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	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				2.6
AER PHOTOGRAPHY																							
Lazy Way, Unit F 426 SF																							
GROSS SALES												$25,680.00	$18,703.62	$57,045.50	$62,236.87	$51,736.35	$51,241.85	$49,439.55	$66,238.81	$62,669.49		1	
Percent Change Over Prior Year												**NA**	**-27.17%**	**205.00%**	**9.10%**	**-16.87%**	**-0.96%**	**-3.52%**	**33.98%**	**TBD**			**33.12%**
Annual Base Rent (July - June)												$14,058.00	$14,760.96	$15,204.00	$15,659.76	$15,972.96	$16,005.00	################	################	################			
Base Rent per SF												$33.00	$34.65	$35.69	$36.76	$37.50	$37.87	$37.87	$38.51	$39.63			$42.22
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												**54.74%**	**78.92%**	**26.65%**	**25.16%**	**30.87%**	**31.23%**	**32.63%**	**24.77%**	**TBD**			**56.04%**
B.O.'S FISH WAGON																							
801 Caroline Street 1,816 SF																			1 mo rent abate				
GROSS SALES	$314,342.72	$255,637.88	$334,376.88	$358,666.00	$337,989.00	$465,270.00	$527,955.00	$558,596.25	$696,708.19	$898,248.50	################	################	################	################	################	################	################	################	$978,600.58	$592,463.35		6	
Percent Change Over Prior Year	**NA**	**-18.68%**	**30.80%**	**7.26%**	**-5.76%**	**37.66%**	**13.47%**	**5.80%**	**24.72%**	**28.93%**	**20.72%**	**13.97%**	**-1.44%**	**-8.12%**	**-3.37%**	**10.61%**	**-10.56%**	**0.29%**	**-8.79%**	**TBD**			**9.75%**
Annual Base Rent (Oct. - Sept.)	$12,230.04	$12,841.92	$13,485.00	$14,157.00	$14,865.96	$15,609.24	$16,413.00	$17,204.04	$18,071.04	$18,973.44	$19,922.16	$20,918.28	$21,964.20	$22,623.12	$70,800.00	$72,003.60	$72,147.60	$73,302.00	$68,537.37	$74,768.04			
Base Rent per SF	$7.19	$7.55	$7.93	$8.33	$8.74	$9.18	$9.65	$10.12	$10.63	$11.16	$11.72	$12.30	$12.92	$13.31	$43.62	$44.36	$39.73	$40.36	$37.74	$41.17			$18.17
Percentage Rent Paid	$6,630.16	$1,853.27	$6,577.61	$6,656.20	$4,670.10	$12,306.96	$15,287.58	$16,311.74	$23,732.53	$34,921.47	$45,139.07	$53,230.66	$53,230.06	$44,523.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
Total Rent as % of Sales	**6.00%**	**5.75%**	**6.00%**	**5.80%**	**5.78%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.17%**	**6.00%**	**6.55%**	**6.02%**	**6.74%**	**6.83%**	**7.00%**	**TBD**			**6.85%**
BUMBLE BEE SILVER CO.																							
201 William Street, Suite 11 112 SF																							
GROSS SALES														$118,589.58	$69,054.05	$71,940.54	$77,374.91	$81,261.63	$106,059.29	$110,711.90		3	
Percent Change Over Prior Year														**NA**	**-41.77%**	**4.18%**	**7.55%**	**5.02%**	**30.52%**	**TBD**			**-8.34%**
Annual Base Rent (Oct. - Sept.)														$18,000.00	$18,180.00	$18,489.12	$18,526.20	$18,822.72	$19,199.16	$19,679.16			
Base Rent per SF														$160.71	$162.32	$165.08	$165.41	$168.06	$171.42	$175.71			$205.40
Percentage Rent Paid														$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
Total Rent as % of Sales														**15.18%**	**26.33%**	**25.70%**	**23.94%**	**23.16%**	**18.10%**	**TBD**			**28.58%**
CAPTAIN QUICK DRY																							
Lazy Way, Unit H 452 SF																							
GROSS SALES										$150,205.51	$185,955.48	$217,397.57	$351,743.80	$325,621.59	$345,982.70	$370,904.40	$385,797.91	$456,464.05	$247,855.95	$475,056.07	$80,805.43	9	
Percent Change Over Prior Year										**NA**	**23.80%**	**16.91%**	**61.80%**	**-7.43%**	**6.25%**	**7.20%**	**4.02%**	**18.32%**	**-45.70%**	**91.67%**	**TBD**		**18.70%**
Annual Base Rent (June - May.)										$14,463.96	$15,187.20	$15,946.56	$16,743.84	$17,581.08	$18,107.16	$18,469.32	$18,672.48	$18,672.48	$19,083.36	$19,636.80	$19,951.08		
Base Rent per SF										$32.00	$33.60	$35.28	$37.04	$38.90	$40.06	$40.86	$41.31	$41.31	$42.22	$43.44	$44.14		$37.82
Percentage Rent Paid										$0.00	$0.00	$0.00	$4,360.79	$1,956.22	$2,620.44	$484.31	$6,522.42	$7,218.28	$197.51	$5,593.76	$5,593.76		
Total Rent as % of Sales										**9.63%**	**8.17%**	**7.34%**	**6.00%**	**6.00%**	**5.99%**	**5.11%**	**6.53%**	**5.67%**	**7.78%**	**5.31%**	**TBD**		**7.55%**
CONCH ELECTRIC CARS																							
Ferry Terminal Building 718 SF																							
GROSS SALES						$76,599.38	$225,600.74	$274,379.12	$166,512.32	$167,625.08	$234,634.71	$185,873.00	$263,221.61	$211,622.20	$242,581.16	$407,276.03	$333,785.61	$340,730.00	$229,829.00	$277,718.00	$163,992.98	9	
Percent Change Over Prior Year						**NA**	**194.52%**	**21.62%**	**-39.31%**	**0.67%**	**39.98%**	**-20.78%**	**41.61%**	**-19.60%**	**14.63%**	**67.89%**	**-18.04%**	**2.08%**	**-32.55%**	**20.84%**	**TBD**		**25.93%**
Annual Base Rent (April - March)						$13,652.04	$14,334.60	$15,051.36	$15,803.88	$16,594.08	$16,594.08	$17,427.24	$17,427.24	$18,828.60	$19,393.44	$19,781.52	$19,781.28	$12,596.16	$12,873.36	$13,195.08	$13,458.96		
Base Rent per SF						$19.01	$19.96	$20.96	$22.01	$23.11	$23.11	$24.27	$24.27	$26.22	$27.01	$27.55	$27.55	$17.54	$17.93	$18.38	$18.75		$13.59
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	$246.86	$7,847.64	$916.38	$3,468.00	$0.00		
Total Rent as % of Sales						**17.82%**	**6.35%**	**5.49%**	**9.49%**	**9.90%**	**7.07%**	**9.38%**	**6.62%**	**8.90%**	**7.99%**	**4.86%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**TBD**		**9.62%**
CONCH REPUBLIC SEAFOOD																							
631 Greene Street 16,289 SF																							
GROSS SALES	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	8	
Percent Change Over Prior Year	**NA**	**13.50%**	**12.49%**	**5.51%**	**12.40%**	**-0.20%**	**5.78%**	**17.17%**	**13.70%**	**-3.24%**	**5.60%**	**-0.60%**	**10.45%**	**3.31%**	**4.23%**	**3.11%**	**3.16%**	**1.47%**	**-15.13%**	**39.08%**	**TBD**		**6.74%**
Annual Base Rent (May - April)	$256,249.92	$262,398.48	$271,320.12	$275,661.24	$283,931.04	$289,325.76	$298,873.56	$309,035.28	$316,761.36	$329,748.36	$330,078.12	$338,990.28	$344,414.16	$354,746.64	$360,772.08	$366,189.00	$369,117.48	$371,701.32	$379,507.08	$570,114.96	$580,377.12		
Base Rent per SF	$15.73	$16.11	$16.66	$16.92	$17.43	$17.76	$18.35	$18.97	$19.45	$20.24	$20.26	$20.81	$21.14	$21.78	$22.15	$22.48	$22.66	$22.82	$23.30	$35.00	$35.63		$19.54
Percentage Rent Paid	$0.00	$0.00	$17,957.35	$29,566.45	$59,136.17	$53,060.74	$63,295.75	$115,322.37	$165,722.92	$137,104.04	$162,900.92	$151,014.94	$196,784.23	$204,374.95	$211,925.22	$234,706.58	$250,751.60	$257,258.05	$154,320.51	$320,816.11	$0.00		
Total Rent as % of Sales	**5.66%**	**5.10%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**4.91%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**6.00%**	**TBD**		**5.33%**
CUBAN COFFEE QUEEN																							
284 Margaret Street 208 SF																							
GROSS SALES											$179,232.96	$368,657.28	$566,511.00	$732,130.40	$866,784.91	$832,180.69	$797,832.69	$885,110.76	$848,338.36	$851,182.77		2	
Percent Change Over Prior Year											**NA**	**105.69%**	**53.67%**	**29.23%**	**18.39%**	**-3.99%**	**-4.13%**	**10.94%**	**-4.15%**	**TBD**			**41.96%**
Annual Base Rent (Sept. - Aug.)											$8,700.00	$9,135.00	$9,591.72	$9,879.48	$9,998.04	$42,000.00	$42,000.00	$42,630.00	$43,563.96	$44,569.92			
Base Rent per SF											$41.83	$43.92	$46.11	$47.50	$48.07	$201.92	$201.92	$204.95	$209.44	$214.28			$90.18
Percentage Rent Paid											$2,053.98	$12,984.44	$24,398.00	$34,048.32	$42,009.05	$7,930.84	$5,869.96	$10,476.65	$7,336.34	$0.00			
Total Rent as % of Sales											**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**TBD**			**7.00%**
DRAGONFLY KEY WEST																							
Lazy Way, Unit G 326 SF																							
GROSS SALES										$86,332.54	$140,218.68	$110,570.50	$142,027.00	$129,411.47	$109,717.48	$116,028.75	$108,247.55	$107,679.52	$87,474.99	$85,455.50	$45,456.51	8	
Percent Change Over Prior Year										**NA**	**62.42%**	**-21.14%**	**28.45%**	**-8.88%**	**-15.22%**	**5.75%**	**-6.71%**	**-0.52%**	**-18.76%**	**-2.31%**	**TBD**		**6.38%**
Annual Base Rent (Mar. - Feb.)										$11,736.00	$12,322.80	$12,939.00	$13,584.48	$14,263.68	$14,691.60	$14,918.40	$14,918.40	$14,918.40	$15,276.48	$15,643.08	$15,940.32		
Base Rent per SF										$36.00	$37.80	$39.69	$41.67	$43.75	$45.07	$45.76	$45.76	$45.76	$46.86	$47.98	$48.90		$41.94
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										**13.59%**	**8.79%**	**11.70%**	**9.56%**	**11.02%**	**13.39%**	**12.86%**	**13.78%**	**13.85%**	**17.46%**	**18.31%**	**TBD**		**11.84%**

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	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				2.6
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	$511,388.71	$46,547.98	11	
Percent Change Over Prior Year																	**NA**	**66.48%**	**6.35%**	**40.32%**	**TBD**		**NA**
Annual Base Rent:																							
Unit C (Jun. - May)																	$9,807.72	$9,915.60	$10,133.76	$10,427.64	$10,427.64		
Unit D (Sep. - Aug.)																	$16,028.40	$16,166.04	$16,769.52	$17,155.20	$17,155.20		
Base Rent per SF																	$64.27	$64.88	$66.92	$68.61	$68.61		$64.57
Percentage Rent Paid																	$0.00	$0.00	$0.00	$3,486.16	$0.00		
Total Rent as % of Sales																	**12.55%**	**7.61%**	**7.38%**	**6.08%**	**TBD**		**20.16%**
HALF SHELL RAW BAR																							
231 Margaret Street 9,715 SF																							
GROSS SALES	$217,384.97 (*)	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	8	
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%**	**3.94%**	**-1.79%**	**-2.28%**	**17.49%**	**TBD**		**118.47%**
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		
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	$28.98	$29.19	$29.19	$29.51	$30.16	$30.91	$31.53		$24.94
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	$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%**	**TBD**		**11.70%**
HAMMERHEAD SURF SHOP																							
201 William Street, Unit B 1,006 SF																							
GROSS SALES														22,468.33 (*)	$449,354.11	$512,139.27	$541,630.08	$491,966.48	$592,959.76	$609,822.51	$105,710.14	10	
Percent Change Over Prior Year														**NA**	**39.35%**	**13.97%**	**5.76%**	**-9.17%**	**20.53%**	**2.84%**	**TBD**		**16.64%**
Annual Base Rent (May - April)														$32,607.96	$32,607.96	$32,966.64	$34,203.96	$34,546.08	$35,202.36	$36,188.04	$36,839.76		
Base Rent per SF														$32.41	$32.41	$32.77	$34.00	$34.34	$34.99	$35.97	$36.62		**$33.19**
Percentage Rent Paid														$0.00	$0.00	$0.00	$0.00	$0.00	$375.23	$401.31	$0.00		
Total Rent as % of Sales														**10.11%**	**7.26%**	**6.44%**	**6.32%**	**7.02%**	**6.00%**	**5.93%**	**TBD**		**7.53%**
KEY WEST ARTWORKS																							
201 William Street, Unit A 722 SF																							
GROSS SALES								$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	$116,264.07		6	
Percent Change Over Prior Year								**NA**	**-56.47%**	**-11.60%**	**-8.51%**	**91.89%**	**27.58%**	**0.15%**	**8.22%**	**17.49%**	**-2.31%**	**-12.01%**	**-5.68%**	**TBD**			**7.64%**
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			
Base Rent per SF								$28.00	$29.40	$30.87	$32.41	$34.03	$35.74	$36.81	$37.40	$37.40	$37.92	$38.87	$39.69	$40.32			$37.89
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%**	**TBD**			**28.07%**
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	57,930.54 (*)	$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	################	################	################	$949,010.60	################	$204,326.12	10	
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%**	**TBD**		**14.85%**
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		
Base Rent per SF	$17.36	$18.23	$19.14	$20.10	$21.11	$22.16	$22.16	$38.96	$28.16	$29.57	$31.04	$32.60	$34.85	$35.89	$36.54	$30.30	$30.60	$30.91	$31.40	$32.31	$32.83		$27.76
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		
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%**	**TBD**		**11.22%**
KEY WEST ICE CREAM																							
201 William Street, Unit C 1,001 SF																							
GROSS SALES																NA	NA	NA	NA	NA			
Percent Change Over Prior Year																**NA**	**NA**	**NA**	**NA**	**NA**			**NA**
Annual Base Rent (Apr. - Mar.)																$34,064.04	$34,064.04	$34,438.80	$35,196.48	$36,076.32			
Base Rent per SF																$34.03	$34.03	$34.40	$35.16	$36.04			$34.15
Percentage Rent Paid																$0.00	$0.00	$0.00	$0.00	$0.00			
Total Rent as % of Sales																	**TBD**	**TBD**	**TBD**	**TBD**			**NA**
LOCAL COLOR																							
274 Margaret Street 3,048 SF																							
GROSS SALES	$661,586.00	$881,088.00	$878,113.50	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	$73,289.35	11	
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%**	**0.67%**	**-6.52%**	**-4.53%**	**-13.16%**	**11.05%**	**TBD**		**4.74%**
Annual Base Rent (July - June)	$23,838.84	$24,910.68	$26,037.24	$25,216.08	$26,468.04	$63,660.24	$63,658.20	$63,658.20	$94,801.80	$94,801.80	$95,032.68	$99,784.32	$104,773.56	$107,916.72	$110,087.04	$110,093.76	$110,313.36	$111,195.96	$113,086.80	$116,366.28	$116,366.28		
Base Rent per SF	$20.82	$21.76	$22.74	$22.02	$23.12	$20.89	$20.89	$20.89	$31.10	$31.10	$31.18	$32.74	$34.37	$35.41	$36.12	$36.12	$36.19	$36.48	$37.10	$38.18	$38.18		$28.55
Percentage Rent Paid	$15,856.26	$27,950.10	$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	$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%**	**9.85%**	**TBD**		**7.36%**
LOST REEF DIVE SHOP																							
261 Margaret Street 1,801 SF																							
GROSS SALES											$275,875.82	$386,251.24	$419,664.48	$451,736.13	$525,813.45	$695,420.87	$630,991.79	$536,607.23	$502,983.68	$426,897.47		4	
Percent Change Over Prior Year											**NA**	**40.01%**	**8.65%**	**7.64%**	**16.40%**	**32.26%**	**-9.26%**	**-14.96%**	**-6.27%**	**TBD**			**16.15%**
Annual Base Rent (Dec. - Nov.)											$48,162.00	$50,570.16	$53,098.56	$54,691.56	$55,511.88	$57,182.40	$57,582.72	$58,791.96	$60,026.52	$61,167.00			
Base Rent per SF											$26.74	$28.08	$29.48	$30.37	$30.82	$31.75	$31.97	$32.64	$33.33	$33.96			$30.73
Percentage Rent Paid											$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											**17.46%**	**13.09%**	**12.65%**	**12.11%**	**10.56%**	**8.22%**	**9.13%**	**10.96%**	**11.93%**	**TBD**			**15.70%**
RED HOSPITALITY & LEISURE KEY WEST LI																							
255 Margaret Street 1,612 SF																							
GROSS SALES																							
Percent Change Over Prior Year																		**NA**	**NA**				**0.00%**
Annual Base Rent (Jun. - May.)																		$48,360.00	$49,762.44				
Base Rent per SF																		$30.00	$30.87				$4.29
Percentage Rent Paid																		$0.00	$0.00				
Total Rent as % of Sales																		**TBD**	**TBD**				**0.00%**

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	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				2.6
GOOD DAY ON A HAPPY PLANET																							
907 Caroline Street 975 SF																							
GROSS SALES															$201,736.07 (*)	$224,830.27	$147,903.20	276,520.44	$140,293.74	$275,324.23	$98,326.10	8	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	TBD		NA
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		
Base Rent per SF															$24.16	$24.70	$24.70	$24.89	$25.32	$35.00	$35.66		$32.82
Percentage Rent Paid															$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%	TBD		23.72%
SCHOONER WHARF BAR																							
202R William Street 8,872 SF																							
GROSS SALES	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	5,137,209.75	$5,069,394.28	$4,810,584.19		2	
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%	12.47%	7.45%	-2.22%	-6.33%	8.12%	-0.61%	2.33%	-1.32%	TBD			6.28%
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			
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			$40.32
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			
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%	TBD			7.13%
TURTLE KRAALS																							
1 Lands End Village 12,387 SF																							
GROSS SALES	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	################	8	
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%	11.99%	-10.60%	2.93%	-5.57%	-4.60%	16.67%	TBD		-0.58%
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		
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	$18.50	$19.00	$19.00	$19.87	$19.57	$30.00	$30.66	$31.43	$32.06		$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		
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%	TBD		7.74%
WATERFRONT BREWERY																							
201 William Street 18,942 SF																							
GROSS SALES																NA	752,542.23 (*)	################	################	################		12	
Percent Change Over Prior Year																NA	NA	73.60%	-10.37%	9.30%			NA
Annual Base Rent (Aug. - July)																$397,782.00	$398,577.60	$402,962.04	$410,618.16	$421,704.84			
Base Rent per SF																$21.00	$21.04	$21.27	$21.68	$22.26			$31.66
Percentage Rent Paid																$0.00	$0.00	$0.00	$0.00	$0.00			
Total Rent as % of Sales																NA	14.48%	14.64%	14.92%	15.32%			NA
YOURS & MAYAN																							
Lazy Way, Units A, A-1, B 472 SF																							
GROSS SALES										$105,134.54	$146,284.19	$210,437.35	$231,711.05	$267,250.00	$260,434.00	$298,580.00	$334,861.00	$355,236.25	$293,897.00	$358,358.00	$201,827.00	7	
Percent Change Over Prior Year										NA	39.14%	43.86%	10.11%	15.34%	-2.55%	14.65%	12.15%	6.08%	-17.27%	21.93%	TBD		19.82%
Annual Base Rent (Mar. - Feb.)										$14,748.00	$23,990.40	$25,189.92	$26,449.56	$27,584.52	$28,592.52	$28,790.28	$28,809.72	$28,809.72	$29,501.16	$30,209.16	$30,783.24		
Base Rent per SF										$43.76	$50.83	$53.37	$56.04	$58.44	$60.58	$61.00	$61.04	$61.04	$62.50	$64.00	$65.22		$56.23
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										14.03%	16.40%	11.97%	11.41%	10.32%	10.98%	9.64%	8.60%	8.11%	10.04%	8.43%	TBD		11.67%

(*) Less than 12 months

TBD - To be determined