

# Rent Report

As of Date: 5/07/2026

	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
<b>Land Lease/Public Private Partnership</b>													
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		
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		
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	5/1/2026		
41	Ventas Realty Limited Partnership			5190 SW 8th Street		3/29/2026	3/29/2036	No Renewal Options	-	\$0.00			
<b>Hotel Banquet</b>													
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
<b>Golf Course</b>													
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	4/29/2026	May-26	
<b>Retail Garage 6</b>													
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	4/2/2026		
11	Satchmo Blues Bar and Grill, Inc. d/b/a Fritz and Franz	1998		60 Merrick Way	3,618	6/1/2024	5/31/2029	CD- Two 5-year R	\$51.50	\$15,527.25	5/6/2026		
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	April-May 2026	
<b>Retail Garage 2</b>													
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	\$40.12	\$14,078.57	5/7/2026		
14	Patio & Things, Inc.	2005		240 Aragon	2,987	9/1/2006	8/31/2026	CD- Yearly Renewal	\$30.00	\$7,467.50	5/4/2026		
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		
<b>Storage Garage 1</b>													
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	4/14/2026		
<b>Retail - The Mile (for Profit)</b>													
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	5/1/2026		
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	Mar - April - May 2026	
19	Sollie, LLC dba Haagen Dazs	1948		286 Miracle Mile	873	6/23/2015	6/22/2035	Auto- Two 10-year R	\$62.74	\$4,564.35	4/28/2026		
20	Pedrido Arte, LLC	1948		290 Miracle Mile	850	8/15/2025	8/13/2026	CD- Pop- Up Program	\$28.24	\$2,000.00	5/4/2026		
<b>NonProfit</b>													
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			
<b>Parking Lots</b>													
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-25	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	4/22/2026		
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	5/4/2026		
<b>Cell Towers</b>													
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		\$6,406.87	4/29/2026	May-26	
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
<b>Retail Garage 7 (Minorca Garage)</b>													
36	Miami Dade County Tax Collector	2023		224 Minorca Avenue	2,530	6/23/2025	6/22/2030	CD- Two 5-year R	\$62.00	\$13,071.67	5/4/2026		
			\$ 2,027,801,000							\$475,886.01			
										\$5,710,632.08			
<b>Parking Department and Other Lease Agreements</b>													
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					
<b>Other</b>													
35	Plaza AGAVE Bike Patrol Lease					9/24/2025	9/23/2035	One 5-year renewal					