KWB Rent & Gross Sales Comparison Report
1990-2022

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Months % Not Paid	Yrs Not Paid
	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49		32
ALL OF - 48 Units Combined																																			
Lease Expiration																																			
Lease Rate Expiration	100.00																																		
Rent Gross																																			
Annual Change Over Prior Year															$15,489.60	$18,700.32	$17,900.16	$12,194.40	$5,739.36	$11,145.60	$49,439.16	$42,128.01	$34,514.64	$34,384.56	$17,128.32	$89,188.32	$79,629.00	$63,081.60		2	
Annual Rent Gross Diff - (MoM)															$1,290.80	$1,558.36	$1,491.68	$1,016.20	$478.28	$928.80	$4,119.93	$3,510.67	$2,876.22	$2,865.38	$1,427.36	$7,432.36	$6,635.75	$5,256.80			$8,712
Annual Rent Gross - Total															$15,489.60	$34,189.92	$52,090.08	$64,284.48	$70,023.84	$81,169.44	$130,608.60	$172,737.61	$207,252.25	$241,616.81	$259,745.17	$349,933.53	$429,563.28	$492,644.88			
Rent Gross per SF															$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
Percentage Rent Total															$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
Percentage Rent Per SF															$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 & % Rent															$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
FOR SALE OR LEASE - 1st																																			
Lease Expiration	12.00	12																																	
Rent Gross																																			
Annual Change Over Prior Year																										14,107,007.70	16,709,104.90	16,701,191.19	16,713,411.31		11	11.42
Annual Rent Gross Diff - (MoM)																										(2,897.90)	2,602.20	(7,912.71)	12,220.12			
Rent Gross - Total																										352.13	336.32	328.41	340.61			336.34
Rent Gross per SF																										0.00	0.00	0.00	0.00			0.00
Total Rent & % Rent																										**0.00%**	**0.00%**	**0.00%**	**0.00%**			**0.00**
FOR SALE OR LEASE - 2nd																																			
Lease Expiration	1,000.00																																		
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 3rd																																			
Lease Expiration	12.00	12																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 4th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 5th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 6th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 7th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 8th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 9th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 10th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 11th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
FOR SALE OR LEASE - 12th																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 1st - MOP																																			
Lease Expiration	100.00																																		
Rent Gross																																			
Annual Change Over Prior Year															88,757.52	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00	103,512.00		10	10.35
Annual Rent Gross Diff - (MoM)															7,396.46	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00	8,626.00			
Rent Gross - Total															88,757.52	192,269.52	295,781.52	399,293.52	502,805.52	606,317.52	709,829.52	813,341.52	916,853.52	1,020,365.52	1,123,877.52	1,227,389.52	1,330,901.52	1,434,413.52	1,537,925.52	1,641,437.52			
Rent Gross per SF															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
Percentage Rent Total															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
Percentage Rent Per SF															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 & % Rent															**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**
TRADEMARK - 2nd - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year											3,245,355.12	3,245,355.12	3,217,207.12	3,211,749.60	3,255,121.14	3,246,985.72	3,270,464.40	3,280,787.91	3,316,464.00	3,347,685.96	3,375,200.04	3,404,584.56	3,434,969.04	3,467,353.52	3,500,738.00	3,534,122.48	3,567,506.96	3,600,891.44	3,634,275.92	3,667,660.40		7	21.271
Annual Rent Gross Diff - (MoM)											270,446.26	270,446.26	268,100.59	267,645.80	271,260.12	270,582.14	272,538.70	273,398.99	276,372.00	279,307.16	281,016.67	283,715.38	286,414.09	289,112.80	291,811.51	294,510.22	297,208.93	299,907.64	302,606.35	305,305.06			
Rent Gross - Total											10,114.14	20,560.40	31,160.40	41,920.40	52,841.52	63,923.66	75,167.82	86,574.00	98,142.21	109,872.45	121,764.72	133,819.02	145,935.36	158,113.74	170,354.16	182,656.62	195,021.12	207,447.66	219,936.24	232,486.86			261.17
Rent Gross per SF											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 & % Rent											**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%**
TRADEMARK - 3rd - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 4th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 5th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 6th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 7th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 8th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 9th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 10th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 11th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			
TRADEMARK - 12th - MOP																																			
Lease Expiration	24.00	24																																	
Rent Gross																																			
Annual Change Over Prior Year																																			
Annual Rent Gross Diff - (MoM)																																			
Rent Gross - Total																																			
Rent Gross per SF																																			
Total Rent & % Rent																																			

KWB Rent & Gross Sales Comparison Report
1990-2022

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Months % Not Rent	Yrs
JFC - JB'S Bar (Schedule C)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		11
Starting Lease Yr																																			
Ending Lease Yr 12/31/30																																			
Lease Term 20 Yr																																			
Gross Sales																																			
Annual Change Over Prior Year																			$335,008.19	$343,409.74	$346,645.49	$348,455.74	$341,381.96	$342,357.96	$339,407.19	$339,718.87	$337,841.14		4	
Annual Base Rent - Step																			NA	$4,400	1.0%	0.52%	(2.03%)	0.29%	(0.86%)	0.09%	(0.55%)			-1.0%
Lease Year																			1	2	3	4	5	6	7	8	9			
Lease Date - Step																			$4,400.12	$4,514.14	$4,514.14	$4,514.14	$4,514.14	$4,514.14	$4,514.14					
Base Rent per Yr																			$53,000.00	$54,400.00	$55,800.00	$57,200.00	$58,600.00	$60,000.00	$61,400.00					
Rent Sq Footage/8/12/30	1/8 Yr																													
Rent Sq Footage																			1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00		21.42	
Percentage Sale Rent																			15.81	16.24	16.65	17.08	17.49	17.91	18.33	18.45	18.57		0.16	
Total Rent as % of Sales																			**15.81%**	**16.24%**	**16.65%**	**17.08%**	**17.49%**	**17.91%**	**18.33%**	**18.45%**	**18.57%**		**0.16%**	
KWB Rent & Gross Sales																																			
JB'S Bar (Schedule C) 12/31/30																																			
Gross Sales	$317,984.07	$5,280.24	$2,917.19	$1,384.06	$2,130.42	$4,170.54	$2,891.29	$3,476.17	$2,264.19	$1,217.57	$3,524.41	$2,854.57	$2,600.29	$2,291.17	$2,243.37	$3,470.78	$2,752.71	$2,799.46	$2,282.24	$2,344.34	$2,491.24	$2,351.72	$2,742.17	$2,342.14	$2,355.47	$2,243.12	$2,491.37	$2,491.37	$2,491.37		22	
Annual Change Over Prior Year	NA	1661%	(45%)	(53%)	54%	96%	(31%)	20%	(35%)	(46%)	189%	(19%)	(9%)	(12%)	(2%)	55%	(21%)	2%	(18%)	3%	6%	(6%)	17%	(15%)	(1%)	(5%)	11%	0%	0%	0%			76.21%
Annual Base Rent Amt - Step	$10,000.00	$10,000.00	$10,000.00	$10,200.00	$10,404.00	$10,612.08	$10,824.32	$11,040.80	$11,261.62	$11,486.85	$11,716.59	$11,950.92	$12,189.93	$12,433.72	$12,682.39	$12,936.04	$13,194.76	$13,458.66	$13,727.83	$14,002.39	$14,282.44	$14,568.09	$14,859.45	$15,156.64	$15,459.77	$15,768.96	$16,084.34	$16,405.97	$16,405.97			
Lease Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29						
Percentage Sale Rent	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%	0.00%	0.00%	0.00%	0.00%						
Total Rent as % of Sales	**3.14%**	**189.39%**	**342.81%**	**737.44%**	**469.23%**	**254.47%**	**374.46%**	**317.68%**	**497.50%**	**943.00%**	**332.46%**	**418.67%**	**468.84%**	**542.58%**	**565.34%**	**372.69%**	**479.14%**	**480.44%**	**601.44%**	**597.00%**	**700.47%**	**618.90%**	**527.17%**	**635.14%**	**644.29%**	**656.84%**	**644.29%**	**644.29%**							
KWB Rent & Gross Sales																																			
JOE'S BAR 12/31/30 - 1,000 SF																																			
Gross Sales																			$311,984.07	$309,574.11	$314,125.17	$315,149.68	$305,186.34	$304,957.74	$307,017.21	$317,187.20	$304,800.21	$1,180,007.25	$1,176,147.79	$1,151,719.28		22	
Annual Change Over Prior Year																			NA	(0.77%)	1.47%	0.32%	(3.17%)	(0.07%)	0.67%	3.31%	(3.94%)	287.13%	(0.32%)	(2.07%)			21.71%
Annual Base Rent Amt - Step																			$50,000.00	$51,000.00	$52,000.00	$53,000.00	$54,000.00	$55,000.00	$56,000.00	$57,000.00	$58,000.00	$59,000.00	$60,000.00	$61,000.00			
Lease Year																			1	2	3	4	5	6	7	8	9	10	11	12			
Percentage Sale Rent																			16.02	16.47	16.54	16.82	17.70	18.03	18.24	17.96	19.03	5.08	5.19	5.20			**-28.14**
Total Rent as % of Sales																			**16.02%**	**16.47%**	**16.54%**	**16.82%**	**17.70%**	**18.03%**	**18.24%**	**17.96%**	**19.03%**	**5.08%**	**5.19%**	**5.20%**			**-6.71%**
KWB Rent & Gross Sales																																			
JOE'S BAR EXPANSION 12/31/30 - 750 SF																																			
Gross Sales								$159,977.97	$84,688.85	$64,824.46	$54,895.03	$59,700.50	$158,138.61	$158,180.80	$147,541.14	$171,883.22	$159,968.66	$149,123.43	$157,900.69	$161,051.28															
Annual Change Over Prior Year								NA	(47%)	(23%)	(15%)	9%	165%	0%	(7%)	16%	(7%)	(6%)	6%	2%															
Annual Base Rent Amt - Step								$15,000.00	$15,300.00	$15,600.00	$15,900.00	$16,200.00	$16,500.00	$16,800.00	$17,100.00	$17,400.00	$17,700.00	$18,000.00	$18,300.00	$18,600.00															
Lease Year								1	2	3	4	5	6	7	8	9	10	11	12	13															
Percentage Sale Rent								9.38	18.06	24.07	28.95	27.13	10.43	10.62	11.59	10.12	11.07	12.09	11.59	11.55															**-0.78**
Total Rent as % of Sales								**9.38%**	**18.06%**	**24.07%**	**28.95%**	**27.13%**	**10.43%**	**10.62%**	**11.59%**	**10.12%**	**11.07%**	**12.09%**	**11.59%**	**11.55%**															**-0.78%**
KWB Rent & Gross Sales																																			
JB'S BAR EXPANSION 12/31/30 - 1,000 SF																																			
Gross Sales	$131,977.00	$109,700.54	$111,121.10	$128,711.70	$144,174.28	$160,000.00	$147,777.77	$99,103.37	$108,245.46	$92,197.00	$84,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00	$91,000.00		1	
Annual Change Over Prior Year	0%	(16.91%)	(1.4%)	15.84%	12.00%	10.97%	(7.63%)	(32.94%)	9.22%	(14.81%)	(8.87%)	8.33%	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%				100.00
Annual Base Rent Amt - Step	$60,000.00	$61,200.00	$62,400.00	$63,600.00	$64,800.00	$66,000.00	$67,200.00	$68,400.00	$69,600.00	$70,800.00	$72,000.00	$73,200.00	$74,400.00	$75,600.00	$76,800.00	$78,000.00	$79,200.00	$80,400.00	$81,600.00	$82,800.00	$84,000.00	$85,200.00	$86,400.00	$87,600.00	$88,800.00	$90,000.00	$91,200.00	$92,400.00	$93,600.00				0.00
Lease Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29						
Percentage Sale Rent	45.46	55.76	53.94	46.69	41.60	37.50	40.73	60.48	55.47	65.18	71.43	80.44	81.77	82.42	84.40	85.71	87.91	88.34	89.71	90.91	92.31	93.41	94.51	95.60	96.70	97.80	98.90	100.00	102.20						**0.00**
Total Rent as % of Sales	**45.46%**	**55.76%**	**53.94%**	**46.69%**	**41.60%**	**37.50%**	**40.73%**	**60.48%**	**55.47%**	**65.18%**	**71.43%**	**80.44%**	**81.77%**	**82.42%**	**84.40%**	**85.71%**	**87.91%**	**88.34%**	**89.71%**	**90.91%**	**92.31%**	**93.41%**	**94.51%**	**95.60%**	**96.70%**	**97.80%**	**98.90%**	**100.00%**	**102.20%**						
KWB Rent & Gross Sales																																			
JOE'S BAR 12/31/30 - 1,000 SF																																			
Gross Sales	$141,984.00	$186,178.00	$151,181.00	$138,741.00	$164,141.00	$185,201.00	$214,611.00	$217,126.71	$178,711.51	$187,275.10	$177,700.77	$164,819.71	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00	$147,000.00		22	
Annual Change Over Prior Year	NA	31%	(19.1%)	(8.2%)	18.3%	12.8%	15.9%	1.2%	(18.0%)	4.8%	(5.1%)	(7.3%)	(10.8%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				1.76%
Annual Base Rent Amt - Step	$54,000.00	$55,080.00	$57,877.50	$58,581.00	$59,544.00	$60,660.00	$61,800.00	$62,928.00	$64,056.00	$65,184.00	$66,312.00	$67,440.00	$68,568.00	$69,696.00	$70,824.00	$71,952.00	$73,080.00	$74,208.00	$75,336.00	$76,464.00	$77,592.00	$78,720.00	$79,848.00	$80,976.00	$82,104.00	$83,232.00	$84,360.00	$85,488.00	$86,616.00				0.00
Lease Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29						
Percentage Sale Rent	38.04	29.59	38.27	42.23	36.31	32.75	28.79	28.97	35.85	34.81	37.31	40.91	46.65	47.41	48.21	48.98	49.73	50.48	51.22	51.96	52.70	53.44	54.18	54.92	55.66	56.40	57.14	57.88	58.62						**0.00**
Total Rent as % of Sales	**38.04%**	**29.59%**	**38.27%**	**42.23%**	**36.31%**	**32.75%**	**28.79%**	**28.97%**	**35.85%**	**34.81%**	**37.31%**	**40.91%**	**46.65%**	**47.41%**	**48.21%**	**48.98%**	**49.73%**	**50.48%**	**51.22%**	**51.96%**	**52.70%**	**53.44%**	**54.18%**	**54.92%**	**55.66%**	**56.40%**	**57.14%**	**57.88%**	**58.62%**						
KWB Rent & Gross Sales																																			
JOE'S BAR EXPANSION 12/31/30 - 1,000 SF																																			
Gross Sales													$177,571.57	$94,023.51	$163,131.49	$191,736.12	$214,314.45	$195,243.57	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00	$193,000.00		1	
Annual Change Over Prior Year													NA	(47%)	73%	18%	12%	(9%)	(1%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				0.00%
Annual Base Rent Amt - Step													$66,000.00	$67,320.00	$68,640.00	$69,960.00	$71,280.00	$72,600.00	$73,920.00	$75,240.00	$76,560.00	$77,880.00	$79,200.00	$80,520.00	$81,840.00	$83,160.00	$84,480.00	$85,800.00	$87,120.00						
Lease Year													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17						
Percentage Sale Rent													37.17	71.60	42.05	36.47	33.29	37.18	38.31	39.00	39.71	40.42	41.14	41.86	42.58	43.30	44.02	44.74	45.46						**0.00**
Total Rent as % of Sales													**37.17%**	**71.60%**	**42.05%**	**36.47%**	**33.29%**	**37.18%**	**38.31%**	**39.00%**	**39.71%**	**40.42%**	**41.14%**	**41.86%**	**42.58%**	**43.30%**	**44.02%**	**44.74%**	**45.46%**						
KWB Rent & Gross Sales																																			
JOE'S BAR EXPANSION 12/31/30 - 1,000 SF																																			
Gross Sales																																			
Annual Change Over Prior Year																																			
Annual Base Rent Amt - Step																																			
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Percentage Sale Rent																																			
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JOE'S BAR EXPANSION 12/31/30 - 1,000 SF																																			
Gross Sales																																			
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Percentage Sale Rent																																			
Total Rent as % of Sales																																			

KWB Rent & Gross Sales Comparison Report
1990-2022

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Yearly % Incr/Decr	Avg Incr/Decr	Avg
#1 - 87 Jeffers Mall	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33			
Pad Space selling Gross Sq Ft 1,000 - 2,000 - 10.00																																				
MORE DATA Annual Gross Sales Price Year																										136,400.07	1089,186.00	1088,511.00	1070,511.00		4	
Annual Rent Sq Ft																										136,400.07	1089,186.00	1088,511.00				267,671
Annual Rent Sq Ft - 5Yrs																										136,400.07	1089,186.00	1088,511.00	1070,511.00			
Rent Sq Ft per SF																										10.00	79.86	79.81	78.49			267.67
Percentage Rent Paid																										10.00	0.00	0.17,0.17	0.00			11,177.00
Total Rent as % of Sales																										**10.00%**	**0.00%**	**0.00%**	**0.00%**			**10.00%**
#2 - 87 Jeffers Mall - Pad Space **MORE DATA** - 20% SF																																				
Annual Gross Sales Price Year																				1070,750.07	1014,600.07	1074,520.00	1074,520.00	1077,124.00	1010,501.00	1009,750.00	1015,104.00	1009,786.00	1014,104.00	1009,786.00		10	
Annual Rent Sq Ft																				214,150.01	203,920.00	214,904.00	214,904.00	215,425.00	202,100.00	201,950.00	203,020.80	201,957.20	203,020.80	201,957.20			10,271
Annual Rent Sq Ft - 5Yrs																				214,150.01	203,920.00	214,904.00	214,904.00	215,425.00	202,100.00	201,950.00	203,020.80	201,957.20	203,020.80	201,957.20			
Rent Sq Ft per SF																				20.00	19.00	20.07	20.07	20.12	18.87	18.86	18.96	18.86	18.96	18.86			201.19
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																				**20.00%**	**19.00%**	**20.07%**	**20.07%**	**20.12%**	**18.87%**	**18.86%**	**18.96%**	**18.86%**	**18.96%**	**18.86%**			**20.00%**
#3 - 87 Jeffers Mall **MORE DATA**																																				
Annual Gross Sales Price Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
Annual Rent Sq Ft	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
Annual Rent Sq Ft - 5Yrs	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
Rent Sq Ft per SF	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
Percentage Rent Paid	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
Total Rent as % of Sales	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
#4 STORAGE SHARP USE **MORE DATA** - 0.07 SF																																				
Annual Gross Sales Price Year	1,140,977.00	1,172,134.00	1,199,537.00	1,227,135.00	1,253,472.00	1,278,888.00	1,311,487.00	1,170,204.00	1,201,138.00	1,174,748.00	1,174,574.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00			
Annual Rent Sq Ft	1,140,977.00	1,172,134.00	1,199,537.00	1,227,135.00	1,253,472.00	1,278,888.00	1,311,487.00	1,170,204.00	1,201,138.00	1,174,748.00	1,174,574.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00			
Annual Rent Sq Ft - 5Yrs - Sqft	1,140,977.00	1,172,134.00	1,199,537.00	1,227,135.00	1,253,472.00	1,278,888.00	1,311,487.00	1,170,204.00	1,201,138.00	1,174,748.00	1,174,574.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00			
Rent Sq Ft per SF	1,140,977.00	1,172,134.00	1,199,537.00	1,227,135.00	1,253,472.00	1,278,888.00	1,311,487.00	1,170,204.00	1,201,138.00	1,174,748.00	1,174,574.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00	1,167,180.00			
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%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Total Rent as % of Sales	**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%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**			
#5 - 87 Jeffers Mall **MORE DATA** - 0.07 SF																																				
Annual Gross Sales Price Year	15,290,577.00	15,145,140.00	15,600,150.07	15,383,140.00	16,030,114.00	15,766,700.07	15,473,000.00	15,345,120.00	15,190,140.07	15,205,750.00	15,021,171.00	15,411,400.00	17,005,147.00	15,797,000.00	15,521,470.00	15,880,000.00	15,881,000.00	15,778,000.00	15,748,000.07	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00	15,519,000.00			
Annual Rent Sq Ft	1,070,740.00	1,060,160.00	1,092,010.50	1,076,820.00	1,122,108.00	1,103,669.00	1,082,310.00	1,074,164.00	1,063,210.00	1,064,052.50	1,051,281.70	1,078,798.00	1,190,360.29	1,105,790.00	1,086,503.00	1,111,600.00	1,111,670.00	1,104,460.00	1,102,360.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00			
Annual Rent Sq Ft - 5Yrs	1,070,740.00	1,060,160.00	1,092,010.50	1,076,820.00	1,122,108.00	1,103,669.00	1,082,310.00	1,074,164.00	1,063,210.00	1,064,052.50	1,051,281.70	1,078,798.00	1,190,360.29	1,105,790.00	1,086,503.00	1,111,600.00	1,111,670.00	1,104,460.00	1,102,360.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00	1,086,330.00			
Rent Sq Ft per SF	214.15	212.03	218.40	215.36	224.42	220.73	216.46	214.83	212.64	212.81	210.26	215.76	238.07	221.16	217.30	222.32	222.34	220.89	220.47	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27	217.27			2,170.1
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%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Total Rent as % of Sales	**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%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**			**0.00%**
#6 STORAGE SHARP USE **MORE DATA** - 0.07 SF																																				
Annual Gross Sales Price Year																																				
Annual Rent Sq Ft																																				
Annual Rent Sq Ft - 5Yrs																																				
Rent Sq Ft per SF																																				
Percentage Rent Paid																																				
Total Rent as % of Sales																																				
#7 - 87 Jeffers Mall **MORE DATA**																																				
Annual Gross Sales Price Year																																				
Annual Rent Sq Ft																																				
Annual Rent Sq Ft - 5Yrs																																				
Rent Sq Ft per SF																																				
Percentage Rent Paid																																				
Total Rent as % of Sales																																				
#8 - 87 Jeffers Mall **MORE DATA** - 0.07 SF																																				
Annual Gross Sales Price Year											1030,103.00	1044,000.00	1014,010.00	1010,710.00	1010,100.00	1009,000.00	1010,000.00	1010,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00	1009,000.00			
Annual Rent Sq Ft											1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000			
Annual Rent Sq Ft - 5Yrs											1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000			
Rent Sq Ft per SF											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			
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			
Total Rent as % of Sales											**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%**			

TBD - To be determined