

KEY WEST BIGHT RENT ROLL
FY 20/21
APRIL 2021

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	10	July	08/15/20	06/30/24	3,048	\$ 39.25	\$ 119,645.52	\$9,970.46	6%				X			\$ 9,970.46	\$ 9,970.46	\$ -
Piano Shop	5811	5	March	04/15/20	02/28/23	975	\$ 36.20	\$ 35,295.00	\$2,941.25	6%				X			\$ 2,006.59	\$ 1,182.33	\$ 824.26
RED Hospitality & Leisure KW LLC - Booth	9624	5	September	10/15/20	05/31/25	98	\$ 268.00	\$ 26,264.16	\$2,188.68	N/A				X			\$ 2,188.68	\$ 2,122.38	\$ 66.30
RED Hospitality & Leisure KW LLC - Unit I (&J)	9622	5	June	07/15/20	05/31/25	817	\$ 41.25	\$ 33,698.04	\$2,808.17	N/A				X			\$ 2,808.17	\$ 2,747.75	\$ 60.42
RED Hospitality & Leisure KW LLC - Ext Storage	9622	5	June	07/15/20	05/31/25	313	\$ 17.27	\$ 5,405.52	\$450.46	N/A				X			\$ 450.46	\$ 440.67	\$ 9.79
Schooner Wharf Bar	5825	10	October	11/15/20	09/30/26	9,917	\$ 36.73	\$ 364,239.48	\$30,353.29	6%				NA	NA	NA	\$ 7,500.00	\$ 12,177.30	\$ (4,677.30)
Jimmy Buffett	5826	5	November	12/15/20	10/31/21	1,447	\$ 63.92	\$ 92,492.04	\$7,707.67	NA				X			\$ 7,707.67	\$ 1,904.14	\$ 5,803.53
B.O.'s Fish Wagon	5844	10	October	11/15/17	09/30/18	1,816	\$ 41.17	\$ 74,768.04	\$6,230.67	6%			\$0.00	NA	NA	NA	\$ 5,900.00	\$ 1,228.48	\$ 4,671.52
Lost Reef Adventures/Dive Shop	5855	5	December	01/15/21	11/30/24	1,881	\$ 33.73	\$ 63,453.12	\$5,287.76	6%				X			\$ 5,287.76	\$ 2,713.39	\$ 2,574.37
Schooner Appledore Booth	5902	5	January	02/15/21	12/31/21	30	\$ 276.28	\$ 8,288.28	\$690.69	N/A				NA	NA	NA	\$ 338.00	\$ 338.00	\$ -
Sunset Watersports Office (Ground C)	5916	5	May	06/15/20	04/30/24	750	\$ 36.66	\$ 27,495.00	\$2,291.25	N/A				X			\$ 2,125.00	\$ 504.54	\$ 1,620.46
Sunset Watersports (Unit B/Surf Shop)	5916	5	May	06/15/20	04/30/24	1,006	\$ 36.66	\$ 36,879.96	\$3,073.33	6%							\$ 2,850.33	\$ -	\$ 2,850.33
Mac's Sea Garden	6185	10	March	04/15/20	02/29/26	1,689	\$ 42.55	\$ 71,858.76	\$5,988.23	6%				X			\$ 5,988.23	\$ 3,342.73	\$ 2,645.50
Mac's Sea Garden-Outdoor Curio Shop	6185	10	March	04/15/20	02/29/26	861	\$ 10.61	\$ 9,132.36	\$761.03	6%				X			\$ 761.03	\$ 1,063.70	\$ (302.67)
Flagler Station	6185	10	March	04/15/20	02/29/29	7,360	\$ 14.14	\$ 104,045.88	\$8,670.49	6%				NA	NA	NA	\$ 2,000.00	\$ 2,972.57	\$ (972.57)
Florida Straits Conch Company	6386	10	May	06/15/20	04/30/27	16,289	\$ 35.67	\$ 580,957.44	\$48,413.12	6%			\$0.00	NA	NA	NA	\$ 25,000.00	\$ 36,126.27	\$ (11,126.27)
Key West Artworks, LLC - TFR to Conch Tees & S	6914	5	January	02/15/21	12/31/22	722	\$ 41.91	\$ 30,260.04	\$2,521.67	6%						X	\$ 15,130.02	\$ 10,559.92	\$ 4,570.10
Conch Tees & Souvenirs, Inc	9891		January	02/15/21	12/31/22	722	\$ 41.91	\$ 30,260.04	\$2,521.67	6%				NA	NA	NA	\$ -	\$ -	\$ -
Captain Quick Dry (Unit H, Lazy Way)	7033	5	June	07/15/20	05/31/23	452	\$ 44.40	\$ 20,070.72	\$1,672.56	6%			\$0.00		X		\$ 3,345.12	\$ 2,461.31	\$ 883.81
Dragonfly Key West (Unit G, Lazy Way)	7041	3	March	04/15/20	02/28/26	326	\$ 49.63	\$ 16,179.36	\$1,348.28	6%					X		\$ 2,696.56	\$ 2,696.56	\$ -
Yours & Mayan (Unit A & B, Lazy Way)	7042	5	March	04/15/20	02/28/26	472	\$ 66.20	\$ 31,244.88	\$2,603.74	6%					X		\$ 5,207.48	\$ 5,207.48	\$ -
Mel Fisher Maritime Society	7383	5	July	07/15/20	06/30/24	1,076	NA	\$ 1.00	NA	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Key West Bait & Tackle	7460	7	June	07/15/20	05/31/21	3,444	\$ 33.03	\$ 113,749.44	\$9,479.12	6%				X			\$9,479.12	\$ 4,194.99	\$ 5,284.13
AER Photography Inc. (Unit F, Lazy Way)	7794	5	July	08/15/20	06/30/23	426	\$ 40.74	\$ 17,356.68	\$1,446.39	6%					X		\$ 2,892.78	\$ 2,609.96	\$ 282.82
Fury Greene Street Booth	7966	5	September	10/15/20	08/31/24	96	\$ 273.59	\$ 26,264.16	\$2,188.68	N/A				NA	NA	NA	\$ 6,696.66	\$ 6,699.32	\$ (2.66)
Cuban Coffee Queen LLC	8044	5	September	10/15/20	08/31/24	208	\$ 220.97	\$ 45,962.16	\$3,830.18	6%			\$0.00	NA	NA	NA	\$ 5,479.38	\$ 5,481.56	\$ (2.18)
Cuban Coffee Queen Storage	8044	Co-term	September	10/15/20	08/31/24	240	\$ 17.51	\$ 4,202.52	\$350.21	N/A				NA	NA	NA	\$ -	\$ -	\$ -
Bumble Bee Silver Co. (Ground B) *	8375	5	October	11/15/20	09/30/22	152	\$ 181.04	\$ 27,517.44	\$2,293.12	6%				X			\$2,293.12	\$ 1,653.14	\$ 639.98
Half Shell Raw Bar	8520	10	April	05/15/20	03/31/25	9,715	\$ 31.63	\$ 307,258.56	\$25,604.88	6%				NA	NA	NA	Letter of Credit	Letter of Credit	\$ -
Boat House Key West (Turtle Kraals)	9759	10	April	05/15/20	03/31/26	12,387	\$ 32.15	\$ 398,256.84	\$33,188.07	6%				NA	NA	NA	\$ -	\$ -	\$ -
Waterfront Brewery	8587	20	August	09/15/20	07/31/34	18,942	\$ 22.94	\$ 434,529.48	\$36,210.79	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	\$4,302.30	6%				X			\$ 4,302.30	\$ -	\$ 4,302.30
Hayes Robertson Group (Unit C)	8747	5	April	05/15/20	03/31/24	1,001	\$ 36.87	\$ 36,907.92	\$3,075.66	6%				X			\$ 3,075.66	\$ -	\$ 3,075.66
S & M Lazy Way/Fisherman Café (Unit D)	9005	5	September	10/15/19	08/31/20	274	\$ 63.67	\$ 17,446.80	\$1,453.90	6%				NA	NA	NA	\$ -	\$ -	\$ -
S & M Lazy Way/Fisherman Café (Unit C)	9005	5	June	07/15/20	08/31/20	128	\$ 83.27	\$ 10,658.04	\$888.17	6%				NA	NA	NA			
RED Hospitality & Leisure KW, LLC (255 Margaret)	9623	5	June	07/15/20	05/31/22	1,612	\$ 31.55	\$ 50,862.00	\$4,238.50	6%				NA	NA	NA	\$ 8,060.00	\$ 8,060.00	\$ -
Captains Corner Scuba School, Inc	9464	5	October	11/15/20	09/01/23	56	\$ 143.49	\$ 8,035.68	\$669.64	6%					X		\$ 1,300.00	\$ 1,300.00	\$ -
Reef Relief, Inc	9540	5	February	02/15/21	01/31/24	926	NA	\$ 1.00	\$1.00	N/A				NA	NA	NA	\$ -	\$ -	\$ -
PARKING AND SOLID WASTE																			
The Marker Waterfront Resort (Parking-5 yr)	8911	40	July	7/25/20	06/30/52				\$13,432.95	N/A									
The Marker Waterfront Resort (Solid Waste)	8911	1	December	01/15/21	11/30/20				\$517.08	N/A									
Off the Hook Grill (enclosed space)	9572	mo	October	11/15/20	N/A				\$103.02	N/A									
Conch Harbor	9029	5	September	10/15/20	08/31/22				\$512.97	N/A									

Key West Electrical	9745	mo	June	06/01/20	N/A				\$100.00	N/A									
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	02/15/21	02/28/25	172	\$ 43.77	\$ 7,528.92	\$627.41	N/A				X			\$ 627.41	\$ -	\$ 627.41
Key West Express Storage	6574	10	March	02/15/21	02/28/25	350	\$ 18.07	\$ 6,324.24	\$527.02	N/A				X					
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/20	10/31/24			\$ 13,358.40	\$1,113.20	30% gross									
Vacation Key West Office & Booth	6836	5	December	01/15/21	11/30/20	250	\$ 52.50	\$ 13,125.00	\$1,093.75	N/A				X			\$ 1,093.75	\$ 1,094.67	\$ (0.92)
Conch Electric Cars (Operations)	6867	5	April	05/15/20	03/31/22	337	\$ 40.06	\$ 13,499.40	\$1,124.95	6%			\$0.00		X		\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/20	03/31/22	594	\$ 20.03	\$ 11,900.40	\$991.70	N/A									
Yankee Freedom III LLC (202/205)	9110	5	March	04/15/20	07/31/22	309	\$ 39.04	\$ 12,063.36	\$1,039.75	N/A				X			\$1,039.75	\$ 939.88	\$ 99.87
Yankee Freedom #216			March	04/15/20	07/31/22	99	\$ 34.00	\$ 3,366.00	\$290.12	N/A									
Yankee Freedom Storage 1st floor			March	04/15/20	07/31/22	400	\$ 17.11	\$ 6,844.00	\$589.89	N/A									
Paradise Porters	8514	5	November	12/15/20	10/31/22	388	\$ 41.92	\$ 16,266.72	\$1,355.56	N/A				X			\$1,355.56	\$ 1,200.00	\$ 155.56
Superwoofie, LLC #214	9802	5	November	11/01/20	10/31/24	270	\$ 34.22	\$ 9,239.40	\$769.95	N/A				X			\$769.95	\$ 769.95	\$ -
STORAGE TENANTS (GREENE ST)																			
Taylor, Clara / Unit 3	9411	mo	January	12/15/20		80	\$ 37.09	\$ 2,967.00	\$247.25	N/A									
Sunset Watersports / Unit 5	9412	mo	January	12/15/20		80	\$ 37.09	\$ 2,967.00	\$247.25	N/A									
Seawillow Sailing, LLC / Unit 8 & 9	9416	mo	January	12/15/20		160	\$ 37.09	\$ 5,934.00	\$494.50	N/A									
Breakthru Beverage / Unit 6	9417	mo	January	12/15/20		84	\$ 37.09	\$ 3,115.44	\$259.62	N/A									
Fury Management Inc / Unit 4 B C D E	9418	mo	January	12/15/20		1,100	\$ 27.93	\$ 30,720.96	\$2,560.08	N/A									
Fury Management Inc / Unit A		mo	January	12/15/20		333	\$ 27.84	\$ 9,271.92	\$772.66	N/A									
Fury Management Inc / Unit 2		mo	January	12/15/20		80	\$ 37.09	\$ 2,967.00	\$247.25	N/A									
Classic Harbor Line LLC / Unit 7	9432	mo	January	12/15/20		60	\$ 37.09	\$ 2,225.28	\$185.44	N/A									
VACANT/ LEASABLE SPACES																			
Storage Unit 1 (Greene Street)						101	\$ 36.00	\$ 3,764.40	\$313.70	N/A									
Storage Unit F (Greene Street)						84	\$ 36.00	\$ 3,024.00	\$252.00	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	Citizens Review					229													
Ferry Terminal #209	City Offices					278											\$ 149,202.65	\$ 119,585.94	\$ 29,616.71

Total: \$0.00

Total Occupied SF: 108,267

Total Leasable SF: 112,354

Average Annual Rent Per SF: \$34.08

Base Rent Per Leases: Monthly \$307,484.15
Annually \$3,689,809.80

Base Rent Plus FY 2020/2021 Percentage Rents: \$3,689,809.80