

**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	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	1.8	1.2	4.7	8.0	4.2				2.5		
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	\$68,914.49	\$44,598.64	\$77,328.22	\$89,388.22	\$76,825.00	\$63,005.80		2			
Percent Change Over Prior Year												NA	-27.17%	205.00%	9.10%	-16.87%	-0.96%	-3.52%	33.98%	4.04%	-35.28%	73.39%	15.60%	-14.05%	TBD		18.71%			
Annual Base Rent (July - June)												\$14,058.00	\$14,760.96	\$15,204.00	\$15,659.76	\$15,972.96	\$16,005.00	\$16,133.04	\$16,407.24	\$16,882.44	\$17,184.84	\$17,356.68	\$18,299.00	\$19,848.96	\$22,152.00					
Base Rent per SF												\$33.00	\$34.65	\$35.69	\$36.76	\$37.50	\$37.87	\$37.87	\$38.24	\$39.63	\$40.34	\$40.74	\$42.94	\$46.59	\$52.00			\$39.58		
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		
Total Rent as % of Sales												54.74%	78.92%	26.65%	25.16%	30.87%	31.23%	32.63%	24.77%	24.50%	38.53%	22.45%	20.47%	25.84%	TBD			33.60%		
BOAT HOUSE KEY WEST LLC 220 Margaret St 12,387 SF																														
GROSS SALES																							\$4,107,565.71	\$6,906,143.90	\$6,781,233.18	\$678,314.35	11			
Percent Change Over Prior Year																							NA	68.13%	-1.81%	TBD		33.16%		
Annual Base Rent (April - March)																							\$398,256.84	\$449,427.24	\$471,449.28	\$487,478.52				
Base Rent per SF																							\$32.15	\$36.28	\$38.06	\$39.35			\$36.46	
Percentage Rent Paid																							\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	
Total Rent as % of Sales																							9.70%	6.51%	6.95%	TBD		7.72%		
B.O.'S FISH WAGON 801 Caroline Street 1,816 SF																														
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	\$1,084,353.83	\$1,235,805.62	\$1,218,070.00	\$1,119,106.52	\$1,081,353.10	\$1,196,105.01	\$1,069,769.62	\$1,072,923.65	\$978,600.58	\$1,046,850.38	744,093.28	908,612.76	762,557.43	754,667.42	412,396.32	6				
Percent Change Over Prior Year	NA	-18.68%	30.80%	7.26%	-5.76%	37.66%	13.47%	24.72%	28.93%	20.72%	13.97%	-1.44%	-8.12%	-3.37%	10.61%	-10.55%	0.29%	-8.79%	6.97%	-28.92%	22.11%	-16.07%	-1.03%	TBD		5.02%				
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	\$20,800.00	\$22,003.60	\$22,147.60	\$23,302.00	\$23,537.32	\$24,768.04	\$24,768.04	\$24,768.04	\$24,768.04	\$24,768.04	\$24,768.04					
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	\$14.62	\$14.36	\$14.93	\$15.73	\$16.06	\$16.74	\$16.74	\$16.74	\$16.74	\$16.74	\$16.74				\$25.40	
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	\$53,230.66	\$44,523.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$325,070.68	
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%	7.14%	10.05%	8.23%	10.41%	11.33%	TBD			6.83%		
BUMBLE BEE SILVER CO. 201 William Street, Suite 110 112 SF																														
GROSS SALES														\$118,589.58	\$69,054.05	\$71,940.54	\$77,374.91	\$81,261.63	\$106,059.29	\$156,908.13	\$137,227.93	\$282,388.16	\$233,671.73	\$265,018.65	\$143,838.56	5				
Percent Change Over Prior Year														NA	-41.77%	4.18%	7.55%	5.02%	30.52%	47.94%	-12.54%	105.78%	-17.25%	13.41%	TBD		14.28%			
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	\$26,700.00	\$27,517.44	\$29,223.48	\$31,473.72	\$32,480.88					
Base Rent per SF														\$160.71	\$162.32	\$165.08	\$165.41	\$168.06	\$171.42	\$175.71	\$260.92	\$245.69	\$260.92	\$281.02	\$290.01				\$225.89	
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														15.18%	26.33%	25.70%	23.94%	23.16%	18.10%	12.54%	19.46%	9.74%	12.51%	11.88%	TBD			18.05%		
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	\$340,519.39	\$168,318.00	\$358,672.28	\$363,294.30	\$268,948.86	1				
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%	-28.32%	113.09%	1.29%	TBD		15.17%				
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	\$20,070.72	\$21,154.56	\$23,079.60	\$24,000.00					
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	\$44.40	\$46.80	\$51.06	\$53.10				\$44.37	
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	\$0.00	\$365.78	\$0.00	\$0.00	\$0.00				29,319.51	
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%	5.86%	11.92%	6.00%	6.35%	TBD			7.40%		
CONCH ELECTRIC CARS Ferry Terminal Building 594 SF P 337 SF O																														
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	\$257,039.75	\$183,008.80	\$466,862.34	\$347,047.24	\$1,007,236.16	\$98,464.80	11			
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%	2.08%	-32.55%	20.84%	-7.45%	-28.80%	155.10%	-25.66%	190.23%	TBD		20.37%			
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	\$13,499.40	\$14,066.40	\$15,233.88	\$15,980.40	\$16,523.68				
Base Rent per SF						\$40.51	\$42.54	\$44.66	\$46.90	\$49.24	\$49.24	\$51.71	\$51.71	\$55.87	\$57.55	\$58.70	\$58.70	\$37.38	\$38.20	\$39.15	\$39.94	\$40.06	\$41.74	\$45.20	\$47.42	\$49.03				\$51.87
Percentage Rent Paid						\$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	\$1,963.43	\$0.00	\$13,945.34	\$5,588.95	\$0.00	\$0.00				33,976.60	
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%	6.00%	7.38%	6.00%	6.00%	1.59%	TBD			7.62%	
CONCH REPUBLIC SEAFOOD 631 Greene Street 16,289 SF																														
GROSS SALES	\$4,531,263.21	\$5,143,096.92	\$5,785,549.38	\$6,104,553.82	\$6,861,344.13	\$6,847,729.91	\$7,243,386.20	\$8,487,152.94	\$9,649,680.70	\$9,337,047.92	\$9,859,580.78	\$9,800,104.41	\$10,823,968.00	\$11,182,431.80	\$11,655,560.64	\$12,017,911.60	\$12,397,381.53	\$12,579,187.37	\$10,676,551.73	\$14,848,851.09	\$13,521,010.72	\$14,483,971.78	\$21,063,359.67	\$19,331,214.30	\$18,204,491.36	1				
Percent Change Over																														

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	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	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	1.8	1.2	4.7	8.0	4.2				2.5
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	\$486,431.95	\$365,382.06	\$462,357.96	\$196,657.35	\$26,718.20	\$77,921.24		4	-4.49%
Percent Change Over Prior Year																	NA	66.48%	6.35%	33.47%	-24.89%	26.54%	-57.47%	-86.41%	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	\$17,155.20	\$17,446.80								
Unit C & D combined 9/1/20																	\$64.27	\$64.88	\$66.92	\$69.03	\$69.91	\$40,619.52	\$42,814.08	\$46,327.68	\$48,041.76			
Base Rent per SF																	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
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																	12.55%	7.61%	7.38%	5.70%	7.69%	8.79%	21.77%	173.39%	TBD		30.61%	
HALF SHELL RAW BAR 231 Margaret Street 9,715 SF																												
GROSS SALES	\$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	\$582,445.50	12	78.17%
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%	29.16%	7.28%	3.94%	-1.79%	-2.28%	17.49%	-5.70%	-31.57%	92.50%	-10.28%	-1.57%	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	\$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			
Base Rent per SF	\$23.02	\$23.02	\$23.02	\$23.02	\$24.03	\$24.49	\$25.22	\$26.08	\$26.63	\$27.77	\$28.41	\$29.18	\$29.96	\$28.98	\$29.19	\$29.96	\$29.51	\$30.16	\$30.91	\$31.53	\$31.63	\$32.96	\$35.69	\$37.44	\$38.71			
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	\$23,826.88	\$114,765.38	\$43,469.96	\$20,356.95	\$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%	6.00%	8.16%	6.00%	6.00%	6.00%		9.72%	
HAMMERHEAD SURF SHOP 201 William Street, Unit B 1,006 SF																												
GROSS SALES														\$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		12	15.77%
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%			
Annual Base Rent (May - April)														\$32,607.96	\$32,607.96	\$32,607.96	\$34,203.96	\$34,546.08	\$36,839.76	\$36,839.76	\$36,839.76	\$38,724.00	\$42,051.00	\$43,732.92	\$43,732.92			
Base Rent per SF														\$32.41	\$32.41	\$32.77	\$34.00	\$34.34	\$34.99	\$35.97	\$36.62	\$38.49	\$41.80	\$43.47	\$43.47			
Percentage Rent Paid														\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.23	\$401.31	\$0.00	\$21,308.37	\$44,366.90	\$28,636.61	\$17,417.70			
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%		6.75%	
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	\$177,802.83	65,915.68	Transferred 3/1/2021 to "Pirate Jack's of Key West"						
Percent Change Over Prior Year								NA	-8.51%	-11.60%	-8.51%	91.89%	27.58%	0.15%	17.49%	-2.31%	-12.01%	-5.68%	26.41%	-62.93%								
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	\$31,333.00	\$32,333.00	\$33,333.00	\$34,333.00	\$35,333.00		
Base Rent per SF								\$28.00	\$29.40	\$30.87	\$32.41	\$33.03	\$33.74	\$34.03	\$34.37	\$34.37	\$34.92	\$35.87	\$36.69	\$37.42	\$38.33	\$40.32	\$41.33	\$42.33	\$43.33	\$44.33		
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		
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%	
KEY WEST BAIT & TACKLE 241, 251A & 251B Margaret St. 3,444 SF																												
GROSS SALES	\$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	\$727,143.48		1	9.85%
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%	23.39%	7.74%	-6.39%	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	\$44,822.80	\$47,069.04	\$50,322.36	\$51,832.00	\$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			
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	\$104.35	\$105.40	\$106.45	\$108.15	\$111.29	\$113.07	\$113.75	\$119.89	\$130.81	\$134.73			
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	\$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%	TBD		11.07%	
LOCAL COLOR 274 Margaret Street 3,048 SF																												
GROSS SALES	\$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	\$1,114,957.59		2	4.09%
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%	-12.27%	0.67%	-6.52%	-4.53%	-13.16%	11.05%	-31.53%	21.16%	44.93%	-6.13%	TBD				
Annual Base Rent (July - June)	\$23,838.84	\$24,910.68	\$26,037.24	\$25,216.08	\$26,468.04	\$63,660.24	\$63,668.20	\$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	\$118,460.88	\$118,460.88	\$119,645.52	\$126,113.28	\$136,825.32	\$141,203.76			
Base Rent per SF	\$20.82	\$21.76	\$22.74	\$22.02	\$23.12	\$20.89	\$20.89	\$31.10	\$31.10	\$31.18	\$32.74	\$33.74	\$34.37	\$35.41	\$36.12	\$36.12	\$36.12	\$37.10	\$37.10	\$38.18	\$38.87	\$39.25	\$41.38	\$44.89	\$46.33			
Percentage Rent Paid	\$15,856.26																											

**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	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	1.8	1.2	4.7	8.0	4.2				2.5
Pirate Jack's of Key West 201 William Street, Unit A 722 SF																											8	
GROSS SALES																						226,483.97	\$389,266.40	\$598,151.69	\$233,515.44			
Percent Change Over Prior Year																						12.27%	92.96%	196.50%	TBD		100.58%	
Annual Base Rent (Jan. - Dec.)																						\$30,260.04	\$32,529.60	\$34,611.48	\$35,684.40			
Base Rent per SF																						\$41.91	\$45.05	\$47.94	\$49.42		\$46.08	
Percentage Rent Paid																						\$0.00	\$0.00	\$1,277.62	\$0.00		\$1,277.62	
Total Rent as % of Sales																						13.36%	8.36%	6.00%	TBD		9.24%	
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF																											10	
GROSS SALES															\$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	\$64,458.88		
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	37.39%	-24.65%	98.64%	54.44%	49.08%	TBD	22.07%	
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		
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		\$31.85
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															11.68%	10.71%	16.28%	8.78%	17.59%	12.39%	12.55%	23.22%	9.04%	12.61%	13.72%		13.51%	
SCHOONER WHARF BAR 202R William Street 8,872 SF																											5	
GROSS SALES	\$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	\$4,496,508.59			
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%	-1.32%	5.75%	-11.35%	39.89%	-4.81%	-3.86%	TBD		4.94%		
Annual Base Rent (Oct. - Sept.)	\$87,609.96	\$87,611.76	\$95,718.00	\$100,074.24	\$104,656.02	\$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			
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		\$39.39	
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	\$0.00	\$34,672.60	\$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%	TBD		6.42%	
TURTLE KRAALS 1 Lands End Village 12,387 SF																												
GROSS SALES	\$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	\$5,471.25						
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%	-4.60%	16.67%	-3.49%	-99.81%						-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	\$21.72	\$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	\$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
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%
WATERFRONT BREWERY 201 William Street 18,942 SF																											3	
GROSS SALES																NA	\$2,752,542.23 (*)	\$4,778,475.00	\$4,282,849.00	\$4,681,320.00	\$3,204,185.27	\$4,481,365.00	\$4,642,462.00	\$4,205,585.00	\$3,259,756.00			
Percent Change Over Prior Year																NA	NA	73.60%	-10.37%	9.30%	-31.55%	39.86%	3.59%	-9.41%	TBD		9.38%	
Annual Base Rent (Aug. - July)																\$397,782.00	\$398,577.60	\$402,962.04	\$410,618.16	\$421,704.84	\$428,873.88	\$434,529.48	\$457,559.52	\$495,537.00	\$513,871.80			
Base Rent per SF																\$21.00	\$21.04	\$21.27	\$21.68	\$22.26	\$22.64	\$22.94	\$24.16	\$26.16	\$27.13			\$23.03
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
Total Rent as % of Sales																NA	14.48%	14.64%	14.92%	15.32%	15.58%	15.79%	16.62%	18.00%	TBD		13.93%	
YOURS & MAYAN Lazy Way, Units A, A-1, B 472 SF																											10	
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	\$389,757.00	\$245,734.00	\$621,738.00	\$482,015.80	\$417,799.00	\$89,124.00		
Percent Change Over Prior Year										NA	39.14%	43.86%	10.11%	15.34%	-2.55%	14.65%	12.15%	-17.27%	21.93%	8.76%	-36.95%	153.01%	-22.47%	-13.32%	TBD	14.53%		
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	\$31,244.88	\$32,057.28	\$34,782.12	\$36,521.16	\$37,799.40		
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	\$66.20	\$67.92	\$73.69	\$77.38		\$62.53	
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	\$5,247.00	\$0.00	\$0.00	\$0.00		\$5,247.00	
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%	7.90%	12.71%	6.00%	7.22%	8.74%	TBD	10.16%	

TBD - To be determined