## KWB Rent & Gross Sales Comparison Report 2000-2022

		2000-2022														N	ionths To											
CPI - All Urban Consumers	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 1.6	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	ear End
AEP PHOTOGRAPHY Lary Way, Unit F 426 SF GROSS SALE OVER PHOT Year Annual Base Rent (Dur) - Unite) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales												\$25,680.00 NA \$14,058.00 \$33.00 \$0.00 <b>54.74%</b>	\$18,703.62 -27.17% \$14,760.96 \$34.65 \$0.00 78.92%	\$57,045.50 205.00% \$15,204.00 \$35.69 \$0.00 26.65%	\$62,236.87 9.10% \$15,659.76 \$36.76 \$0.00 <b>25.16%</b>	\$51,736.35 -16.87% \$15,972.96 \$37.50 \$0.00 <b>30.87%</b>	\$51,241.85 -0.96% \$16,005.00 \$37.87 \$0.00 <b>31.23</b> %	\$49,439.55 -3.52% ####################################	\$66,238.81 33.98% ####################################	\$68,914.49 4.04% ####################################	\$44,598.64 -35.28% ####################################	\$77,328.22 73.39% ####################### \$40.74 \$0.00 22.45%	\$89,388.22 15.60% ####################################	\$76,825.00 -14.05% ####################################	\$73,383.80 -4,48% \$52.00 \$0.00 <b>30.19%</b>	\$16,837.99 TBD # ###################################		3 17.05% \$39.58 \$0.0 33.35%
BOAT HOUSE KEY WEST LLC 220 Margaret St 12,387 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (April - March) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																							NA NA NA S32.15 S0.00 9.70%	######################################	-1.81% -1.81% ####################################	# ####################################		12 22.11% \$36.46 \$0.00 7.72%
B.O.'S FISH WAGON 801 Claroline Street 1,816 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Dct Sept.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$314,342.72 NA \$12,230.04 \$7.19 \$6,630.16 6.00%	\$255,637.88 -18.68% \$12,841.92 \$7.55 \$1,853.27 <b>5.75%</b>	\$334,376.88 30.80% \$13,485.00 \$7.93 \$6,577.61 <b>6.00%</b>	\$358,666.00 7.26% \$14,157.00 \$8.33 \$6,656.20 5.80%	\$337,989.00 -5.76% \$14,865.96 \$8.74 \$4,670.10 <b>5.78%</b>	\$465,270.00 37.66% \$15,609.24 \$9.18 \$12,306.96 6.00%	\$527,955.00 13.47% \$16,413.00 \$9.65 \$15,287.58 <b>6.00%</b>	\$558,596.25 5.80% \$17,204.04 \$10.12 \$16,311.74 6.00%	\$696,708.19 24.72% \$18,071.04 \$10.63 \$23,732.53 6.00%	\$898,248.50 28.93% \$18,973.44 \$11.16 \$34,921.47 <b>6.00%</b>	20.72% \$19,922.16 \$11.72 \$45,139.07 6.00%	13.97% \$20,918.28 \$12.30 \$53,230.66 6.00%	-1.44% \$21,964.20 \$12.92 \$53,230.06 <b>6.17%</b>	-8.12% \$22,623.12 \$13.31 \$44,523.27 6.00%	**************************************	10.61% \$72,003.60 \$44.36 \$0.00 6.02%	-10.56% \$72,147.60 \$39.73 \$0.00 6.74%	0.29% \$73,302.00 \$40.36 \$0.00 <b>6.83%</b>	\$978,600.58 -8.79% \$68,537.37 \$37.74 \$0.00 <b>7.00%</b>	6.97% \$74,768.04 \$41.17 \$0.00 <b>7.14%</b>	744,093.28 -28.92% \$74,768.04 \$41.17 \$0.00 <b>10.05</b> %	908,612.76 22.11% \$74,768.04 \$41.17 \$0.00 8.23%	762,557.43 -16.07% \$79,403.64 \$43.72 \$0.00 10.41%	754,667.42 -1.03% \$85,517.76 \$47.09 \$0.00 <b>11.33%</b>	755,581.25 0.12% \$88,254.24 \$48.60 \$0.00 <b>11.68%</b>	260,100.29 TBD \$90,548.88 \$49.86 \$0.00 TBD		8 5.02% \$25.40 ####################################
BUMMLE BEE SULFR CO. 201 William Street, Suite 11( 112 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Dct Sept.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales														\$118,589.58 NA \$18,000.00 \$160.71 \$0.00 15.18%	\$69,054.05 -41.77% \$18,180.00 \$162.32 \$0.00 26.33%	\$71,940.54 4.18% \$18,489.12 \$165.08 \$0.00 25.70%	\$77,374.91 7.55% \$18,526.20 \$165.41 \$0.00 <b>23.94%</b>	\$81,261.63 5.02% \$18,822.72 \$168.06 \$0.00 23.16%	\$106,059.29 <b>30.52%</b> \$19,199.16 \$171.42 \$0.00 <b>18.10%</b>	\$156,908.13 47.94% \$19,679.16 \$175.71 \$0.00 12.54%	\$137,227.93 -12.54% \$26,700.00 \$238.39 \$0.00 19.46%	\$282,388.16 105.78% \$27,517.44 \$245.69 \$0.00 9.74%	\$233,671.73 -17.25% \$29,223.48 \$260.92 \$0.00 12.51%	\$265,018.65 13.41% \$31,473.72 \$281.02 \$0.00 11.88%	\$246,839.03 -6.86% \$32,480.88 \$290.01 \$0.00 <b>13.16%</b>	103,530.64 TBD \$33,325.32 \$297.55 \$0.00 TBD		6 14.28% \$225.89 \$0.00 18.05%
CAPTAIN QUICK DRY Lazy Way, Unit H 452 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent June - May.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales										\$150,205.51 NA \$14,463.96 \$32.00 \$0.00 <b>9.63%</b>	\$185,955.48 23.80% \$15,187.20 \$33.60 \$0.00 8.17%	\$217,397.57 16.91% \$15,946.56 \$35.28 \$0.00 <b>7.34%</b>	\$351,743.80 61.80% \$16,743.84 \$37.04 \$4,360.79 6.00%	\$325,621.59 -7.43% \$17,581.08 \$38.90 \$1,956.22 6.00%	\$345,982.70 6.25% \$18,107.16 \$40.06 \$2,620.44 5.99%	\$370,904.40 7.20% \$18,469.32 \$40.86 \$484.31 5.11%	\$385,797.91 4.02% \$18,672.48 \$41.31 \$6,522.42 6.53%	\$456,464.05 18.32% \$18,672.48 \$41.31 \$7,218.28 5.67%	\$247,855.95 -45.70% \$19,083.36 \$42.22 \$197.51 <b>7.78%</b>	\$475,056.07 91.67% \$19,636.80 \$43.44 \$5,593.76 5.31%	\$340,519.39 -28.32% \$19,951.08 \$44.14 \$0.00 <b>5.86%</b>	\$168,318.00 -50.57% \$20,070.72 \$44.40 \$0.00 <b>11.92%</b>	\$358,672.28 113.09% \$21,154.56 \$46.80 \$365.78 6.00%	\$363,294.30 1.29% \$23,079.60 \$51.06 \$0.00 6.35%	\$301,466.52 -17.02% \$24,000.00 \$53.10 \$0.00 <b>7.96%</b>	\$247,276.60 TBD \$24,720.00 \$54.69 \$0.00 TBD		2 \$45.01 29,319.51 <b>7.97%</b>
CONCH ELECTRIC CARS 594.5F P Ferry Terminal Building 337 5F O GROSS SALES Percent Change Over Prior Year Annual Base Rent (April - March) Base Rent per SF Percentage Rent Paid Total Rent as K of Sales	P					\$76,599.38 NA \$13,652.04 \$40.51 \$0.00 <b>17.82%</b>	\$225,600.74 194.52% \$14,334.60 \$42.54 \$0.00 6.35%	\$274,379.12 21.62% \$15,051.36 \$44.66 \$0.00 5.49%	\$166,512.32 -39.31% \$15,803.88 \$46.90 \$0.00 9.49%	\$167,625.08 0.67% \$16,594.08 \$49.24 \$0.00 9.90%	\$234,634.71 39.98% \$16,594.08 \$49.24 \$0.00 7.07%	\$185,873.00 -20.78% \$17,427.24 \$51.71 \$0.00 9.38%	\$263,221.61 41.61% \$17,427.24 \$51.71 \$0.00 6.62%	\$211,622.20 -19.60% \$18,828.60 \$55.87 \$0.00 8.90%	\$242,581.16 14.63% \$19,393.44 \$57.55 \$0.00 <b>7.99%</b>	\$407,276.03 67.89% \$19,781.52 \$58.70 \$0.00 4.86%	\$333,785.61 -18.04% \$19,781.28 \$58.70 \$246.86 6.00%	\$340,730.00 2.08% \$12,596.16 \$37.38 \$7,847.64 6.00%	\$229,829.00 -32.55% \$12,873.36 \$38.20 \$916.38 6.00%	\$277,718.00 20.84% \$13,195.08 \$39.15 \$3,468.00 6.00%	\$257,039.75 -7.45% \$13,458.96 \$39.94 \$1,963.43 6.00%	\$183,008.80 -28.80% \$13,499.40 \$40.06 \$0.00 7.38%	\$466,862.34 155.10% \$14,066.40 \$41.74 \$13,945.34 6.00%	\$347,047.24 -25.66% \$15,233.88 \$45.20 \$5,588.95 6.00%	\$320,239.31 -7.72% \$15,980.40 \$47.42 \$3,233.96 6.00%	\$892,412.02 178.67% \$16,523.64 \$49.03 \$0.00 1.85%		12 20.37% \$51.87 37,210.56 7.86%
CONCH REPUBLIC SEAFOOD G3I Greene Street 16,289 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (May - April) Base Rent per SF Percentage Rent Paid Total Rent & S of Sales	NA \$256,249.92 \$15.73 \$0.00 5.66%	13.50% \$262,398.48 \$16.11 \$0.00 5.10%	12.49% \$271,320.12 \$16.66 \$17,957.35 5.00%	\$275,661.24 \$295,664.5 \$29,566.45 \$.00%	12.40% \$283,931.04 \$17.43 \$59,136.17 <b>5.00%</b>	-0.20% \$289,325.76 \$17.76 \$53,060.74 5.00%	\$298,873.56 \$298,873.56 \$18.35 \$63,295.75 <b>5.00%</b>	17.17% \$309,035.28 \$18.97 \$115,322.37 5.00%	13.70% \$316,761.36 \$19.45 \$165,722.92 5.00%	**************************************	\$330,078.12 \$20.26 \$162,900.92 \$.00%	" ####################################	10.45% \$344,414.16 \$21.14 \$196,784.23 5.00%	3.31% \$354,746.64 \$21.78 \$204,374.95 5.00%	4.23% \$360,772.08 \$22.15 \$211,925.22 4.91%	* ####################################	3.16% \$369,117.48 \$22.66 \$250,751.60 5.00%	1.47% \$371,701.32 \$22.82 \$257,258.05 5.00%	-15.13% \$379,507.08 \$23.30 \$154,320.51 <b>5.00</b> %	<pre>####################################</pre>		nn 7.12% \$580,957.44 \$35.67 \$288,080.87 6.00%	45.43% \$610,005.36 \$37.45 \$653,796.22 6.00%	**************************************	5.83% \$688,964.40 \$42.30 \$403,305.08 6.00%	# ####################################		1 6.45% \$24.07 ####################################
CONCH TOUR TRAIN INC / FLAGLER STATUD 901 Lardine Street 7,360 57 02 GROSS SALES 4,066 57 prio Percent Change Over Prior Year Annual Base Rent (Mar. Feb.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	20 \$175,125.46 NA \$21,840.00 \$5.33 \$0.00 <b>12.47%</b>	\$215,064.73 22.81% \$33,882.12 \$8.27 \$0.00 15.75%	\$197,848.86 -8.00% \$38,600.28 \$9.42 \$0.00 <b>19.51%</b>	\$219,264.69 10.82% \$39,357.60 \$9.61 \$0.00 17.95%	\$235,611.36 7.46% \$40,206.00 \$9.82 \$0.00 <b>17.06%</b>	\$235,905.04 0.12% \$41,209.08 \$10.06 \$0.00 17.47%	\$78,368.11 -66.78% \$42,468.36 \$10.37 \$0.00 54.19%	\$1,708.10 -97.82% \$44,251.44 \$10.80 \$0.00 2590.68%	\$0.00 -100.00% \$45,034.68 \$10.99 \$0.00 0.00%	\$185,851.34 185751.34% \$45,075.60 \$11.00 \$0.00 24.25%	\$287,127.70 54.49% \$45,934.44 \$11.21 \$0.00 16.00%	\$100,262.84 -65.08% \$46,560.84 \$11.37 \$0.00 46.44%	\$75,945.52 -24.25% \$47,832.36 \$11.68 \$0.00 62.98%	\$70,651.95 -6.97% \$49,142.04 \$12.00 \$0.00 <b>69.56%</b>	\$115,694.76 63.75% 49,879.20 \$12.18 \$0.00 43.11%	\$97,669.15 -15.58% 49,879.20 \$12.18 \$0.00 <b>51.07%</b>	\$135,425.40 38.66% 49,879.20 \$12.18 \$0.00 36.83%	\$412.63 -99.70% \$50,328.12 \$12.29 \$0.00 12196.91%	\$481.70 16.74% \$51,538.44 \$12.58 \$0.00 10699.28%	\$0.00 -100.00% \$54,442.20 \$13.29 \$0.00 0.00%	\$55,529.56 184.60% \$102,508.32 \$13.93 \$0.00 184.60%	\$1,369.71 -97.53% \$104,045.88 \$14.14 \$0.00 <b>7596.20%</b>	\$14,045.78 925,46% \$106,751.04 \$14.50 \$0.00 <b>760.02%</b>	\$44,817.08 219.08% \$115,824.96 \$15.74 \$0.00 258.44%	\$28,828.82 -35.67% \$121,616.16 \$16.52 \$0.00 421.86%	\$23,231.29 -19.42% \$125,872.68 \$17.10 \$0.00 541.82%	\$2,712.96 TBD \$128,893.68 \$17.51 \$0.00 TBD	11 7462.34% \$12.34 \$0.00 1430.18%
CLEAN COFFE QUEEN           284 Margaret Street         208 SF           GROS SALES         Percent Change Over Prior Year           Annual Base Rent Spert - Aug.)         Base Rent Spert - Aug.)           Base Rent per SF         Percentage Rent Paid           Total Rent as % of Sales         Sales											\$179,232.96 NA \$8,700.00 \$41.83 \$2,053.98 6.00%	\$368,657.28 105.69% \$9,135.00 \$43.92 \$12,984.44 6.00%	\$566,511.00 \$3,67% \$9,591.72 \$46.11 \$24,398.00 6.00%	\$732,130.40 29.23% \$9,879.48 \$47.50 \$34,048.32 6.00%	\$866,784.91 18.39% \$9,998.04 \$48.07 \$42,009.05 <b>6.00%</b>	\$832,180.69 -3.99% \$42,000.00 \$201.92 \$7,930.84 <b>6.00%</b>	\$797,832.69 -4.13% \$42,000.00 \$201.92 \$5,869.96 <b>6.00%</b>	\$885,110.76 10.94% \$42,630.00 \$204.95 \$10,476.65 <b>6.00%</b>	\$848,338.36 -4.15% \$43,563.96 \$209.44 \$7,336.34 6.00%	22.09% \$44,569.92 \$214.28 \$17,571.89 6.00%	\$884,110.53 -14.64% \$45,327.60 \$217.92 \$7,719.03 6.00%	<b>65.05%</b> \$45,962.16 \$220.97 \$41,590.03 <b>6.00%</b>	10.59% \$48,444.12 \$232.90 \$48,375.59 6.00%	**************************************	0.46% \$54,356.04 \$261.33 \$39,821.04 6.00%	# \$885,320.84 TBD \$80,412.00 \$386.60 \$0.00 TBD		5 20.40% \$163.00 ###################################
DRACOMEY KEY WEST Lazy Way, Unit G 226 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Mar Feb.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales										\$86,332.54 NA \$11,736.00 \$36.00 \$0.00 13.59%	\$140,218.68 62.42% \$12,322.80 \$37.80 \$0.00 8.79%	\$110,570.50 -21.14% \$12,939.00 \$39.69 \$0.00 11.70%	\$142,027.00 28.45% \$13,584.48 \$41.67 \$0.00 9.56%	\$129,411.47 -8.88% \$14,263.68 \$43.75 \$0.00 <b>11.02%</b>	\$109,717.48 -15.22% \$14,691.60 \$45.07 \$0.00 13.39%	\$116,028.75 5.75% \$14,918.40 \$45.76 \$0.00 <b>12.86%</b>	\$108,247.55 -6.71% \$14,918.40 \$45.76 \$0.00 13.78%	\$107,679.52 -0.52% \$14,918.40 \$45.76 \$0.00 <b>13.85%</b>	\$87,474.99 -18.76% \$15,276.48 \$46.86 \$0.00 17.46%	\$85,455.50 -2.31% \$15,643.08 \$47.98 \$0.00 18.31%	\$102,812.30 20.31% \$15,940.32 \$48.90 \$0.00 15.50%	\$42,486.66 -58.68% \$16,179.36 \$49.63 \$0.00 38.08%	\$115,399.46 171.61% \$16,600.08 \$50.92 \$0.00 14.38%	\$85,457.61 -25.95% \$18,011.04 \$55.25 \$0.00 21.08%	\$111,238.38 30.17% \$18,911.64 \$58.01 \$0.00 17.00%	\$98,666.71 -11.30% \$19,573.56 \$60.04 \$0.00 19.84%	\$13,753.84 TBD \$20,043.24 \$61.48 \$0.00 TBD	11 9.33% \$49.93 \$0.00 16.89%

## KWB Rent & Gross Sales Comparison Report 2000-2022

																											M	onths To Avg.
CPI - All Urban Consumers	2000 3.4	2001	2002 1.6	2003	2004	2005 3.4	2006 3.2	2007	2008 3.8	-0.4	2010	2011 3.2	2012	2013	2014	0.1	2016 1.3	2017	2018	2019 1.8	2020 1.2	<b>2021</b> 4.7	2022 8.0	2023 4.2	2024 3.0	2025	2026 Y	ear End
FISHERMAN'S CAFE           Lary Way, Unit C         128 SF           Lary Way, Unit D         274 SF           GROSS SALES         Percent Change Over Prior Year           Annual Base Rent:         Unit C (Dimege Over Prior Year           Unit D (Sep Aug.)         Unit D (Sep Aug.)           Unit C & D combined 91/20         576 SF           Base Rent per SF         Percentage Rent Paid           Total Rent as X of Sales         MALF SHELL RAW BAR																	\$205,838.19 NA \$9,807.72 \$16,028.40 \$64.27 \$0.00 <b>12.55%</b>	\$342,669.75 66.43% \$9,915.60 \$16,166.04 \$64.88 \$0.00 <b>7.61%</b>	\$364,445.49 6.35% \$10,133.76 \$16,769.52 \$66.92 \$0.00 <b>7.38%</b>	\$486,431.95 33.47% \$10,594.44 \$17,155.20 \$69.03 \$0.00 5.70%	\$365,382.06 -24.89% \$10,658.04 \$17,446.80 \$69.91 \$0.00 <b>7.69%</b>	\$462,357.96 26.54% \$40,619.52 \$70.52 \$0.00 <b>8.79%</b>	\$196,657.35 -57.47% \$42,814.08 \$74.33 \$0.00 21.77%	\$26,718.20 -86.41% \$46,327.68 \$80.43 \$0.00 173.39%	\$141,516.88 429.66% \$48,041.76 \$83.41 \$0.00 <b>33.95%</b>	\$189,627.35 TBD \$49,194.84 \$85.41 \$0.00 TBD		5 -4.49% \$72.91 \$0.00 30.61%
Percent Change Over Prior Year Annual Base Rent (Apr Mar.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	5217,384.97 (*) NA \$210,000.00 \$23.02 \$0.00 96.60%	1873.06% \$210,000.00 \$23.02 \$4,457.23 5.00%	1.82% \$210,000.00 \$23.02 \$8,361.02 5.00%	0.40% \$210,000.00 \$23.02 \$9,241.84 5.00%	2.78% \$219,241.80 \$24.03 \$6,091.42 5.00%	-7.26% \$223,366.44 \$24.49 \$0.00 5.34%	######################################	1.97% \$237,889.80 \$26.08 \$0.00 6.14%	-0.55% \$242,885.52 \$26.63 \$0.00 6.30%	-5.89% \$253,329.60 \$27.77 \$0.00 6.98%	7.87% \$253,329.60 \$27.77 \$0.00 6.47%	" """"""""""""""""""""""""""""""""""""	1.31% \$266,153.28 \$29.18 \$0.00 6.85%	-7.51% \$273,339.48 \$29.96 \$0.00 7.61%	29.16% \$281,539.68 \$28.98 \$0.00 6.07%	# ####################################	3.94% \$283,580.88 \$29.19 \$26,918.69 6.00%	-1.79% \$286,700.28 \$29.51 \$18,244.98 6.00%	-2.28% \$293,007.72 \$30.16 \$4,984.97 6.00%	17.49% \$300,332.88 \$30.91 \$49,790.59 6.00%	-5.70% \$306,339.48 \$31.53 \$23,826.88 6.00%	-31.57% \$307,258.56 \$31.63 \$0.00 8.16%	92.50% \$320,163.36 \$32.96 \$114,765.38 6.00%	" """"""""""""""""""""""""""""""""""""	++++++++++++++++++++++++++++++++++++++	1.14% \$376,093.80 \$38.71 \$12,359.05 6.00%		12 78.17% \$28.75 ####################################
HAMMERHEAD SURF SHOP 2011 Willmar Street, Unit B 1,006 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (May - April) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales														22,468.33 (*) NA \$32,607.96 \$32.41 \$0.00 10.11%	\$449,354.11 <b>39.35%</b> \$32,607.96 \$32.41 \$0.00 <b>7.26%</b>	\$512,139.27 13.97% \$32,966.64 \$32.77 \$0.00 6.44%	\$541,630.08 5.76% \$34,203.96 \$34.00 \$0.00 6.32%	\$491,966.48 -9.17% \$34,546.08 \$34.34 \$0.00 <b>7.02%</b>	\$592,959.76 20.53% \$35,202.36 \$34.99 \$375.23 6.00%	\$609,822.51 2.84% \$36,188.04 \$35.97 \$401.31 6.00%	\$517,462.45 -15.15% \$36,839.76 \$36.62 \$0.00 7.12%	\$969,805.53 87.42% \$36,879.96 \$36.66 \$21,308.37 6.00%	42.80% \$38,724.00 \$38.49 \$44,366.90 6.00%	# ####################################	######################################	\$890,788.60 TBD \$50,304.00 \$50.00 \$0.00 TBD		1 15.77% \$36.16 ###################################
HE WEST ARTWORKS           2011 Willmain Street, Unit A         722         SF           GROSS SALES         Percent Change Over Prior Year           Annual Base Rent Jan Dec)         Base Rent Jan Dec)           Base Rent per SF         Percentage Rent Paid           Total Rent as % of Sales         Total Rent as % of Sales								\$158,077.07 NA \$20,216.04 \$28.00 \$0.00 12.79%	\$68,808.85 -56.47% \$21,226.80 \$29.40 \$0.00 <b>30.85%</b>	\$60,824.46 -11.60% \$22,288.20 \$30.87 \$0.00 <b>36.64%</b>	\$55,649.03 -8.51% \$23,402.52 \$32.41 \$0.00 <b>42.05%</b>	\$106,785.85 91.89% \$24,572.64 \$34.03 \$0.00 23.01%	\$136,238.91 27.58% \$25,804.32 \$35.74 \$0.00 18.94%	\$136,438.84 0.15% \$26,578.44 \$36.81 \$0.00 19.48%	\$147,651.15 8.22% \$27,003.72 \$37.40 \$0.00 18.29%	\$173,480.12 17.49% \$27,003.72 \$37.40 \$0.00 15.57%	\$169,468.05 -2.31% \$27,381.84 \$37.92 \$0.00 16.16%	\$149,122.83 -12.01% \$28,066.44 \$38.87 \$0.00 18.82%	\$140,656.13 -5.68% \$28,655.88 \$39.69 \$0.00 <b>20.37%</b>	\$177,802.83 26.41% \$29,114.40 \$40.32 \$0.00 16.37%	65,915.68 -62.93% \$29,842.20 \$41.33 \$0.00 <b>45.27%</b>		d 3/1/2021 c's of Key West"					0.94% \$35.73 25.74%
KEY WEST BATT & TACKLE 241, 2518 & 2518 Margaret 3,444 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent Jun - Maay Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$155,297.98 NA \$17,364.00 \$17.36 \$0.00 11.18%	\$144,760.54 -6.79% \$18,233.04 \$18.23 \$0.00 12.60%	\$113,261.83 -21.76% \$19,143.96 \$19.14 \$0.00 16.90%	\$116,205.60 2.60% \$20,100.96 \$20.10 \$0.00 <b>17.30%</b>	\$154,686.01 33.11% \$21,106.56 \$21.11 \$0.00 13.64%	57,930.54 (*) 66.74% \$22,161.84 \$22.16 \$0.00 8.59%	\$261,015.07 1.20% \$22,161.84 \$22.16 \$0.00 8.49%	\$283,895.44 8.77% \$38,963.76 \$38.96 \$0.00 13.72%	\$342,709.00 20.72% \$40,659.96 \$28.16 \$0.00 11.86%	\$427,616.00 24.78% \$42,693.00 \$29.57 \$0.00 <b>9.98%</b>	\$498,230.18 16.51% \$44,827.80 \$31.04 \$0.00 9.00%	\$608,756.77 22.18% \$47,069.04 \$32.60 \$0.00 <b>7.73%</b>	\$730,590.03 20.01% \$50,322.36 \$34.85 \$0.00 6.89%	\$777,502.81 6.42% \$51,832.08 \$35.89 \$0.00 6.67%	\$776,290.67 -0.16% \$52,765.08 \$36.54 \$0.00 6.80%	31.24% \$104,353.20 \$30.30 \$0.00 10.24%	11.99% \$105,396.84 \$30.60 \$0.00 9.24%	-6.22% \$106,450.80 \$30.91 \$0.00 <b>9.95%</b>	\$949,010.60 -11.30% \$108,153.96 \$31.40 \$0.00 11.40%	5.61% \$111,290.40 \$32.31 \$0.00 11.10%	\$762,966.02 -23.88% \$113,070.96 \$32.83 \$0.00 14.82%	\$941,391.51 23.39% \$113,749.44 \$33.03 \$0.00 12.08%	7.74% \$119,898.12 \$34.81 \$0.00 11.82%	# \$949,494.41 -6.39% \$130,808.88 \$37.98 \$0.00 13.78%	\$801,019.35 -15.64% \$134,733.12 \$39.12 \$0.00 16.82%	\$538,415.56 TBD \$146,859.00 \$42.64 \$0.00 TBD		2 9.85% \$30.88 \$0.00 <b>11.07%</b>
LOCAL COLOR 27A Margnet Street 3,048 SF GROSS SALES Percent Change Over Prior Year Annual Base Ret (July - June) Base Rett per SF Percentage Rent Paid Total Rent as % of Sales	\$661,586.00 NA \$23,838.84 \$20.82 \$15,856.26 6.00%	\$881,088.00 33.18% \$24,910.68 \$21.76 \$27,950.10 6.00%	\$878,113.50 -0.34% \$26,037.24 \$22.74 \$26,649.57 6.00%	######################################	19.58% \$26,468.04 \$23.12 \$53,632.74 6.00%	8.89% \$63,660.24 \$20.89 \$18,804.36 <b>5.67%</b>	######################################	**************************************	-0.66% \$94,801.80 \$31.10 \$0.00 6.91%	**************************************	6.33% \$95,032.68 \$31.18 \$0.00 <b>7.73</b> %	######################################	nnnnnnnnnnnnnnn 12.36% \$104,773.56 \$34.37 \$0.00 6.80%	######################################	nnnnnnnnnnnnnnn -12.27% \$110,087.04 \$36.12 \$0.00 8.07%	# ####################################	-6.52% \$110,313.36 \$36.19 \$0.00 <b>8.59%</b>	n ####################################	1 11.11.11.11.11.11.11.11.11.11.11.11.11	11.05% \$116,366.28 \$38.18 \$0.00 9.85%	\$809,274.26 -31.53% \$118,460.88 \$38.87 \$0.00 14.64%	\$980,556.47 <b>21.16%</b> \$119,645.52 \$39.25 \$0.00 <b>12.20%</b>	44.93% \$126,113.28 \$41.38 \$0.00 8.87%	# ####################################	######################################	\$871,206.23 TBD \$145,298.64 \$47.67 \$0.00 TBD		4 3.83% \$30.77 ###################################
LOST REEF DIVE SHOP 261 Margnet 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											\$275,875.82 NA \$48,162.00 \$26.74 \$0.00 <b>17.46%</b>	\$386,251.24 40.01% \$50,570.16 \$28.08 \$0.00 13.09%	\$419,664.48 8.65% \$53,098.56 \$29.48 \$0.00 12.65%	\$451,736.13 7.64% \$54,691.56 \$30.37 \$0.00 12.11%	\$525,813.45 <b>16.40%</b> \$55,511.88 \$30.82 \$0.00 <b>10.56%</b>	\$695,420.87 <b>32.26%</b> \$57,182.40 \$31.75 \$0.00 <b>8.22%</b>	\$630,991.79 -9.26% \$57,582.72 \$31.97 \$0.00 9.13%	\$536,607.23 -14.96% \$58,791.96 \$32.64 \$0.00 10.96%	\$502,983.68 -6.27% \$60,026.52 \$33.33 \$0.00 <b>11.93%</b>	\$585,791.12 16,46% \$61,167.00 \$33.96 \$0.00 10.44%	\$427,029.76 -27.10% \$62,577.00 \$34.75 \$0.00 14.65%	\$649,533.26 <b>52.10%</b> \$63,453.12 \$35.23 \$0.00 <b>9.77%</b>	\$662,353.16 1.97% \$67,894.80 \$37.70 \$0.00 10.25%	\$512,802.83 -22.58% \$72,308.04 \$40.15 \$0.00 14.10%	\$395,101.94 -22.95% \$74,766.48 \$41.51 \$0.00 18.92%	\$113,512.26 TBD \$80,736.00 \$44.83 \$0.00 TBD		8 6.81% \$31.45 \$0.00 11.81%
MACS SEA GARDEN 208 Margners Etreet 1,689 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Mar Feb) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$524,584.90 NA \$24,107.52 \$14.27 \$3,343.58 5.23%	\$586,570.43 11.82% \$26,359.56 \$15.61 \$8,834.67 6.00%	\$513,181.59 -12.51% \$27,677.52 \$16.39 \$3,113.38 6.00%	\$528,741.70 3.03% \$29,061.48 \$17.21 \$2,663.02 6.00%	\$664,252.88 25.63% \$30,514.56 \$18.07 \$9,340.61 6.00%	\$620,232.64 -6.63% \$32,040.24 \$18.97 \$5,173.72 6.00%	\$614,615.54 -0.91% \$33,642.36 \$19.92 \$3,234.57 6.00%	\$727,326.71 18.34% \$47,292.00 \$28.00 \$0.00 6.50%	\$749,722.55 3.08% \$52,139.40 \$30.87 \$0.00 6.95%	\$697,279.13 -7.00% \$54,746.40 \$32.41 \$0.00 7.85%	\$577,783.77 -17.14% \$57,483.72 \$34.03 \$0.00 9.95%	\$564,918.51 -2.23% \$60,357.96 \$35.74 \$0.00 <b>10.68%</b>	\$645,717.04 14.30% \$60,357.96 \$35.74 \$0.00 9.35%	\$678,829.90 <b>5.13%</b> \$63,375.84 \$37.52 \$0.00 <b>9.34%</b>	\$677,378.14 -0.21% \$66,256.32 \$39.23 \$0.00 9.78%	\$810,218.78 19.61% \$66,256.32 \$39.23 \$0.00 8.18%	\$888,286.05 9,64% \$66,256.32 \$39.23 \$0.00 <b>7.46%</b>	\$920,972.49 3.68% \$67,849.68 \$40.17 \$0.00 7.37%	\$930,971.00 1.09% \$69,476.76 \$41.13 \$0.00 7.46%	23.74% \$70,796.88 \$41.92 \$0.00 6.15%	\$558,841.40 -51.49% \$71,858.76 \$42.55 \$0.00 12.86%	######################################	-1.24% \$79,993.92 \$47.36 \$0.00 <b>6.90%</b>	# ####################################	1,367,907.17 10.74% \$86,933.40 \$51.47 \$0.00 6.36%	\$156,611.70 TBD \$89,019.84 \$52.71 \$0.00 TBD		11 5.78% \$23.39 \$35,703.55 7.33%

## KWB Rent & Gross Sales Comparison Report 2000-2022

																Months To Avg.												
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Year End
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	4.7	8.0	4.2	3.0			2.6
PIRATE LACK's OF KEY WEST 201 William Street, Unit A 722 SF GROSS SALLED Percent Change Over Prior Year Annual Base Rent (Jan Dec) Base Rent per SF Percentage Rent Pald Total Rent as % of Sales																						226,483.97 12.27% \$30,260.04 \$41.91 \$0.00 13.36%	\$389,266.40 92.96% \$32,529.60 \$45.05 \$0.00 8.36%	\$598,151.69 <b>53.66%</b> \$34,611.48 \$47.94 \$1,277.62 <b>6.00%</b>	\$566,372.66 -5.31% \$35,684.40 \$49.42 \$0.00 <b>6.30%</b>	\$130,035.51 TBD \$36,754.92 \$50.91 \$0.00 TBD	TBD	9 52.96% \$46.08 \$1,277.62 9.24%
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent July - June) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales															\$201,736.07 (*) NA \$23,559.72 \$24.16 \$0.00 <b>11.68%</b>	\$224,830.27 11.45% \$24,079.08 \$24.70 \$0.00 10.71%	\$147,903.20 -26.68% \$24,079.08 \$24.70 \$0.00 16.28%	\$276,520.44 <b>37.07%</b> \$24,271.80 \$24.89 \$0.00 <b>8.78%</b>	\$140,293.74 -30.46% \$24,684.36 \$25.32 \$0.00 17.59%	\$275,324.23 36.48% \$34,125.00 \$35.00 \$0.00 12.39%	\$277,164.29 37.39% \$34,773.36 \$35.66 \$0.00 12.55%	\$152,015.49 -45.15% \$35,295.00 \$36.20 \$0.00 <b>23.22%</b>	\$400,734.12 163.61% \$36,212.64 \$37.14 \$0.00 9.04%	\$311,564.21 -22.25% \$39,290.76 \$40.30 \$0.00 <b>12.61%</b>	\$300,748.63 -3.47% \$41,255.28 \$42.31 \$0.00 <b>13.72%</b>	\$273,596.47 -9.03% \$42,699.24 \$43.79 \$0.00 <b>15.61%</b>	\$42,453.75 TBD \$36,754.92 \$37.70 \$0.00 TBD	11 14.36% \$31.85 \$0.00 13.51%
SCHOONER WHARF BAR 202R William Street 8,872 SF GROSS SALES Percent Change Over Pior Year Annual Base Rent (Oct Sept.) Base Rent per SF Percentage Rent Paid Total Rent as K of Sales	NA \$87,609.96 \$43.46 \$60,317.76 6.90%	<b>#####################################</b>	8.57% \$95,718.00 \$47.48 \$76,098.62 5.84%	######################################	# ####################################	109,464.96 \$109,464.96 \$54.30 \$100,046.76 5.89%	2.02% \$230,672.04 \$26.00 \$0.00 6.35%	3.36% \$242,205.60 \$27.30 \$0.00 6.45%	# ####################################	-1.74% \$267,031.68 \$30.10 \$0.00 7.13%	m mummmummumm 12.70% \$280,383.24 \$31.60 \$0.00 6.64%	# ####################################	######################################	<ul> <li>инплиниппиниппин -2.22%</li> <li>\$318,396.24</li> <li>\$35.89</li> <li>\$0.00</li> <li>6.38%</li> </ul>	######################################	######################################	-0.61% \$327,701.16 \$36.94 \$0.00 6.53%	## 5,137,209.75 2.33% \$338,169.72 \$38.12 \$0.00 6.58%	\$ \$5,069,394.28 -1.32% \$344,933.04 \$38.88 \$0.00 6.80%	\$5,361,087.77 5.75% \$353,556.48 \$39.85 \$0.00 6.59%	\$4,752,855.73 -11.35% \$359,920.44 \$40.57 \$0.00 <b>7.57%</b>	\$6,648,534.62 39.89% \$364,239.48 \$41.05 \$34,672.60 6.00%	\$6,328,614.02 -4.81% \$386,822.28 \$43.60 \$0.00 6.11%	\$6,084,397.19 -3.86% \$416,607.60 \$46.96 \$0.00 <b>6.85%</b>	\$6,502,218.96 6.87% \$429,939.12 \$48.46 \$0.00 6.61%	\$4,042,902.56 TBD \$441,117.48 \$49.72 \$0.00 TBD		б 4.94% \$39.39 ##инининини 6.69%
TURTLE KRAALS           1 Lands End Village         12,387 SF           GROS SALLS         Percent Change Over Pior Year           Annual Base Rent (par Mar.)         Base Rent par Mar.)           Base Rent par. S         Percentage Rent Paid           Total Rent as 40 Sales         St 0 Sales	NA \$97,467.36 \$22.78 \$72,085.90 5.15%	9.16% \$97,467.36 \$22.78 \$76,488.99 4.84%	2.16% \$97,467.36 \$22.78 \$85,999.45 5.00%	######################################	######################################	-5.39% \$196,671.72 \$45.97 \$0.00 <b>5.20%</b>	-10.88% \$202,578.00 \$47.35 \$0.00 6.01%	2.11% \$209,465.76 \$21.27 \$0.00 6.08%	# ####################################	-26.33% \$223,050.84 \$22.65 \$0.00 <b>10.12%</b>	######################################	######################################	######################################	######################################	######################################		2.93% \$242,431.68 \$19.57 \$0.00 8.41%	######################################	4 ####################################	# ####################################	-3.49% \$397,065.60 \$32.06 \$0.00 <b>13.58%</b>	Lease transferred to Boat House KW \$5,471.25 -99.81% \$398,256.84 \$32.15 \$0.00 7279.08%						-0.03% \$29.66 7.85%
WATERPRONT BREWERY 201 William Street 18,942 SF GROSS SALED SPERION FOR YEAR Annual Base Rent (Aug Lidy) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																NA NA \$397,782.00 \$21.00 \$0.00 NA	752,542.23 (*) NA \$398,577.60 \$21.04 \$0.00 14.48%	######################################	-10.37% \$410,618.16 \$21.68 \$0.00 14.92%	9.30% \$421,704.84 \$22.26 \$0.00 <b>15.32%</b>	-31.55% \$428,873.88 \$22.64 \$0.00 15.58%	######################################	3.59% \$457,559.52 \$24.16 \$0.00 16.62%	-9.41% \$495,537.00 \$26.16 \$0.00 <b>18.00%</b>	7.02% \$513,871.80 \$27.13 \$0.00 <b>18.67%</b>	n nunnuunnuunnuunn TBD \$526,718.64 \$27.81 \$0.00 TBD		6 9.38% \$23.03 \$0.00 <b>13.93%</b>
YOURS & MAYAN           Lazy Way, Units A, A-1, B         472 SF           GROSS SALES         8472 SF           Percent Change Over Prior Year         Annual Base Rent (Mar Feb.)           Base Rent per SF         Percentage Rent Paid           Total Rent as % of Sales         Total Rent Set										\$105,134.54 NA \$14,748.00 \$43.76 \$0.00 14.03%	\$146,284.19 <b>39.14%</b> \$23,990.40 \$50.83 \$0.00 <b>16.40%</b>	\$210,437.35 43.86% \$25,189.92 \$53.37 \$0.00 11.97%	\$231,711.05 10.11% \$26,449.56 \$56.04 \$0.00 11.41%	\$267,250.00 <b>15.34%</b> \$27,584.52 \$58.44 \$0.00 <b>10.32%</b>	\$260,434.00 -2.55% \$28,592.52 \$60.58 \$0.00 <b>10.98%</b>	\$298,580.00 14.65% \$28,790.28 \$61.00 \$0.00 9.64%	\$334,861.00 12.15% \$28,809.72 \$61.04 \$0.00 8.60%	\$355,236.25 6.08% \$28,809.72 \$61.04 \$0.00 8.11%	\$293,897.00 -17.27% \$29,501.16 \$62.50 \$0.00 10.04%	\$358,358.00 21.93% \$30,209.16 \$64.00 \$0.00 8.43%	\$389,757.00 8.76% \$30,783.24 \$65.22 \$0.00 <b>7.90%</b>	\$245,734.00 -36.95% \$31,244.88 \$66.20 \$0.00 12.71%	\$621,738.00 153.01% \$32,057.28 \$67.92 \$5,247.00 6.00%	\$482,015.80 -22.47% \$34,782.12 \$73.69 \$0.00 7.22%	\$417,799.00 -13.32% \$36,521.16 \$77.38 \$0.00 8.74%	\$387,078.00 -7.35% \$37,799.40 \$80.08 \$0.00 <b>9.77%</b>	\$43,327.00 TBD \$38,706.60 \$82.01 \$0.00 TBD	1 14.53% \$62.53 \$5,247.00 10.16%

TBD - To be determined