\$40.17	\$41.13	\$41.92	\$42.55	\$44.65	\$44.65		
Percentage Rent Paid	\$3,343.58	\$8,834.67	\$13,113.38	\$2,663.02	\$9,340.61	\$5,173.72	\$3,234.57	\$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	5.23%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.50%	6.95%	7.85%	9.95%	10.68%	9.35%	9.34%	9.78%	7.46%	7.37%	7.46%	6.15%	12.86%	TBD	21.57%		

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	2021	2022	Months To Year End	Avg.
CPI - All Urban Consumers	3.4	2.8	1.6	2.1	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	1.2				2.8
Pirate Jack's of Key West 201 William Street, Unit A 722 SF																								5	
GROSS SALES																						143,160.73			
Percent Change Over Prior Year																						TBD			
Annual Base Rent (Jan. - Dec.)																						\$30,260.04			
Base Rent per SF																						\$41.91			
Percentage Rent Paid																						\$0.00			
Total Rent as % of Sales																						TBD			
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF																								7	
GROSS SALES																									
Percent Change Over Prior Year																									
Annual Base Rent (July - June)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
SCHOONER WHARF BAR 202R William Street 8,872 SF																								2	
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																								0	
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																								4	
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 Lazy Way, Units A, A-1, B 472 SF																								8	
GROSS SALES																									
Percent Change Over Prior Year																									
Annual Base Rent (Mar. - Feb.)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									

TBD - To be determined