

KWB Rent & Gross Sales Comparison Report 2000-2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	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			2.6
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	\$35,679.00	5	
Percent Change Over Prior Year												NA	-27.17%	205.00%	9.10%	-16.87%	-0.96%	-3.52%	33.98%	TBD		33.12%
Annual Base Rent (July - June)												\$14,058.00	\$14,760.96	\$15,204.00	\$15,972.96	\$16,005.00	\$16,133.04	\$16,407.24	\$16,882.44	\$16,882.44		
Base Rent per SF												\$33.00	\$34.65	\$35.69	\$36.76	\$37.50	\$37.87	\$37.87	\$38.51	\$39.63		\$42.22
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												54.74%	78.92%	26.65%	25.16%	30.87%	31.23%	32.63%	24.77%	TBD		56.04%
B.O.'S FISH WAGON 801 Caroline Street 1,816 SF																			1 mo rent abate			
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		12	
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%	TBD		9.75%
Annual Base Rent (Oct. - Sept.)	\$12,230.04	\$12,841.92	\$13,485.00	\$14,157.00	\$15,609.24	\$15,865.96	\$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		
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		\$18.17
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		
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%	TBD		6.85%
BUMBLE BEE SILVER CO. 201 William Street, Suite 110 112 SF																						
GROSS SALES														\$118,589.58	\$69,054.05	\$71,940.54	\$77,374.91	81,261.63	106,059.29	41,201.30	8	
Percent Change Over Prior Year														NA	-41.77%	4.18%	7.55%	5.02%	30.52%	TBD		-8.34%
Annual Base Rent (Oct. - Sept.)														\$18,000.00	\$18,489.12	\$18,489.12	\$18,526.20	\$18,822.72	\$19,199.16	\$19,679.16		
Base Rent per SF														\$160.71	\$162.32	\$165.08	\$165.41	\$168.06	\$171.42	\$175.71		\$205.40
Percentage Rent Paid														\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Rent as % of Sales																						

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	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	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			2.6
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.) Base Rent per SF Percentage Rent Paid Total Rent as % of Sales																	\$205,838.19 NA	\$342,669.75 66.48%	\$364,445.49 6.35%	\$413,021.42 TBD	2	NA
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	\$4,289,144.54 1873.06%	\$4,367,220.47 1.82%	\$4,384,836.78 0.40%	\$4,506,664.41 2.78%	\$4,179,259.63 -7.26%	\$3,801,370.18 -9.04%	\$3,876,417.73 1.97%	\$3,854,934.16 -0.55%	\$3,627,837.73 -5.89%	\$3,913,204.26 7.87%	\$3,834,622.50 -2.01%	\$3,884,828.49 1.31%	\$3,593,217.48 -7.51%	\$4,640,935.82 29.16%	\$4,978,708.51 7.28%	\$5,174,992.86 3.94%	\$5,082,420.96 -1.79%	\$4,966,544.89 -2.28%	\$5,142,349.06 TBD	1	118.47%
	\$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		\$24.94
	\$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	\$29.19	\$28.98	\$29.19	\$29.51	\$30.16	\$30.91		
	\$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	\$0.00		\$64.57
	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%	TBD		20.16%
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	\$449,354.11 39.35%	\$512,139.27 13.97%	\$541,630.08 5.76%	\$642,435.68 18.61%	\$592,959.76 -7.70%	\$477,975.75 TBD	4	25.90%
														\$32,607.96	\$32,607.96	\$32,966.64	\$34,203.96	\$34,546.08	\$35,202.36	\$36,188.04		
														\$32.41	\$32.41	\$32.77	\$34.00	\$34.34	\$34.99	\$35.97		\$33.19
														\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.06	\$375.23	\$0.00		
														10.11%	7.26%	6.44%	6.32%	6.00%	6.00%	TBD		7.53%
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	\$68,808.85 -56.47%	\$60,824.46 -11.60%	\$55,649.03 -8.51%	\$106,785.85 91.89%	\$136,238.91 27.58%	\$136,438.84 0.15%	\$147,651.15 8.22%	\$173,480.12 17.49%	\$169,468.05 -2.31%	149,122.83 -12.01%	140,656.13 TBD	35,190.41 TBD	10	7.64%
								\$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		
								\$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		\$37.89
								\$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		
								12.79%	30.85%	36.64%	42.05%	23.01%	18.94%	19.48%	18.29%	15.57%	16.16%	18.82%	20.37%	TBD		28.07%
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	\$144,760.54 -6.79%	\$113,261.83 -21.76%	\$116,205.60 2.60%	\$154,686.01 33.11%	\$257,930.54 (*) 66.74%	\$261,015.07 1.20%	\$283,895.44 8.77%	\$342,709.00 20.72%	\$427,616.00 24.78%	\$498,230.18 16.51%	\$608,756.77 22.18%	\$730,590.03 20.01%	\$777,502.81 6.42%	\$776,290.67 -0.16%	\$1,018,765.34 31.24%	\$1,140,917.51 11.99%	\$1,069,941.94 -6.22%	\$949,010.60 -11.30%	\$715,915.48 TBD	3	14.85%
	\$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		
	\$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		\$27.76
	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	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%	TBD		11.22%
KEY WEST ICE CREAM 201 William Street, Unit C 1,001 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																NA NA	NA NA	NA NA	NA NA	NA NA		NA
																\$34,064.04	\$34,064.04	\$34,438.80	\$35,196.48	\$36,076.32		
																\$34.03	\$34.03	\$34.40	\$35.16	\$36.04		\$34.15
																\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
																	TBD	TBD	TBD	TBD		NA
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	\$881,088.00 33.18%	\$878,113.50 -0.34%	\$1,116,392.00 27.14%	\$1,335,013.00 19.58%	\$1,453,633.00 8.89%	\$1,502,122.43 3.34%	\$1,381,407.28 -8.04%	\$1,372,270.57 -0.66%	\$1,155,864.87 -15.77%	\$1,228,975.34 6.33%	\$1,372,129.30 11.65%	\$1,541,744.04 12.36%	\$1,554,902.48 0.85%	\$1,364,079.76 -12.27%	\$1,373,228.19 0.67%	\$1,283,748.73 -6.52%	\$1,225,640.01 -4.53%	\$1,064,325.22 -13.16%	\$739,557.51 NA	4	4.74%
	\$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		
	\$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		\$28.55
	\$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		
	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%	TBD		7.36%
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	\$386,251.24 40.01%	\$419,664.48 8.65%	\$451,736.13 7.64%	\$525,813.45 16.40%	\$695,420.87 32.26%	\$630,991.79 -9.26%	536,607.23 -14.96%	502,983.68 -6.27%	105,088.82 TBD	9	16.15%
											\$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		
											\$26.74	\$28.08	\$29.48	\$30.37	\$30.82	\$31.75	\$31.97	\$32.64	\$33.33	\$33.96		\$30.73
											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
											17.46%	13.09%	12.65%	12.11%	10.56%	8.22%	9.13%	10.96%	11.93%	TBD		15.70%
MCGRAIL & ROWLEY 255 Margaret Street 1,612 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																		NA	NA			0.00%
																		\$48,360.00	\$49,762.44			
																		\$0.00	\$0.00			\$4.29
																		\$0.00	\$0.00			0.00%
																		TBD	TBD			

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	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Year End	
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			2.6
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	203,843.66	3	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	TBD		NA
Annual Base Rent (July - June)															\$23,559.72	\$24,079.08	\$24,079.08	24,271.80	24,684.36	34,125.00		
Base Rent per SF															\$24.16	\$24.70	\$24.70	\$24.89	\$25.32	\$35.00		\$32.82
Percentage Rent Paid															\$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%	TBD		23.72%
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	2,479,097.37	7	
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%	TBD		6.28%
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		
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		\$40.32
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		
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%	TBD		7.13%
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	\$2,625,824.68	1	
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%	TBD		-0.58%
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		
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		\$25.94
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		
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%	TBD		7.74%
WATERFRONT BREWERY 201 William Street 18,942 SF																						
GROSS SALES																						
Percent Change Over Prior Year																NA	\$2,752,542.23 (*)	\$4,778,475.00	\$4,282,849.00	\$2,644,704.00	5	
Annual Base Rent (Aug. - July)																NA	NA	73.60%	-10.37%	TBD		NA
Base Rent per SF																\$397,782.00	\$398,577.60	\$402,962.04	\$410,618.16	\$421,704.84		
Percentage Rent Paid																\$21.00	\$21.04	\$21.27	\$21.68	\$22.26		\$31.66
Total Rent as % of Sales																\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		NA
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	\$284,748.00	2	
Percent Change Over Prior Year										NA	39.14%	43.86%	10.11%	15.34%	-2.55%	14.65%	12.15%	6.08%	-17.27%	TBD		19.82%
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		
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		\$56.23
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										14.03%	16.40%	11.97%	11.41%	10.32%	10.98%	9.64%	8.60%	8.11%	10.04%	TBD		11.67%

(*) Less than 12 months

TBD - To be determined