

UPLAND TENANTS	Account	Lease	Anniversary	CPI Rent Increase	Lease Expiration	Leased SF	Price Per SF	Annual Base Rent	Monthly Base Rent	Percentage Rent	Percentage Rent Paid	Total Base & Percentage Rent	Total Annual Rent SF	Security Deposit Due			Deposit Required by Lease	Current Security Deposit	Security Deposit Difference	
	No.	Term	Month	Posted										1 Mo.	2 Mo.	6 Mo.				
Key West Electrical (enclosed space)	9745	mo	June	07/15/25	N/A				\$125.29	N/A										
FERRY TERMINAL TENANTS																				
Key West Express Booth	6574	10	March	02/15/26	02/28/35	172	\$ 57.66	\$ 9,918.24	\$826.52	N/A				X			\$ 826.52	\$ -	\$ 826.52	
Key West Express Storage	6574	10	March	02/15/26	02/28/35	350	\$ 23.80	\$ 8,331.00	\$694.25	N/A				X						
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/25	10/31/29			\$ 19,225.44	\$1,602.12	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%					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										
Yankee Freedom III LLC (202/205, 216, Storage)	9110	6.9	December	01/15/26	07/31/28	808	\$ 39.04	\$ 31,544.32	\$2,529.06	N/A				X			\$2,529.06	\$ 939.88	\$ 1,589.18	
Yankee Freedom III LLC (Trailer Parking)	9110	5	December	01/15/26	11/30/28	250	\$ 31.70	\$ 7,925.88	\$660.49	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				X			\$1,190.77	\$ 1,200.00	\$ (9.23)	
Superwoofie, LLC (214)	9802	5	November	10/15/25	10/31/30	270	\$ 42.67	\$ 11,520.00	\$960.00	N/A				X			\$769.95	\$ 769.95	\$ -	
STORAGE TENANTS (GREENE ST)																				
Taylor, Clara / Unit 3	9411	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A										
Sunset Watersports / Unit 5	9412	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A										
Sunset Party Cat, Inc / Unit 8	10507	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A										
Seawillow Sailing, LLC / Unit 9	9416	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A										
Seawillow Sailing, LLC / Unit 1		mo	January	12/15/25		101	\$ 46.26	\$ 4,672.68	\$389.39	N/A										
Breakthru Beverage / Unit 6	9417	mo	January	12/15/25		84	\$ 46.26	\$ 3,886.20	\$323.85	N/A										
Fury Management Inc / Unit 4 B C D E	9418	mo	January	12/15/25		1,100	\$ 34.84	\$ 38,321.28	\$3,193.44	N/A										
Fury Management Inc / Unit A		mo	January	12/15/25		333	\$ 34.73	\$ 11,565.60	\$963.80	N/A										
Fury Management Inc / Unit 2		mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A										
Classic Harbor Line LLC / Unit 7	9995	mo	January	12/15/25		60	\$ 46.26	\$ 2,775.84	\$231.32	N/A										
VACANT/ LEASABLE SPACES																				
Storage Unit F (Greene Street)						84	\$ 44.92	\$ 3,886.20	\$323.85	N/A										
274 Margaret Street						1,358														
Lazy Way Ln - Unit 6 (Jimmy Buffett)						1,447														
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: \$0.00

Total Occupied SF: 106,553

Total Leasable SF: 113,365

Average Annual Rent Per SF: \$40.24

Base Rent Per Leases: **Monthly** \$357,321.13
Annually \$4,287,853.56