

KEY WEST BIGHT RENT ROLL

FY 25/26

January 2026

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 Key West Inc	5810	5	March	02/15/25	02/28/30	1,690	\$ 48.00	\$ 81,120.00	\$6,760.00	6%				X			\$ 6,760.00	\$ 6,760.00	\$ -
Good Day on a Happy Planet, LLC / Piano Shop	5811	5	March	04/15/25	02/28/23	975	\$ 44.85	\$ 43,723.92	\$3,643.66	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
RED Hospitality & Leisure KW LLC - Booth	9624	5	June	05/15/25	05/31/30	98	\$ 340.00	\$ 33,320.04	\$2,776.67	N/A				X			\$ 2,776.67	\$ 2,122.38	\$ 654.29
RED Hospitality & Leisure KW LLC - Unit I (&J)	9622	5	June	05/15/25	05/31/30	817	\$ 53.00	\$ 43,301.04	\$3,608.42	N/A				X			\$ 3,608.42	\$ 2,747.75	\$ 860.67
RED Hospitality & Leisure KW LLC - Ext Storage	9622	5	June	05/15/25	05/31/30	313	\$ 24.00	\$ 7,512.00	\$626.00	N/A				X			\$ 626.00	\$ 440.67	\$ 185.33
Key West Seaport LLC dba Schooner Wharf Bar	5825	10	October	12/15/25	09/30/26	9,917	\$ 44.48	\$ 441,117.48	\$36,759.79	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
B.O.'s Fish Wagon, Inc	5844	10	October	12/15/25	09/30/18	1,623	\$ 57.46	\$ 93,265.32	\$7,772.11	6%				NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures, Inc. /Dive Shop	5855	5	December	01/15/25	11/30/29	1,881	\$ 42.92	\$ 80,736.00	\$6,728.00	6%				X			\$ 6,728.00	\$ 2,713.39	\$ 4,014.61
Schooner Appledore Booth	5902	5	May	06/15/25	04/30/28	30	\$ 344.42	\$ 10,332.48	\$861.04	N/A				NA	NA	NA	\$ 338.00	\$ 338.00	\$ -
Sunset Watersports, Inc. Office (Ground C)	5916	5	May	06/15/25	04/30/29	750	\$ 51.20	\$ 38,400.00	\$3,200.00	N/A				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports, Inc. (Unit B/Surf Shop)	5916	5	May	06/15/25	04/30/29	1,006	\$ 51.20	\$ 51,511.32	\$4,292.61	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Tropical Shell and Gifts, Inc dba Mac's Sea Garden	6185	10	March	04/15/25	02/29/26	1,689	\$ 52.71	\$ 89,019.84	\$7,418.32	6%				X			\$ 7,418.32	\$ 3,342.73	\$ 4,075.59
Tropical Shell and Gifts, Inc dba Curio Shop	6185	10	March	04/15/25	02/29/26	861	\$ 13.14	\$ 11,313.36	\$942.78	6%				X			\$ 942.78	\$ 1,063.70	\$ (120.92)
Conch Tour Train, Inc / Flagler Station	6185	10	March	04/15/25	02/29/29	7,360	\$ 17.51	\$ 128,893.68	\$10,741.14	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	10	May	06/15/25	04/30/27	16,289	\$ 44.74	\$ 728,781.00	\$60,731.75	6%				NA	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Conch Tees & Souvenirs, Inc dba Pirate Jack's of Key West	9891	5	January	02/15/25	12/31/26	722	\$ 50.91	\$ 36,754.92	\$3,062.91	6%				NA	NA	NA	\$ 6,048.98	\$ 6,048.98	\$ -
Captain Quick Dry (Unit H, Lazy Way)	7033	5	June	07/15/25	05/31/28	452	\$ 56.17	\$ 25,387.44	\$2,115.62	6%					X		\$ 4,231.24	\$ 2,461.31	\$ 1,769.93
Dragonfly Key West LLC (Unit G, Lazy Way)	7041	3	March	04/15/25	02/28/26	326	\$ 61.48	\$ 20,043.24	\$1,670.27	6%					X		\$ 3,340.54	\$ 2,696.56	\$ 643.98
Yours & Mayan Imports LLC (Unit A & B, Lazy Way)	7042	5	March	04/15/25	02/28/26	472	\$ 82.01	\$ 38,706.60	\$3,225.55	6%					X		\$ 6,451.10	\$ 5,207.48	\$ 1,243.62
Mel Fisher Maritime Society	7383	5	July	06/15/25	06/30/29	1,076	NA	\$ 1.00	\$1.00	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle Inc	10401	4	June	05/15/25	05/31/30	3,444	\$ 41.74	\$ 143,760.00	\$11,980.00	6%				X			\$11,980.00	\$ 4,194.99	\$ 7,785.01
FIOVIDA LLC (Unit F,LW) formerly AER Photography	10346	5	July	08/15/25	06/30/28	426	\$ 54.95	\$ 23,409.84	\$1,950.82	6%					X		\$ 3,901.64	\$ 2,609.96	\$ 1,291.68
Fury Management, Inc. / Greene Street Booth	7966	5	September	10/25/25	08/31/29	96	\$ 349.94	\$ 33,594.48	\$2,799.54	N/A				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	10/25/25	08/31/29	208	\$ 398.19	\$ 82,824.36	\$6,902.03	6%				NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	10/25/25	08/31/29	240	\$ 22.20	\$ 5,327.16	\$443.93	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B) *	8375	5	October	12/15/25	09/30/27	152	\$ 219.25	\$ 33,325.32	\$2,777.11	6%				X			\$2,777.11	\$ 1,653.14	\$ 1,123.97
Moro Management Inc dba Half Shell Raw Bar	8520	10	April	05/15/25	03/31/35	9,715	\$ 40.00	\$ 388,599.96	\$32,383.33	6%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Boat House Key West (Turtle Kraals)	9759	10	April	05/15/25	03/31/26	12,387	\$ 40.26	\$ 498,690.48	\$41,557.54	6%				NA	NA	NA	\$ -	\$ -	\$ -
Boat House Key West (Turtle Kraals) Storage	9759	10	April	10/15/25	03/31/26	842	\$ 25.53	\$ 21,496.32	\$1,791.36	N/A									
Waterfront Brewery LLC	8587	20	August	09/15/25	07/31/34	18,942	\$ 28.61	\$ 541,993.44	\$45,166.12	6%							Letter of Credit		
Waterfront Brewery LLC (Unit E)	8587	10	August	09/15/25	07/31/34	1,447	\$ 44.41	\$ 64,264.56	\$5,355.38	6%				X			\$ 5,355.38	\$ -	\$ 5,355.38
Waterfront Brewery LLC (Unit C)	8747	10	August	09/15/25	07/31/34	1,001	\$ 50.42	\$ 50,471.52	\$4,205.96	6%				X			\$ 4,205.96	\$ -	\$ 4,205.96
Fisherman Café (Unit C & D)	10366	5	September	08/15/25	08/31/30	576	\$ 87.54	\$ 50,424.00	\$4,202.00	6%				NA	NA	NA	\$ 3,384.96	\$ 2,888.20	\$ 496.76
RED Hospitality & Leisure KW, LLC (255 Margaret St)	9623	5	June	07/15/25	05/31/27	1,612	\$ 39.53	\$ 63,724.08	\$5,310.34	6%				NA	NA	NA	\$ 8,060.00	\$ 8,060.00	\$ -
Captains Corner Scuba School, Inc	9464	5	October	12/15/25	09/30/28	56	\$ 241.84	\$ 13,543.20	\$1,128.60	6%					X		\$ 1,300.00	\$ 1,300.00	\$ -
Reef Relief, Inc	9540	5	February	02/15/25	01/31/29	926		\$ 1.00	\$1.00	N/A				NA	NA	NA	\$ -	\$ -	\$ -
C Dock Co-Op, LLC	10326	5	August	09/15/25	07/30/29	30	\$ 308.70	\$ 9,261.00	\$771.75	N/A				NA	NA	NA	\$ 750.00	\$ 750.00	\$ -

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	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
Square Grouper (enclosed space)	10360	mo	December	12/01/24	N/A				\$124.77	N/A									
Key West Electrical (enclosed space)	9745	mo	June	07/15/25	N/A				\$125.29	N/A									
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	02/15/25	02/28/35	172	\$ 55.98	\$ 9,629.40	\$802.45	N/A				X			\$ 802.45	\$ -	\$ 802.45
Key West Express Storage	6574	10	March	02/15/25	02/28/35	350	\$ 23.11	\$ 8,088.36	\$674.03	N/A				X					
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/25	10/31/29			\$ 19,225.44	\$1,602.12	30% gross									
Conch Electric Cars (Operations)	6867	5	April	05/15/25	03/31/27	337	\$ 50.16	\$ 16,903.68	\$1,408.64	6%					X		\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/25	03/31/27	594	\$ 36.05	\$ 21,414.48	\$1,784.54	N/A									
Yankee Freedom III LLC (202/205, 216, Storage)	9110	6.9	December	01/15/25	07/31/28	808	\$ 39.04	\$ 31,544.32	\$2,462.57	N/A				X			\$2,462.57	\$ 939.88	\$ 1,522.69
Yankee Freedom III LLC (Trailer Parking)	9110	5	December	01/15/25	11/30/28	250	\$ 30.87	\$ 7,717.56	\$643.13	N/A									
Paradise Porters LLC, (213, 225,225A)	10365	5	April	05/15/25	03/31/28	388	\$ 36.83	\$ 14,289.24	\$1,190.77	N/A				X			\$1,190.77	\$ 1,200.00	\$ (9.23)
Superwoofie, LLC (214)	9802	5	November	10/15/25	10/31/30	270	\$ 42.67	\$ 11,520.00	\$960.00	N/A				X			\$769.95	\$ 769.95	\$ -
STORAGE TENANTS (GREENE ST)																			
Taylor, Clara / Unit 3	9411	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Sunset Watersports / Unit 5	9412	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Sunset Party Cat, Inc / Unit 8	10507	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Seawillow Sailing, LLC / Unit 9	9416	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Seawillow Sailing, LLC / Unit 1		mo	January	12/15/25		101	\$ 46.26	\$ 4,672.68	\$389.39	N/A									
Breakthru Beverage / Unit 6	9417	mo	January	12/15/25		84	\$ 46.26	\$ 3,886.20	\$323.85	N/A									
Fury Management Inc / Unit 4 B C D E	9418	mo	January	12/15/25		1,100	\$ 34.84	\$ 38,321.28	\$3,193.44	N/A									
Fury Management Inc / Unit A		mo	January	12/15/25		333	\$ 34.73	\$ 11,565.60	\$963.80	N/A									
Fury Management Inc / Unit 2		mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Classic Harbor Line LLC / Unit 7	9995	mo	January	12/15/25		60	\$ 46.26	\$ 2,775.84	\$231.32	N/A									
VACANT/ LEASABLE SPACES																			
Storage Unit F (Greene Street)						84	\$ 44.92	\$ 3,886.20	\$323.85	N/A									
274 Margaret Street						1,358													
Lazy Way Ln - Unit 6 (Jimmy Buffett)						1,447													
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)	City Offices					250													
Ferry Terminal (209)	City Offices					278											\$ 149,202.65	\$ 119,585.94	\$ 29,616.71

Total: \$0.00

Total Occupied SF: 105,694

Total Leasable SF: 112,506

Average Annual Rent Per SF: \$40.42

Base Rent Per Leases: Monthly \$356,037.45
Annually \$4,272,449.40