

KEY WEST BIGHT RENT ROLL
FY 18/19
December 2018

UPLAND TENANTS	Account	Lease	Anniversary	CPI Rent Increase	Lease	Leased	Price	Annual	Monthly	Percentage	Percentage Rent	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
Local Color	5810	10	July	08/15/18	06/30/19	3,048	\$ 38.18	\$ 116,366.28	\$9,697.19	6%				X			\$ 9,697.19	\$ 8,129.44	\$ 1,567.75
Piano Shop	5811	5	March	04/15/18	02/28/23	975	\$ 35.00	\$ 34,125.00	\$2,843.75	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
Sebago Booth	5823	5	September	10/15/18	08/31/19	98	\$ 259.88	\$ 25,468.56	\$2,122.38	N/A				X			\$ 2,122.38	\$ 767.80	\$ 1,354.58
Sebago (Office) Lazy Way Unit I (&J)	5823	5	June	07/15/18	05/31/20	817	\$ 40.36	\$ 32,971.80	\$2,747.65	N/A				X			\$ 2,747.65	\$ 966.06	\$ 1,781.59
Sebago Exterior Storage	5823	5	June	07/15/18	05/31/20	313	\$ 16.89	\$ 5,288.04	\$440.67	N/A				X			\$ 440.67	\$ -	\$ 440.67
Schooner Wharf Bar	5825	10	October	11/15/18	09/30/26	9,917	\$ 35.65	\$ 353,556.48	\$29,463.04	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Jimmy Buffett	5826	5	November	12/15/17	10/31/21	1,447	\$ 60.53	\$ 87,588.60	\$7,299.05	NA				X			\$ 7,299.05	\$ 1,904.14	\$ 5,394.91
B.O.'s Fish Wagon	5844	10	October	11/15/17	09/30/18	1,816	\$ 41.17	\$ 74,768.04	\$6,230.67	6%			\$0.00	NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	01/15/18	11/30/19	1,881	\$ 31.91	\$ 60,026.52	\$5,002.21	6%				X			\$ 5,002.21	\$ 2,713.39	\$ 2,288.82
Schooner Appledore Booth	5902	5	January	02/15/18	12/31/21	30	\$ 261.63	\$ 7,848.96	\$654.08	N/A				NA	NA	NA	\$ 338.00	\$ -	\$ 338.00
Sunset Watersports Office (Ground C)	5916	5	May	06/15/18	04/30/19	750	\$ 35.97	\$ 26,979.24	\$2,248.27	N/A				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	06/15/18	04/30/19	1,006	\$ 35.97	\$ 36,188.04	\$3,015.67	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	04/15/18	02/29/26	1,689	\$ 41.13	\$ 69,476.76	\$5,789.73	6%				X			\$ 5,789.73	\$ 3,342.73	\$ 2,447.00
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	04/15/18	02/29/26	861	\$ 10.26	\$ 8,829.72	\$735.81	6%				X			\$ 735.81	\$ 1,063.70	\$ (327.89)
Flagler Station	6185	20	March	04/15/18	03/14/19	4,096	\$ 13.29	\$ 54,442.20	\$4,536.85	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	10	May	05/15/18	04/30/27	16,289	\$ 35.00	\$ 570,114.96	\$47,509.58	6%			\$0.00	NA	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Key West Artworks, LLC	6914	5	January	02/15/18	12/31/22	722	\$ 39.69	\$ 28,655.88	\$2,387.99	6%						X	\$ 14,327.94	\$ 10,559.92	\$ 3,768.02
Captain Quick Dry (Unit H, Lazy Way)	7033	5	June	07/15/18	05/31/23	452	\$ 43.44	\$ 19,636.80	\$1,636.40	6%			\$0.00		X		\$ 3,272.80	\$ 2,461.31	\$ 811.49
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	04/15/18	02/29/21	326	\$ 47.98	\$ 15,643.08	\$1,303.59	6%					X		\$ 2,607.18	\$ 2,018.70	\$ 588.48
Yours & Mayan (Unit A & B, Lazy Way)	7042	5	March	04/15/18	02/29/21	472	\$ 64.00	\$ 30,209.16	\$2,517.43	6%					X		\$ 5,034.86	\$ 4,462.08	\$ 572.78
Mel Fisher Maritime Society	7383	5	July	06/15/18	06/30/19	1,076	NA	\$ 1.00	NA	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle	7460	7	June	07/15/18	05/31/21	3,444	\$ 32.31	\$ 111,290.40	\$9,274.20	6%				X			\$9,274.20	\$ 4,194.99	\$ 5,079.21
AER Photography Inc. (Unit F, Lazy Way)	7794	5	July	08/15/18	06/30/23	426	\$ 39.63	\$ 16,882.44	\$1,406.87	6%					X		\$ 2,813.74	\$ 2,609.96	\$ 203.78
Fury Greene Street Booth	7966	5	September	10/15/18	08/31/19	96	\$ 265.30	\$ 25,468.56	\$2,122.38	N/A				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	10/15/18	08/31/19	208	\$ 214.28	\$ 44,569.92	\$3,714.16	6%	\$7,336.34		\$0.00	NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	10/15/18	08/31/19	240	\$ 16.98	\$ 4,074.96	\$339.58	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B)	8375	5	October	11/15/18	09/30/22	112	\$ 175.71	\$ 19,679.16	\$1,639.93	6%				X			\$1,639.93	\$ 1,653.14	\$ (13.21)
Half Shell Raw Bar	8520	10	April	05/15/18	03/31/25	9,715	\$ 30.91	\$ 300,332.88	\$25,027.74	6%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Turtle Kraals	8520	10	April	05/15/18	03/31/26	12,387	\$ 31.43	\$ 389,280.00	\$32,440.00	6%				NA	NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery	8587	20	August	09/17/18	07/31/34	18,942	\$ 22.26	\$ 421,704.84	\$35,142.07	6%							Letter of Credit		
Key West Ice Cream Factory (Unit E)	8587	5	July	08/15/17	06/30/18	1,447	\$ 35.68	\$ 51,627.60	\$4,302.30	6%				X			\$ 4,302.30	\$ -	\$ 4,302.30
Hayes Robertson Group (Unit C)	8747	5	April	05/15/18	03/31/19	1,001	\$ 34.03	\$ 36,076.32	\$3,006.36	6%				X			\$ 3,006.36	\$ -	\$ 3,006.36
S & M Lazy Way/Fisherman Café (Unit D)	9005	5	September	10/15/18	09/01/20	274	\$ 62.61	\$ 17,155.20	\$1,429.60	6%				NA	NA	NA	\$ -	\$ -	\$ -
S & M Lazy Way/Fisherman Café (Unit C)	9005	5	June	07/15/18	05/31/22	128	\$ 81.47	\$ 10,427.64	\$868.97	6%				NA	NA	NA			
McGrail & Rowley (255 Margaret St)	9176	5	June	07/15/18	05/31/22	1,612	\$ 30.87	\$ 49,762.44	\$4,146.87	6%				NA	NA	NA	\$ 8,060.00	\$ 8,060.00	\$ -
Captains Corner Scuba School, Inc	9464	5	October	10/01/18	09/01/23	56	\$ 139.29	\$ 7,800.00	\$650.00	6%					X		\$ 1,300.00		
PARKING AND SOLID WASTE																			
The Marker Waterfront Resort (Parking-5 yr)	8911	40	July	N/A	06/30/52				\$8,946.17	N/A									
The Marker Waterfront Resort (Solid Waste)	8911	5	December	01/15/18	12/04/19				\$489.18										
Conch Harbor	9029	5	September	10/15/18	08/31/20				\$494.51										
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	2/15/18	02/28/25	172	\$ 41.25	\$ 7,095.24	\$591.27	N/A				X			\$ 591.27	\$ -	\$ 591.27

Key West Express Storage	6574	10	March	2/15/18	02/28/25	350	\$ 17.03	\$ 5,960.04	\$496.67	N/A					X					
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/17	10/31/19			\$ 12,534.84	\$1,044.57	30% gross										
Vacation Key West Office & Booth	6836	5	December	01/15/18	11/30/20	250	\$ 49.67	\$ 12,416.88	\$1,034.74	N/A					X			\$ 1,034.74	\$ 1,094.67	\$ (59.93)
Conch Electric Cars (Operations)	6867	5	April	05/15/18	03/31/22	337	\$ 39.15	\$ 13,195.08	\$1,099.59	6%			\$0.00		X			\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/18	03/31/22	594	\$ 19.58	\$ 11,632.20	\$969.35	N/A										
Yankee Freedom III LLC (202/205)	9110	5	March	03/01/19	07/31/22	309	\$ 39.04	\$ 12,063.36	\$1,005.28	N/A					X			\$1,005.28	\$ 939.88	\$ 65.40
Yankee Freedom #216			March	March-19	07/31/22	99	\$ 34.00	\$ 3,366.00	\$280.50	N/A										
Yankee Freedom Storage 1st floor			March	March-19	07/31/22	400	\$ 17.11	\$ 6,844.00	\$570.33	N/A										
Paradise Porters	8514	5	November	12/15/17	10/31/22	388	\$ 39.70	\$ 15,404.28	\$1,283.69	N/A					X			\$1,283.69	\$ 1,200.00	\$ 83.69
STORAGE TENANTS (GREEN ST)																				
Taylor, Clara / Unit 3	9411	mo	October	09/01/18		80	\$ 36.00	\$ 2,880.00	\$240.00	N/A										
Sunset Watersports / Unit 5	9412	mo	October	09/01/18		80	\$ 36.00	\$ 2,880.00	\$240.00	N/A										
Ken Radigan / Unit 1	9415	mo	October	09/01/18		101	\$ 36.00	\$ 3,648.00	\$304.00	N/A										
Seawillow Sailing, LLC / Unit 8 & 9	9416	mo	October	09/01/18		160	\$ 36.00	\$ 5,760.00	\$480.00	N/A										
Breakthru Beverage / Unit 6	9417	mo	October	09/01/18		84	\$ 36.00	\$ 3,024.00	\$252.00	N/A										
Fury Management Inc / Unit 4 B C D E	9418	mo	October	09/01/18		1,100	\$ 27.11	\$ 29,820.00	\$2,485.00	N/A										
Classic Harbor Line LLC / Unit 7	9432	mo	October	09/01/18		60	\$ 36.00	\$ 2,160.00	\$180.00	N/A										
VACANT/ LEASABLE SPACES																				
Storage Unit A (Green Street)						333	\$ 36.00	\$ 12,000.00	\$1,000.00	N/A										
Storage Unit 2 (Green Street)						80	\$ 36.00	\$ 2,880.00	\$240.00	N/A										
Storage Unit F (Green Street)						84	\$ 36.00	\$ 3,024.00	\$252.00	N/A										
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	Citizens Review					229														
Ferry Terminal #209	City Offices					278												\$ 149,202.65	\$ 119,585.94	\$ 29,616.71

Total: \$7,336.34

Total Occupied SF: 102,733

Total Leasable SF: 107,132

Average Annual Rent Per SF: \$33.60

Base Rent Per Leases: Monthly \$287,671.89
Annually \$3,452,062.72

Base Rent Plus FY 2017/2018 Percentage Rents: \$3,459,399.06

Base Plus % Average Annual Rent Per SF: \$33.67