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	2024	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	8.0				2.5
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	$72,765.00		1	
Percent Change Over Prior Year												NA	-27.17%	205.00%	9.10%	-16.87%	-0.96%	-3.52%	33.98%	4.04%	-35.28%	73.39%	15.60%	TBD			23.39%
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	$37.87	$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																							##########	##########	##########	10	
Percent Change Over Prior Year																							NA	68.13%	TBD		34.07%
Annual Base Rent (April - March)																							##########	##########	##########		
Base Rent per SF																							$32.15	$36.28	$38.06		$34.22
Percentage Rent Paid																							$0.00	$0.00	$0.00		
Total Rent as % of Sales																							**9.70%**	**6.51%**	**TBD**		**9.70%**
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	##########	##########	##########	##########	##########	##########	##########	##########	$978,600.58	##########	744,093.28	908,612.76	762,557.43	335,915.76		7	
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%	-16.07%	TBD			5.79%
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	$70,800.00	$72,003.60	$72,147.60	$73,302.00	$68,537.37	$74,768.04	$74,768.04	$74,768.04	$79,403.64	$85,517.76			
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	$39.73	$40.36	$37.74	$41.17	$41.17	$41.17	$43.72	$47.09			$23.36
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	$53,230.66	$53,230.06	$44,523.27	$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%**	**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%**	**10.41%**	**TBD**			**6.77%**
BUMBLE BEE SILVER CO.																											
201 William Street, Suite 11(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	$233,671.73	$170,501.96		4	
Percent Change Over Prior Year														NA	-41.77%	4.18%	7.55%	5.02%	30.52%	47.94%	-12.54%	105.78%	-17.25%	TBD			14.38%
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	$31,473.72			
Base Rent per SF														$160.71	$162.32	$165.08	$165.41	$168.06	$171.42	$175.71	$238.39	$245.69	$260.92	$281.02			$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	$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%**	**12.51%**	**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	$363,294.30		12	
Percent Change Over Prior Year										NA	23.80%	16.91%	61.80%	-7.43%	6.25%	7.20%	4.02%	18.32%	-45.70%	91.67%	-28.32%	-50.57%	113.09%	1.29%			8.16%
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	$43.44	$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%**	**6.35%**			**7.61%**
CONCH ELECTRIC CARS 594 SF P																											
Ferry Terminal Building 337 SF O																											
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	$347,047.24	$210,710.42	10	
Percent Change Over Prior Year						NA	194.52%	21.62%	-39.31%	0.67%	39.98%	-20.78%	41.61%	-19.60%	14.63%	67.89%	-18.04%	2.08%	-32.55%	20.84%	-7.45%	-28.80%	155.10%	-25.66%	TBD		20.37%
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	$19,781.28	$12,596.16	$12,873.36	$13,195.08	$13,458.96	$13,499.40	$14,066.40	$15,233.88	$15,980.40		
Base Rent per SF						$40.51	$42.54	$44.66	$46.90	$49.24	$49.24	$51.71	$51.71	$55.87	$57.55	$58.70	$58.70	$37.38	$38.20	$39.15	$39.94	$40.06	$41.74	$45.20	$47.42		$49.63
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	$5,588.95	$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%**	**6.00%**	**TBD**		**8.20%**
CONCH REPUBLIC SEAFOOD																											
631 Greene Street 16,289 SF																											
GROSS SALES	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	11	
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%	-8.22%	TBD		7.97%
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	$688,964.40		
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	$42.30		$22.56
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	$497,407.10	$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%**	**6.00%**	**6.00%**	**TBD**		**5.44%**
CONCH TOUR TRAIN INC / FLAGLER STATIOI																											
901 Caroline Street 7,360 SF 2020																											
GROSS SALES 4,096 SF prio	$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	$44,817.08	$11,949.83	9	
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%	219.08%	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	$47,832.36	$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	$121,616.16		
Base Rent per SF	$5.33	$8.27	$9.42	$9.61	$9.82	$10.06	$10.37	$10.80	$10.99	$11.00	$11.21	$11.37	$11.68	$12.00	$12.18	$12.18	$12.18	$12.29	$12.58	$13.29	$13.93	$14.14	$14.50	$15.74	$16.52		$11.95
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	$0.00		
Total Rent as % of Sales	**12.47%**	**15.75%**	**19.51%**	**17.95%**	**17.06%**	**17.47%**	**54.19%**	**2590.68%**	**0.00%**	**24.25%**	**16.00%**	**46.44%**	**62.98%**	**69.56%**	**43.11%**	**51.07%**	**36.83%**	**12196.91%**	**10699.28%**	**0.00%**	**184.60%**	**7596.20%**	**760.02%**	**258.44%**	**TBD**		**##########**
CUBAN COFFEE QUEEN																											
284 Margaret Street 208 SF																											
GROSS SALES											$179,232.96	$368,657.28	$566,511.00	$732,130.40	$866,784.91	$832,180.69	$797,832.69	$885,110.76	$848,338.36	##########	$884,110.53	########## ##	########## ##	########## ##		3	
Percent Change Over Prior Year											NA	105.69%	53.67%	29.23%	18.39%	-3.99%	-4.13%	10.94%	-4.15%	22.09%	-14.64%	65.05%	10.59%	TBD			25.29%
Annual Base Rent (Sept. - Aug.)											$8,700.00	$9,135.00	$9,591.72	$9,879.48	$9,998.04	$42,000.00	$42,000.00	$42,630.00	$43,563.96	$44,569.92	$45,327.60	$45,962.16	$48,444.12	$52,416.60			
Base Rent per SF											$41.83	$43.92	$46.11	$47.50	$48.07	$201.92	$201.92	$204.95	$209.44	$214.28	$217.92	$220.97	$232.90	$252.00			$160.98
Percentage Rent Paid											$2,053.98	$12,984.44	$24,398.00	$34,048.32	$42,009.05	$7,930.84	$5,869.96	$10,476.65	$7,336.34	$17,571.89	$7,719.03	$41,590.03	$48,375.59	$0.00			
Total Rent as % of Sales											**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**TBD**			**6.55%**
DRAGONFLY KEY WEST																											
Lazy Way, Unit G 326 SF																											
GROSS SALES										$86,332.54	$140,218.68	$110,570.50	$142,027.00	$129,411.47	$109,717.48	$116,028.75	$108,247.55	$107,679.52	$87,474.99	$85,455.50	$102,812.30	$42,486.66	$115,399.46	$85,457.61	$36,426.50	9	
Percent Change Over Prior Year										NA	62.42%	-21.14%	28.45%	-8.88%	-15.22%	5.75%	-6.71%	-0.52%	-18.76%	-2.31%	20.31%	-58.68%	171.61%	-25.95%	TBD		9.31%
Annual Base Rent (Mar. - Feb.)										$11,736.00	$12,322.80	$12,939.00	$13,584.48	$14,263.68	$14,691.60	$14,918.40	$14,918.40	$14,918.40	$15,276.48	$15,643.08	$15,940.32	$16,179.36	$16,600.08	$18,011.04	$18,911.64		
Base Rent per SF										$36.00	$37.80	$39.69	$41.67	$43.75	$45.07	$45.76	$45.76	$45.76	$46.86	$47.98	$48.90	$49.63	$50.92	$55.25	$58.01		$48.63
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		
Total Rent as % of Sales										**13.59%**	**8.79%**	**11.70%**	**9.56%**	**11.02%**	**13.39%**	**12.86%**	**13.78%**	**13.85%**	**17.46%**	**18.31%**	**15.50%**	**38.08%**	**14.38%**	**21.08%**	**TBD**		**16.33%**

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	2024	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	8.0				2.5
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	$196,657.35	$18,914.70		3	
Percent Change Over Prior Year																	NA	66.48%	6.35%	33.47%	-24.89%	26.54%	-57.47%	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	$46,327.68			
Base Rent per SF																	$64.27	$64.88	$66.92	$69.03	$69.91	$70.52	$74.33	$80.43			$68.55
Percentage Rent Paid																	$0.00	$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%**	**21.77%**	**TBD**			**8.29%**
HALF SHELL RAW BAR																											
231 Margaret Street 9,715 SF																											
GROSS SALES	$217,384.97 (*)	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	10	
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%	92.50%	-10.28%	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	$363,727.08		
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	$29.19	$29.51	$30.16	$30.91	$31.53	$31.63	$32.96	$35.69	$37.44		$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	$43,469.96	$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%**	**6.00%**	**6.00%**	**TBD**		**11.25%**
HAMMERHEAD SURF SHOP																											
201 William Street, Unit B 1,006 SF																											
GROSS SALES														22,468.33 (*)	$449,354.11	$512,139.27	$541,630.08	$491,966.48	$592,959.76	$609,822.51	$517,462.45	$969,805.53	##########	##########	$86,640.22	11	
Percent Change Over Prior Year														NA	39.35%	13.97%	5.76%	-9.17%	20.53%	2.84%	-15.15%	87.42%	42.80%	-14.93%	TBD		18.19%
Annual Base Rent (May - April)														$32,607.96	$32,607.96	$32,966.64	$34,203.96	$34,546.08	$35,202.36	$36,188.04	$36,839.76	$36,879.96	$38,724.00	$42,051.00	$43,732.92		
Base Rent per SF														$32.41	$32.41	$32.77	$34.00	$34.34	$34.99	$35.97	$36.62	$36.66	$38.49	$41.80	$43.47		**$34.87**
Percentage Rent Paid														$0.00	$0.00	$0.00	$0.00	$0.00	$375.23	$401.31	$0.00	$21,308.37	$44,366.90	$28,636.61	$28,636.61		
Total Rent as % of Sales														**10.11%**	**7.26%**	**6.44%**	**6.32%**	**7.02%**	**6.00%**	**5.93%**	**11.24%**	**8.38%**	**4.86%**	**6.00%**	**TBD**		**8.59%**
KEY WEST ARTWORKS																						Transferred 3/1/2021					
201 William Street, Unit A 722 SF																						to "Pirate Jack's of Key West"					
GROSS SALES								$158,077.07	$68,808.85	$60,824.46	$55,649.03	$106,785.85	$136,238.91	$136,438.84	$147,651.15	$173,480.12	$169,468.05	$149,122.83	$140,656.13	$177,802.83	65,915.68						
Percent Change Over Prior Year								NA	-56.47%	-11.60%	-8.51%	91.89%	27.58%	0.15%	8.22%	17.49%	-2.31%	-12.01%	-5.68%	26.41%	-62.93%						0.94%
Annual Base Rent (Jan. - Dec)								$20,216.04	$21,226.80	$22,288.20	$23,402.52	$24,572.64	$25,804.32	$26,578.44	$27,003.72	$27,003.72	$27,381.84	$28,066.44	$28,655.88	$29,114.40	$29,842.20						
Base Rent per SF								$28.00	$29.40	$30.87	$32.41	$34.03	$35.74	$36.81	$37.40	$37.40	$37.92	$38.87	$39.69	$40.32	$41.33						$35.73
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						
Total Rent as % of Sales								**12.79%**	**30.85%**	**36.64%**	**42.05%**	**23.01%**	**18.94%**	**19.48%**	**18.29%**	**15.57%**	**16.16%**	**18.82%**	**20.37%**	**16.37%**	**45.27%**						**25.74%**
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	##########	##########	##########	$949,010.60	##########	$762,966.02	$941,391.51	##########	$949,494.41		12	
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%	-6.39%			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	$20.10	$21.11	$22.16	$22.16	$38.96	$28.16	$29.57	$31.04	$32.60	$34.85	$35.89	$36.54	$30.30	$30.60	$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%**	**13.78%**			**10.92%**
LOCAL COLOR																											
274 Margaret Street 3,048 SF																											
GROSS SALES	$661,586.00	$881,088.00	$878,113.50	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	$809,274.26	$980,556.47	##########	##########		1	
Percent Change Over Prior Year	NA	33.18%	-0.34%	27.14%	19.58%	8.89%	3.34%	-8.04%	-0.66%	-15.77%	6.33%	11.65%	12.36%	0.85%	-12.27%	0.67%	-6.52%	-4.53%	-13.16%	11.05%	-31.53%	21.16%	44.93%	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	$31.18	$32.74	$34.37	$35.41	$36.12	$36.12	$36.19	$36.48	$37.10	$38.18	$38.87	$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	$19,226.34	$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											$275,875.82	$386,251.24	$419,664.48	$451,736.13	$525,813.45	$695,420.87	$630,991.79	$536,607.23	$502,983.68	$585,791.12	$427,029.76	$649,533.26	$662,353.16	$276,751.18		6	
Percent Change Over Prior Year											NA	40.01%	8.65%	7.64%	16.40%	32.26%	-9.26%	-14.96%	-6.27%	16.46%	-27.10%	52.10%	1.97%	TBD			10.54%
Annual Base Rent (Dec. - Nov.)											$48,162.00	$50,570.16	$53,098.56	$54,691.56	$55,511.88	$57,182.40	$57,582.72	$58,791.96	$60,026.52	$61,167.00	$62,577.00	$63,453.12	$67,894.80	$72,308.04			
Base Rent per SF											$26.74	$28.08	$29.48	$30.37	$30.82	$31.75	$31.97	$32.64	$33.33	$33.96	$34.75	$35.23	$37.70	$40.15			$30.01
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			
Total Rent as % of Sales											**17.46%**	**13.09%**	**12.65%**	**12.11%**	**10.56%**	**8.22%**	**9.13%**	**10.96%**	**11.93%**	**10.44%**	**14.65%**	**9.77%**	**10.25%**	**TBD**			**12.82%**
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	##########	$558,841.40	##########	##########	$345,861.39		9	
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%	110.12%	-1.24%	TBD			6.35%
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	$69,476.76	$70,796.88	$71,858.76	$73,727.16	$79,993.92	$83,993.64			
Base Rent per SF	$14.27	$15.61	$16.39	$17.21	$18.07	$18.97	$19.92	$28.00	$30.87	$32.41	$34.03	$35.74	$35.74	$37.52	$39.23	$39.23	$39.23	$40.17	$41.13	$41.92	$42.55	$43.65	$47.36	$49.73			$21.02
Percentage Rent Paid	$3,343.58	$8,834.67	$3,113.38	$2,663.02	$9,340.61	$5,173.72	$3,234.57	$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	**5.23%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.50%**	**6.95%**	**7.85%**	**9.95%**	**10.68%**	**9.35%**	**9.34%**	**9.78%**	**8.18%**	**7.46%**	**7.37%**	**7.46%**	**6.15%**	**12.86%**	**6.28%**	**6.90%**	**TBD**			**7.72%**

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	2024	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	8.0				2.5
Pirate Jack's of Key West																											
201 William Street, Unit A 722 SF																											
GROSS SALES																						226,483.97	$389,266.40	$267,331.63		7	
Percent Change Over Prior Year																						12.27%	92.96%	TBD			12.27%
Annual Base Rent (Jan. - Dec)																						$30,260.04	$32,529.60	$34,611.48			
Base Rent per SF																						$41.91	$45.05	$47.94			$43.48
Percentage Rent Paid																						$0.00	$0.00	$0.00			
Total Rent as % of Sales																						**13.36%**	**8.36%**	**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	$311,564.21	$91,789.24	9	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	37.39%	-24.65%	98.64%	54.44%	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	$41,255.28		
Base Rent per SF															$24.16	$24.70	$24.70	$24.89	$25.32	$35.00	$35.66	$36.20	$37.14	$40.30	$42.31		$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	$0.00		
Total Rent as % of Sales															**11.68%**	**10.71%**	**16.28%**	**8.78%**	**17.59%**	**12.39%**	**12.55%**	**23.22%**	**9.04%**	**12.61%**	**TBD**		**13.58%**
SCHOONER WHARF BAR																											
202R William Street 8,872 SF																											
GROSS SALES	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	5,137,209.75	$5,069,394.28	$5,361,087.77	$4,752,855.73	$6,648,534.62	$6,328,614.02	$4,687,762.50		4	
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%	-0.61%	2.33%	-1.32%	5.75%	-11.35%	39.89%	-4.81%	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	$416,607.60			
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	$46.96			$38.67
Percentage Rent Paid	$60,317.76	$60,317.29	$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	$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%**	**6.11%**	**TBD**			**6.72%**
TURTLE KRAALS																						Lease transferred					
1 Lands End Village 12,387 SF																						to Boat House KW					
GROSS SALES	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	##########	$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 (*)	##########	##########	##########	##########	##########	##########	##########		2	
Percent Change Over Prior Year																NA	NA	73.60%	-10.37%	9.30%	-31.55%	39.86%	3.59%	TBD			13.47%
Annual Base Rent (Aug. - July)																$397,782.00	$398,577.60	$402,962.04	$410,618.16	$421,704.84	$428,873.88	$434,529.48	$457,559.52	$495,537.00			
Base Rent per SF																$21.00	$21.04	$21.27	$21.68	$22.26	$22.64	$22.94	$24.16	$26.16			$22.12
Percentage Rent Paid																$0.00	$0.00	$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%**	**TBD**			**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	$482,015.80	$148,410.00	9	
Percent Change Over Prior Year										NA	39.14%	43.86%	10.11%	15.34%	-2.55%	14.65%	12.15%	6.08%	-17.27%	21.93%	8.76%	-36.95%	153.01%	-22.47%	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	$36,521.16		
Base Rent per SF										$43.76	$50.83	$53.37	$56.04	$58.44	$60.58	$61.00	$61.04	$61.04	$62.50	$64.00	$65.22	$66.20	$67.92	$73.69	$77.38		$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	$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%**	**7.22%**	**TBD**		**10.47%**

TBD - To be determined