KEY WEST BIGHT RENT ROLL
FY 25/26
March 2026

UPLAND TENANTS	Account No.	Lease Term	Anniversary Month	CPI Rent Increase Posted	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 1 Mo.	Security Deposit Due 2 Mo.	Security Deposit Due 6 Mo.	Deposit Required by Lease	Current Security Deposit	Security 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	12/15/25	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)
B.O.'s Fish Wagon, Inc	5844	10	October	12/15/25	09/30/18	1,623	$ 57.46	$ 93,265.32	$7,772.11	6%				NA	NA	NA	$ 5,900.00	$ 1,228.48	$ 4,671.52
Lost Reef Adventures, Inc. /Dive Shop	5855	5	December	01/15/26	11/30/29	1,881	$ 44.08	$ 82,915.92	$6,909.66	6%				X			$ 6,909.66	$ 2,713.39	$ 4,196.27
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	02/15/26	02/28/36	3,409	$ 31.94	$ 108,888.00	$9,074.00	6%				X			$ 9,074.00	$ 3,342.73	$ 5,731.27
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 Ke	9891	5	January	02/15/26	12/31/26	722	$ 52.13	$ 37,637.04	$3,136.42	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	02/15/26	02/28/31	326	$ 63.31	$ 20,640.00	$1,720.00	6%					X		$ 3,440.00	$ 2,696.56	$ 743.44
Yours & Mayan Imports LLC (Unit A & B, Lazy Way)	7042	5	March	02/15/26	02/28/31	472	$ 84.99	$ 40,116.00	$3,343.00	6%					X		$ 6,686.00	$ 5,207.48	$ 1,478.52
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 Photograp	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%				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	12/15/25	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 S	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	12/15/25	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	02/15/26	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	01/15/26	11/30/23				$643.86	N/A									
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	01/15/26	N/A				$128.14	N/A									

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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