

KEY WEST BIGHT RENT ROLL
FY 15-16
June 2016

UPLAND TENANTS	Account No.	Lease Term	Anniversary Month	CPI Rent Increase Posted	Lease Expiration	Leased SF	Price Per SF	Annual Base Rent	Monthly Base Rent	Percentage		Total Base & Percentage Rent	Total Annual Rent SF	Security Deposit Due			Deposit Required by Lease	Current Security Deposit	Security Deposit Difference
										Percentage Rent	Rent Paid			1 Mo.	2 Mo.	6 Mo.			
Local Color	5810	10	July	8/1/2015	06/30/19	3,048	\$ 36.19	\$ 110,313.36	\$9,192.78	6%				X			\$ 9,192.78	\$ 8,129.44	\$ 1,063.34
Piano Shop	5811	5	July	8/1/2015	06/30/16	975	\$ 24.70	\$ 24,079.08	\$2,006.59	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
Sebago Booth	5823	5	September		08/31/18	98	\$ 244.90	\$ 24,000.00	\$2,000.00	NA				X			\$ 2,000.00	\$ 767.80	\$ 1,232.20
Sebago (Office) Lazy Way Unit I (&J)	5823	5	June	None	05/31/20	817	\$ 38.22	\$ 31,225.80	\$2,602.15	NA				X			\$ 2,602.15	\$ 966.06	\$ 1,636.09
Sebago Exterior Storage	5823	5	June	7/1/2015	05/31/20	313	\$ 16.00	\$ 5,007.96	\$417.33	NA				X			\$ 417.33	\$ -	\$ 417.33
Schooner Wharf Bar	5825	10	October	12/4/2015	09/30/16	8,872	\$ 36.94	\$ 327,701.16	\$27,308.43	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Jimmy Buffett	5826	10	November	1/1/2016	10/31/16	1,447	\$ 58.24	\$ 84,270.48	\$7,022.54	NA				X			\$ 7,022.54	\$ 1,904.14	\$ 5,118.40
B.O.'s Fish Wagon	5844	10	October	12/4/2015	09/30/18	1,623	\$ 44.45	\$ 72,147.60	\$6,012.30	6%			\$0.00	NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	3/1/2016	11/30/19	1,801	\$ 31.97	\$ 57,582.72	\$4,798.56	6%				X			\$ 4,798.56	\$ 2,713.39	\$ 2,085.17
Schooner Appledore Booth	5902	5	January	NA	12/31/15	30	\$ 222.33	\$ 6,669.84	\$555.82	NA				NA	NA	NA	\$ 338.00	\$ -	\$ 338.00
Sunset Watersports Office (Ground C)	5916	5	May	None 2015	04/30/19	750	\$ 34.00	\$ 25,500.00	\$2,125.00	NA				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	None 2015	04/30/19	1,006	\$ 34.00	\$ 34,203.96	\$2,850.33	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	new	2/29/25	1,689	\$ 39.23	\$ 66,259.44	\$5,521.62	6%				X			\$ 5,521.62	\$ 3,342.73	\$ 2,178.89
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	new	2/29/25	861	\$ 9.78	\$ 8,420.64	\$701.72	6%				X			\$ 701.72	\$ 1,063.70	\$ (361.98)
Flagler Station	6185	20	March	March-16	03/14/19	4,096	\$ 12.29	\$ 50,328.12	\$4,194.01	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	20	June	7/15/2015	05/31/18	14,919	\$ 24.74	\$ 369,117.48	\$30,759.79	5%			\$0.00	NA	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Key West Artworks, LLC	6914	5	January	None 2015	12/31/17	722	\$ 37.92	\$ 27,381.84	\$2,281.82	6%						X	\$ 13,690.92	\$ 10,559.92	\$ 3,131.00
Captain Quick Dry (Unit H, Lazy Way)	7033	5	April	June-16	03/31/18	452	\$ 41.31	\$ 18,672.48	\$1,556.04	6%			\$0.00		X		\$ 3,112.08	\$ 2,461.31	\$ 650.77
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	new	2/29/2021	326	\$ 45.76	\$ 14,918.40	\$1,243.20	6%					X		\$ 2,486.40	\$ 2,018.70	\$ 467.70
Yours & Mayan (Unit A, Lazy Way)	7042	5	March	new	2/29/2021	337	\$ 55.61	\$ 18,740.88	\$1,561.74	6%					X		\$ 3,123.48	\$ 2,892.88	\$ 230.60
Yours & Mayan (Unit B, Lazy Way)	7042	2	March	new	2/29/2021	135	\$ 74.58	\$ 10,068.84	\$839.07	6%					X		\$ 1,678.14	\$ 1,562.86	\$ 115.28
Mel Fisher Maritime Society	7383	5	July	8/1/15	06/30/18	1,076	NA	\$ 1.00	NA	NA				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle	7460	7	June	7/1/2015	05/31/21	3,444	\$ 30.60	\$ 105,396.84	\$8,783.07	6%				X			\$8,783.07	\$ 4,194.99	\$ 4,588.08
AER Photography Inc. (Unit F, Lazy Way)	7794	2	July	8/1/15	06/30/18	426	\$ 37.57	\$ 16,005.00	\$1,333.75	6%					X		\$ 2,667.50	\$ 2,609.96	\$ 57.54
Yankee Freedom III, LLC- -Thompson Fish	7953	5 + 2mos.	January	None 2015	02/28/16	1,728	\$ 12.26	\$ 21,178.56	\$1,764.88	6%				X			\$ 3,529.76		\$ 3,529.76
Fury Greene Street Booth	7966	5	September	NA	8/130/18	96	\$ 250.00	\$ 24,000.00	\$2,000.00	NA				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	None 2015	08/31/18	208	\$ 201.92	\$ 42,000.00	\$3,500.00	6%			\$0.00	NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	None 2015	08/31/18	240	\$ 175.00	\$ 42,000.00	\$3,500.00	NA				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B)	8375	5	October	12/4/15	09/30/17	112	\$ 165.41	\$ 18,526.20	\$1,543.85	6%				X			\$1,543.85	\$ 1,653.14	\$ (109.29)
Half Shell Raw Bar	8520	10	April	6/1/16	03/31/24	9,212	\$ 31.12	\$ 286,700.28	\$23,891.69	5%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Turtle Kraals	8520	20	April	None 2015	04/01/25	9,630	\$ 25.55	\$ 246,080.28	\$20,506.69	5%				NA	NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery	8587	20	August	10/1/15	07/01/33	18,942	\$21.00	\$ 397,782.00	\$33,148.50	6%							Letter of Credit		
Key West Ice Cream Factory (Unit E)	8587	5	July	8/1/15	06/30/18	1,447	\$ 34.80	\$ 50,361.84	\$4,196.82	6%				X			\$ 4,196.82	\$ -	\$ 4,196.82
Hayes Robertson Group (Unit C)	8747	5	April	6/1/16	03/31/18	1,001	\$ 34.03	\$ 34,438.80	\$2,869.90	6%				X			\$ 2,869.90	\$ -	\$ 2,869.90
S & M Lazy Way/Fisherman Café (Unit D)	9005	5	September		09/01/20	274	\$ 59.00	\$ 16,166.04	\$1,347.17	6%				NA	NA	NA	\$ -	\$ -	\$ -
S & M Lazy Way/Fisherman Café (Unit C)	9005	5	April	6/1/16	04/01/18	128	\$ 77.47	\$ 9,915.60	\$826.30	6%				NA	NA	NA			
PARKING AND TRASH																			
The Marker Waterfront Resort	8911	40	July		06/30/52				\$9,412.17										
Conch Harbor	9029	5	September		08/31/20				\$466.00										
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	None 2015	04/30/20	240	\$ 38.02	\$ 9,125.04	\$760.42	NA				X			\$ 760.42	\$ -	\$ 760.42
Anderson Outdoor Advertising, Inc.	6990	5	November	3/1/16	10/31/19			\$ 12,060.00	\$1,005.00	30% gross									
Vacation Key West Office & Booth	6836	5	December	3/1/16	11/30/20	250	\$ 47.65	\$ 11,911.32	\$992.61	NA				X			\$ 992.61	\$ 1,094.67	\$ (102.06)
Conch Electric Cars	6867	5	April	June-16	03/31/17	718	\$ 27.85	\$ 19,998.96	\$1,666.58	6%					X		\$ 3,138.00	\$ 3,138.00	\$ -
Yankee Freedom III LLC (202/205)	7953	10	November	1/1/16	10/31/22	309	\$ 37.56	\$ 11,607.12	\$967.26	NA				X			\$967.26	\$ 939.88	\$ 27.38
Paradise Porters	8514	5	November	1/1/16	10/31/17	388	\$ 38.20	\$ 14,820.72	\$1,235.06	NA				X			\$1,235.06	\$ 1,200.00	\$ 35.06
VACANT/UNLEASABLE SPACES																			
201 William Street (1st Floor)	City Offices					414													
201 William Street (2nd Floor)	City Offices					1,253													
255 Margaret Street	Vacnat for lease					1,135													
Ferry Terminal #206	Vacant					150													
Ferry Terminal #207	Citizens Review					229													
Ferry Terminal #209	City Offices					278											\$ 149,202.65	\$ 119,585.94	\$ 29,616.71

Total: \$0.00

Revised 3/2016

Total Occupied SF: 94,186
Total Leasable SF: 97,645

Average Annual Rent Per SF: \$30.74

Base Rent Per Leases: Monthly \$241,268.56
Annually \$2,895,222.72

Base Plus % Average Annual Rent Per SF: \$0.00