

KWB Rent & Gross Sales Comparison Report 2000-2022																									Months To Year End	Avg.
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
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				3.1
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	\$7,985.00	11	24.17%
Percent Change Over Prior Year												NA	-27.17%	205.00%	9.10%	-16.87%	-0.96%	8.52%	33.98%	4.04%	35.28%	73.39%	15.60%	TBD		
Annual Base Rent (July - June)												\$14,058.00	\$14,760.96	\$15,204.00	\$15,659.76	\$15,972.96	\$16,005.00	#####	#####	#####	#####	#####	#####	#####		
Base Rent per SF												\$33.00	\$34.65	\$35.69	\$36.76	\$37.50	\$37.87	\$38.51	\$38.51	\$39.63	\$40.34	\$40.74	\$42.94	\$46.59		\$37.96
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												54.74%	78.92%	26.65%	25.16%	30.87%	31.23%	32.63%	24.77%	24.50%	38.53%	22.45%	20.47%	TBD		39.05%
BOAT HOUSE KEY WEST LLC 220 Margaret St 12,387 SF																										
GROSS SALES																							\$4,107,565.71	\$2,228,972.39	8	100.00%
Percent Change Over Prior Year																							100.00%	TBD		
Annual Base Rent (April - March)																							#####	#####		
Base Rent per SF																							\$32.15	\$36.28		\$34.22
Percentage Rent Paid																							9.70%	TBD		9.70%
Total Rent as % of Sales																										
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	\$1,084,353.85	\$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	\$978,600.58	\$1,046,850.38	744,093.28	908,612.76	395,072.30	6	6.56%	
Percent Change Over Prior Year	NA	-18.68%	30.80%	7.26%	-5.76%	37.66%	13.47%	5.80%	24.72%	28.93%	20.72%	13.97%	-1.44%	-8.12%	-3.37%	10.61%	-10.56%	0.29%	-8.79%	6.97%	-28.92%	22.11%	TBD			
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	\$72,003.60	\$72,147.60	\$73,302.00	\$68,537.37	\$74,768.04	\$74,768.04	\$79,403.64	\$79,403.64		\$23.36	
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	\$43.62	\$44.36	\$43.73	\$43.74	\$41.17	\$41.17	\$41.17	\$43.72	\$43.72			
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	\$53,230.06	\$44,523.27	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00			
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%	TBD		6.77%	
BUMBLE BEE SILVER CO. 201 William Street, Suite 11C 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	\$192,927.49	2	18.34%
Percent Change Over Prior Year															NA	-41.77%	4.18%	7.55%	5.02%	30.52%	47.94%	-12.54%	105.78%	TBD		
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		
Base Rent per SF															\$160.71	\$162.32	\$165.08	\$165.41	\$168.06	\$171.42	\$175.71	\$238.39	\$245.69	\$260.92		\$212.64
Percentage Rent Paid															\$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%	TBD		21.77%
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	\$62,641.08	10	8.16%
Percent Change Over Prior Year										NA	23.80%	16.91%	61.80%	4.02%	6.25%	7.20%	4.02%	18.32%	-45.70%	91.67%	-28.32%	113.09%	-7.45%	TBD		
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		
Base Rent per SF										\$32.00	\$33.60	\$35.28	\$37.04	\$38.90	\$40.06	\$40.86	\$41.31	\$41.31	\$42.22	\$44.44	\$44.14	\$44.40	\$46.80	\$51.06		\$43.18
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	\$0.00	\$365.78	\$0.00		
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%	TBD		7.61%
CONCH ELECTRIC CARS Ferry Terminal Building 718 SF																										
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	\$575,715.98	8	14.83%
Percent Change Over Prior Year						NA	194.52%	21.62%	-39.31%	0.67%	39.38%	-20.78%	-41.61%	-19.60%	14.63%	67.89%	-18.04%	2.08%	-32.55%	20.84%	-7.45%	155.10%	155.10%			
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	\$19,781.52	\$12,596.16	\$12,873.36	\$13,195.08	\$13,458.96	\$13,499.40	\$14,066.40	\$15,233.88		\$23.30
Base Rent per SF						\$19.01	\$19.96	\$20.96	\$22.01	\$23.11	\$23.11	\$24.27	\$24.27	\$26.22	\$27.01	\$27.55	\$27.55	\$17.54	\$17.54	\$18.73	\$18.80	\$19.59	\$19.59	\$21.22		
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	\$246.86	\$7,847.64	\$916.38	\$3,468.00	\$1,963.43	\$0.00	\$13,945.34	\$0.00		
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%	TBD		8.20%
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	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	\$5,434,337.27	9	7.97%
Percent Change Over Prior Year	NA	13.50%	12.49%	5.51%	12.40%	-0.20%	5.78%	17.17%	13.70%	-3.24%	5.60%	-0.60%	10.45%	3.31%	4.23%	3.11%	3.16%	1.47%	-15.13%	39.08%	-8.94%	7.12%	45.43%	TBD		
Annual Base Rent (May - April)	\$256,249.92	\$262,398.48	\$271,320.12	\$275,661.24	\$283,931.04	\$289,325.76	\$298,873.56	\$309,035.28	\$316,761.36	\$329,748.36	\$330,078.12	\$338,990.28	\$344,414.16	\$354,746.64	\$360,772.08	\$366,189.00	\$369,117.48	\$371,701.32	\$379,507.08	\$570,114.96	\$580,377.12	\$580,957.44	\$610,005.36	\$662,465.76		\$22.56
Base Rent per SF	\$15.73	\$16.11	\$16.66	\$16.92	\$17.43	\$17.76	\$18.35	\$18.97	\$19.45	\$20.24	\$20.26	\$20.81	\$21.14	\$21.78	\$22.15	\$22.48	\$22.66	\$22.82	\$23.30	\$35.00	\$35.63	\$35.67	\$37.45	\$40.67		
Percentage Rent Paid	\$0.00	\$0.00	\$17,957.35	\$29,566.45	\$59,136.17	\$53,060.74	\$63,295.75	\$115,322.37	\$165,722.92	\$137,104.04	\$162,900.92	\$151,014.94	\$196,784.23	\$204,374.95	\$211,925.22	\$234,706.58	\$250,751.60	\$257,258.05	\$154,320.51	\$320,816.11	\$225,647.01	\$288,080.87	\$653,796.22	\$0.00		
Total Rent as % of Sales	5.66%	5.10%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	4.91%	5.00%	5.00%	5.00%	5.00%	6.00%	5.96%	6.00%	TBD		5.44%	
CONCH TOUR TRAIN INC / FLAGLER STATION 903 Caroline Street 7,360 SF 2020																										
GROSS SALES	\$175,125.46	\$215,064.73	\$197,848.86	\$219,264.69	\$235,611.36	\$235,905.04	\$78,368.11	\$1,708.10	\$0.00	\$185,851.34	\$287,127.70	\$100,262.84	\$75,945.52	\$70,651.95	\$115,694.76	\$97,669.15	\$135,425.40	\$412.63	\$481.70	\$0.00	\$55,529.56	\$1,369.71	\$14,045.78	\$13,134.96	7	#####
Percent Change Over Prior Year	NA	22.81%	-8.00%	10.82%	7.46%	0.12%	-66.78%	-97.82%	-100.00%	185751.34%	54.49%	-65.08%	-24.25%	-6.97%	63.75%	-15.58%	38.66%	-99.70%	16.74%	-100.00%	184.60%	-97.53%	925.46%	TBD		
Annual Base Rent (Mar.-Feb.)	\$21,840.00	\$33,882.12	\$38,600.28	\$39,357.60	\$40,206.00	\$41,209.08	\$42,468.36	\$44,251.44	\$45,034.68	\$45,075.60	\$45,934.44	\$46,560.84	\$49,142.04	\$49,879.20	\$49,879.20	\$49,879.20	\$50,328.12	\$51,538.44	\$54,442.20	\$102,508.32	\$104,045.88	\$106,751.04	\$115,824.96			
Base Rent per SF	\$5.33																									

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	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			3.1	
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	\$177,406.75		1	
Percent Change Over Prior Year																	NA	66.48%	6.35%	33.47%	-24.89%	26.54%	TBD		21.59%	
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	\$16,769.52	\$17,155.20	\$17,446.80					
Unit C & D combined 9/1/20	576 SF																					\$40,619.52	\$42,814.08			
Base Rent per SF																	\$64.27	\$64.88	\$66.92	\$69.03	\$69.91	\$70.52	\$74.33		\$68.55	
Percentage Rent Paid																	\$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%	TBD		8.29%	
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	\$6,474,237.73	\$2,215,308.96	8	
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%	-7.51%	29.16%	7.28%	3.94%	-1.79%	-2.28%	17.49%	-5.70%	-31.57%	71.93%	TBD	93.67%	
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	\$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		
Base Rent per SF	\$23.02	\$23.02	\$23.02	\$23.02	\$24.03	\$24.49	\$25.22	\$26.08	\$26.63	\$27.77	\$27.77	\$28.41	\$29.18	\$29.96	\$28.98	\$29.19	\$29.51	\$29.51	\$30.16	\$30.91	\$31.53	\$31.63	\$32.91	\$35.69	\$30.27	
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	\$0.00	\$114,765.38	\$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%	6.72%	TBD	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																										
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																										
KEY WEST BAIT & TACKLE																										
241, 251A & 251B Margaret	3,444 SF																									
GROSS SALES	\$155,297.98	\$144,760.54	\$113,261.83	\$116,205.60	\$154,686.01	\$57,930.54 (*)	\$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	\$97,630.78	11	
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%	-23.88%	23.39%	7.74%	TBD	10.23%	
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	\$44,827.80	\$47,069.04	\$50,322.36	\$51,832.08	\$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		
Base Rent per SF	\$17.36	\$18.23	\$19.14	\$22.16	\$21.11	\$22.16	\$22.16	\$38.96	\$28.16	\$29.57	\$31.04	\$32.60	\$34.85	\$35.89	\$36.54	\$30.30	\$30.91	\$30.91	\$31.40	\$32.31	\$32.83	\$33.03	\$34.81	\$37.98	\$28.87	
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		
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%	TBD	10.92%	
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	\$1,225,640.03	\$1,064,325.22	\$1,181,963.36	\$809,274.26	\$980,556.47	\$1,421,155.88	\$78,948.52	11	
Percent Change Over Prior Year	NA	33.18%	-0.34%	27.14%	19.58%	8.89%	3.44%	-8.04%	-0.66%	-15.77%	6.33%	11.65%	12.36%	0.85%	-12.27%	6.52%	-4.53%	-6.50%	-13.16%	11.05%	-11.53%	21.16%	48.93%	TBD	3.17%	
Annual Base Rent (July - June)	\$23,838.84	\$24,910.68	\$26,037.24	\$25,216.08	\$26,468.04	\$63,660.24	\$63,658.20	\$63,658.20	\$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	\$119,645.52	\$126,113.28	\$136,825.32		
Base Rent per SF	\$20.82	\$21.76	\$22.74	\$22.02	\$23.12	\$20.89	\$20.89	\$20.89	\$31.10	\$31.10	\$32.74	\$32.74	\$34.37	\$35.41	\$36.12	\$36.12	\$36.12	\$36.12	\$36.12	\$37.10	\$38.18	\$39.25	\$41.38	\$44.89	\$30.81	
Percentage Rent Paid	\$15,856.26	\$27,950.10	\$26,649.57	\$39,766.92	\$53,632.74	\$18,804.36	\$26,467.11	\$19,216.34	\$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	6.00%	6.00%	6.00%	5.82%	6.00%	5.67%	6.00%	6.00%	6.91%	8.20%	7.73%	7.27%	6.80%	6.94%	8.07%	8.02%	8.59%	9.07%	10.63%	9.85%	14.64%	12.20%	8.87%	TBD	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																										
MAC'S SEA GARDEN																										
208 Margaret Street	1,689 SF																									
GROSS SALES	\$524,584.90	\$586,570.43	\$513,181.59	\$528,741.70	\$664,252.88	\$620,232.64	\$614,615.54	\$727,326.71	\$749,722.55	\$697,279.13	\$577,783.77	\$564,918.51	\$645,717.04	\$678,829.90	\$677,378.14	\$810,218.78	\$888,286.05	\$920,972.49	\$930,971.00	\$1,152,015.98	\$58,841.40	1,174,244.23	\$67,701.76		7	
Percent Change Over Prior Year	NA	11.82%	-12.51%	3.03%	25.63%	-6.63%	-0.91%	18.34%	3.08%	-7.00%	-17.14%	-2.23%	14.30%	5.13%	-0.21%	19.61%	9.64%	3.68%	1.09%	23.74%	-51.49%	482.07%	TBD		24.06%	
Annual Base Rent (Mar. - Feb)	\$24,107.52	\$26,359.56	\$27,677.52	\$29,061.48	\$30,514.56	\$32,040.24	\$33,642.36	\$47,292.00	\$52,139.40	\$54,746.40	\$57,483.72	\$60,357.96	\$60,357.96	\$63,375.84	\$66,256.32	\$66,256.32	\$66,256.32	\$67,849.68	\$69,476.16	\$70,796.88	\$71,858.76	\$73,727.16	\$79,993.92			
Base Rent per SF	\$14.27	\$15.61	\$16.39	\$17.21	\$18.07	\$19.02	\$19.92	\$26.89	\$29.37	\$30.87	\$32.41	\$33.03	\$33.74	\$34.72	\$36.23	\$36.23										

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	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					
Pirate Jack's of Key West 201 William Street, Unit A 722 SF																											
GROSS SALES																							226,483.97	\$222,787.41		5	
Percent Change Over Prior Year																							12.27%	TBD		12.27%	
Annual Base Rent (Jan. - Dec)																							\$30,260.04	\$32,529.60			
Base Rent per SF																							\$41.91	\$45.05		\$43.48	
Percentage Rent Paid																							\$0.00	\$0.00			
Total Rent as % of Sales																							13.36%	TBD		13.36%	
GOOD DAY ON A HAPPY PLANET 907 Caroline Street 975 SF																											
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	\$159,709.66		7	
Percent Change Over Prior Year															NA	-26.68%	-37.07%	-30.46%	-34.68%	-37.39%	-24.65%	98.64%	TBD			8.22%	
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			
Base Rent per SF															\$24.16	\$24.70	\$24.89	\$25.32	\$35.66	\$35.66	\$36.20	\$37.14	\$40.30	\$30.81		\$30.81	
Percentage Rent Paid															\$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%	12.55%	23.22%	9.04%	TBD			13.58%	
SCHOONER WHARF BAR 202R William Street 8,872 SF																											
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	\$5,683,763.40			2	
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%	2.33%	2.33%	-1.32%	5.75%	-11.35%	39.89%	TBD			6.06%	
Annual Base Rent (Oct. - Sept.)	\$87,609.96	\$87,611.76	\$95,718.00	\$100,074.24	\$104,656.92	\$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				
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			\$38.67	
Percentage Rent Paid	\$60,317.76	\$60,317.79	\$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				
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%	TBD			6.72%	
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				0	
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%	-5.57%	-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	\$21.27	\$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					
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																											
GROSS SALES																NA	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			12	
Percent Change Over Prior Year																NA	73.60%	-10.37%	9.30%	-31.55%	39.86%	3.59%				13.47%	
Annual Base Rent (Aug. - July)																\$397,782.00	\$402,962.04	\$410,618.16	\$421,704.84	\$428,873.88	\$434,529.48	\$457,559.52					
Base Rent per SF																\$21.00	\$21.04	\$21.27	\$21.68	\$22.26	\$22.64	\$24.16				\$22.12	
Percentage Rent Paid																\$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%			15.12%	
YOURS & MAYAN Lazy Way, Units A, A-1, B 472 SF																											
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	\$254,635.00		7	
Percent Change Over Prior Year										NA	39.14%	43.86%	10.11%	15.34%	-2.55%	14.65%	21.93%	-17.27%	21.93%	8.76%	-36.95%	153.01%	TBD			19.16%	
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			
Base Rent per SF										\$43.76	\$50.83	\$53.37	\$58.44	\$61.50	\$60.58	\$62.50	\$61.04	\$62.50	\$60.00	\$60.00	\$60.00	\$66.22	\$66.22	\$67.92		\$59.42	
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										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%	TBD		10.47%	

TBD - To be determined