



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

	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	Months To Year End	Avg.	
<b>CPI - All Urban Consumers</b>	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	2.7	11.0	2.9		
<b>FISHERMAN'S CAFÉ</b> Lazy Way, Unit C 128 SF Lazy Way, Unit D 274 SF																														
<b>GROSS SALES</b>																	\$205,838.19	\$342,669.75	\$364,445.49	\$486,431.95	\$365,382.06	\$462,357.96	\$196,657.35	\$26,718.20	\$141,516.88	\$441,196.10	\$289,960.84	6	60.55%	
Percent Change Over Prior Year																	NA	66.48%	6.35%	33.47%	-24.89%	26.54%	-57.47%	-86.41%	429.66%	211.76%	TBD			
Annual Base Rent:																														
Unit C (Jun. - May)																	\$9,807.72	\$9,915.60	\$10,133.76	\$10,594.44	\$10,658.04									
Unit D (Sep. - Aug.)																	\$16,028.40	\$16,166.04	\$17,169.52	\$17,446.80										
Unit C & D combined 9/1/20 576 SF																														
Base Rent per SF																	\$64.27	\$64.88	\$66.92	\$69.03	\$69.91	\$40,619.52	\$42,814.08	\$46,327.68	\$48,041.76	\$49,194.84	\$50,424.00		\$74.24	
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	
Total Rent as % of Sales																	12.55%	7.61%	7.38%	5.70%	7.69%	8.79%	21.77%	173.39%	33.95%	11.15%	TBD		29.00%	
<b>HALF SHELL RAW BAR</b> 231 Margaret Street 9,715 SF																														
<b>GROSS SALES</b>	\$217,384.97 (*)	\$4,289,144.54	\$4,367,220.47	\$4,384,836.78	\$4,506,664.41	\$4,179,259.63	\$3,801,370.18	\$3,876,417.73	\$3,854,934.16	\$3,627,837.73	\$3,913,204.26	\$3,834,622.50	\$3,884,828.49	\$3,593,217.48	\$4,640,935.82	\$4,978,708.51	\$5,174,992.86	\$5,082,420.96	\$4,966,544.89	\$5,835,391.22	\$5,502,772.62	\$3,765,571.92	\$7,248,812.34	\$6,503,447.29	\$6,401,400.47	\$6,474,214.17	\$6,144,972.49	1	75.20%	
Percent Change Over Prior Year	NA	1873.06%	1.82%	0.40%	2.78%	-7.26%	-9.04%	1.97%	-0.55%	-5.89%	7.87%	-2.01%	1.31%	-7.51%	29.16%	7.28%	-1.79%	-2.28%	17.49%	-5.70%	-31.57%	92.50%	-10.28%	-1.57%	1.14%	TBD				
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	\$273,339.48	\$281,539.68	\$283,580.88	\$283,580.88	\$286,700.28	\$293,007.72	\$300,332.88	\$306,339.48	\$307,258.56	\$320,163.36	\$346,736.88	\$363,727.08	\$376,093.80	\$388,599.96			
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	\$28.41	\$29.18	\$29.96	\$29.96	\$29.96	\$29.96	\$30.16	\$30.91	\$31.53	\$31.63	\$31.63	\$32.96	\$35.69	\$37.44	\$38.71	\$40.00		\$29.17	
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$114,765.38	\$43,469.96	\$20,356.95	\$12,359.05	\$0.00		\$342,868.96		
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%	6.00%	6.00%	6.00%	6.00%	TBD		9.58%	
<b>HAMMERHEAD SURF SHOP</b> 201 William Street, Unit B 1,006 SF																														
<b>GROSS SALES</b>														\$322,468.33 (*)	\$449,354.11	\$512,139.27	\$541,630.08	\$491,966.48	\$592,959.76	\$609,822.51	\$517,462.45	\$969,805.53	\$1,384,848.37	\$1,178,126.78	\$1,019,176.96	\$1,001,058.18	\$790,622.56	2	12.17%	
Percent Change Over Prior Year														NA	39.35%	13.97%	5.76%	-9.17%	20.53%	2.84%	-15.15%	87.42%	42.80%	-14.93%	-13.49%	-1.78%	TBD			
Annual Base Rent (May - April)														\$32,607.96	\$32,607.96	\$32,607.96	\$34,203.96	\$34,546.08	\$35,202.36	\$36,188.04	\$36,839.76	\$36,879.96	\$38,724.00	\$42,051.00	\$43,732.92	\$50,304.00	\$51,511.32			
Base Rent per SF														\$32.41	\$32.41	\$32.77	\$34.00	\$34.34	\$34.99	\$35.97	\$36.62	\$36.66	\$38.49	\$41.80	\$43.47	\$50.00	\$51.20		\$38.23	
Percentage Rent Paid														\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,308.37	\$44,366.61	\$28,636.61	\$17,417.70	\$9,759.49	\$0.00		\$122,265.61	
Total Rent as % of Sales														10.11%	7.26%	6.44%	6.32%	7.02%	6.00%	6.00%	7.12%	6.00%	6.00%	6.00%	6.00%	6.00%	TBD		6.64%	
<b>KEY WEST ARTWORKS</b> 201 William Street, Unit A 722 SF																						Transferred 3/1/2021 to "Pirate Jack's of Key West"								
<b>GROSS SALES</b>								\$158,077.07	\$68,808.85	\$60,824.46	\$55,649.03	\$106,785.85	\$136,238.91	\$136,438.84	\$147,651.15	\$173,480.12	\$169,468.05	\$149,122.83	\$140,656.13	\$177,802.83	65,915.68									
Percent Change Over Prior Year								NA	-56.47%	-11.60%	-8.51%	71.85%	27.58%	0.15%	17.49%	-2.31%	-12.01%	-10.63%	26.41%	-62.93%									0.94%	
Annual Base Rent (Jan. - Dec)								\$20,216.04	\$21,226.80	\$22,288.20	\$23,402.52	\$24,572.64	\$25,804.32	\$26,578.44	\$27,003.72	\$27,003.72	\$27,381.84	\$28,066.44	\$28,655.88	\$29,114.40	\$29,842.20									
Base Rent per SF								\$28.00	\$29.40	\$30.87	\$32.41	\$34.03	\$35.74	\$36.81	\$37.40	\$37.92	\$38.87	\$39.69	\$40.32	\$41.33										\$35.73
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										
Total Rent as % of Sales								12.79%	30.85%	36.64%	42.05%	23.01%	18.94%	19.48%	18.29%	15.57%	16.16%	18.82%	20.37%	16.37%	45.27%								25.74%	
<b>KEY WEST BAIT &amp; TACKLE</b> 241, 251A & 251B Margaret St. 3,444 SF																														
<b>GROSS SALES</b>	\$155,297.98	\$144,760.54	\$113,261.83	\$116,205.60	\$154,686.01	\$257,930.54 (*)	\$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	\$1,018,765.34	\$1,140,917.51	\$1,069,941.94	\$949,010.60	\$1,002,288.44	\$762,966.02	\$941,391.51	\$1,014,273.54	\$949,494.41	\$801,019.35	\$633,940.47	\$589,862.54	3	7.31%	
Percent Change Over Prior Year	NA	-6.79%	-21.76%	2.60%	33.11%	66.74%	1.20%	8.77%	20.72%	24.78%	16.51%	22.18%	20.01%	6.42%	-0.16%	31.24%	11.99%	-6.22%	-11.30%	5.61%	-23.88%	23.39%	7.74%	-6.39%	-15.64%	-20.86%	TBD			
Annual Base Rent (Jun. - May)	\$17,364.00	\$18,233.04	\$19,143.96	\$20,100.96	\$21,106.56	\$22,161.84	\$22,161.84	\$38,963.76	\$40,659.96	\$42,693.00	\$44,827.80	\$47,069.04	\$50,322.36	\$51,832.08	\$52,765.08	\$104,353.20	\$105,396.84	\$106,450.80	\$108,153.96	\$111,290.40	\$113,070.96	\$113,749.44	\$119,898.12	\$130,808.88	\$134,732.12	\$138,775.08	\$143,760.00			
Base Rent per SF	\$17.36	\$18.23	\$19.14	\$20.10	\$21.11	\$22.16	\$22.16	\$38.96	\$40.66	\$42.69	\$44.83	\$47.07	\$50.32	\$51.83	\$52.77	\$36.54	\$36.81	\$36.54	\$36.81	\$37.40	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$41.74		\$30.49
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	\$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%	11.82%	13.78%	16.82%	21.89%	TBD		11.71%	
<b>LOCAL COLOR</b> 274 Margaret Street 1,690 SF																														
<b>GROSS SALES</b>	\$661,586.00	\$881,088.00	\$878,113.50	\$1,116,392.00	\$1,335,013.00	\$1,453,633.00	\$1,502,122.43	\$1,381,407.28	\$1,372,270.57	\$1,155,864.87	\$1,228,975.34	\$1,372,129.30	\$1,541,744.04	\$1,554,902.48	\$1,364,079.76	\$1,373,228.19	\$1,283,748.73	\$1,225,640.01	\$1,064,325.22	\$1,181,963.36	\$809,274.26	\$980,556.47	\$1,421,155.88	\$1,334,021.87	\$1,298,442.28	\$1,150,256.87		12	3.83%	
Percent Change Over Prior Year	NA	33.18%	-0.34%	27.14%	19.58%	8.89%	3.34%	-8.04%	-0.66%	-15.77%	6.33%	11.65%	12.36%	0.85%	-12.27%	-6.52%	-4.53%	-13.16%	11.05%	-31.53%	21.16%	44.93%	-6.13%	-2.67%	-11.41%					
Annual Base Rent (July - June)	\$23,838.84	\$24,910.68	\$26,037.24	\$25,216.08	\$26,468.04	\$63,662.24	\$63,662.24	\$63,662.24	\$94,801																					

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2000-2022**

	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	Months To Year End	Avg.
<b>CPI - All Urban Consumers</b>	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	2.7	11.0	2.9	
<b>PIRATE JACK'S OF KEY WEST</b> 201 William Street, Unit A 722 SF																													
<b>GROSS SALES</b>																						226,483.97	\$389,266.40	\$598,151.69	\$566,372.66	\$475,148.45	\$75,088.15	10	
Percent Change Over Prior Year																						12.27%	92.96%	53.66%	-5.31%	-16.11%	TBD		38.39%
Annual Base Rent (Jan. - Dec)																						\$30,260.04	\$32,529.60	\$34,611.48	\$35,684.40	\$36,754.92	\$37,637.04		
Base Rent per SF																						\$41.91	\$45.05	\$47.94	\$49.42	\$50.91	\$52.13		\$47.05
Percentage Rent Paid																						\$0.00	\$0.00	\$1,277.62	\$0.00	\$0.00	\$0.00		\$1,277.62
Total Rent as % of Sales																						13.36%	8.36%	6.00%	6.30%	7.74%	TBD		8.50%
<b>GOOD DAY ON A HAPPY PLANET</b> 907 Caroline Street 975 SF																													
<b>GROSS SALES</b>															\$201,736.07 (*)	\$224,830.27	\$147,903.20	\$276,520.44	\$140,293.74	\$275,324.23	\$277,164.29	\$152,015.49	\$400,734.12	\$311,564.21	\$300,748.63	\$273,596.47	\$316,056.25	12	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	37.39%	-45.15%	163.61%	-22.25%	-3.47%	-9.03%	15.52%		12.41%
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	\$39,290.76	\$41,255.28	\$42,699.24	\$36,754.92		
Base Rent per SF															\$24.16	\$24.70	\$24.70	\$24.89	\$25.32	\$35.00	\$35.66	\$36.20	\$37.14	\$40.30	\$42.31	\$43.79	\$37.70		\$33.22
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
Total Rent as % of Sales															11.68%	10.71%	16.28%	8.78%	17.59%	12.39%	12.55%	23.22%	9.04%	12.61%	13.72%	15.61%	11.63%		13.68%
<b>SCHOONER WHARF BAR</b> 202R William Street 8,872 SF																													
<b>GROSS SALES</b>	\$2,144,975.66	\$2,711,314.35	\$2,943,592.70	\$3,311,161.51	\$3,631,672.82	\$3,559,688.00	\$3,631,467.93	\$3,753,666.59	\$3,811,182.91	\$3,744,990.58	\$4,220,754.70	\$4,747,081.17	\$5,100,967.67	\$4,987,676.18	\$4,671,897.71	\$5,051,225.95	\$5,020,237.15	5,137,209.75	\$5,069,394.28	\$5,361,087.77	\$4,752,855.73	\$6,648,534.62	\$6,328,614.02	\$6,084,397.19	\$6,502,218.96	\$6,921,065.69	\$3,261,583.17	7	
Percent Change Over Prior Year	NA	26.40%	8.57%	12.49%	9.68%	-1.98%	2.02%	3.36%	1.53%	-1.74%	12.70%	7.45%	-2.22%	-6.33%	8.12%	-0.61%	2.33%	-1.32%	5.75%	-11.35%	39.89%	-4.81%	-3.86%	6.87%	-6.44%	TBD		5.07%	
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	\$416,607.60	\$429,939.12	\$441,117.48	\$454,351.08		\$40.21
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	\$36.25	\$36.94	\$38.12	\$38.88	\$39.85	\$40.57	\$41.05	\$43.60	\$46.96	\$48.46	\$49.72	\$51.21		\$40.21
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	\$0.00	\$0.00	\$0.00	\$0.00	\$533,900.19	
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%	6.11%	6.85%	6.61%	6.37%	TBD		6.42%
<b>TURTLE KRAALS</b> 1 Lands End Village 12,387 SF																													
<b>GROSS SALES</b>	\$3,290,479.96	\$3,591,844.26	\$3,669,336.07	\$3,865,640.84	\$4,000,214.80	\$3,784,782.64	\$3,373,059.25	\$3,444,238.96	\$2,992,894.67	\$2,204,753.63	\$2,431,171.36	\$2,811,990.18	\$2,883,637.19	\$2,797,003.92	\$3,132,472.00	\$2,800,490.93	\$2,882,454.00	\$2,721,886.71	\$2,596,676.47	\$3,029,504.47	\$2,923,916.21	Lease transferred to Boat House KW							
Percent Change Over Prior Year	NA	9.16%	2.16%	5.35%	3.48%	-5.39%	-10.88%	2.11%	-13.10%	-26.33%	10.27%	15.66%	2.55%	-3.00%	-10.60%	2.93%	-5.57%	-4.60%	16.67%	-3.49%									-0.03%
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							
Base Rent per SF	\$22.78	\$22.78	\$22.78	\$22.78	\$45.12	\$45.97	\$47.35	\$21.27	\$21.72	\$22.65	\$22.65	\$23.18	\$23.50	\$23.50	\$19.00	\$19.00	\$19.00	\$19.00	\$19.57	\$19.57	\$32.06	\$31.43	\$32.06	\$32.15	\$32.15	\$32.15	\$32.15		\$29.66
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Rent as % of Sales	5.15%	4.84%	5.00%	4.99%	5.00%	5.20%	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%							7.85%
<b>WATERFRONT BREWERY</b> 201 William Street 18,942 SF																													
<b>GROSS SALES</b>																													
Percent Change Over Prior Year																													
Annual Base Rent (Aug. - July)																													
Base Rent per SF																													
Percentage Rent Paid																													
Total Rent as % of Sales																													
<b>YOURS &amp; MAYAN</b> Lazy Way, Units A, A-1, B 472 SF																													
<b>GROSS SALES</b>																													
Percent Change Over Prior Year																													
Annual Base Rent (Mar. - Feb.)																													
Base Rent per SF																													
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TBD - To be determined