

**KEY WEST BIGHT RENT ROLL**  
**FY 25/26**  
**NOVEMBER 2025**

| 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 Key West Inc                                  | 5810    | 5       | March       | 02/15/25          | 02/28/30   | 1,690  | \$ 48.00  | \$ 81,120.00  | \$6,760.00  | 6%         |                 |                         |              | X                    |       |       | \$ 6,760.00      | \$ 6,760.00      | \$ -             |
| Good Day on a Happy Planet, LLC / Piano Shop              | 5811    | 5       | March       | 04/15/25          | 02/28/23   | 975    | \$ 44.85  | \$ 43,723.92  | \$3,643.66  | 6%         |                 |                         |              | X                    |       |       | \$ 2,006.59      | \$ 1,182.33      | \$ 824.26        |
| RED Hospitality & Leisure KW LLC - Booth                  | 9624    | 5       | June        | 05/15/25          | 05/31/30   | 98     | \$ 340.00 | \$ 33,320.04  | \$2,776.67  | N/A        |                 |                         |              | X                    |       |       | \$ 2,776.67      | \$ 2,122.38      | \$ 654.29        |
| RED Hospitality & Leisure KW LLC - Unit I (&J)            | 9622    | 5       | June        | 05/15/25          | 05/31/30   | 817    | \$ 53.00  | \$ 43,301.04  | \$3,608.42  | N/A        |                 |                         |              | X                    |       |       | \$ 3,608.42      | \$ 2,747.75      | \$ 860.67        |
| RED Hospitality & Leisure KW LLC - Ext Storage            | 9622    | 5       | June        | 05/15/25          | 05/31/30   | 313    | \$ 24.00  | \$ 7,512.00   | \$626.00    | N/A        |                 |                         |              | X                    |       |       | \$ 626.00        | \$ 440.67        | \$ 185.33        |
| Key West Seaport LLC dba Schooner Wharf Bar               | 5825    | 10      | October     | 11/15/24          | 09/30/26   | 9,917  | \$ 44.48  | \$ 441,117.48 | \$36,759.79 | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 7,500.00      | \$ 12,177.30     | \$ (4,677.30)    |
| Sails in Concert, Inc (Jimmy Buffett)                     | 5826    | 5       | November    | 12/15/24          | 10/31/26   | 1,447  | \$ 77.42  | \$ 112,019.64 | \$9,334.97  | NA         |                 |                         |              | X                    |       |       | \$ 9,334.97      | \$ 1,904.14      | \$ 7,430.83      |
| B.O.'s Fish Wagon, Inc                                    | 5844    | 10      | October     | 11/15/24          | 09/30/18   | 1,623  | \$ 55.79  | \$ 90,548.88  | \$7,545.74  | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 5,900.00      | \$ 1,228.48      | \$ 4,671.52      |
| Lost Reef Adventures, Inc. /Dive Shop                     | 5855    | 5       | December    | 01/15/25          | 11/30/29   | 1,881  | \$ 42.92  | \$ 80,736.00  | \$6,728.00  | 6%         |                 |                         |              | X                    |       |       | \$ 6,728.00      | \$ 2,713.39      | \$ 4,014.61      |
| Schooner Appledore Booth                                  | 5902    | 5       | May         | 06/15/25          | 04/30/28   | 30     | \$ 344.42 | \$ 10,332.48  | \$861.04    | N/A        |                 |                         |              | NA                   | NA    | NA    | \$ 338.00        | \$ 338.00        | \$ -             |
| Sunset Watersports, Inc. Office (Ground C)                | 5916    | 5       | May         | 06/15/25          | 04/30/29   | 750    | \$ 51.20  | \$ 38,400.00  | \$3,200.00  | N/A        |                 |                         |              | X                    |       |       | \$ 2,125.00      | \$ 504.54        | \$ 1,620.46      |
| Sunset Watersports, Inc. (Unit B/Surf Shop)               | 5916    | 5       | May         | 06/15/25          | 04/30/29   | 1,006  | \$ 51.20  | \$ 51,511.32  | \$4,292.61  | 6%         |                 |                         |              |                      |       |       | \$ 2,850.33      | \$ -             | \$ 2,850.33      |
| Tropical Shell and Gifts, Inc dba Mac's Sea Garden        | 6185    | 10      | March       |                   | 02/29/26   | 1,689  | \$ 52.71  | \$ 89,019.84  | \$7,418.32  | 6%         |                 |                         |              | X                    |       |       | \$ 7,418.32      | \$ 3,342.73      | \$ 4,075.59      |
| Tropical Shell and Gifts, Inc dba Curio Shop              | 6185    | 10      | March       | 04/15/25          | 02/29/26   | 861    | \$ 13.14  | \$ 11,313.36  | \$942.78    | 6%         |                 |                         |              | X                    |       |       | \$ 942.78        | \$ 1,063.70      | \$ (120.92)      |
| Conch Tour Train, Inc / Flagler Station                   | 6185    | 10      | March       | 04/15/25          | 02/29/29   | 7,360  | \$ 17.51  | \$ 128,893.68 | \$10,741.14 | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 2,000.00      | \$ 2,972.57      | \$ (972.57)      |
| Florida Straits Conch Company                             | 6386    | 10      | May         | 06/15/25          | 04/30/27   | 16,289 | \$ 44.74  | \$ 728,781.00 | \$60,731.75 | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 25,000.00     | \$ 36,126.27     | \$ (11,126.27)   |
| Conch Tees & Souvenirs, Inc dba Pirate Jack's of Key West | 9891    | 5       | January     | 02/15/25          | 12/31/26   | 722    | \$ 50.91  | \$ 36,754.92  | \$3,062.91  | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 6,048.98      | \$ 6,048.98      | \$ -             |
| Captain Quick Dry (Unit H, Lazy Way)                      | 7033    | 5       | June        | 07/15/25          | 05/31/28   | 452    | \$ 56.17  | \$ 25,387.44  | \$2,115.62  | 6%         |                 |                         |              |                      | X     |       | \$ 4,231.24      | \$ 2,461.31      | \$ 1,769.93      |
| Dragonfly Key West LLC (Unit G, Lazy Way)                 | 7041    | 3       | March       | 04/15/25          | 02/28/26   | 326    | \$ 61.48  | \$ 20,043.24  | \$1,670.27  | 6%         |                 |                         |              |                      | X     |       | \$ 3,340.54      | \$ 2,696.56      | \$ 643.98        |
| Yours & Mayan Imports LLC (Unit A & B, Lazy Way)          | 7042    | 5       | March       | 04/15/25          | 02/28/26   | 472    | \$ 82.01  | \$ 38,706.60  | \$3,225.55  | 6%         |                 |                         |              |                      | X     |       | \$ 6,451.10      | \$ 5,207.48      | \$ 1,243.62      |
| Mel Fisher Maritime Society                               | 7383    | 5       | July        | 06/15/25          | 06/30/29   | 1,076  | NA        | \$ 1.00       | \$1.00      | N/A        |                 |                         |              | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -             |
| Key West Bait & Tackle Inc                                | 10401   | 4       | June        | 05/15/25          | 05/31/30   | 3,444  | \$ 41.74  | \$ 143,760.00 | \$11,980.00 | 6%         |                 |                         |              | X                    |       |       | \$11,980.00      | \$ 4,194.99      | \$ 7,785.01      |
| FIOVIDA LLC (Unit F,LW ) formerly AER Photography         | 10346   | 5       | July        | 08/15/25          | 06/30/28   | 426    | \$ 54.95  | \$ 23,409.84  | \$1,950.82  | 6%         |                 |                         |              |                      | X     |       | \$ 3,901.64      | \$ 2,609.96      | \$ 1,291.68      |
| Fury Management, Inc. / Greene Street Booth               | 7966    | 5       | September   | 10/25/25          | 08/31/29   | 96     | \$ 349.94 | \$ 33,594.48  | \$2,799.54  | N/A        |                 |                         |              | NA                   | NA    | NA    | \$ 6,696.66      | \$ 6,699.32      | \$ (2.66)        |
| Cuban Coffee Queen LLC                                    | 8044    | 5       | September   | 10/25/25          | 08/31/29   | 208    | \$ 398.19 | \$ 82,824.36  | \$6,902.03  | 6%         | \$6,923.71      |                         |              | NA                   | NA    | NA    | \$ 5,479.38      | \$ 5,481.56      | \$ (2.18)        |
| Cuban Coffee Queen Storage                                | 8044    | Co-term | September   | 10/25/25          | 08/31/29   | 240    | \$ 22.20  | \$ 5,327.16   | \$443.93    | N/A        |                 |                         |              | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -             |
| Bumble Bee Silver Co. (Ground B) *                        | 8375    | 5       | October     | 11/15/24          | 09/30/27   | 152    | \$ 219.25 | \$ 33,325.32  | \$2,777.11  | 6%         |                 |                         |              | X                    |       |       | \$2,777.11       | \$ 1,653.14      | \$ 1,123.97      |
| Moro Management Inc dba Half Shell Raw Bar                | 8520    | 10      | April       | 05/15/25          | 03/31/35   | 9,715  | \$ 40.00  | \$ 388,599.96 | \$32,383.33 | 6%         |                 |                         |              | NA                   | NA    | NA    | Letter of Credit | Letter of Credit | \$ -             |
| Boat House Key West (Turtle Kraals)                       | 9759    | 10      | April       | 05/15/25          | 03/31/26   | 12,387 | \$ 40.26  | \$ 498,690.48 | \$41,557.54 | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -             |
| Boat House Key West (Turtle Kraals) Storage               | 9759    | 10      | April       | 10/15/25          | 03/31/26   | 842    | \$ 25.53  | \$ 21,496.32  | \$1,791.36  | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Waterfront Brewery LLC                                    | 8587    | 20      | August      | 09/15/25          | 07/31/34   | 18,942 | \$ 28.61  | \$ 541,993.44 | \$45,166.12 | 6%         |                 |                         |              |                      |       |       | Letter of Credit |                  |                  |
| Waterfront Brewery LLC (Unit E)                           | 8587    | 10      | August      | 09/15/25          | 07/31/34   | 1,447  | \$ 44.41  | \$ 64,264.56  | \$5,355.38  | 6%         |                 |                         |              | X                    |       |       | \$ 5,355.38      | \$ -             | \$ 5,355.38      |
| Waterfront Brewery LLC (Unit C)                           | 8747    | 10      | August      | 09/15/25          | 07/31/34   | 1,001  | \$ 50.42  | \$ 50,471.52  | \$4,205.96  | 6%         |                 |                         |              | X                    |       |       | \$ 4,205.96      | \$ -             | \$ 4,205.96      |
| Fisherman Café (Unit C & D)                               | 10366   | 5       | September   | 08/15/25          | 08/31/30   | 576    | \$ 87.54  | \$ 50,424.00  | \$4,202.00  | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 3,384.96      | \$ 2,888.20      | \$ 496.76        |
| RED Hospitality & Leisure KW, LLC (255 Margaret St)       | 9623    | 5       | June        | 07/15/25          | 05/31/27   | 1,612  | \$ 39.53  | \$ 63,724.08  | \$5,310.34  | 6%         |                 |                         |              | NA                   | NA    | NA    | \$ 8,060.00      | \$ 8,060.00      | \$ -             |
| Captains Corner Scuba School, Inc                         | 9464    | 5       | October     | 11/15/24          | 09/30/28   | 56     | \$ 241.84 | \$ 13,543.20  | \$1,128.60  | 6%         |                 |                         |              |                      | X     |       | \$ 1,300.00      | \$ 1,300.00      | \$ -             |
| Reef Relief, Inc                                          | 9540    | 5       | February    | 02/15/25          | 01/31/29   | 926    |           | \$ 1.00       | \$1.00      | N/A        |                 |                         |              | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -             |
| C Dock Co-Op, LLC                                         | 10326   | 5       | August      | 09/15/25          | 07/30/29   | 30     | \$ 308.70 | \$ 9,261.00   | \$771.75    | N/A        |                 |                         |              | NA                   | NA    | NA    | \$ 750.00        | \$ 750.00        | \$ -             |
|                                                           |         |         |             |                   |            |        |           |               |             |            |                 |                         |              |                      |       |       |                  |                  |                  |
| PARKING AND SOLID WASTE                                   |         |         |             |                   |            |        |           |               |             |            |                 |                         |              |                      |       |       |                  |                  |                  |
| The Marker Waterfront Resort (26 Parking)                 | 8911    | 40      | August      | 07/15/25          | 06/30/52   |        |           | \$ 25,000.00  |             | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| The Marker Waterfront Resort (Solid Waste)                | 8911    | 1       | December    | 01/15/25          | 11/30/23   |        |           |               | \$626.94    | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |

| 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       |
| Conch Harbor PropCo (Solid Waste)              | 10403        | 5     | April       | 04/01/25          | 04/01/30   |        |          |              | \$1,000.00 | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Square Grouper (enclosed space)                | 10360        | mo    | December    | 12/01/24          | N/A        |        |          |              | \$124.77   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| 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       | 02/15/25          | 02/28/35   | 172    | \$ 55.98 | \$ 9,629.40  | \$802.45   | N/A        |                 |                         |              | X                    |       |       | \$ 802.45        | \$ -             | \$ 802.45        |
| Key West Express Storage                       | 6574         | 10    | March       | 02/15/25          | 02/28/35   | 350    | \$ 23.11 | \$ 8,088.36  | \$674.03   | N/A        |                 |                         |              | X                    |       |       |                  |                  |                  |
| Anderson Outdoor Advertising, Inc.             | 6990         | 5     | November    | 10/15/24          | 10/31/29   |        |          | \$ 18,720.00 | \$1,560.00 | 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    | 01/15/25          | 07/31/28   | 808    | \$ 39.04 | \$ 31,544.32 | \$2,462.57 | N/A        |                 |                         |              | X                    |       |       | \$2,462.57       | \$ 939.88        | \$ 1,522.69      |
| Yankee Freedom III LLC (Trailer Parking)       | 9110         | 5     | December    | 01/15/25          | 11/30/28   | 250    | \$ 30.87 | \$ 7,717.56  | \$643.13   | 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     | 12/15/24          |            | 80     | \$ 44.92 | \$ 3,593.28  | \$299.44   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Sunset Watersports / Unit 5                    | 9412         | mo    | January     | 12/15/24          |            | 80     | \$ 44.92 | \$ 3,593.28  | \$299.44   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Seawillow Sailing, LLC / Unit 9                | 9416         | mo    | January     | 12/15/24          |            | 80     | \$ 44.92 | \$ 3,593.28  | \$299.44   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Seawillow Sailing, LLC / Unit 1                |              | mo    | January     | 12/15/24          |            | 101    | \$ 44.92 | \$ 4,536.60  | \$378.05   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Breakthru Beverage / Unit 6                    | 9417         | mo    | January     | 12/15/24          |            | 84     | \$ 44.92 | \$ 3,773.04  | \$314.42   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Fury Management Inc / Unit 4 B C D E           | 9418         | mo    | January     | 12/15/24          |            | 1,100  | \$ 35.48 | \$ 39,025.92 | \$3,252.16 | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Fury Management Inc / Unit A                   |              | mo    | January     | 12/15/24          |            | 333    | \$ 33.72 | \$ 11,228.76 | \$935.73   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Fury Management Inc / Unit 2                   |              | mo    | January     | 12/15/24          |            | 80     | \$ 44.92 | \$ 3,593.28  | \$299.44   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Classic Harbor Line LLC / Unit 7               | 9995         | mo    | January     | 12/15/24          |            | 60     | \$ 44.92 | \$ 2,694.96  | \$224.58   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
|                                                |              |       |             |                   |            |        |          |              |            |            |                 |                         |              |                      |       |       |                  |                  |                  |
| VACANT/ LEASABLE SPACES                        |              |       |             |                   |            |        |          |              |            |            |                 |                         |              |                      |       |       |                  |                  |                  |
| Storage Unit 8 (Greene Street)                 |              |       |             |                   |            | 80     | \$ 44.92 | \$ 3,393.60  | \$282.80   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| Storage Unit F (Greene Street)                 |              |       |             |                   |            | 84     | \$ 44.92 | \$ 3,563.28  | \$296.94   | N/A        |                 |                         |              |                      |       |       |                  |                  |                  |
| 274 Margaret Street                            |              |       |             |                   |            | 1,358  |          |              |            |            |                 |                         |              |                      |       |       |                  |                  |                  |
| 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: \$6,923.71

Total Occupied SF: 107,061

Total Leasable SF: 112,506

Average Annual Rent Per SF: \$40.91

Base Rent Per Leases: Monthly \$365,018.62  
Annually \$4,380,223.44