

KWB Rent & Gross Sales Comparison Report  
2000-2018

2000-2020																			Months To Year End		Avg.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
CPI - All Urban Consumers	2000		2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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<b>AER PHOTOGRAPHY</b> Lazy Way, Unit F <span style="float: right;">426 SF</span>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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<b>B.O.'S FISH WAGON</b> 801 Caroline Street <span style="float: right;">1,816 SF</span>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
<b>GROSS SALES</b>	\$314,342.72	NA	\$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	\$1,084,353.85	\$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	1 m <sup>o</sup> rent abate	978,600.58	12	9.75%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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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	\$18,937.44	\$19,922.16	\$20,918.28	\$21,964.20	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12	\$22,623.12																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Base Rent per SF	\$7.19	\$7.55	\$8.33	\$8.74	\$9.18	\$9.65	\$10.12	\$10.63	\$11.16	\$11.72	\$12.30	\$12.90	\$13.50	\$14.10	\$14.70	\$15.30	\$15.90	\$16.50	\$17.10	\$17.70	\$18.30	\$18.90	\$19.50	\$20.10	\$20.70	\$21.30	\$21.90	\$22.50	\$23.10	\$23.70	\$24.30	\$24.90	\$25.50	\$26.10	\$26.70	\$27.30	\$27.90	\$28.50	\$29.10	\$29.70	\$30.30	\$30.90	\$31.50	\$32.10	\$32.70	\$33.30	\$33.90	\$34.50	\$35.10	\$35.70	\$36.30	\$36.90	\$37.50	\$38.10	\$38.70	\$39.30	\$39.90	\$40.50	\$41.10	\$41.70	\$42.30	\$42.90	\$43.50	\$44.10	\$44.70	\$45.30	\$45.90	\$46.50	\$47.10	\$47.70	\$48.30	\$48.90	\$49.50	\$50.10	\$50.70	\$51.30	\$51.90	\$52.50	\$53.10	\$53.70	\$54.30	\$54.90	\$55.50	\$56.10	\$56.70	\$57.30	\$57.90	\$58.50	\$59.10	\$59.70	\$60.30	\$60.90	\$61.50	\$62.10	\$62.70	\$63.30	\$63.90	\$64.50	\$65.10	\$65.70	\$66.30	\$66.90	\$67.50	\$68.10	\$68.70	\$69.30	\$69.90	\$70.50	\$71.10	\$71.70	\$72.30	\$72.90	\$73.50	\$74.10	\$74.70	\$75.30	\$75.90	\$76.50	\$77.10	\$77.70	\$78.30	\$78.90	\$79.50	\$80.10	\$80.70	\$81.30	\$81.90	\$82.50	\$83.10	\$83.70	\$84.30	\$84.90	\$85.50	\$86.10	\$86.70	\$87.30	\$87.90	\$88.50	\$89.10	\$89.70	\$90.30	\$90.90	\$91.50	\$92.10	\$92.70	\$93.30	\$93.90	\$94.50	\$95.10	\$95.70	\$96.30	\$96.90	\$97.50	\$98.10	\$98.70	\$99.30	\$99.90	\$100.50	\$101.10	\$101.70	\$102.30	\$102.90	\$103.50	\$104.10	\$104.70	\$105.30	\$105.90	\$106.50	\$107.10	\$107.70	\$108.30	\$108.90	\$109.50	\$110.10	\$110.70	\$111.30	\$111.90	\$112.50	\$113.10	\$113.70	\$114.30	\$114.90	\$115.50	\$116.10	\$116.70	\$117.30	\$117.90	\$118.50	\$119.10	\$119.70	\$120.30	\$120.90	\$121.50	\$122.10	\$122.70	\$123.30	\$123.90	\$124.50	\$125.10	\$125.70	\$126.30	\$126.90	\$127.50	\$128.10	\$128.70	\$129.30	\$129.90	\$130.50	\$131.10	\$131.70	\$132.30	\$132.90	\$133.50	\$134.10	\$134.70	\$135.30	\$135.90	\$136.50	\$137.10	\$137.70	\$138.30	\$138.90	\$139.50	\$140.10	\$140.70	\$141.30	\$141.90	\$142.50	\$143.10	\$143.70	\$144.30	\$144.90	\$145.50	\$146.10	\$146.70	\$147.30	\$147.90	\$148.50	\$149.10	\$149.70	\$150.30	\$150.90	\$151.50	\$152.10	\$152.70	\$153.30	\$153.90	\$154.50	\$155.10	\$155.70	\$156.30	\$156.90	\$157.50	\$158.10	\$158.70	\$159.30	\$159.90	\$160.50	\$161.10	\$161.70	\$162.30	\$162.90	\$163.50	\$164.10	\$164.70	\$165.30	\$165.90	\$166.50	\$167.10	\$167.70	\$168.30	\$168.90	\$169.50	\$170.10	\$170.70	\$171.30	\$171.90	\$172.50	\$173.10	\$173.70	\$174.30	\$174.90	\$175.50	\$176.10	\$176.70	\$177.30	\$177.90	\$178.50	\$179.10	\$179.70	\$180.30	\$180.90	\$181.50	\$182.10	\$182.70	\$183.30	\$183.90	\$184.50	\$185.10	\$185.70	\$186.30	\$186.90	\$187.50	\$188.10	\$188.70	\$189.30	\$189.90	\$190.50	\$191.10	\$191.70	\$192.30	\$192.90	\$193.50	\$194.10	\$194.70	\$195.30	\$195.90	\$196.50	\$197.10	\$197.70	\$198.30	\$198.90	\$199.50	\$200.10	\$200.70	\$201.30	\$201.90	\$202.50	\$203.10	\$203.70	\$204.30	\$204.90	\$205.50	\$206.10	\$206.70	\$207.30	\$207.90	\$208.50	\$209.10	\$209.70	\$210.30	\$210.90	\$211.50	\$212.10	\$212.70	\$213.30	\$213.90	\$214.50	\$215.10	\$215.70	\$216.30	\$216.90	\$217.50	\$218.10	\$218.70	\$219.30	\$219.90	\$220.50	\$221.10	\$221.70	\$222.30	\$222.90	\$223.50	\$224.10	\$224.70	\$225.30	\$225.90	\$226.50	\$227.10	\$227.70	\$228.30	\$228.90	\$229.50	\$230.10	\$230.70	\$231.30	\$231.90	\$232.50	\$233.10	\$233.70	\$234.30	\$234.90	\$235.50	\$236.10	\$236.70	\$237.30	\$237.90	\$238.50	\$239.10	\$239.70	\$240.30	\$240.90	\$241.50	\$242.10	\$242.70	\$243.30	\$243.90	\$244.50	\$245.10	\$245.70	\$246.30	\$246.90	\$247.50	\$248.10	\$248.70	\$249.30	\$249.90	\$250.50	\$251.10	\$251.70	\$252.30	\$252.90	\$253.50	\$254.10	\$254.70	\$255.30	\$255.90	\$256.50	\$257.10	\$257.70	\$258.30	\$258.90	\$259.50	\$260.10	\$260.70	\$261.30	\$261.90	\$262.50	\$263.10	\$263.70	\$264.30	\$264.90	\$265.50	\$266.10	\$266.70	\$267.30	\$267.90	\$268.50	\$269.10	\$269.70	\$270.30	\$270.90	\$271.50	\$272.10	\$272.70	\$273.30	\$273.90	\$274.50	\$275.10	\$275.70	\$276.30	\$276.90	\$277.50	\$278.10	\$278.70	\$279.30	\$279.90	\$280.50	\$281.10	\$281.70	\$282.30	\$282.90	\$283.50	\$284.10	\$284.70	\$285.30	\$285.90	\$286.50	\$287.10	\$287.70	\$288.30	\$288.90	\$289.50	\$290.10	\$290.70	\$291.30	\$291.90	\$292.50	\$293.10	\$293.70	\$294.30	\$294.90	\$295.50	\$296.10	\$296.70	\$297.30	\$297.90	\$298.50	\$299.10	\$299.70	\$300.30	\$300.90	\$301.50	\$302.10	\$302.70	\$303.30	\$303.90	\$304.50	\$305.10	\$305.70	\$306.30	\$306.90	\$307.50	\$308.10	\$308.70	\$309.30	\$309.90	\$310.50	\$311.10	\$311.70	\$312.30	\$312.90	\$313.50	\$314.10	\$314.70	\$315.30	\$315.90	\$316.50	\$317.10	\$317.70	\$318.30	\$318.90	\$319.50	\$320.10	\$320.70	\$321.30	\$321.90	\$322.50	\$323.10	\$323.70	\$324.30	\$324.90	\$325.50	\$326.10

## KWB Rent & Gross Sales Comparison Report 2000-2018

**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	Months To Year End	Avg.
<b>CPI - All Urban Consumers</b>	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				2.4
<b>GOOD DAY ON A HAPPY PLANET</b> 907 Caroline Street 975 SF																						
<b>GROSS SALES</b>																						
Percent Change Over Prior Year																						
Annual Base Rent (July - June)																						
Base Rent per SF																						
Percentage Rent Paid																						
Total Rent as % of Sales																						
<b>SCHOONER WHARF BAR</b> 202R William Street 8,872 SF																						
<b>GROSS SALES</b>	\$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	\$3,753,666.58	\$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	901,245.36	10	6.28%
Percent Change Over Prior Year	NA	26.40%	8.57%	12.49%	9.68%	-1.98%	2.02%	3.38%	1.53%	-1.74%	12.70%	12.47%	7.45%	-2.22%	-6.33%	8.12%	-0.61%	2.33%	-1.32%	TBD		
Annual Base Rent (Oct. - Sept.)	\$87,609.96	\$87,611.76	\$95,718.00	\$100,074.24	\$104,656.92	\$109,464.06	\$230,672.04	\$242,205.60	\$254,344.80	\$267,031.68	\$280,383.24	\$294,402.48	\$309,122.52	\$318,396.24	\$35.89	\$36.25	\$36.94	\$38.12	\$344,934.04	\$352,556.48		\$40.32
Base Rent per SF	\$43.46	\$43.46	\$47.48	\$49.64	\$51.91	\$54.30	\$6.00	\$27.30	\$28.66	\$30.10	\$31.60	\$33.18	\$34.84	\$35.89	\$36.00	\$36.00	\$36.00	\$36.88	\$39.85			
Percentage Rent Paid	\$60,317.76	\$60,317.29	\$76,098.62	\$94,011.76	\$108,435.40	\$100,046.76	\$5.80	\$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%
<b>TURTLE KRAALS</b> 1 Lands End Village 12,387 SF																						
<b>GROSS SALES</b>	\$3,290,479.96	\$3,591,844.26	\$3,669,336.07	\$3,865,640.84	\$4,000,214.80	\$3,784,782.64	\$3,373,050.25	\$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	\$1,740,999.07	4	-0.58%
Percent Change Over Prior Year	NA	9.16%	2.16%	5.35%	3.48%	5.30%	10.88%	2.11%	13.10%	26.33%	10.27%	15.66%	2.55%	-3.00%	11.99%	-10.40%	2.93%	-5.57%	-4.60%	TBD		
Annual Base Rent (Apr. - Mar.)	\$97,467.26	\$97,467.26	\$97,467.26	\$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	\$18.50	\$19.00	\$19.87	\$242,431.68	\$379,785.48	\$389,280.00	\$21.43	\$25.94
Base Rent per SF	\$22.78	\$22.78	\$45.12	\$47.35	\$47.35	\$49.00	\$0.00	\$21.72	\$22.65	\$22.65	\$23.18	\$23.18	\$23.18	\$23.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Percentage Rent Paid	\$72,085.90	\$76,488.99	\$85,099.45	\$95,546.60	\$4.99%	5.00%	5.20%	6.01%	6.08%	7.15%	10.12%	8.11%	7.95%	8.42%	7.51%	8.79%	8.41%	13.65%	14.63%	TBD		7.74%
<b>WATERFRONT BREWERY</b> 201 William Street 18,942 SF																						
<b>GROSS SALES</b>																						
Percent Change Over Prior Year																						
Annual Base Rent (Aug. - July)																						
Base Rent per SF																						
Percentage Rent Paid																						
Total Rent as % of Sales	5.15%	4.84%																				
<b>YOURS &amp; MAYAN</b> Lazy Way, Units A, A-1, B 472 SF																						
<b>GROSS SALES</b>																						
Percent Change Over Prior Year																						
Annual Base Rent (Mar. - Feb.)																						
Base Rent per SF																						
Percentage Rent Paid																						
Total Rent as % of Sales																						

(\*) Less than 12 months

TBD - To be determined