

KWB Rent & Gross Sales Comparison Report  
2000-2018

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CPI - All Urban Consumers	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							
																				2.8							
<b>FISHERMAN'S CAFÉ</b> Lazy Way, Unit C Last Rent per SF Unit C (Jun. - Dec.) <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent: Unit C (Jun. - May) Unit C & D (Sep. - Aug.) Unit C & D combined 9/1/2C Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	128 SF 274 SF																				1	NA					
<b>HALF SHELL RAW BAR</b> 231 Margaret Street <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (Apr. - Mar.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	9,715 SF \$217,384.57 (*)																				8	11.84%					
<b>HAMMERHEAD SURF SHOP</b> 201 William Street, Unit B <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (May - April) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	1,006 SF \$210,000.00	NA	187.06%	1.82%	0.40%	2.78%	-7.26%	-9.04%	1.97%	-0.55%	-5.89%	7.87%	-2.01%	1.31%	29.16%	7.28%	3.94%	-1.79%	17.49%	-5.70%	TBD	\$280,163.36					
<b>KEY WEST ARTWORKS</b> 201 William Street, Unit A <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (Jan. - Dec) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	722 SF \$144,760.54																				10	16.64%					
<b>KEY WEST BAIT &amp; TACKLE</b> 241, 251A & 251B Margaret <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (Jun. - May) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	3,444 SF \$155,297.98	NA	6.79%	-21.76%	2.60%	33.11%	66.74%	1.20%	8.77%	-56.47%	-11.60%	NA	91.89%	106.785	\$136,238.91	\$136,438.84	\$147,615.11	\$173,480.12	\$169,468.05	\$149,166.48	\$592,959.76	\$609,822.51	\$969,805.53	\$284,224.08			
<b>LOCAL COLOR</b> 274 Margaret Street <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (Jul. - June) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	3,048 SF \$661,586.00	NA	33.8%	-0.34%	27.14%	19.58%	8.89%	3.34%	-0.06%	-15.77%	6.33%	11.55%	12.36%	0.05%	31.24%	11.99%	6.22%	11.30%	5.61%	\$762,966.02	\$941,391.51	\$222,605.30	10	14.85%			
<b>LOST REEF DIVE SHOP</b> 361 Margaret Street <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (Dec. - Nov.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	1,801 SF \$881,088.00	NA	32.8%	27.11%	25.16%	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	25.16	12	4.74%			
<b>MAC'S SEA GARDEN</b> 208 Margaret Street <b>GROSS SALES</b> Percent Change Over Prior Year Annual Base Rent (Mar. - Feb) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	1,689 SF \$524,584.90	NA	586,570.43	11.82%	-12.51%	3.03%	5528,741.70	\$664,252.88	\$620,232.64	\$614,615.54	\$727,326.71	\$749,722.55	\$697,279.13	\$577,783.77	\$564,918.51	\$451,736.13	\$525,813.45	\$695,420.87	\$630,991.79	\$536,607.23	\$502,983.68	\$880,274.26	\$58,841.40	\$60,620.69	\$449,368.94	4	16.15%

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	3.4	2.8	1.6	2.3	2.7	3.4	3.2	2.8	3.5	-0.4	1.6	3.2	2.1	1.5	1.6	0.1	1.3	2.1	2.5	1.8	1.2	1.2	1.2	2.8	2.8			
<b>Pirate Jack's &amp; Key West</b> 201 William Street, Unit A 722 SF																									143,160.73	5		
GROSS SALES																									TBD			
Percent Change Over Prior Year																									\$30,260.04			
Annual Base Rent (Jan - Dec)																									\$41.91			
Base Rent per SF																									\$0.00			
Percentage Rent Paid																									TBD			
Total Rent as % of Sales																												
<b>GOOD DAY ON A HAPPY PLANET</b> 907 Caroline Street 975 SF																										7		
GROSS SALES																										NA		
Percent Change Over Prior Year																										\$35,295.00		
Annual Base Rent (July - June)																										\$37.14		
Base Rent per SF																										\$36.20		
Percentage Rent Paid																										\$0.00		
Total Rent as % of Sales																										TBD		
<b>SCHOONER WHARF BAR</b> 202R William Street 8,872 SF																											2	
GROSS SALES																											6.28%	
Percent Change Over Prior Year																											\$5,827,728.56	
Annual Base Rent (Oct. - Sept.)	NA	26.40%	8,57%	12.49%	9,68%	-1.98%	2,02%	3.36%	1.53%	-1.74%	12.70%	12.47%	7.45%	6.33%	8.12%	5,137,209.75	\$5,069,394.28	\$5,361,087.77	\$4,752,855.73	\$5,827,728.56								
Base Rent per SF	\$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	\$327,701.16	\$338,169.72	\$344,933.04	\$353,556.48	\$359,920.44	\$364,239.48							
Percentage Rent Paid	\$43.46	\$43.46	\$47.48	\$49.64	\$51.91	\$54.30	\$26.00	\$27.30	\$28.66	\$30.10	\$30.50	\$33.18	\$34.84	\$35.89	\$36.94	\$38.12	\$38.88	\$39.85	\$40.57	\$41.05	\$41.05							
Total Rent as % of Sales	\$60,317.76	\$60,317.29	\$76,059.62	\$94,407.76	\$108,435.40	\$100,082.76	5.86%	5.87%	5.89%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%				
<b>TURTLE KRAALS</b> 1 Lands End Village 12,387 SF																											0	
GROSS SALES																											0.58%	
Percent Change Over Prior Year																											\$99.31	
Annual Base Rent (Apr. - Mar.)	\$97,467.36	\$97,467.36	\$97,467.36	\$97,467.36	\$196,621.00	\$202,570.00	\$209,465.76	\$213,864.48	\$223,059.84	\$228,191.04	\$235,382.28	\$238,382.28	\$246,080.28	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68	\$242,451.68			
Base Rent per SF	\$22.78	\$22.78	\$22.78	\$22.78	\$22.78	\$22.78	\$45.12	\$45.07	\$47.35	\$51.37	\$51.72	\$52.65	\$53.18	\$54.50	\$55.00	\$55.50	\$56.00	\$56.50	\$57.00	\$57.50	\$58.00	\$58.50	\$59.00					
Percentage Rent Paid	\$72,085.00	\$76,488.99	\$85,999.45	\$95,546.60	\$109,209.34	\$100,000.00	5.00%	5.00%	5.00%	6.01%	6.08%	6.08%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%	6.12%				
Total Rent as % of Sales	5.15%	4.84%	5.00%	4.99%	5.00%	5.00%	5.20%	6.01%	6.08%	7.15%	10.12%	9.17%	8.11%	7.95%	8.42%	7.51%	8.41%	13.63%	14.83%	12.85%	13.38%	7229.08%			7.74%			
<b>WATERFRONT BREWERY</b> 201 William Street 18,942 SF																											4	
GROSS SALES																											NA	
Percent Change Over Prior Year																											NA	
Annual Base Rent (Aug. - July)																											\$31.66	
Base Rent per SF																											NA	
Percentage Rent Paid																												
Total Rent as % of Sales																												
<b>YOGA &amp; MAYAN</b> Lava Way, Units A, A-1, B 472 SF																											8	
GROSS SALES																											19.82%	
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