

February 2023

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	July	08/15/22	06/30/24	3,048	\$ 44.89	\$ 136,825.32	\$11,402.11	6%				X			\$ 11,402.11	\$ 9,970.46	\$ 1,431.65
Good Day on a Happy Planet, LLC / Piano Shop	5811	5	March	04/15/22	02/28/23	975	\$ 40.30	\$ 39,290.76	\$3,274.23	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
RED Hospitality & Leisure KW LLC - Booth	9624	5	September	10/15/22	05/31/25	98	\$ 305.64	\$ 29,952.36	\$2,496.03	N/A				X			\$ 2,496.03	\$ 2,122.38	\$ 373.65
RED Hospitality & Leisure KW LLC - Unit I (&J)	9622	5	June	07/15/22	05/31/25	817	\$ 47.43	\$ 38,749.80	\$3,229.15	N/A				X			\$ 3,229.15	\$ 2,747.75	\$ 481.40
RED Hospitality & Leisure KW LLC - Ext Storage	9622	5	June	07/15/22	05/31/25	313	\$ 19.86	\$ 6,216.24	\$518.02	N/A				X			\$ 518.02	\$ 440.67	\$ 77.35
Key West Seaport LLC dba Schooner Wharf Bar	5825	10	October	11/15/22	09/30/26	9,917	\$ 42.01	\$ 416,607.60	\$34,717.30	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Sails in Concert, Inc (Jimmy Buffett)	5826	5	November	12/15/22	10/31/26	1,447	\$ 73.11	\$ 105,795.00	\$8,816.25	NA				X			\$ 8,816.25	\$ 1,904.14	\$ 6,912.11
B.O.'s Fish Wagon, Inc	5844	10	October	11/15/22	09/30/18	1,623	\$ 52.69	\$ 85,517.76	\$7,126.48	6%				NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures, Inc. /Dive Shop	5855	5	December	01/15/23	11/30/24	1,881	\$ 38.44	\$ 72,308.04	\$6,025.67	6%				X			\$ 6,025.67	\$ 2,713.39	\$ 3,312.28
Schooner Appledore Booth	5902	5	January	02/15/22	12/31/21	30	\$ 297.00	\$ 8,910.00	\$742.50	N/A				NA	NA	NA	\$ 338.00	\$ 338.00	\$ -
Sunset Watersports, Inc. Office (Ground C)	5916	5	May	06/15/22	04/30/24	750	\$ 41.80	\$ 31,350.00	\$2,612.50	N/A				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports, Inc. (Unit B/Surf Shop)	5916	5	May	06/15/22	04/30/24	1,006	\$ 41.80	\$ 42,051.00	\$3,504.25	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Tropical Shell and Gifts, Inc dba Mac's Sea Garden	6185	10	March	04/15/22	02/29/26	1,689	\$ 47.36	\$ 79,993.92	\$6,666.16	6%				X			\$ 6,666.16	\$ 3,342.73	\$ 3,323.43
Tropical Shell and Gifts, Inc dba Curio Shop	6185	10	March	04/15/22	02/29/26	861	\$ 11.81	\$ 10,166.28	\$847.19	6%				X			\$ 847.19	\$ 1,063.70	\$ (216.51)
Conch Tour Train, Inc / Flagler Station	6185	10	March	04/15/22	02/29/29	7,360	\$ 15.74	\$ 115,824.96	\$9,652.08	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	10	May	06/15/22	04/30/27	16,289	\$ 40.67	\$ 662,465.76	\$55,205.48	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	02/15/22	12/31/26	722	\$ 45.05	\$ 32,529.60	\$2,710.80	6%				NA	NA	NA	\$ 6,048.98	\$ 6,048.98	\$ -
Captain Quick Dry (Unit H, Lazy Way)	7033	5	June	07/15/22	05/31/23	452	\$ 51.06	\$ 23,079.60	\$1,923.30	6%					X		\$ 3,846.60	\$ 2,461.31	\$ 1,385.29
Dragonfly Key West LLC (Unit G, Lazy Way)	7041	3	March	04/15/22	02/28/26	326	\$ 55.25	\$ 18,011.04	\$1,500.92	6%					X		\$ 3,001.84	\$ 2,696.56	\$ 305.28
Yours & Mayan Imports LLC (Unit A & B, Lazy Way)	7042	5	March	04/15/22	02/28/26	472	\$ 73.69	\$ 34,782.12	\$2,898.51	6%					X		\$ 5,797.02	\$ 5,207.48	\$ 589.54
Mel Fisher Maritime Society	7383	5	July	06/15/22	06/30/24	1,076	NA	\$ 1.00	\$1.00	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle	7460	4	June	07/15/22	05/31/25	3,444	\$ 37.98	\$ 130,808.88	\$10,900.74	6%				X			\$10,900.74	\$ 4,194.99	\$ 6,705.75
AER Photography Inc. (Unit F, Lazy Way)	7794	5	July	08/15/22	06/30/23	426	\$ 46.59	\$ 19,848.96	\$1,654.08	6%					X		\$ 3,308.16	\$ 2,609.96	\$ 698.20
Fury Management, Inc. / Greene Street Booth	7966	5	September	10/15/22	08/31/24	96	\$ 312.00	\$ 29,952.36	\$2,496.03	N/A				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	10/15/22	08/31/24	208	\$ 252.00	\$ 52,416.60	\$4,368.05	6%				NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	10/15/22	08/31/24	240	\$ 19.97	\$ 4,792.68	\$399.39	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B) *	8375	5	October	11/15/22	09/30/27	152	\$ 207.06	\$ 31,473.72	\$2,622.81	6%				X			\$2,622.81	\$ 1,653.14	\$ 969.67
Moro Management Inc dba Half Shell Raw Bar	8520	10	April	05/15/22	03/31/25	9,715	\$ 35.69	\$ 346,736.88	\$28,894.74	6%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Boat House Key West (Turtle Kraals)	9759	10	April	05/15/22	03/31/26	12,387	\$ 36.28	\$ 449,427.24	\$37,452.27	6%				NA	NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery LLC	8587	20	August	09/15/22	07/31/34	18,942	\$ 26.16	\$ 495,537.00	\$41,294.75	6%							Letter of Credit		
Key West Ice Cream Factory (Unit E)	8587	5	July	08/15/22	06/30/18	1,447	\$ 40.80	\$ 59,040.84	\$4,920.07	6%				X			\$ 4,920.07	\$ -	\$ 4,920.07
Hayes Robertson Group (Unit C)	8747	5	April	05/15/22	03/31/24	1,001	\$ 41.61	\$ 41,650.08	\$3,470.84	6%				X			\$ 3,470.84	\$ -	\$ 3,470.84
Fisherman Café (Unit C & D)	9005	5	September	10/15/22	08/31/25	576	\$ 80.43	\$ 46,327.68	\$3,860.64	6%				NA	NA	NA	\$ 3,384.96	\$ 2,888.20	\$ 496.76
RED Hospitality & Leisure KW, LLC (255 Margaret St)	9623	5	June	07/15/22	05/31/27	1,612	\$ 36.28	\$ 58,486.92	\$4,873.91	6%				NA	NA	NA	\$ 8,060.00	\$ 8,060.00	\$ -
Captains Corner Scuba School, Inc	9464	5	October	11/15/22	09/01/23	56	\$ 164.13	\$ 9,191.04	\$765.92	6%					X		\$ 1,300.00	\$ 1,300.00	\$ -
Reef Relief, Inc	9540	5	February	02/15/22	01/31/24	926	NA	\$ 1.00	\$0.00	N/A				NA	NA	NA	\$ -	\$ -	\$ -
PARKING AND SOLID WASTE																			
The Marker Waterfront Resort (Parking-5 yr)	8911	40	July	07/25/20	06/30/52				\$13,432.95	N/A									
The Marker Waterfront Resort (Solid Waste)	8911	1	December	01/15/23	11/30/23				\$589.23	N/A									
Off the Hook Grill (enclosed space)	9572	mo	October	11/15/22	N/A				\$117.83	N/A									
Conch Harbor (Solid Waste)	9029	5	September	10/15/22	08/31/25				\$585.01	N/A									
Key West Electrical (enclosed space)	9745	mo	June	07/15/22	N/A				\$114.99	N/A									

FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	02/15/22	02/28/25	172	\$ 46.88	\$ 8,063.52	\$671.96	N/A				X			\$ 671.96	\$ -	\$ 671.96
Key West Express Storage	6574	10	March	02/15/22	02/28/25	350	\$ 19.35	\$ 6,773.28	\$564.44	N/A				X					
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/22	10/31/24			\$ 15,279.72	\$1,273.31	30% gross									
Conch Electric Cars (Operations)	6867	5	April	05/15/22	03/31/27	337	\$ 45.20	\$ 15,233.88	\$1,269.49	6%				X			\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/22	03/31/27	594	\$ 32.49	\$ 19,299.12	\$1,608.26	N/A									
Yankee Freedom III LLC (202/205)	9110	5	March	04/15/22	07/31/22	309	\$ 39.04	\$ 12,063.36	\$1,157.46	N/A				X			\$1,157.46	\$ 939.88	\$ 217.58
Yankee Freedom (216)			March	04/15/22	07/31/22	99	\$ 34.00	\$ 3,366.00	\$322.97	N/A									
Yankee Freedom Storage 1st floor			March	04/15/22	07/31/22	400	\$ 17.11	\$ 6,844.00	\$656.67	N/A									
Paradise Porters, (213, 225,225A)	8514	5	November	01/15/23	10/13/22	388	\$ 47.95	\$ 18,606.36	\$1,550.53	N/A				X			\$1,550.53	\$ 1,200.00	\$ 350.53
Superwoofie, LLC (214)	9802	5	November	12/15/22	10/31/24	270	\$ 39.14	\$ 10,568.28	\$880.69	N/A				X			\$769.95	\$ 769.95	\$ -
STORAGE TENANTS (GREENE ST)																			
Taylor, Clara / Unit 3	9411	mo	January	12/15/22		80	\$ 42.42	\$ 3,393.60	\$282.80	N/A									
Sunset Watersports / Unit 5	9412	mo	January	12/15/22		80	\$ 42.42	\$ 3,393.60	\$282.80	N/A									
Seawillow Sailing, LLC / Unit 8 & 9	9416	mo	January	12/15/22		160	\$ 42.42	\$ 6,787.20	\$565.60	N/A									
Breakthru Beverage / Unit 6	9417	mo	January	12/15/22		84	\$ 42.42	\$ 3,563.40	\$296.95	N/A									
Fury Management Inc / Unit 4 B C D E	9418	mo	January	12/15/22		1,100	\$ 31.94	\$ 35,137.80	\$2,928.15	N/A									
Fury Management Inc / Unit A		mo	January	12/15/22		333	\$ 31.85	\$ 10,604.88	\$883.74	N/A									
Fury Management Inc / Unit 2		mo	January	12/15/22		80	\$ 42.42	\$ 3,393.60	\$282.80	N/A									
Classic Harbor Line LLC / Unit 7	9995	mo	January	12/15/22		60	\$ 42.42	\$ 2,545.20	\$212.10	N/A									
VACANT/ LEASABLE SPACES																			
Storage Unit 1 (Greene Street)						101	\$ 42.42	\$ 4,284.48	\$357.04	N/A									
Storage Unit F (Greene Street)						84	\$ 42.42	\$ 3,563.28	\$296.94	N/A									
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: 107,276

Total Leasable SF: 111,384

Average Annual Rent Per SF: \$38.60

Base Rent Per Leases: Monthly \$345,028.88
Annually \$4,140,346.56