

KEY WEST BIGHT RENT ROLL
FY 17/18
December 2017

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	5810	10	July	08/15/17	06/30/19	3,048	\$ 37.10	\$ 113,086.80	\$ -	6%				X			\$ 9,423.90	\$ 8,129.44	\$ 1,294.46
Piano Shop	5811	5	July	08/15/17	06/30/16	975	\$ 25.32	\$ 24,684.36	\$ -	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
Sebago Booth	5823	5	September	10/16/17	08/31/19	98	\$ 254.04	\$ 24,895.92	\$ -	N/A				X			\$ 2,074.66	\$ 767.80	\$ 1,306.86
Sebago (Office) Lazy Way Unit I (&J)	5823	5	June	07/15/17	05/31/20	817	\$ 39.22	\$ 32,042.64	\$ -	N/A				X			\$ 2,670.22	\$ 966.06	\$ 1,704.16
Sebago Exterior Storage	5823	5	June	07/15/17	05/31/20	313	\$ 16.42	\$ 5,139.00	\$ -	N/A				X			\$ 428.25	\$ -	\$ 428.25
Schooner Wharf Bar	5825	10	October	11/15/17	09/30/26	9,917	\$ 34.78	\$ 344,933.04	\$ -	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Jimmy Buffett	5826	5	November	12/15/16	10/31/21	1,447	\$ 59.23	\$ 85,703.16	\$ -	NA				X			\$ 7,141.93	\$ 1,904.14	\$ 5,237.79
B.O.'s Fish Wagon	5844	10	October	11/15/17	09/30/18	1,816	\$ 41.17	\$ 74,768.04	\$ -	6%			\$0.00	NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	01/15/17	11/30/19	1,881	\$ 31.26	\$ 58,791.96	\$ -	6%				X			\$ 4,899.33	\$ 2,713.39	\$ 2,185.94
Schooner Appledore Booth	5902	5	January	02/15/17	12/31/21	30	\$ 256.25	\$ 7,687.56	\$ -	N/A				NA	NA	NA	\$ 338.00	\$ -	\$ 338.00
Sunset Watersports Office (Ground C)	5916	5	May	06/15/17	04/30/19	750	\$ 34.99	\$ 26,244.36	\$ -	N/A				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	06/15/17	04/30/19	1,006	\$ 34.99	\$ 35,202.36	\$ -	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	04/15/17	02/29/26	1,689	\$ 40.17	\$ 67,849.68	\$ -	6%				X			\$ 5,654.14	\$ 3,342.73	\$ 2,311.41
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	04/15/17	02/29/26	861	\$ 10.01	\$ 8,622.84	\$ -	6%				X			\$ 718.57	\$ 1,063.70	\$ (345.13)
Flagler Station	6185	20	March	04/15/17	03/14/19	4,096	\$ 12.98	\$ 53,166.24	\$ -	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	20	June	07/15/17	05/31/17	14,919	\$ 25.44	\$ 379,507.08	\$ -	5%			\$0.00	NA	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Key West Artworks, LLC	6914	5	January	05/15/17	12/31/22	722	\$ 38.87	\$ 28,066.44	\$ -	6%						X	\$ 14,033.22	\$ 10,559.92	\$ 3,473.30
Captain Quick Dry (Unit H, Lazy Way)	7033	5	April	05/15/17	03/31/18	452	\$ 42.22	\$ 19,083.36	\$ -	6%			\$0.00		X		\$ 3,180.56	\$ 2,461.31	\$ 719.25
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	04/15/17	02/29/21	326	\$ 46.86	\$ 15,276.48	\$ -	6%					X		\$ 2,546.08	\$ 2,018.70	\$ 527.38
Yours & Mayan (Unit A & B, Lazy Way)	7042	5	March	04/15/17	02/29/21	472	\$ 62.50	\$ 29,501.28	\$ -	6%					X		\$ 4,916.88	\$ 4,462.08	\$ 454.80
Mel Fisher Maritime Society	7383	5	July	07/15/17	06/30/19	1,076	NA	\$ 1.00	N/A	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle	7460	7	June	07/15/17	05/31/21	3,444	\$ 31.40	\$ 108,153.96	\$ -	6%				X			\$9,012.83	\$ 4,194.99	\$ 4,817.84
AER Photography Inc. (Unit F, Lazy Way)	7794	2	July	08/15/17	06/30/18	426	\$ 38.51	\$ 16,407.24	\$ -	6%					X		\$ 2,734.54	\$ 2,609.96	\$ 124.58
Yankee Freedom III, LLC- -Thompson Fish H	7953	5 + 2mos.	January	02/15/17	02/28/16	1,728	\$ 12.56	\$ 21,708.00	\$ -	6%				X			\$ 3,618.00		\$ 3,618.00
Fury Greene Street Booth	7966	5	September	10/16/17	08/31/19	96	\$ 259.33	\$ 24,895.92	\$ -	N/A				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	10/16/17	08/31/19	208	\$ 209.46	\$ 43,567.92	\$ -	6%			\$0.00	NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	10/16/17	08/31/19	240	\$ 16.60	\$ 3,983.40	\$ -	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B)	8375	5	October	11/15/17	09/30/22	112	\$ 171.42	\$ 19,199.16	\$ -	6%				X			\$1,599.93	\$ 1,653.14	\$ (53.21)
Half Shell Raw Bar	8520	10	April	05/15/17	03/31/25	9,715	\$ 30.16	\$ 293,007.72	\$ -	6%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Turtle Kraals	8520	10	April	05/15/17	03/31/26	12,387	\$ 30.66	\$ 379,785.48	\$ -	6%				NA	NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery	8587	20	August	10/01/17	07/31/34	18,942	\$ 21.68	\$ 410,618.16	\$ -	6%							Letter of Credit		
Key West Ice Cream Factory (Unit E)	8587	5	July	08/15/17	06/30/18	1,447	\$ 35.68	\$ 51,627.60	\$ -	6%				X			\$ 4,302.30	\$ -	\$ 4,302.30
Hayes Robertson Group (Unit C)	8747	5	April	05/15/17	03/31/19	1,001	\$ 34.03	\$ 35,196.48	\$ -	6%				X			\$ 2,933.04	\$ -	\$ 2,933.04
S & M Lazy Way/Fisherman Café (Unit D)	9005	5	September	10/16/17	09/01/20	274	\$ 61.20	\$ 16,769.52	\$ -	6%				NA	NA	NA	\$ -	\$ -	\$ -
S & M Lazy Way/Fisherman Café (Unit C)	9005	5	April	05/15/17	03/31/18	128	\$ 79.17	\$ 10,133.76	\$ -	6%				NA	NA	NA			
McGrail & Rowley (255 Margaret St)	9176	5	June	NEW	05/31/22	1,404	\$ 34.44	\$ 48,360.00	\$ -	6%				NA	NA	NA	\$ 8,060.00	\$ 8,060.00	\$ -
PARKING AND SOLID WASTE																			
The Marker Waterfront Resort (Parking-5 yr)	8911	40	July	N/A	06/30/52				\$8,946.17	N/A									
The Marker Waterfront Resort (Solid Waste)	8911	5	December	01/15/17	12/04/19				\$479.12										
Conch Harbor	9029	5	September	10/16/17	08/31/20				\$483.40										
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	2/15/17	02/28/25	172	\$ 40.52	\$ 6,969.84	\$ -	N/A				X			\$ 580.82	\$ -	\$ 580.82
Key West Express Storage	6574	10	March	2/15/17	02/28/25	350	\$ 16.73	\$ 5,854.68	\$ -	N/A				X					

Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/16	10/31/19			\$ 12,265.08	\$ -	30% gross									
Vacation Key West Office & Booth	6836	5	December	01/15/17	11/30/20	250	\$ 48.65	\$ 12,161.52	\$ -	N/A				X			\$ 1,013.46	\$ 1,094.67	\$ (81.21)
Conch Electric Cars (Operations)	6867	5	April	05/15/17	03/31/22	337	\$ 38.20	\$ 12,873.36	\$ -	6%			\$0.00		X		\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/17	03/31/22	594	\$ 19.11	\$ 11,348.52	\$ -	N/A									
Yankee Freedom III LLC (202/205)	9110	10	November	12/15/16	10/31/22	309	\$ 38.20	\$ 11,804.52	\$ -	N/A				X			\$983.71	\$ 939.88	\$ 43.83
Paradise Porters	8514	5	November	12/15/16	10/31/17	388	\$ 38.85	\$ 15,072.72	\$ -	N/A				X			\$1,256.06	\$ 1,200.00	\$ 56.06
VACANT/UNLEASABLE SPACES																			
201 William Street (1st Floor)	City Offices					414													
201 William Street (2nd Floor)	City Offices					1,253													
255 Margaret Street	Vacant for lease					1,135													
Ferry Terminal #206	Vacant					150													
Ferry Terminal #207	Citizens Review					229													
Ferry Terminal #209	City Offices					278											\$ 149,202.65	\$ 119,585.94	\$ 29,616.71

Total: \$0.00

Total Occupied SF: 100,663

Total Leasable SF: 104,122

Average Annual Rent Per SF: \$30.94

Base Rent Per Leases: Monthly \$9,908.69 Rent abatement for commercial tenants per resolution 17-283
Annually \$3,115,003.75

Base Rent Plus FY 2017/2018 Percentage Rents: \$3,115,003.75

Base Plus % Average Annual Rent Per SF: \$30.94