

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
AER PHOTOGRAPHY																									
Lazy Way, Unit F																									
GROSS SALES	426 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (July - June)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
B.O.'S FISH WAGON																									
803 Caroline Street																									
GROSS SALES	1,816 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (Oct. - Sept.)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
HUMBLE BEE SILVER CO.																									
201 William Street, Suite 111																									
GROSS SALES	112 SF																								
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																									
GROSS SALES	452 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (June - May)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
CONCH ELECTRIC CARS																									
Ferry Terminal Building																									
GROSS SALES	718 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (April - March)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
CONCH REPUBLIC SEAFOOD																									
631 Greene Street																									
GROSS SALES	16,289 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (May - April)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
CONCH TOUR TRAIN INC / FLAGLER STATION																									
801 Caroline Street																									
GROSS SALES	6,096 SF price																								
Percent Change Over Prior Year																									
Annual Base Rent (Mar - Feb.)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
CUBAN COFFEE QUEEN																									
284 Margaret Street																									
GROSS SALES	208 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (Sept. - Aug.)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									
DRAGONFLY KEY WEST																									
Lazy Way, Unit G																									
GROSS SALES	326 SF																								
Percent Change Over Prior Year																									
Annual Base Rent (Mar. - Feb.)																									
Base Rent per SF																									
Percentage Rent Paid																									
Total Rent as % of Sales																									

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	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					
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	\$462,357.96			10	NA
Percent Change Over Prior Year																	NA	66.48%	6.35%	33.47%	-24.89%	26.54%	TBD			
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	\$0.00		
Total Rent as % of Sales																	12.55%	7.61%	7.38%	5.76%	7.69%	8.79%	TBD			28.16%
HALF SHELL RAW BAR 231 Margaret Street 9,715 SF																										
GROSS SALES	\$2,17,384.97 (*)																								5	118.47%
Percent Change Over Prior Year	NA																									
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	\$273,339.68	\$283,580.88	\$283,580.88	\$283,580.88	\$286,709.28	\$290,077.02	\$300,132.48	\$306,339.48	\$307,258.56	\$320,163.36			\$24.94
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	\$30.91	\$31.53	\$31.63	\$32.96			
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	\$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%	TBD			11.70%
HAMMERHEAD SURF SHOP 201 William Street, Unit B 1,006 SF																										
GROSS SALES																									7	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																										
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																										
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										7	14.85%
Percent Change Over Prior Year	NA	-6.79%	-21.76%	2.60%	33.11%	64.74%	1.20%	8.77%	20.72%	24.78%	16.51%	22.18%	20.01%	6.42%	-0.16%											
Annual Base Rent (Jun. – May)	\$17,364.00	\$12,233.04	\$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											
Base Rent per SF	\$17.36	\$18.23	\$19.14	\$20.10	\$22.11	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16	\$22.16											
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											
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																										
GROSS SALES	\$661,586.00	\$881,088.00	\$878,113.50																							
Percent Change Over Prior Year	NA	33.38%	-0.40%																							
Annual Base Rent (July – June)	\$23,883.84	\$24,910.68	\$26,037.24	\$25,216.08	\$26,468.04	\$63,660.24	\$63,658.20	\$94,801.80	\$94,801.80	\$94,801.80	\$94,801.80	\$94,801.80	\$94,801.80	\$94,801.80	\$94,801.80											
Base Rent per SF	\$20.82	\$21.76	\$22.74	\$22.02	\$23.12	\$20.89	\$20.89	\$31.10	\$31.10	\$31.10	\$31.10	\$31.10	\$31.10	\$31.10	\$31.10											
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											
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																										
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																										
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							
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%	4.81%	-0.21%	16.61%	8.26%	4.27%	1.00%							
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	\$63,754.84	\$66,256.32	\$66,256.32	\$66,256.32	\$66,256.32	\$67,849.68	\$69,476.76	\$70,796.88	\$71,858.76	\$73,727.16				
Base Rent per SF	\$14.27	\$15.61	\$17.21	\$18.07	\$18.07	\$19.87	\$19.92	\$28.00	\$30.87	\$32.41	\$34.03	\$35.74	\$38.74	\$39.23	\$39.23	\$39.23	\$39.23	\$40.17	\$41.13	\$41.92	\$42.55	\$44.65				
Percentage Rent Paid	\$3,343.58	\$8,834.67	\$13,113.38	\$2,663.02	\$9,340.61	\$5,173.72	\$13,234.57	\$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	\$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%	9.40%	9.78%	7.46%	7.37%	7.46%	6.15%	12.86%	TBD				

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	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				
Pirate Jack's of Key West 201 William Street, Unit A 722 SF																								2	0.00%
GROSS SALES																						185,450.31			
Percent Change Over Prior Year																						TBD			
Annual Base Rent (Jan. - Dec.)																						\$30,260.04			
Base Rent per SF																						\$41.91			\$0.00
Percentage Rent Paid																						\$0.00			0.00%
Total Rent as % of Sales																						TBD			
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF																								3	NA
GROSS SALES															\$201,736.07 (*)	\$234,830.27	\$147,903.20	\$276,520.44	\$140,293.74	\$275,324.23	\$277,164.29	\$152,015.49	\$246,436.84		
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	37.39%	-24.65%	TBD		
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	\$35,295.00	\$36,212.64		
Base Rent per SF															\$24.16	\$24.70	\$24.70	\$24.89	\$25.32	\$35.66	\$36.20	\$37.14			\$32.82
Percentage Rent Paid															\$0.00	\$0.00	\$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%	12.55%	23.22%	TBD		23.72%
SCHOONER WHARF BAR 202R William Street 8,872 SF																								11	6.28%
GROSS SALES	NA	26.40%	8.37%	12.49%	9.68%	-1.98%	2.02%	3.36%	1.53%	-1.74%	12.70%	12.47%	7.45%	-2.22%	-6.39%	8.12%	-0.61%	2.33%	-1.35%	5.73%	-11.35%	39.89%	TBD		
Percent Change Over Prior Year	NA	26.40%	8.37%	12.49%	9.68%	-1.98%	2.02%	3.36%	1.53%	-1.74%	12.70%	12.47%	7.45%	-2.22%	-6.39%	8.12%	-0.61%	2.33%	-1.35%	5.73%	-11.35%	39.89%	TBD		
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	\$364,239.48	\$386,822.28		
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	\$36.94	\$38.12	\$38.88	\$39.85	\$40.57	\$41.05	\$43.60			\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,672.60	\$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%	6.06%	6.38%	6.88%	6.37%	6.53%	6.58%	6.80%	6.59%	7.57%	6.00%	TBD		7.13%
TURTLE KRAALS 1 Lands End Village 12,387 SF																								0	-0.58%
GROSS SALES	NA	9.16%	2.16%	5.35%	9.48%	-5.39%	-10.88%	2.11%	-13.10%	-26.33%	10.27%	15.46%	2.55%	-3.00%	11.99%	-0.60%	2.93%	-5.57%	-4.60%	16.67%	-8.49%	55,471.25			
Percent Change Over Prior Year	NA	9.16%	2.16%	5.35%	9.48%	-5.39%	-10.88%	2.11%	-13.10%	-26.33%	10.27%	15.46%	2.55%	-3.00%	11.99%	-0.60%	2.93%	-5.57%	-4.60%	16.67%	-8.49%	55,471.25			
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	\$398,256.84			-99.81%
Base Rent per SF	\$22.78	\$22.78	\$22.78	\$22.78	\$15.62	\$15.97	\$16.73	\$17.27	\$18.12	\$18.50	\$18.50	\$19.00	\$19.00	\$19.00	\$19.00	\$19.87	\$19.57	\$30.00	\$30.66	\$31.43	\$32.06	\$32.15			\$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	9.15%	4.84%	5.00%	4.99%	5.00%	5.30%	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%	13.58%	7279.08%			7.74%
WATERFRONT BREWERY 201 William Street 18,942 SF																								9	NA
GROSS SALES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Percent Change Over Prior Year	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Annual Base Rent (Aug. - July)	\$397,782.00	\$398,577.60	\$402,962.04	\$410,618.16	\$421,704.84	\$428,873.88	\$434,529.48	\$457,559.52	\$465,559.52	\$472,559.52	\$479,559.52	\$486,559.52	\$493,559.52	\$500,559.52	\$507,559.52	\$514,559.52	\$521,559.52	\$528,559.52	\$535,559.52	\$542,559.52	\$549,559.52	\$556,559.52			
Base Rent per SF	\$21.04	\$21.04	\$21.27	\$21.68	\$22.26	\$22.64	\$23.94	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16	\$24.16			\$31.66
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				\$0.00
Total Rent as % of Sales	NA	14.48%	14.64%	14.92%	15.32%	15.58%	15.79%	15.98%	16.17%	16.36%	16.55%	16.74%	16.93%	17.12%	17.31%	17.50%	17.69%	17.88%	18.07%	18.26%	18.45%				NA
YOURS & MAYAN Laney Way, Units A, A-1, B 472 SF																								4	19.82%
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