

FY 24/25
JUNE 2025

[illegible]

UPLAND TENANTS	Account	Lease	Anniversary	CPI Rent Increase	Lease	Leased	Price	Annual	Monthly	Percentage	Percentage	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
Square Grouper (enclosed space)	10360	mo	December	12/01/24	N/A				\$124.77	N/A									
Key West Electrical (enclosed space)	9745	mo	June	07/15/24	N/A				\$121.99	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	10/15/24	10/31/29			\$ 18,720.00	\$1,560.00	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%	\$6,141.27				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							\$ 3,138.00	\$ 3,138.00	\$ -
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	\$1,224.42			X			\$1,190.77	\$ 1,200.00	\$ (9.23)
Superwoofie, LLC (214)	9802	5	November	12/15/24	10/31/25	270	\$ 41.44	\$ 11,190.12	\$932.51	N/A				X			\$769.95	\$ 769.95	\$ -
STORAGE TENANTS (GREENE ST)																			
Taylor, Clara / Unit 3	9411	mo	January	12/15/24		80	\$ 44.92	\$ 3,593.28	\$299.44	N/A									
Sunset Watersports / Unit 5	9412	mo	January	12/15/24		80	\$ 44.92	\$ 3,593.28	\$299.44	N/A									
Seawillow Sailing, LLC / Unit 9	9416	mo	January	12/15/24		80	\$ 44.92	\$ 3,593.28	\$299.44	N/A									
Seawillow Sailing, LLC / Unit 1		mo	January	12/15/24		101	\$ 44.92	\$ 4,536.60	\$378.05	N/A									
Breakthru Beverage / Unit 6	9417	mo	January	12/15/24		84	\$ 44.92	\$ 3,773.04	\$314.42	N/A									
Fury Management Inc / Unit 4 B C D E	9418	mo	January	12/15/24		1,100	\$ 35.48	\$ 39,025.92	\$3,252.16	N/A									
Fury Management Inc / Unit A		mo	January	12/15/24		333	\$ 33.72	\$ 11,228.76	\$935.73	N/A									
Fury Management Inc / Unit 2		mo	January	12/15/24		80	\$ 44.92	\$ 3,593.28	\$299.44	N/A									
Classic Harbor Line LLC / Unit 7	9995	mo	January	12/15/24		60	\$ 44.92	\$ 2,694.96	\$224.58	N/A									
VACANT/ LEASABLE SPACES																			
Storage Unit 8 (Greene Street)						80	\$ 42.42	\$ 3,393.60	\$282.80	N/A									
Storage Unit F (Greene Street)						84	\$ 42.42	\$ 3,563.28	\$296.94	N/A									
274 Margaret Street						1,358													
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: \$356,719.89

Total Occupied SF: 106,219

Total Leasable SF: 111,664

Average Annual Rent Per SF: \$40.60

Base Rent Per Leases: Monthly \$359,368.72
Annually \$4,312,424.64