

KWB Rent & Gross Sales Comparison Report 2000-2018																						Months To	Avg.
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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
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	\$9,881.00	7	
Percent Change Over Prior Year												NA	-27.17%	205.00%	9.10%	-16.87%	-0.96%	-3.52%	33.98%	4.04%	TBD		33.12%
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		\$42.22
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												54.74%	78.92%	26.65%	25.16%	30.87%	31.23%	32.63%	24.77%	24.50%	TBD		56.04%
B.O.'S FISH WAGON 801 Caroline Street 1,816 SF																			1 mo rent abate			2	
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	\$940,759.97			
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	\$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			
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																						12	
GROSS SALES														\$118,589.58	\$69,054.05	\$71,940.54	\$77,374.91	\$81,261.63	\$106,059.29	\$156,908.13			
Percent Change Over Prior Year														NA	-41.77%	4.18%	7.55%	5.02%	30.52%	47.94%			-8.34%
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			
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														15.18%	26.33%	25.70%	23.94%	23.16%	18.10%	12.54%			28.58%
CAPTAIN QUICK DRY Lazy Way, Unit H 452 SF																						8	
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	\$96,184.47		
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%	TBD		18.70%
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		
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		\$37.82
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	\$5,593.76		
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%	TBD		7.55%
CONCH ELECTRIC CARS Ferry Terminal Building 718 SF																						7	
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	\$243,899.55		
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%	TBD		25.93%
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		
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	\$17.93	\$18.38	\$18.75		\$13.59
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	\$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%	TBD		9.62%
CONCH REPUBLIC SEAFOOD 631 Greene Street 16,289 SF																						7	
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	\$10,823,968.00	\$11,182,431.80	\$11,655,560.64	\$12,017,911.60	\$12,397,381.53	\$12,579,187.37	\$10,676,551.73	\$14,848,851.09	\$6,196,526.94		
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%	TBD		6.74%
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		
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		\$19.54
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	\$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%	TBD		5.33%
CONCH TOUR TRAIN INC / FLAGLER STATION 901 Caroline Street 7,360 SF 2020																						5	
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	\$31,271.45		
Percent Change Over Prior Year	NA	22.81%	-8.00%	10.82%	7.46%	0.12%	-66.78%	-97.82%	-100.00%	#DIV/0!	54.49%	-65.08%	-24.25%	-6.97%	63.75%	-15.58%	38.66%	-99.70%	16.74%	-100.00%	TBD		NA
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		
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		\$12.23
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	\$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%	TBD		12233.74%
CUBAN COFFEE QUEEN 284 Margaret Street 208 SF																						12	
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	\$1,035,696.86			
Percent Change Over Prior Year											NA	105.69%	53.67%	29.23%	18.39%	-3.99%	-4.13%	10.94%	-4.15%	22.09%			41.96%
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			
Base Rent per SF											\$41.83	\$43.92	\$46.11	\$47.50	\$48.07	\$201.92	\$201.92	\$204.95	\$209.44	\$214.28			\$90.18
Percentage Rent Paid											\$2,053.98	\$12,398.00	\$24,398.00	\$34,048.32	\$42,009.05	\$7,930.84	\$5,869.96	\$10,476.65	\$7,336.34	\$17,571.89			
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%			7.00%
DRAGONFLY KEY WEST Lazy Way, Unit G 326 SF																						5	
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	\$8				

KWB Rent & Gross Sales Comparison Report 2000-2018																						Months To	Avg.	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	
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	\$511,388.71	\$203,573.86		7	NA
Percent Change Over Prior Year																	NA	66.48%	6.35%	40.32%	TBD			
Annual Base Rent:																								
Unit C (Jun. - May)																	\$9,807.72	\$9,915.60	\$10,133.76	\$10,427.64	\$10,594.44			
Unit D (Sep. - Aug.)																	\$16,028.40	\$16,166.04	\$16,769.52	\$17,155.20	\$17,446.80			
Base Rent per SF																	\$64.27	\$64.88	\$66.92	\$68.61	\$69.75			\$64.57
Percentage Rent Paid																	\$0.00	\$0.00	\$0.00	\$3,486.16	\$0.00			
Total Rent as % of Sales																	12.55%	7.61%	7.38%	6.08%	TBD			20.16%
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	\$2,535,977.96		6	
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%	TBD			118.47%
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			
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			\$24.94
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	\$26,918.69	\$18,244.98	\$4,984.97	\$49,790.59	\$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%	TBD			11.70%
HAMMERHEAD SURF SHOP 201 William Street, Unit B 1,006 SF																								
GROSS SALES														\$322,468.33 (*)	\$449,354.11	\$512,139.27	\$541,630.08	\$491,966.48	\$592,959.76	\$609,822.51	\$206,029.85		8	
Percent Change Over Prior Year														NA	39.35%	13.97%	5.76%	-9.17%	20.53%	2.84%	TBD			16.64%
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			
Base Rent per SF														\$32.41	\$32.41	\$32.77	\$34.00	\$34.34	\$34.99	\$35.97	\$36.62			\$33.19
Percentage Rent Paid														\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.23	\$401.31	\$0.00			
Total Rent as % of Sales														10.11%	7.26%	6.44%	6.32%	7.02%	6.00%	5.93%	TBD			7.53%
KEY WEST ARTWORKS 201 William Street, Unit A 722 SF																								
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	\$140,491.79		4		
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%	TBD			7.64%	
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				
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			\$37.89	
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								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	\$155,297.98	\$144,760.54	\$113,261.83	\$116,205.60	\$154,686.01	\$257,930.54 (*)	\$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	\$322,799.08		8	
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%	TBD			14.85%
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			
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			\$27.76
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				
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%	TBD			11.22%
KEY WEST ICE CREAM 201 William Street, Unit C 1,001 SF																								
GROSS SALES																NA	NA	NA	NA	NA	NA			NA
Percent Change Over Prior Year																NA	NA	NA	NA	NA	NA			
Annual Base Rent (Apr. - Mar.)																\$34,064.04	\$34,064.04	\$34,438.80	\$35,196.48	\$36,076.32				
Base Rent per SF																\$34.03	\$34.03	\$34.40	\$35.16	\$36.04				\$34.15
Percentage Rent Paid																\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Total Rent as % of Sales																	TBD	TBD	TBD	TBD				NA
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	\$1,225,640.01	\$1,064,325.22	\$1,181,963.36	\$260,029.78		8	
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%	TBD			4.74%
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			
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			\$28.55
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				
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%	TBD			7.36%
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	\$521,417.37		2		
Percent Change Over Prior Year											NA	40.01%	8.65%	7.64%	16.40%	32.26%	-9.26%	-14.96%	-6.27%	TBD			16.15%	
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				
Base Rent per SF											\$26.74	\$28.08	\$29.48	\$30.37	\$30.82	\$31.75	\$31.97	\$32.64	\$33.33	\$33.96				
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											17.46%	13.09%	12.65%	12.11%	10.56%	8.22%	9.13%	10.96%	11.93%	TBD			15.70%	
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	\$690,029.42		5		
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						

KWB Rent & Gross Sales Comparison Report 2000-2018																						Months To	Avg.
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	\$275,324.23	\$98,326.10	8	
Percent Change Over Prior Year															NA	11.45%	-26.68%	37.07%	-30.46%	36.48%	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	\$34,773.36		
Base Rent per SF															\$24.16	\$24.70	\$24.70	\$24.89	\$25.32	\$35.00	\$35.66		\$32.82
Percentage Rent Paid															\$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%	TBD		23.72%
SCHOONER WHARF BAR 202R William Street 8,872 SF																						12	
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			
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%			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%	6.59%			7.13%
TURTLE KRAALS 1 Lands End Village 12,387 SF																						6	
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	\$1,364,183.97		
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%	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	\$397,065.60		
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		\$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	\$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%	TBD		7.74%
WATERFRONT BREWERY 201 William Street 18,942 SF																						12	
GROSS SALES																NA	2,752,542.23 (*)	\$4,778,475.00	\$4,282,849.00	\$4,681,320.00			
Percent Change Over Prior Year																NA	NA	73.60%	-10.37%	9.30%			NA
Annual Base Rent (Aug. - July)																\$397,782.00	\$398,577.60	\$402,962.04	\$410,618.16	\$421,704.84			
Base Rent per SF																\$21.00	\$21.04	\$21.27	\$21.68	\$22.26			\$31.66
Percentage Rent Paid																\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total Rent as % of Sales																NA	14.48%	14.64%	14.92%	15.32%			NA
YOURS & MAYAN Lazy Way, Units A, A-1, B 472 SF																						7	
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	\$201,827.00		
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%	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	\$30,783.24		
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		\$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	\$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%	TBD		11.67%

(*) Less than 12 months

TBD - To be determined