KWB Rent & Gross Sales Comparison Report 2000-2022

CPI - All Urban Consumers	2000 3.4	2001	2002	2003 2.3	2004 2.7	2005 3.4	2006 3,2	2007	2008 3.8	2009 -0.4	2010	2011 3.2	2012 2.1	2013 1.5	2014	2015 0.1	2016	2017 2.1	2018 2.5	2019	2020	2021 4.7	2022		Months To Year End 3.1
AER PHOTOGRAPHY Lazy Way, Unit F 426 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (July - June) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales												\$25,680.00 NA \$14,058.00 \$33.00 \$0.00 54.74%	\$18,703.62 - 27.17% \$14,760.96 \$34.65 \$0.00 78.92%	\$57,045.50 205.00% \$15,204.00 \$35.69 \$0.00 26.65%	\$62,236.87 9.10% \$15,659.76 \$36.76 \$0.00 25.16%	\$51,736.35 -16.87% \$15,972.96 \$37.50 \$0.00 30.87%	\$51,241.85 -0.96% \$16,005.00 \$37.87 \$0.00 31.23%	\$49,439.55 -3.52% \$16,133.04 \$37.87 \$0.00 32.63%	\$66,238.81 33.98% \$16,407.24 \$38.51 \$0.00 24.77%	\$68,914.49 4.04% \$16,882.44 \$39.63 \$0.00 24.50%	\$44,598.64 - 35.28% \$17,184.84 \$40.34 \$0.00 38.53%	\$77,328.22 73.39% \$17,356.68 \$40.74 \$0.00 22.45%	\$81,438.22 TBD \$18,294.00 \$42.94 \$0.00 TBD		1 24.17% \$37.96 39.05%
BOAT HOUSE KEY WEST LLC 220 Margaret St GROSS SALES Percent Change Over Prior Year Annual Base Rent (April - March) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																							\$4,107,565.71 100.00% \$398,256.84 \$32.15 \$0.00 9.70%	\$1,253,081.13 TBD \$449,427.24 \$36.28 \$0.00 TBD	10 100.00% \$34.22 9.70%
B.O.'S FISH WAGON 801 Caroline Street 1,816 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Oct Sept.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$314,342.72 NA \$12,230.04 \$7.19 \$6,630.16 6.00%	\$255,637.88 -18.68% \$12,841.92 \$7.55 \$1,853.27 5.75%	\$334,376.88 30.80% \$13,485.00 \$7.93 \$6,577.61 6.00%	\$358,666.00 7.26% \$14,157.00 \$8.33 \$6,656.20 5.80%	\$337,989.00 - 5.76% \$14,865.96 \$8.74 \$4,670.10 5.78%	\$465,270.00 37.66% \$15,609.24 \$9.18 \$12,306.96 6.00%	\$527,955.00 13.47% \$16,413.00 \$9.65 \$15,287.58 6.00%	\$558,596.25 5.80% \$17,204.04 \$10.12 \$16,311.74 6.00%	\$696,708.19 24.72% \$18,071.04 \$10.63 \$23,732.53 6.00%	\$898,248.50 28.93% \$18,973.44 \$11.16 \$34,921.47 6.00%	\$1,084,353.85 20.72% \$19,922.16 \$11.72 \$45,139.07 6.00%	\$1,235,805.62 13.97% \$20,918.28 \$12.30 \$53,230.66 6.00%	\$1,218,070.00 -1.44% \$21,964.20 \$12.92 \$53,230.06 6.17%	\$1,119,106.52 -8.12% \$22,623.12 \$13.31 \$44,523.27 6.00%	\$1,081,353.10 -3.37% \$70,800.00 \$43.62 \$0.00 6.55%	\$1,196,105.01 10.61% \$72,003.60 \$44.36 \$0.00 6.02%	\$1,069,769.62 -10.56% \$72,147.60 \$39.73 \$0.00 6.74%	\$1,072,923.65 0.29% \$73,302.00 \$40.36 \$0.00 6.83%	\$978,600.58 -8.79% \$68,537.37 \$37.74 \$0.00 7.00%	\$1,046,850.38 6.97% \$74,768.04 \$41.17 \$0.00 7.14%	744,093.28 -28.92% \$74,768.04 \$41.17 \$0.00 10.05%	908,612.76 22.11% \$74,768.04 \$41.17 \$0.00 8.23%	395,072.30 TBD \$79,403.64 \$43.72 \$0.00 TBD		6 6.56% \$23.36 6.77%
BUMBLE BEE SILVER CO. 201 William Street, Suite 110 112 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Oct Sept.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales														\$118,589.58 NA \$18,000.00 \$160.71 \$0.00 15.18%	\$69,054.05 -41.77% \$18,180.00 \$162.32 \$0.00 26.33%	\$71,940.54 4.18% \$18,489.12 \$165.08 \$0.00 25.70%	\$77,374.91 7.55% \$18,526.20 \$165.41 \$0.00 23.94%	\$81,261.63 5.02% \$18,822.72 \$168.06 \$0.00 23.16%	\$106,059.29 30.52% \$19,199.16 \$171.42 \$0.00 18.10%	\$156,908.13 47.94% \$19,679.16 \$175.71 \$0.00 12.54%	\$137,227.93 -12.54% \$26,700.00 \$238.39 \$0.00 19.46%	\$282,388.16 105.78% \$27,517.44 \$245.69 \$0.00 9.74%	\$138,824.87 TBD \$29,223.48 \$260.92 \$0.00 TBD		4 18.34% \$212.64 21.77%
CAPTAIN QUICK DRY Lazy Way, Unit H 452 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (June - May.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales										\$150,205.51 NA \$14,463.96 \$32.00 \$0.00 9.63%	\$185,955.48 23.80% \$15,187.20 \$33.60 \$0.00 8.17%	\$217,397.57 16.91% \$15,946.56 \$35.28 \$0.00 7.34%	\$351,743.80 61.80% \$16,743.84 \$37.04 \$4,360.79 6.00%	\$325,621.59 -7.43% \$17,581.08 \$38.90 \$1,956.22 6.00%	\$345,982.70 6.25% \$18,107.16 \$40.06 \$2,620.44 5.99%	\$370,904.40 7.20% \$18,469.32 \$40.86 \$484.31 5.11%	\$385,797.91 4.02% \$18,672.48 \$41.31 \$6,522.42 6.53%	\$456,464.05 18.32% \$18,672.48 \$41.31 \$7,218.28 5.67%	\$247,855.95 -45.70% \$19,083.36 \$42.22 \$197.51 7.78%	\$475,056.07 91.67% \$19,636.80 \$43.44 \$5,593.76 5.31%	\$340,519.39 -28.32% \$19,951.08 \$44.14 \$0.00 5.86%	\$168,318.00 - 50.57% \$20,070.72 \$44.40 \$0.00 11.92%	\$358,672.28 113.09% \$21,154.56 \$46.80 \$365.78 6.00%		8.16% \$43.18 7.61%
CONCH ELECTRIC CARS Ferry Terminal Building 718 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (April - March) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales						\$76,599.38 NA \$13,652.04 \$19.01 \$0.00 17.82%	\$225,600.74 194.52% \$14,334.60 \$19.96 \$0.00 6.35%	\$274,379.12 21.62% \$15,051.36 \$20.96 \$0.00 5.49%	\$166,512.32 -39.31% \$15,803.88 \$22.01 \$0.00 9.49%	\$167,625.08 0.67% \$16,594.08 \$23.11 \$0.00 9.90%	\$234,634.71 39.98% \$16,594.08 \$23.11 \$0.00 7.07%	\$185,873.00 -20.78% \$17,427.24 \$24.27 \$0.00 9.38%	\$263,221.61 41.61% \$17,427.24 \$24.27 \$0.00 6.62%	\$211,622.20 -19.60% \$18,828.60 \$26.22 \$0.00 8.90%	\$242,581.16 14.63% \$19,393.44 \$27.01 \$0.00 7.99%	\$407,276.03 67.89% \$19,781.52 \$27.55 \$0.00 4.86%	\$333,785.61 -18.04% \$19,781.28 \$27.55 \$246.86 6.00%	\$340,730.00 2.08% \$12,596.16 \$17.54 \$7,847.64 6.00%	\$229,829.00 -32.55% \$12,873.36 \$17.93 \$916.38 6.00%	\$277,718.00 20.84% \$13,195.08 \$18.38 \$3,468.00 6.00%	\$257,039.75 -7.45% \$13,458.96 \$18.75 \$1,963.43 6.00%	\$183,008.80 -28.80% \$13,499.40 \$18.80 \$0.00 7.38%	\$466,862.34 155.10% \$14,066.40 \$19.59 \$13,945.34 6.00%	\$298,625.43 TBD \$15,233.88 \$21.22 \$0.00 TBD	10 14.83% \$23.30 8.20%
CONCH REPUBLIC SEAFOOD 631 Greene Street 16,289 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (May - April) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$4,531,263.21 NA \$256,249.92 \$15.73 \$0.00 5.66%	\$5,143,096.92 13.50% \$262,398.48 \$16.11 \$0.00 5.10%	\$5,785,549.38 12.49% \$271,320.12 \$16.66 \$17,957.35 5.00%	\$6,104,553.82 5.51% \$275,661.24 \$16.92 \$29,566.45 5.00%	\$6,861,344.13 12.40% \$283,931.04 \$17.43 \$59,136.17 5.00%	\$6,847,729.91 -0.20% \$289,325.76 \$17.76 \$53,060.74 5.00 %	\$7,243,386.20 5.78% \$298,873.56 \$18.35 \$63,295.75 5.00%	\$8,487,152.94 17.17% \$309,035.28 \$18.97 \$115,322.37 5.00%	\$9,649,680.70 13.70% \$316,761.36 \$19.45 \$165,722.92 5.00%	\$9,337,047.92 -3.24% \$329,748.36 \$20.24 \$137,104.04 5.00%	\$9,859,580.78 5.60% \$330,078.12 \$20.26 \$162,900.92 5.00%	\$9,800,104.41 -0.60% \$338,990.28 \$20.81 \$151,014.94 5.00%	\$10,823,968.00 10.45% \$344,414.16 \$21.14 \$196,784.23 5.00%	\$11,182,431.80 3.31% \$354,746.64 \$21.78 \$204,374.95 5.00%	\$11,655,560.64 4.23% \$360,772.08 \$22.15 \$211,925.22 4.91%	\$12,017,911.60 3.11% \$366,189.00 \$22.48 \$234,706.58 5.00%	\$12,397,381.53 3.16% \$369,117.48 \$22.66 \$250,751.60 5.00%	\$12,579,187.37 1.47% \$371,701.32 \$22.82 \$257,258.05 5.00%	\$10,676,551.73 -15.13% \$379,507.08 \$23.30 \$154,320.51 5.00%	\$14,848,851.09 39.08% \$570,114.96 \$35.00 \$320,816.11 6.00%	\$13,521,010.72 - 8.94% \$580,377.12 \$35.63 \$225,647.01 5.96%	\$14,483,971.78 7.12% \$580,957.44 \$35.67 \$288,080.87 6.00%	\$21,063,359.67 45.43% \$610,005.36 \$37.45 \$653,796.22 6.00%	\$1,836,255.55 TBD \$662,465.76 \$40.67 \$0.00 TBD	7.97% \$22.56 5.44%
CONCH TOUR TRAIN INC / FLAGLER STATION 901 Caroline Street 7,360 SF 2020 GROSS SALES 4,096 SF prio Percent Change Over Prior Year Annual Base Rent (MarFeb.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$175,125.46 NA \$21,840.00 \$5.33 \$0.00 12.47%	\$215,064.73 22.81% \$33,882.12 \$8.27 \$0.00 15.75%	\$197,848.86 -8.00% \$38,600.28 \$9.42 \$0.00 19.51%	\$219,264.69 10.82% \$39,357.60 \$9.61 \$0.00 17.95%	\$235,611.36 7.46% \$40,206.00 \$9.82 \$0.00 17.06%	\$235,905.04 0.12% \$41,209.08 \$10.06 \$0.00 17.47%	\$78,368.11 -66.78% \$42,468.36 \$10.37 \$0.00 54.19%	\$1,708.10 -97.82% \$44,251.44 \$10.80 \$0.00 2590.68%	\$0.00 -100.00% \$45,034.68 \$10.99 \$0.00 0.00%	\$185,851.34 185751.34% \$45,075.60 \$11.00 \$0.00 24.25%	\$287,127.70 54.49% \$45,934.44 \$11.21 \$0.00 16.00%	\$100,262.84 -65.08% \$46,560.84 \$11.37 \$0.00 46.44%	\$75,945.52 -24.25% \$47,832.36 \$11.68 \$0.00 62.98%	\$70,651.95 -6.97% \$49,142.04 \$12.00 \$0.00 69.56%	\$115,694.76 63.75% 49,879.20 \$12.18 \$0.00 43.11%	\$97,669.15 -15.58% 49,879.20 \$12.18 \$0.00 51.07%	\$135,425.40 38.66% 49,879.20 \$12.18 \$0.00 36.83%	\$412.63 -99.70% \$50,328.12 \$12.29 \$0.00 12196.91%	\$481.70 16.74% \$51,538.44 \$12.58 \$0.00 10699.28%	\$0.00 -100.00% \$54,442.20 \$13.29 \$0.00 0.00%	\$55,529.56 184.60% \$102,508.32 \$13.93 \$0.00 184.60%	\$1,369.71 -97.53% \$104,045.88 \$14.14 \$0.00 7596.20%	\$14,045.78 925.46% \$106,751.04 \$14.50 \$0.00 760.02%	\$5,728.58 TBD \$115,824.96 \$15.74 \$0.00 TBD	9 8472.48 % \$11.95 1569.65 %
CUBAN COFFEE QUEEN 284 Margaret Street GROSS SALES Percent Change Over Prior Year Annual Base Rent (Sept Aug.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales											\$179,232.96 NA \$8,700.00 \$41.83 \$2,053.98 6.00%	\$368,657.28 105.69% \$9,135.00 \$43.92 \$12,984.44 6.00%	\$566,511.00 53.67% \$9,591.72 \$46.11 \$24,398.00 6.00%	\$732,130.40 29.23% \$9,879.48 \$47.50 \$34,048.32 6.00%	\$866,784.91 18.39% \$9,998.04 \$48.07 \$42,009.05 6.00%	\$832,180.69 -3.99% \$42,000.00 \$201.92 \$7,930.84 6.00%	\$797,832.69 -4.13% \$42,000.00 \$201.92 \$5,869.96 6.00%	\$885,110.76 10.94% \$42,630.00 \$204.95 \$10,476.65 6.00%	\$848,338.36 - 4.15% \$43,563.96 \$209.44 \$7,336.34 6.00%	\$1,035,696.86 22.09% \$44,569.92 \$214.28 \$17,571.89 6.00%	\$884,110.53 -14.64% \$45,327.60 \$217.92 \$7,719.03 6.00%	\$1,459,203.19 65.05% \$45,962.16 \$220.97 \$41,590.03 6.00%	\$1,221,958.48 TBD \$48,444.12 \$232.90 \$0.00 TBD		3 25.29% \$160.98 6.55%
DRAGONFLY KEY WEST Lazy Way, Unit G 326 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Mar Feb.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales										\$86,332.54 NA \$11,736.00 \$36.00 \$0.00 13.59%	\$140,218.68 62.42% \$12,322.80 \$37.80 \$0.00 8.79%	\$110,570.50 -21.14% \$12,939.00 \$39.69 \$0.00 11.70%	\$142,027.00 28.45% \$13,584.48 \$41.67 \$0.00 9.56%	\$129,411.47 -8.88% \$14,263.68 \$43.75 \$0.00 11.02%	\$109,717.48 -15.22% \$14,691.60 \$45.07 \$0.00 13.39%	\$116,028.75 5.75% \$14,918.40 \$45.76 \$0.00 12.86%	\$108,247.55 - 6.71% \$14,918.40 \$45.76 \$0.00 13.78%	\$107,679.52 -0.52% \$14,918.40 \$45.76 \$0.00 13.85%	\$87,474.99 -18.76% \$15,276.48 \$46.86 \$0.00 17.46%	\$85,455.50 -2.31% \$15,643.08 \$47.98 \$0.00 18.31%	\$102,812.30 20.31% \$15,940.32 \$48.90 \$0.00 15.50%	\$42,486.66 -58.68% \$16,179.36 \$49.63 \$0.00 38.08%	\$115,399.46 171.61% \$16,600.08 \$50.92 \$0.00 14.38%	\$30,679.94 TBD \$18,011.04 \$55.25 \$0.00 TBD	9 12.02% \$48.63 16.33%

KWB Rent & Gross Sales Comparison Report 2000-2022

	3000	2001	2002	2003	2004	2005	2006	2007	2008	2000	2010	2011	2012	2013	2014	2015	2016	2017	2010	2019	2020	2021	2022		Months To	Avg.
CPI - All Urban Consumers	2000 3.4	2.8	1.6	2.3	2004 2.7	2005 3.4	3.2	2.8	3.8	2009 -0.4	1.6	2011 3.2	2.1	1.5	2014 1.6	2015 0.1	1.3	2017	2018 2.5	1.8	1.2	2021 4.7	2022	2023	Year End	3.1
FISHERMAN'S CAFÉ Lazy Way, Unit C 128 SF Lazy Way, Unit D 274 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent: Unit C (Jun May) Unit D (Sep Aug.) Unit C & D combined 9/1/20 576 SF Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																	\$205,838.19 NA \$9,807.72 \$16,028.40 \$64.27 \$0.00 12.55%	\$342,669.75 66.48% \$9,915.60 \$16,166.04 \$64.88 \$0.00 7.61%	\$364,445.49 6.35% \$10,133.76 \$16,769.52 \$66.92 \$0.00 7.38%	\$486,431.95 33.47% \$10,594.44 \$17,155.20 \$69.03 \$0.00 5.70%	\$365,382.06 -24.89% \$10,658.04 \$17,446.80 \$69.91 \$0.00 7.69%	\$462,357.96 26.54% \$40,619.52 \$70.52 \$0.00 8.79%	\$115,866.81 TBD \$42,814.08 \$74.33 \$0.00 TBD			21.59% \$68.55 8.29%
HALF SHELL RAW BAR 231 Margaret Street 9,715 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Apr Mar.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$217,384.97 (*) NA \$210,000.00 \$23.02 \$0.00 96.60%	\$4,289,144.54 1873.06% \$210,000.00 \$23.02 \$4,457.23 5.00%	\$4,367,220.47 1.82% \$210,000.00 \$23.02 \$8,361.02 5.00%	\$4,384,836.78 0.40% \$210,000.00 \$23.02 \$9,241.84 5.00%	\$4,506,664.41 2.78% \$219,241.80 \$24.03 \$6,091.42 5.00%	\$4,179,259.63 -7.26% \$223,366.44 \$24.49 \$0.00 5.34%	\$3,801,370.18 -9.04% \$230,067.48 \$25.22 \$0.00 6.05%	\$3,876,417.73 1.97% \$237,889.80 \$26.08 \$0.00 6.14%	\$3,854,934.16 -0.55% \$242,885.52 \$26.63 \$0.00 6.30%	\$3,627,837.73 -5.89% \$253,329.60 \$27.77 \$0.00 6.98%	\$3,913,204.26 7.87% \$253,329.60 \$27.77 \$0.00 6.47%	\$3,834,622.50 -2.01% \$259,156.08 \$28.41 \$0.00 6.76%	\$3,884,828.49 1.31% \$266,153.28 \$29.18 \$0.00 6.85%	\$3,593,217.48 - 7.51% \$273,339.48 \$29.96 \$0.00 7.61%	\$4,640,935.82 29.16% \$281,539.68 \$28.98 \$0.00 6.07%	\$4,978,708.51 7.28% \$283,580.88 \$29.19 \$0.00 5.70%	\$5,174,992.86 3.94% \$283,580.88 \$29.19 \$26,918.69 6.00%	\$5,082,420.96 -1.79% \$286,700.28 \$29.51 \$18,244.98 6.00%	\$4,966,544.89 -2.28% \$293,007.72 \$30.16 \$4,984.97 6.00%	\$5,835,391.22 17.49% \$300,332.88 \$30.91 \$49,790.59 6.00%	\$5,502,772.62 -5.70% \$306,339.48 \$31.53 \$23,826.88 6.00%	\$3,765,571.92 -31.57% \$307,258.56 \$31.63 \$0.00 8.16%	\$6,474,237.73 71.93% \$320,163.36 \$32.96 \$114,765.38 6.72%	\$1,204,603.04 TBD \$346,736.88 \$35.69 \$0.00 TBD		93.67% \$30.27 11.25%
HAMMERHEAD SURF SHOP 201 William Street, Unit B 1,006 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (May - April) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales														\$322,468.33 (*) NA \$32,607.96 \$32.41 \$0.00 10.11%	\$449,354.11 39.35% \$32,607.96 \$32.41 \$0.00 7.26%	\$512,139.27 13.97% \$32,966.64 \$32.77 \$0.00 6.44%	\$541,630.08 5.76% \$34,203.96 \$34.00 \$0.00 6.32%	\$491,966.48 -9.17% \$34,546.08 \$34.34 \$0.00 7.02%	\$592,959.76 20.53% \$35,202.36 \$34.99 \$375.23 6.00%	\$609,822.51 2.84% \$36,188.04 \$35.97 \$401.31 5.93%	\$517,462.45 -15.15% \$36,839.76 \$36.62 \$0.00 11.24%	\$969,805.53 87.42% \$36,879.96 \$36.66 \$21,308.37 8.38%	\$1,384,848.37 42.80% \$38,724.00 \$38.49 \$44,366.90 2.80%			18.19% \$34.87 8.59%
KEY WEST ARTWORKS 201 William Street, Unit A 722 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Jan Dec) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales								\$158,077.07 NA \$20,216.04 \$28.00 \$0.00 12.79%	\$68,808.85 - 56.47% \$21,226.80 \$29.40 \$0.00 30.85%	\$60,824.46 -11.60% \$22,288.20 \$30.87 \$0.00 36.64%	\$55,649.03 - 8.51% \$23,402.52 \$32.41 \$0.00 42.05%	\$106,785.85 91.89% \$24,572.64 \$34.03 \$0.00 23.01%	\$136,238.91 27.58% \$25,804.32 \$35.74 \$0.00 18.94%	\$136,438.84 0.15% \$26,578.44 \$36.81 \$0.00 19.48%	\$147,651.15 8.22% \$27,003.72 \$37.40 \$0.00 18.29%	\$173,480.12 17.49% \$27,003.72 \$37.40 \$0.00 15.57%	\$169,468.05 -2.31% \$27,381.84 \$37.92 \$0.00 16.16%	\$149,122.83 -12.01% \$28,066.44 \$38.87 \$0.00 18.82%	\$140,656.13 -5.68% \$28,655.88 \$39.69 \$0.00 20.37%	\$177,802.83 26.41% \$29,114.40 \$40.32 \$0.00 16.37%	65,915.68 - 62.93% \$29,842.20 \$41.33 \$0.00 45.27%	Transferred to "Pirate Jack's				0.94% \$35.73 25.74%
KEY WEST BAIT & TACKLE 241, 251A & 251B Margaret St. 3,444 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Jun May) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$155,297.98 NA \$17,364.00 \$17.36 \$0.00 11.18%	\$144,760.54 -6.79% \$18,233.04 \$18.23 \$0.00 12.60%	\$113,261.83 -21.76% \$19,143.96 \$19.14 \$0.00 16.90%	\$116,205.60 2.60% \$20,100.96 \$20.10 \$0.00 17.30%	\$154,686.01 33.11% \$21,106.56 \$21.11 \$0.00 13.64%	\$257,930.54 (*) 66.74% \$22,161.84 \$22.16 \$0.00 8.59%	\$261,015.07 1.20% \$22,161.84 \$22.16 \$0.00 8.49%	\$283,895.44 8.77% \$38,963.76 \$38.96 \$0.00 13.72%	\$342,709.00 20.72% \$40,659.96 \$28.16 \$0.00 11.86%	\$427,616.00 24.78% \$42,693.00 \$29.57 \$0.00 9.98%	\$498,230.18 16.51% \$44,827.80 \$31.04 \$0.00 9.00%	\$608,756.77 22.18% \$47,069.04 \$32.60 \$0.00 7.73%	\$730,590.03 20.01% \$50,322.36 \$34.85 \$0.00 6.89%	\$777,502.81 6.42% \$51,832.08 \$35.89 \$0.00 6.67%	\$776,290.67 -0.16% \$52,765.08 \$36.54 \$0.00 6.80%	\$1,018,765.34 31.24% \$104,353.20 \$30.30 \$0.00 10.24%	\$1,140,917.51 11.99% \$105,396.84 \$30.60 \$0.00 9.24%	\$1,069,941.94 -6.22% \$106,450.80 \$30.91 \$0.00 9.95%	\$949,010.60 -11.30% \$108,153.96 \$31.40 \$0.00 11.40%	\$1,002,288.44 5.61% \$111,290.40 \$32.31 \$0.00 11.10%	\$762,966.02 -23.88% \$113,070.96 \$32.83 \$0.00 14.82%	\$941,391.51 23.39% \$113,749.44 \$33.03 \$0.00 12.08%	\$1,012,800.22 TBD \$119,898.12 \$34.81 \$0.00 TBD			10.23% \$28.87 10.92%
LOCAL COLOR 274 Margaret Street 3,048 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (July - June) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$661,586.00 NA \$23,838.84 \$20.82 \$15,856.26 6.00%	\$881,088.00 33.18% \$24,910.68 \$21.76 \$27,950.10 6.00%	\$878,113.50 -0.34% \$26,037.24 \$22.74 \$26,649.57 6.00%	\$1,116,392.00 27.14% \$25,216.08 \$22.02 \$39,766.92 5.82%	\$1,335,013.00 19.58% \$26,468.04 \$23.12 \$53,632.74 6.00%	\$1,453,633.00 8.89% \$63,660.24 \$20.89 \$18,804.36 5.67%	\$1,502,122.43 3.34% \$63,658.20 \$20.89 \$26,467.11 6.00%	\$1,381,407.28 -8.04% \$63,658.20 \$20.89 \$19,226.34 6.00%	\$1,372,270.57 -0.66% \$94,801.80 \$31.10 \$0.00 6.91%	\$1,155,864.87 -15.77% \$94,801.80 \$31.10 \$0.00 8.20%	\$1,228,975.34 6.33% \$95,032.68 \$31.18 \$0.00 7.73%	\$1,372,129.30 11.65% \$99,784.32 \$32.74 \$0.00 7.27%	\$1,541,744.04 12.36% \$104,773.56 \$34.37 \$0.00 6.80%	\$1,554,902.48 0.85% \$107,916.72 \$35.41 \$0.00 6.94%	\$1,364,079.76 -12.27% \$110,087.04 \$36.12 \$0.00 8.07%	\$1,373,228.19 0.67% \$110,093.76 \$36.12 \$0.00 8.02%	\$1,283,748.73 -6.52% \$110,313.36 \$36.19 \$0.00 8.59%	\$1,225,640.01 -4.53% \$111,195.96 \$36.48 \$0.00 9.07%	\$1,064,325.22 -13.16% \$113,086.80 \$37.10 \$0.00 10.63%	\$1,181,963.36 11.05% \$116,366.28 \$38.18 \$0.00 9.85%	\$809,274.26 -31.53% \$118,460.88 \$38.87 \$0.00 14.64%	\$980,556.47 21.16% \$119,645.52 \$39.25 \$0.00 12.20%	\$1,318,612.86 TBD \$126,113.28 \$41.38 \$0.00 TBD			3.17 % \$30.81 8.62 %
LOST REEF DIVE SHOP 261 Margaret Street 1,801 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Dec Nov.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales											\$275,875.82 NA \$48,162.00 \$26.74 \$0.00 17.46%	\$386,251.24 40.01% \$50,570.16 \$28.08 \$0.00 13.09%	\$419,664.48 8.65% \$53,098.56 \$29.48 \$0.00 12.65%	\$451,736.13 7.64% \$54,691.56 \$30.37 \$0.00 12.11%	\$525,813.45 16.40% \$55,511.88 \$30.82 \$0.00 10.56%	\$695,420.87 32.26% \$57,182.40 \$31.75 \$0.00 8.22%	\$630,991.79 -9.26% \$57,582.72 \$31.97 \$0.00 9.13%	\$536,607.23 -14.96% \$58,791.96 \$32.64 \$0.00 10.96%	\$502,983.68 -6.27% \$60,026.52 \$33.33 \$0.00 11.93%	\$585,791.12 16.46% \$61,167.00 \$33.96 \$0.00 10.44%	\$427,029.76 -27.10% \$62,577.00 \$34.75 \$0.00 14.65%	\$649,533.26 52.10% \$63,453.12 \$35.23 \$0.00 9.77%	\$301,114.65 TBD \$67,894.80 \$37.70 \$0.00 TBD			10.54% \$30.01 12.82%
MAC'S SEA GARDEN 208 Margaret Street 1,689 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Mar Feb) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$524,584.90 NA \$24,107.52 \$14.27 \$3,343.58 5.23%	\$586,570.43 11.82% \$26,359.56 \$15.61 \$8,834.67 6.00%	\$513,181.59 -12.51% \$27,677.52 \$16.39 \$3,113.38 6.00%	\$528,741.70 3.03% \$29,061.48 \$17.21 \$2,663.02 6.00%	\$664,252.88 25.63% \$30,514.56 \$18.07 \$9,340.61 6.00%	\$620,232.64 -6.63% \$32,040.24 \$18.97 \$5,173.72 6.00%	\$614,615.54 -0.91% \$33,642.36 \$19.92 \$3,234.57 6.00%	\$727,326.71 18.34% \$47,292.00 \$28.00 \$0.00 6.50%	\$749,722.55 3.08% \$52,139.40 \$30.87 \$0.00 6.95%	\$697,279.13 -7.00% \$54,746.40 \$32.41 \$0.00 7.85%	\$577,783.77 -17.14% \$57,483.72 \$34.03 \$0.00 9.95%	\$564,918.51 -2.23% \$60,357.96 \$35.74 \$0.00 10.68%	\$645,717.04 14.30% \$60,357.96 \$35.74 \$0.00 9.35%	\$678,829.90 5.13% \$63,375.84 \$37.52 \$0.00 9.34%	\$677,378.14 -0.21% \$66,256.32 \$39.23 \$0.00 9.78%	\$810,218.78 19.61% \$66,256.32 \$39.23 \$0.00 8.18%	\$888,286.05 9.64% \$66,256.32 \$39.23 \$0.00 7.46%	\$920,972.49 3.68% \$67,849.68 \$40.17 \$0.00 7.37%	\$930,971.00 1.09% \$69,476.76 \$41.13 \$0.00 7.46%	\$1,152,015.98 23.74% \$70,796.88 \$41.92 \$0.00 6.15%	558,841.40 -51.49% \$71,858.76 \$42.55 \$0.00 12.86%	1,174,244.23 482.07% \$73,727.16 \$43.65 \$0.00 6.28%	354,783.59 TBD \$79,993.92 \$47.36 \$0.00 TBD			24.06% \$21.02 7.72%

KWB Rent & Gross Sales Comparison Report 2000-2022

																									Months To	Avg.
CPI - All Urban Consumers	2000 3.4	2001	2002 1.6	2003 2.3	2004 2.7	2005 3.4	2006 3.2	2007 2.8	2008	2009 -0.4	2010 1.6	2011	2012 2.1	2013 1.5	2014	2015 0.1	2016 1.3	2017	2018 2.5	2019 1.8	2020	2021 4.7	2022	2023	Year End	3.1
Pirate Jack's of Key West 201 William Street, Unit A 722 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Jan Dec) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	3.4	2.0	1.0	2.3	2.1	3.4	5.2	2.0	3.0	-0.4	1.0	5.2	2.1	1.3	1.0	0.1	1.3	2.1	2.3	1.0	1.2	226,483.97 12.27% \$30,260.04 \$41.91 \$0.00 13.36%	\$115,116.34 TBD \$32,529.60 \$45.05 \$0.00 TBD		8	12.27% \$43.48 13.36%
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (July - June) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales															\$201,736.07 (*) NA \$23,559.72 \$24.16 \$0.00 11.68%	\$224,830.27 11.45% \$24,079.08 \$24.70 \$0.00 10.71%	\$147,903.20 -26.68% \$24,079.08 \$24.70 \$0.00 16.28%	\$276,520.44 37.07% \$24,271.80 \$24.89 \$0.00 8.78%	\$140,293.74 - 30.46% \$24,684.36 \$25.32 \$0.00 17.59%	\$275,324.23 36.48% \$34,125.00 \$35.00 \$0.00 12.39%	\$277,164.29 37.39% \$34,773.36 \$35.66 \$0.00 12.55%	\$152,015.49 -24.65% \$35,295.00 \$36.20 \$0.00 23.22%	\$400,734.12 98.64% \$36,212.64 \$37.14 \$0.00 9.04%	\$89,429.49 TBD \$39,290.76 \$40.30 \$0.00 TBD	10	8.22 % \$30.81 13.58 %
SCHOONER WHARF BAR 202R William Street 8,872 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Oct Sept.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$2,144,975.66 NA \$87,609.96 \$43.46 \$60,317.76 6.90%	\$2,711,314.35 26.40% \$87,611.76 \$43.46 \$60,317.29 5.46%	\$2,943,592.70 8.57% \$95,718.00 \$47.48 \$76,098.62 5.84%	\$3,311,161.51 12.49% \$100,074.24 \$49.64 \$94,011.76 5.86%	\$3,631,672.82 9.68% \$104,656.92 \$51.91 \$108,435.40 5.87%	\$3,559,688.00 -1.98% \$109,464.96 \$54.30 \$100,046.76 5.89%	\$3,631,467.93 2.02% \$230,672.04 \$26.00 \$0.00 6.35%	\$3,753,666.59 3.36% \$242,205.60 \$27.30 \$0.00 6.45%	\$3,811,182.91 1.53% \$254,314.80 \$28.66 \$0.00 6.67%	\$3,744,990.58 -1.74% \$267,031.68 \$30.10 \$0.00 7.13%	\$4,220,754.70 12.70% \$280,383.24 \$31.60 \$0.00 6.64%	\$4,747,081.17 12.47% \$294,402.48 \$33.18 \$0.00 6.20%	\$5,100,967.67 7.45% \$309,122.52 \$34.84 \$0.00 6.06%	\$4,987,676.18 -2.22% \$318,396.24 \$35.89 \$0.00 6.38%	\$4,671,897.71 -6.33% \$321,580.20 \$36.25 \$0.00 6.88%	\$5,051,225.95 8.12% \$321,580.20 \$36.25 \$0.00 6.37%	\$5,020,237.15 -0.61% \$327,701.16 \$36.94 \$0.00 6.53%	5,137,209.75 2.33% \$338,169.72 \$38.12 \$0.00 6.58%	\$5,069,394.28 -1.32% \$344,933.04 \$38.88 \$0.00 6.80%	\$5,361,087.77 5.75% \$353,556.48 \$39.85 \$0.00 6.59%	\$4,752,855.73 -11.35% \$359,920.44 \$40.57 \$0.00 7.57%	\$6,648,534.62 39.89% \$364,239.48 \$41.05 \$34,672.60 6.00%	\$4,850,425.05 TBD \$386,822.28 \$43.60 \$0.00 TBD		4	6.06% \$38.67 6.72%
TURTLE KRAALS 1 Lands End Village 12,387 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Apr Mar.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales	\$3,290,479.96 NA \$97,467.36 \$22.78 \$72,085.90 5.15%	\$3,591,844.26 9.16% \$97,467.36 \$22.78 \$76,488.99 4.84%	\$3,669,336.07 2.16% \$97,467.36 \$22.78 \$85,999.45 5.00%	\$3,865,640.84 5.35% \$97,467.36 \$22.78 \$95,546.60 4.99%	\$4,000,214.80 3.48% \$193,014.00 \$45.12 \$7,092.24 5.00%	\$3,784,782.64 -5.39% \$196,671.72 \$45.97 \$0.00 5.20%	\$3,373,059.25 -10.88% \$202,578.00 \$47.35 \$0.00 6.01%	\$3,444,238.96 2.11% \$209,465.76 \$21.27 \$0.00 6.08%	\$2,992,894.67 -13.10% \$213,864.48 \$21.72 \$0.00 7.15%	\$2,204,753.63 -26.33% \$223,050.84 \$22.65 \$0.00 10.12%	\$2,431,171.36 10.27% \$223,050.84 \$22.65 \$0.00 9.17%	\$2,811,990.18 15.66% \$228,191.04 \$23.18 \$0.00 8.11%	\$2,883,637.19 2.55% \$229,194.00 \$18.50 \$0.00 7.95%	\$2,797,003.92 -3.00% \$235,382.28 \$19.00 \$0.00 8.42 %	\$3,132,472.00 11.99% \$235,382.28 \$19.00 \$0.00 7.51%	\$2,800,490.93 -10.60% \$246,080.28 \$19.87 \$0.00 8.79%	\$2,882,454.00 2.93% \$242,431.68 \$19.57 \$0.00 8.41%	\$2,721,886.71 -5.57% \$371,610.00 \$30.00 \$0.00 13.65%	\$2,596,676.47 -4.60% \$379,785.48 \$30.66 \$0.00 14.63%	\$3,029,504.47 16.67% \$389,280.00 \$31.43 \$0.00 12.85%	\$2,923,916.21 -3.49% \$397,065.60 \$32.06 \$0.00 13.58%	Lease transferred to Boat House KW \$5,471.25 -99.81% \$398,256.84 \$32.15 \$0.00 7279.08%			0	-0.03% \$29.66 7.85 %
WATERFRONT BREWERY 201 William Street 18,942 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Aug July) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																NA NA \$397,782.00 \$21.00 \$0.00 NA	\$2,752,542.23 (*) NA \$398,577.60 \$21.04 \$0.00 14.48%	\$4,778,475.00 73.60% \$402,962.04 \$21.27 \$0.00 14.64%	\$4,282,849.00 -10.37% \$410,618.16 \$21.68 \$0.00 14.92%	\$4,681,320.00 9.30% \$421,704.84 \$22.26 \$0.00 15.32%	\$3,204,185.27 -31.55% \$428,873.88 \$22.64 \$0.00 15.58%	\$4,481,365.00 39.86% \$434,529.48 \$22.94 \$0.00 15.79%	\$3,044,926.00 TBD \$457,559.52 \$24.16 \$0.00 TBD		4	13.47 % \$22.12 15.12 %
YOURS & MAYAN Lazy Way, Units A, A-1, B 472 SF GROSS SALES Percent Change Over Prior Year Annual Base Rent (Mar Feb.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales										\$105,134.54 NA \$14,748.00 \$43.76 \$0.00 14.03%	\$146,284.19 39.14% \$23,990.40 \$50.83 \$0.00 16.40%	\$210,437.35 43.86% \$25,189.92 \$53.37 \$0.00 11.97%	\$231,711.05 10.11% \$26,449.56 \$56.04 \$0.00 11.41%	\$267,250.00 15.34% \$27,584.52 \$58.44 \$0.00 10.32%	\$260,434.00 -2.55% \$28,592.52 \$60.58 \$0.00 10.98%	\$298,580.00 14.65% \$28,790.28 \$61.00 \$0.00 9.64%	\$334,861.00 12.15% \$28,809.72 \$61.04 \$0.00 8.60%	\$355,236.25 6.08% \$28,809.72 \$61.04 \$0.00 8.11%	\$293,897.00 -17.27% \$29,501.16 \$62.50 \$0.00 10.04%	\$358,358.00 21.93% \$30,209.16 \$64.00 \$0.00 8.43%	\$389,757.00 8.76% \$30,783.24 \$65.22 \$0.00 7.90%	\$245,734.00 -36.95% \$31,244.88 \$66.20 \$0.00 12.71%	\$621,738.00 153.01% \$32,057.28 \$67.92 \$5,247.00 6.00%	\$180,138.00 TBD \$34,782.12 \$73.69 \$0.00 TBD	9	19.16% \$59.42 10.47%

TBD - To be determined