

Rent Report

As of Date: 06/26/2026

| | Tenant | Year Built | Schd of Values | Address | Size Sq. ft. Acres/Spaces | Lease Start | Lease End | R= Renewals CD=City's Discretion Auto =Automatic | PSF | Monthly Rent | Last Payment Date | Months Outstanding | Payment Frequency |
|--|---|------------|------------------|---|---------------------------|-------------|-------------|--|---------|----------------|-------------------|---------------------|-------------------|
| Land Lease/Public Private Partnership | | | | | | | | | | | | | |
| 1 | Merrick Park, LLC dba Shops at Merrick Park (Brookfield Propertie | 2002 | \$ 1,500,000,000 | Merrick Shops / 358 San Lorenzo Avenue | 365,904 | 7/8/1997 | 4/1/2030 | Auto- Two 30-year and one 9-year R | | \$50,000.00 | 4/30/2026 | July-26 | |
| 2 | Miami Dade County - Waste Transfer Facility | 1981 | | 2800 SW 72nd Avenue | 4.466 AC | 3/14/1996 | 3/13/2027 | No Renewal Options | | \$125,000.00 | 11/14/2025 | | Paid Yearly |
| 3 | SCG Atlas Gables Grand Plaza, LLC | 1997 | \$ 120,000,000 | Aragon & Le Jeune / Gables Grand | 582,400 | 2/1/1997 | 1/31/2027 | Auto- Two 30-year and one 9-year R | | \$16,666.67 | 4/30/2026 | June-26 | |
| 4 | The Palace Management Group, LLC | 2013 | \$ 76,809,000 | The Palace - 1 Andalusia | 279,535 | 8/1/2011 | 7/31/2041 | Auto- Two 30-year and one 9-year R | | \$20,833.34 | 6/2/2026 | July-26 | |
| 41 | Ventas Realty Limited Partnership | | | 5190 SW 8th Street | | 3/29/1996 | 3/29/2036 | No Renewal Options | - | \$0.00 | | | |
| Hotel Banquet | | | | | | | | | | | | | |
| 5 | Biltmore Hotel Limited Partnership | 1926 | \$ 215,105,000 | 1200 Anastasia Avenue | 438,980 | 8/6/1992 | 8/5/2042 | One 15-year and one 20-year R | | \$70,025.84 | 5/7/2026 | | Paid Quarterly |
| Golf Course | | | | | | | | | | | | | |
| 6 | The Biltmore Management, LLC dba Biltmore Golf Course | 1926 | \$ 15,000,000 | Biltmore Golf Courses | 138.16 AC | 10/1/2003 | 8/5/2042 | No Renewal Options | | \$18,942.51 | 4/9/2026 | | Paid Quarterly |
| 7 | The Biltmore Management, LLC dba Granada Golf Course | 1926 | \$ 15,000,000 | Granada Golf Courses | 56.3 AC | 10/1/2003 | 8/5/2042 | No Renewal Options | | \$0.00 | | | Paid Quarterly |
| 8 | Bonjour Express Coral Gables, LLC dba Le Parc Café CG Country | 1924 | | 997 North Greenway Drive | 2,500 | 11/27/2023 | 8/26/2029 | CD- One 5-year R | | \$0.00 | | | |
| 9 | Bogey Grill, LLC dba Birdie Bistro | 1974 | \$ 743,000 | 2001 Granada Blvd. | 1,799 | 11/7/2024 | 11/6/2029 | CD-One 5-year R | \$36.05 | \$5,404.50 | 6/2/2026 | | Prepaid July |
| Retail Garage 6 | | | | | | | | | | | | | |
| 10 | Graziano's Gourmet in the Gables, LLC dba Graziano's Market | 1998 | \$ 16,679,000 | 2301 Galiano | 6,613 | 8/11/2010 | 8/10/2030 | CD- Two 5-year R | \$40.11 | \$22,103.95 | 5/28/2026 | July-26 | |
| 11 | Satchmo Blues Bar and Grill, Inc. d/b/a Fritz and Franz | 1998 | | 60 Merrick Way | 3,618 | 6/1/2014 | 5/31/2029 | CD- Two 5-year R | \$53.05 | \$15,993.07 | 5/6/2026 | July-26 | |
| 12 | Sra Coral Gables LLC dba SRA Martinez | 1998 | | 2325 Galiano | 4,111 | 2/22/2022 | 2/21/2037 | CD- Two 5-year R | \$35.02 | \$11,997.27 | 5/8/2026 | May -June July 2026 | |
| Retail Garage 2 | | | | | | | | | | | | | |
| 13 | Venezia Inc. dba No Boundaries | 2005 | \$ 30,136,000 | 220 Aragon | 4,211 | 7/1/2012 | 6/30/2028 | CD- One 5-year R | \$41.32 | \$14,500.92 | 5/7/2026 | July-26 | |
| 14 | Patio & Things, Inc. | 2005 | | 240 Aragon | 2,987 | 9/1/2006 | 8/31/2026 | CD- Yearly Renewal | \$30.00 | \$7,467.50 | 6/4/2026 | July-26 | |
| 15 | Coral Gables Cinematheque, Inc. | 2005 | | 260 Aragon | 5,780 | 9/10/2008 | 9/30/2030 | No Renewal Options | \$4.33 | \$2,083.33 | 5/5/2026 | July-26 | |
| Storage Garage 1 | | | | | | | | | | | | | |
| 16 | The Cheesecake Factory Restaurants, Inc. dba Cheesecake Facto | 1962 | | Storage - Garage 1 | 200 | 11/8/2019 | | Month to Month- 30 days notice to cancel | | \$300.00 | 5/29/2026 | July-26 | |
| Retail - The Mile (for Profit) | | | | | | | | | | | | | |
| 17 | Starbucks | 1948 | \$ 2,445,000 | 292 Miracle Mile | 2,250 | 4/1/2018 | 3/31/2028 | Auto- Four 5-year R @49.50 PSF 22-26 | \$49.50 | \$9,281.25 | 06/01/206 | July-26 | |
| 18 | Francesco Miracle Miles LLC dba Francesco Restaurant | 1948 | \$ 1,233,000 | 278 Miracle Mile | 2,965 | 11/14/2022 | 11/13/2029 | CD- Two 5-year R | \$47.74 | \$11,795.76 | 5/5/2026 | March-July 2026 | |
| 19 | Sollie, LLC dba Haagen Dazs | 1948 | | 286 Miracle Mile | 873 | 6/23/2015 | 6/22/2035 | Auto- Two 10-year R | \$64.00 | \$4,655.64 | 6/4/2026 | July-26 | |
| 20 | Pedrido Arte, LLC | 1948 | | 290 Miracle Mile | 850 | 8/15/2025 | 8/13/2026 | CD- Pop- Up Program | \$28.24 | \$2,000.00 | 6/4/2026 | July-26 | |
| NonProfit | | | | | | | | | | | | | |
| 21 | Coral Gables Garden Club | 1926 | | 1212 Anastasia - Biltmore Guardhouse | 620 | 7/20/1988 | 7/31/2055 | No Renewal Options | \$0.00 | \$0.00 | | | |
| 22 | Boy Scouts - George Merrick Troop 7 of CG, Inc. | 1926 | \$ 335,000 | Granada Golf Course - Boy Scout Hut | 2,800 | 9/1/1971 | 8/31/2070 | Auto- Two 99-year R | \$0.00 | \$0.00 | | | |
| 23 | Miami-Dade County - Coral Gables Library | 1968 | \$ 5,290,000 | 3443 Segovia Street | 28,446 | 2/8/2008 | 2/7/2038 | City/County can mutually agree to extend | \$0.00 | \$0.00 | | | |
| 24 | Actor's Playhouse Productions, Inc. | 1948 | \$ 12,395,000 | 280 Miracle Mile | 36,779 | 4/13/1995 | 4/12/2040 | CD- One 10-year R | \$0.00 | \$0.00 | | | |
| 25 | Coral Gables Museum | 1935 | \$ 16,631,000 | 285 Aragon | 25,114 | 1/14/2011 | 1/13/2031 | Auto- Two 20-year R | \$0.00 | \$0.00 | | | |
| Parking Lots | | | | | | | | | | | | | |
| 26 | University of Miami- Parking Lots #42 & #43 | | | Ponce de Leon (S. of Stanford Dr. US1) | 30 spaces | 9/1/2003 | 8/31/2026 | CD- Yearly Renewal | | \$6,356.88 | 9/17/2025 | November-26 | Closed repairs |
| 27 | InScore, LLC Starbucks US1 Parking Lot | | | 475 S. Dixie Hwy. | 24 spaces | 11/15/2006 | 11/14/2026 | Auto- One 5-year R | | \$2,640.00 | 6/2/2026 | July-26 | |
| 28 | Coral Gables Congregational Church | | | 3010 DeSoto Blvd. South off of Columbus | ROW | 2/2/1989 | 2/7/2027 | CD- Two 5-year R | | \$1,298.92 | 2/3/2026 | | Paid Quarterly |
| 38 | Asta Parking, Inc. | | | 330 and 350 Aragon Avenue | ROW | 12/18/2025 | 12/17/2030 | One 5-year R | | \$25,000.00 | 6/2/2026 | July-26 | |
| Cell Towers | | | | | | | | | | | | | |
| 29 | Cingular Wireless PCS, LLC (old AT&T) - @FS #3 | | | 11911 Old Cutler Road | N/A | 3/25/1993 | 4/21/2028 | Auto- Four 5-year R | | \$6,599.07 | 6/2/2026 | June- July 2026 | |
| 30 | T-Mobile- @ FS#3 | | | 11911 Old Cutler Road | N/A | 3/1/2005 | 2/26/2030 | Auto- One 5-year R | | \$7,222.60 | 7/8/2025 | | Paid Yearly |
| 31 | Verizon Wireless Personal Communications LP dba Verizon Wireless | | | 11911 Old Cutler Road | N/A | 12/1/2008 | 11/30/2028 | Auto- Three 5-year R | | \$5,816.98 | 1/29/2026 | | Paid Yearly |
| Retail Garage 7 (Minorca Garage) | | | | | | | | | | | | | |
| 36 | Miami Dade County Tax Collector | 2023 | | 224 Minorca Avenue | 2,530 | 6/23/2025 | 6/22/2030 | CD- Two 5-year R | \$46.99 | \$9,907.17 | 5/4/2026 | July-26 | |
| | | | \$ 2,027,801,000 | | | | | | | \$473,893.17 | | | |
| | | | | | | | | | | \$5,686,718.00 | | | |
| Parking Department and Other Lease Agreements | | | | | | | | | | | | | |
| 32 | Sabia Parking Lot - Aragon across from Colonnade Hotel | | | | 25 spaces | 9/17/2012 | 9/16/2027 | | | | | | |
| 33 | Riviera Presbyterian Church | | | | 17 spaces | 5/1/2020 | mo-mo/90 DN | CIP Firehouse 4 Project Leasing | | | | | |
| 34 | Finance Dept Office- 338 Minorca Law Center LLC | | | | | 5/1/2021 | 12/31/2028 | Finance Department Leasing | | | | | |
| 37 | 2020 Ponce de Leon LLC - Suite 102A | | | | | 12/1/2025 | 11/30/2028 | Finance Department Leasing - One 3-year R | | | | | |
| 39 | 475 Biltmore MOB, LLC | | | | | 3/26/2026 | 5/31/2029 | Develop. Svces/Code Enforcement 38 mo. | | | | | |
| 40 | 2020 Ponce, LLC - Suite 1200 | | | | | 1/26/2026 | 4/25/2029 | CM/CC/CA - One 3-year renewal | | | | | |
| 42 | The Gonzalez 2020, LLC | | | | | 5/8/2026 | 5/7/2029 | CIP Team - One 2-year renewal | | | | | |
| Other | | | | | | | | | | | | | |
| 35 | Plaza AGAVE Bike Patrol Lease | | | | | 9/24/2025 | 9/23/2035 | One 5-year renewal | | | | | |