



1200 WILSON BOULEVARD
Financial Report
April 30, 2015



Rosslyn Portfolio

Building 1200 Wilson Boulevard

Financial Report

Month Ended April 30, 2015



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SECTION 1

Executive Summary



Property Name	1200 Wilson
Submarket	Rosslyn
Year Built/Renovated	1964/1997
Year Acquired	2007
No. of Stories	13
Asset Quality	B+
Total SF	154,856
Leased	0%
Ownership	USREO (89%) / Monday (11%)

Tenant Name	SF	LXP

Year	Vacant Positions (Number)	Percentage of Vacant Positions
2012	-	100%
2013	-	100%
2014	-	100%
2015	-	100%
2016	-	100%
2017	-	100%
2018	-	100%
2019	-	100%
2020	145,000	100%

The project will compete in the market place for the Dept of State 343K sf of requirement via the renewal at 1701 N Fort Myer and expansion into 1200 Wilson Boulevard. It is expected this deal would require the landlord to implement an extensive capital improvement program to meet GSA sustainability and occupancy requirements plus deliver market concessions in order to achieve a long-term lease (14 years or more).

Evaluate and pursue possible leasing and conversion to Medical Office prospects.

* Market building availability with emphasis on expediting State Departments efforts to release the project in conjunction with an extension at 1701 N Ft. Myer Dr.

* Pursue Medical user groups that would satisfy ownerships economic assumptions.

Appraised Value	\$ 50,700,000	as of	Dec-14	
Senior Debt	\$ 15,980,000	32% LTV	LIBOR + 548	May-17

Period	Apr-15 YTD	Actual	Budget	PSF
<i>Projected Occupancy</i>		<i>0.0%</i>	<i>0.0%</i>	
Effective Gross Revenue	\$	16,747	\$ 13,949	\$ 0
Real Estate Taxes		(174,717)	(174,840)	(1)
Operating Expenses		(341,521)	(281,668)	(2)
Net Operating Income		(499,491)	(442,559)	(3)
Tenant Improvements		-	-	-
Leasing Commissions		-	-	-
Capital Improvements		-	(41,200)	(0)
Total Leasing and Capital		-	(41,200)	(0)
CF before Senior Debt Service		(499,491)	(483,759)	(3)
Senior Debt Service		(283,167)	(326,500)	
DSCR on NOI		-1.76x	-1.36x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service	\$	(782,657)	\$ (810,259)	

* None planned

State Department has been engaged to discuss a possible 15-year renewal and potential expansion into 1200 Wilson. FD Stonewater has been hired as the leasing agent for government relet only. We have also engaged in discussions with large medical institutions for full building lease.

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Nov-15	Institution Mgm	Multi	94,000	New	No	\$41.00	2.75%	0 mos.	\$75.00	10 yrs.	\$35.29

	2015	Total
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SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3480

Trial Balance
Monday Production DB
1200 Wilson Boulevard

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Date: 5/20/2015
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Accrual Year to Date Balances for period 04/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	10,500,369.04	
0132-0000	Building	39,501,431.59	
0142-0002	Bldg Impr-Non Escalatable	333,331.67	
0142-0020	Bldg Impr-CM Fee	10,147.41	
0162-0001	TI-Construction	1,343,720.00	
0162-0020	TI-CM Fee	40,312.11	
0202-0001	Def Leasing-Brokerage	805,143.59	
0202-0002	Def Leasing-Legal	6,860.00	
0202-0006	Deferred Leas-Monday	402,592.92	
0222-0000	Deferred Financing	248,498.46	
0229-0000	Acc Amort-Def Financing		80,383.52
0250-0000	Def Selling Costs	0.00	
0311-3480	BA9515551478 1200Wilson	262,637.98	
0412-0101	Tax and Insurance Reserve	470,138.66	
0412-0103	Replacement Reserve	33,398.27	
0412-0104	Leasing Reserve	300,581.49	
0491-0010	Due To/From Managing Agen	15,334.64	
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard	911,625.70	
0491-3435	I/E-1100 Wilson Boulevard	198,688.30	
0491-3440	I/E-1101 Wilson Boulevard		20,570.21
0491-3450	I/E-1400 Key Boulevard		435.03
0491-3455	I/E-1401 Wilson Boulevard		864.96
0491-3460	I/E-1501 Wilson Boulevard		331.20
0491-3465	I/E-1515 Wilson Boulevard		314.63
0491-3470	I/E-1701 N.Ft. MyerDrive	5,446.02	
0511-0000	Tenant A/R		42,466.14
0632-0000	Prepaid Insurance	15,304.72	
0633-0000	Prepaid Taxes	18,253.55	
0711-0001	Due To/From Partner	15,268.99	
2110-0000	Mortgage Notes Payable		10,980,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		18,553.41
2552-0000	Accr Miscellaneous		51,814.34
2553-0000	Accr Taxes		164,590.48
2556-0000	Accr Interest/Financing		37,755.56
2591-0000	Prepaid Rents		6,458.10
3311-0001	Retained Earnings		15,213,651.80
3341-0001	Distribution	35,021,154.42	
3421-9999	Mbr Contrib-Misc		59,653,033.70
4111-0001	Office Income Concession	6,000.00	
4131-0000	% Rent Income	0.00	
4171-0000	Gar/Prkg Income		22,693.49
4312-0000	Oper Exp Rec-Accrual		110,524.00
4313-0000	Oper Exp Rec-Prev Yr Adj	110,523.77	
4332-0000	R/E Tax Rec-Accrual		49,655.00
4333-0000	R/E Tax Rec-Prev Yr Adj	49,655.45	
4512-0000	Int Inc-Deposits		12.02
4521-0000	Int Inc-Bank		42.00
5120-0000	Clean-Contract Interior	800.00	
5130-0000	Clean-Window Wash Ext	640.00	
5150-0000	Clean-Trash Rem/Recyl-Sup	50.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	661.07	
5210-0000	Util-Elec-Public Area	69,283.98	
5220-0000	Util-Gas	15,380.21	
5250-0000	Util-Water/Sewer-Water	2,504.43	

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Account	Description	Debit	Credit
5310-0000	R&M-Payroll-Gen'l	13,596.74	
5310-1000	R & M Payroll-OT	1,053.22	
5310-2000	R & M Payroll-Taxes	1,701.18	
5310-4000	R & M -Benefits	2,577.43	
5320-0000	R&M-Elev-Maint Contract	8,799.98	
5322-0000	R&M-Elev-Outside Svs	1,000.66	
5330-0000	R&M-HVAC-Contract Svs	4,445.62	
5332-0000	R&M-HVAC-Water Treatment	1,778.80	
5334-0000	R&M-HVAC-Supplies	1,042.09	
5336-0000	R&M-HVAC-Outside Svs	1,392.00	
5340-0000	R&M-Electrical-Supplies	2,165.23	
5342-0000	R&M-Electrical-Outside Svs	786.00	
5370-0000	R&M-Flre/Life Safety-Supp	936.90	
5372-0000	R&M-Fire/Life Safety-O/S	6,820.00	
5380-0000	R&M-GB Interior-Supplies	1,671.35	
5381-0000	R&M-GB Interior-O/S	30,902.47	
5384-0000	R&M-GB Interior-Pest Cont	1,051.60	
5388-0000	R&M-GB Exterior	15,278.27	
5390-0000	R&M-Other	5,734.70	
5412-0000	Grounds-Landscape-O/S	2,767.57	
5430-0000	Grounds-Snow Rem-Supplies	208.75	
5432-0000	Grounds-Snow Rem-O/S	3,463.75	
5520-0000	Security-Contract		1,041.66
5530-0000	Security-Equipment	8,235.57	
5610-0000	Mgmt Fee-Current Yr	333.86	
5710-0000	Adm-Payroll	24,703.78	
5710-1000	Admi-Payroll taxes	1,960.13	
5710-5000	Admin-Other Payroll Exp	3,037.82	
5710-5555	Deferred Compensation	18,607.57	
5730-0000	Adm-Office Exp-Mgmt Rent	4,828.40	
5732-0000	Adm-Office Exp-Mgmt Exps	326.06	
5746-0000	Adm-Office Exp-Telecomm	3,446.63	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	3.57	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,432.70	
5758-0001	Office/Lunchroom Supplies	329.33	
5758-0002	Internet/IT Contracts	463.40	
5758-0003	Computer Hardware/Software	1,377.55	
5758-0004	Copiers/Office Equipment	252.60	
5758-0005	Phone - Corporate/Teleconferencing	258.04	
5758-0006	Phone - Wireless/Cellular	384.05	
5758-0007	Postage/Delivery	33.87	
5758-0008	Car Service	97.49	
5758-0009	Printing/Reproduction	3.92	
5758-0010	Corporate Events/Gifts	41.44	
5758-0011	Temporary Staffing	3,778.58	
5758-0012	Other Corp Admin Exp	323.28	
5758-0013	Meals	83.33	
5758-0014	Travel	389.57	
5762-0000	Adm-Mgmt Exp-Meals	0.81	
5772-0000	Adm-Other-Tenant Relation	48.47	
5810-0000	Insurance-Policies	13,347.96	
5810-1000	Insurance-Workers Comp	1,779.32	
6212-0000	Svs Costs-Misc Bldg	1,642.00	
6320-0000	Parking Exp-Misc	4,850.03	
6410-0000	Promotion and Advertising	1,897.65	
6411-0000	Leasing Meals & Entertainment	3,261.28	

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Trial Balance
Monday Production DB
1200 Wilson Boulevard

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Accrual

Year to Date Balances for period 04/15
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Account	Description	Debit	Credit
6630-0000	Legal	19,829.72	
6632-0000	Misc Professional Serv	17,055.04	
6633-0000	Bank & Credit Card Fees	5,223.06	
6634-0000	Charitable Contributions	350.09	
6645-0000	Sales & Use Taxes	50.40	
6710-0000	RE Taxes-General	164,590.48	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	9,126.76	
8201-0000	Mortgage Interest Expense	283,166.67	
8302-0000	Amort-Def Financing	28,326.22	
Total:		91,455,191.25	91,455,191.25

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Balance Sheet
Monday Production DB
1200 Wilson Boulevard

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Accrual, Tax

Report includes an open period. Entries are not final.

May 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land 10,500,369.04

Building 39,501,431.59

BLDG IMPROVEMENTS 343,479.08

TENANT IMPROVEMENTS 1,384,032.11

DEFERRED LEASING 1,214,596.51

Total Direct Investments in Real Property 52,943,908.33

Indirect Investments in Real Property

Mortgage Note Rec 15,268.99

Total Indirect Investments in Real Property 15,268.99

Total Investments in Real Property 52,959,177.32

Cash and Cash Equivalents

OPERATING CASH 399,539.99

Total Cash and Cash Equivalents 399,539.99

Restricted Cash

MORTGAGE ESCROWS 804,118.42

Total Restricted Cash 804,118.42

Accounts and Notes Receivable, net

I/E-Unallocated 6,297.31

Tenant A/R (42,466.14)

Accr Tenant Recovery A/R 0.00

Total Accounts and Notes Receivable, net (36,168.83)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing 248,498.46

Acc Amort-Def Financing (80,383.52)

Total Deferred Financing 168,114.94

Other Assets

Prepaid Insurance 15,304.72

Prepaid Taxes 18,253.55

Total Other Assets 33,558.27

Total Def Financing & Other Assets 201,673.21

TOTAL ASSETS 54,328,340.11

LIABILITIES AND EQUITY

LIABILITIES

Database: MONDAYPROD
ENTITY: 3480
Report: MRI_BALST

Balance Sheet
Monday Production DB
1200 Wilson Boulevard

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Accrual, Tax

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May 2015

Mortgage Notes Payable	
Mortgage Notes Payable	10,980,000.00
Sr Mezzanine Mtge Pay	5,000,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	15,980,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	26,230.55
A/P-Seller Obligations	0.00
Accr Miscellaneous	6,152.00
Accr Taxes	164,590.48
Accr Interest/Financing	0.00
Deferred Liability	0.00
Prepaid Rents	6,458.10

Total Accounts Payable, Accrued Exp & Other	203,431.13
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TOTAL LIABILITIES	16,183,431.13
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EQUITY

Partners'/Members' Equity	
PARTNERS CAPITAL	(1,772,075.15)

Total Partners'/Members' Equity	(1,772,075.15)
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Partners'/Members' Contributions	
MEMBERS CONTRIB	68,663,944.60

Total Partners'/Members' Contributions	68,663,944.60
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Partners'/Members' Distributions	
PARTNERS DISTRIB	(27,046,338.37)

Total Partners'/Members' Distributions	(27,046,338.37)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	(953,973.23)

Total I/E Adjustments	(953,973.23)
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Current Year Profit (Loss)	(746,648.87)
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Total Current & Prior Profit (Loss)	(746,648.87)
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TOTAL EQUITY ACCOUNTS	38,144,908.98
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TOTAL LIABILITY AND EQUITY	54,328,340.11
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		Current Period				Year-To-Date		
Thru:	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Revenues								
Rental Income								
Office Income Concession	0.00	0.00	0.00	0.00%	(6,000.00)	(6,000.00)	0.00	0.00%
Total Office Income	0.00	0.00	0.00		(6,000.00)	(6,000.00)	0.00	
% Rent								
% Rent Income	(5,247.47)	0.00	(5,247.47)	0.00%	0.00	0.00	0.00	0.00%
Total % Rent Income	(5,247.47)	0.00	(5,247.47)		0.00	0.00	0.00	
Total Rental Income	(5,247.47)	0.00	(5,247.47)		(6,000.00)	(6,000.00)	0.00	
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Accrual	110,524.00	0.00	110,524.00	0.00%	110,524.00	0.00	110,524.00	0.00%
Oper Exp Rec-Prev Yr Adj	(110,523.77)	0.00	(110,523.77)	0.00%	(110,523.77)	0.00	(110,523.77)	0.00%
Total Operating Expense Reimb	0.23	0.00	0.23		0.23	0.00	0.23	
Real Estate Tax Reimb								
R/E Tax Rec-Accrual	49,655.00	0.00	49,655.00	0.00%	49,655.00	0.00	49,655.00	0.00%
R/E Tax Rec-Prev Yr Adj	(49,655.45)	0.00	(49,655.45)	0.00%	(49,655.45)	0.00	(49,655.45)	0.00%
Total Real Estate Tax Reimb	(0.45)	0.00	(0.45)		(0.45)	0.00	(0.45)	
Total Recoveries	(0.22)	0.00	(0.22)		(0.22)	0.00	(0.22)	
Garage/Parking Income								
Gar/Prkg Income	13,693.49	5,292.00	8,401.49	158.76%	22,693.49	19,949.00	2,744.49	13.76%
Total Garage/Parking Income	13,693.49	5,292.00	8,401.49	158.76%	22,693.49	19,949.00	2,744.49	13.76%
Interest and Other Income								

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 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1200 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Interest and Dividend Income								
Int Inc-Deposits	0.00	0.00	0.00	0.00%	12.02	0.00	12.02	0.00%
Int Inc-Bank	7.46	0.00	7.46	0.00%	42.00	0.00	42.00	0.00%
Total Interest and Dividend Income	7.46	0.00	7.46		54.02	0.00	54.02	
Total Interest and Other Income	7.46	0.00	7.46		54.02	0.00	54.02	
Total Revenue	8,453.26	5,292.00	3,161.26	59.74%	16,747.29	13,949.00	2,798.29	20.06%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(200.00)	(200.00)	0.00	0.00%	(800.00)	(800.00)	0.00	0.00%
Clean-Window Wash Ext	(640.00)	0.00	(640.00)	0.00%	(640.00)	(6,900.00)	6,260.00	90.72%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	(50.00)	0.00	(50.00)	0.00%
Clean-Trash Rem/Recyl-O/S	2,504.39	(125.00)	2,629.39	2103.51%	(661.07)	(500.00)	(161.07)	-32.21%
Total Cleaning	1,664.39	(325.00)	1,989.39	612.12%	(2,151.07)	(8,200.00)	6,048.93	73.77%
Utilities								
Util-Elec-Public Area	(16,115.41)	(5,329.00)	(10,786.41)	-202.41%	(69,283.98)	(21,163.00)	(48,120.98)	-227.38%
Util-Gas	(3,676.88)	(552.00)	(3,124.88)	-566.10%	(15,380.21)	(5,823.00)	(9,557.21)	-164.13%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(44.36)	(95.00)	50.64	53.31%	(2,504.43)	(296.00)	(2,208.43)	-746.09%
Total Utilities	(19,836.65)	(5,976.00)	(13,860.65)	-231.94%	(87,168.62)	(27,782.00)	(59,386.62)	-213.76%
Repair & Maintenance								
R&M-Payroll-Gen'l	(3,381.88)	(5,830.00)	2,448.12	41.99%	(13,596.74)	(22,906.00)	9,309.26	40.64%
R & M Payroll-OT	745.08	(260.00)	1,005.08	386.57%	(1,053.22)	(1,108.00)	54.78	4.94%
R & M Payroll-Taxes	(218.10)	(466.00)	247.90	53.20%	(1,701.18)	(2,153.00)	451.82	20.99%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
R & M -Benefits	(306.83)	(897.67)	590.84	65.82%	(2,577.43)	(3,595.31)	1,017.88	28.31%
R&M-Elev-Maint Contract	(2,199.98)	(1,550.00)	(649.98)	-41.93%	(8,799.98)	(6,200.00)	(2,599.98)	-41.94%
R&M-Elev-Outside Svs	(77.94)	(1,500.00)	1,422.06	94.80%	(1,000.66)	(2,700.00)	1,699.34	62.94%
R&M-HVAC-Contract Svs	(1,034.40)	(759.42)	(274.98)	-36.21%	(4,445.62)	(3,037.68)	(1,407.94)	-46.35%
R&M-HVAC-Water Treatment	(444.70)	(457.49)	12.79	2.80%	(1,778.80)	(1,829.96)	51.16	2.80%
R&M-HVAC-Supplies	0.00	0.00	0.00	0.00%	(1,042.09)	0.00	(1,042.09)	0.00%
R&M-HVAC-Outside Svs	(1,352.00)	0.00	(1,352.00)	0.00%	(1,392.00)	0.00	(1,392.00)	0.00%
R&M-Electrical-Supplies	(1,960.31)	0.00	(1,960.31)	0.00%	(2,165.23)	0.00	(2,165.23)	0.00%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	(786.00)	0.00	(786.00)	0.00%
R&M-Struc/Roof-Roof Rep	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	0.00	(250.00)	250.00	100.00%	0.00	(250.00)	250.00	100.00%
R&M-Plumbing-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(936.90)	0.00	(936.90)	0.00%
R&M-Fire/Life Safety-O/S	(2,488.49)	(1,167.17)	(1,321.32)	-113.21%	(6,820.00)	(2,268.68)	(4,551.32)	-200.62%
R&M-GB Interior-Supplies	0.00	(300.00)	300.00	100.00%	(1,671.35)	(300.00)	(1,371.35)	-457.12%
R&M-GB Interior-O/S	(11,542.00)	(15,000.00)	3,458.00	23.05%	(30,902.47)	(66,670.00)	35,767.53	53.65%
R&M-GB Interior-Pest Cont	(262.90)	(263.00)	0.10	0.04%	(1,051.60)	(1,052.00)	0.40	0.04%
R&M-GB Exterior	(775.00)	0.00	(775.00)	0.00%	(15,278.27)	0.00	(15,278.27)	0.00%
R&M-Other	(1,086.05)	0.00	(1,086.05)	0.00%	(5,734.70)	(500.00)	(5,234.70)	-1046.94%
Total Repair & Maintenance	(26,385.50)	(29,200.75)	2,815.25	9.64%	(102,734.24)	(117,070.63)	14,336.39	12.25%
Roads & Grounds								
Grounds-Landscape-O/S	(2,269.33)	(3,675.00)	1,405.67	38.25%	(2,767.57)	(4,185.00)	1,417.43	33.87%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(208.75)	(1,500.00)	1,291.25	86.08%
Grounds-Snow Rem-O/S	(208.75)	0.00	(208.75)	0.00%	(3,463.75)	(4,000.00)	536.25	13.41%
Total Roads & Grounds	(2,478.08)	(3,675.00)	1,196.92	32.57%	(6,440.07)	(9,685.00)	3,244.93	33.50%
Security								
Security-Contract	1,557.59	(502.00)	2,059.59	410.28%	1,041.66	(2,008.00)	3,049.66	151.88%
Security-Equipment	(8,235.57)	0.00	(8,235.57)	0.00%	(8,235.57)	(15,000.00)	6,764.43	45.10%
Total Security	(6,677.98)	(502.00)	(6,175.98)	-1230.27%	(7,193.91)	(17,008.00)	9,814.09	57.70%
Management Fees								

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 Report: MP_CMPINC

Comparative Income Statement
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
	(168.92)	(105.84)	(63.08)	-59.60%	(333.86)	(278.98)	(54.88)	-19.67%
Total Management Fees	(168.92)	(105.84)	(63.08)	-59.60%	(333.86)	(278.98)	(54.88)	-19.67%
Administrative								
Adm-Payroll	(5,815.25)	(6,956.00)	1,140.75	16.40%	(24,703.78)	(27,824.00)	3,120.22	11.21%
Admi-Payroll taxes	(352.87)	(532.00)	179.13	33.67%	(1,960.13)	(2,459.00)	498.87	20.29%
Admin-Other Payroll Exp	(394.42)	(501.53)	107.11	21.36%	(3,037.82)	(2,541.03)	(496.79)	-19.55%
Deferred Compensation	0.00	0.00	0.00	0.00%	(18,607.57)	0.00	(18,607.57)	0.00%
Adm-Office Exp-Mgmt Rent	(1,356.89)	(1,163.90)	(192.99)	-16.58%	(4,828.40)	(4,655.60)	(172.80)	-3.71%
Adm-Office Exp-Mgmt Exps	(75.99)	0.00	(75.99)	0.00%	(326.06)	0.00	(326.06)	0.00%
Adm-Office Exp-Telecomm	(239.49)	0.00	(239.49)	0.00%	(3,446.63)	0.00	(3,446.63)	0.00%
Adm-Mgmt Exp-Tuition,Educ	(3.57)	0.00	(3.57)	0.00%	(3.57)	(239.00)	235.43	98.51%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(1,432.70)	(1,073.00)	(359.70)	-33.52%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(0.81)	0.00	(0.81)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(119.00)	119.00	100.00%
Adm-Other-Tenant Relation	(44.90)	0.00	(44.90)	0.00%	(48.47)	0.00	(48.47)	0.00%
Adm - Other - Misc	(1,253.67)	(3,170.00)	1,916.33	60.45%	(7,816.45)	(10,575.00)	2,758.55	26.09%
Total Administrative	(9,537.05)	(12,323.43)	2,786.38	22.61%	(66,212.39)	(49,485.63)	(16,726.76)	-33.80%
Insurance								
Insurance-Policies	(3,336.99)	(3,277.50)	(59.49)	-1.82%	(13,347.96)	(13,110.01)	(237.95)	-1.82%
Insurance-Workers Comp	(444.83)	(477.87)	33.04	6.91%	(1,779.32)	(1,911.48)	132.16	6.91%
Total Insurance	(3,781.82)	(3,755.37)	(26.45)	-0.70%	(15,127.28)	(15,021.49)	(105.79)	-0.70%
Total Property Exp-Escalatable	(67,201.61)	(55,863.39)	(11,338.22)	-20.30%	(287,361.44)	(244,531.73)	(42,829.71)	-17.51%
Real Estate Taxes								
RE Taxes-General	(41,147.62)	(41,147.58)	(0.04)	0.00%	(164,590.48)	(164,590.32)	(0.16)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(2,281.69)	(2,320.05)	38.36	1.65%	(9,126.76)	(9,250.01)	123.25	1.33%
Total Real Estate Taxes	(43,429.31)	(43,467.63)	38.32	0.09%	(174,717.24)	(174,840.33)	123.09	0.07%

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Total Escalatable Expenses	(110,630.92)	(99,331.02)	(11,299.90)	-11.38%	(462,078.68)	(419,372.06)	(42,706.62)	-10.18%
Property Exp-Non Escalatable								
Service Costs								
Svs Costs-Misc Bldg	(1,642.00)	0.00	(1,642.00)	0.00%	(1,642.00)	0.00	(1,642.00)	0.00%
Total Service Costs	(1,642.00)	0.00	(1,642.00)		(1,642.00)	0.00	(1,642.00)	
Parking Expenses								
Parking Exp-Misc	(157.84)	0.00	(157.84)	0.00%	(4,850.03)	(5,000.00)	149.97	3.00%
Total Parking Expenses	(157.84)	0.00	(157.84)		(4,850.03)	(5,000.00)	149.97	3.00%
Leasing Costs								
Promotion and Advertising	(664.32)	(2,760.00)	2,095.68	75.93%	(1,897.65)	(18,340.00)	16,442.35	89.65%
Leasing Meals & Entertainment	(3,069.78)	0.00	(3,069.78)	0.00%	(3,261.28)	0.00	(3,261.28)	0.00%
Total Leasing Costs	(3,734.10)	(2,760.00)	(974.10)	-35.29%	(5,158.93)	(18,340.00)	13,181.07	71.87%
Owner Costs								
Legal	(4,985.95)	0.00	(4,985.95)	0.00%	(19,829.72)	0.00	(19,829.72)	0.00%
Misc Professional Serv	(5,650.36)	0.00	(5,650.36)	0.00%	(17,055.04)	(6,637.69)	(10,417.35)	-156.94%
Bank & Credit Card Fees	(1,290.96)	(1,500.00)	209.04	13.94%	(5,223.06)	(6,000.00)	776.94	12.95%
Charitable Contributions	(254.84)	0.00	(254.84)	0.00%	(350.09)	(358.00)	7.91	2.21%
Sales & Use Taxes	0.00	(200.00)	200.00	100.00%	(50.40)	(800.00)	749.60	93.70%
Total Owner Costs	(12,182.11)	(1,700.00)	(10,482.11)	-616.59%	(42,508.31)	(13,795.69)	(28,712.62)	-208.13%
Total Property Exp-Non Escalatable	(17,716.05)	(4,460.00)	(13,256.05)	-297.22%	(54,159.27)	(37,135.69)	(17,023.58)	-45.84%
Total Operating Expenses	(128,346.97)	(103,791.02)	(24,555.95)	-23.66%	(516,237.95)	(456,507.75)	(59,730.20)	-13.08%

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Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance
Net Operating Income (Loss)	(119,893.71)	(98,499.02)	(21,394.69)	-21.72%	(499,490.66)	(442,558.75)	(56,931.91) -12.86%
Interest Expense							
Mortgage Interest Expense	(70,791.67)	(81,625.00)	10,833.33	13.27%	(283,166.67)	(326,500.00)	43,333.33 13.27%
Total Interest Expense	(70,791.67)	(81,625.00)	10,833.33	13.27%	(283,166.67)	(326,500.00)	43,333.33 13.27%
Amort of Financing Costs							
Amort-Def Financing	(6,902.74)	(6,851.47)	(51.27)	-0.75%	(28,326.22)	(27,405.88)	(920.34) -3.36%
Total Amort of Financing Costs	(6,902.74)	(6,851.47)	(51.27)	-0.75%	(28,326.22)	(27,405.88)	(920.34) -3.36%
Net Income(Loss)	(197,588.12)	(186,975.49)	(10,612.63)	-5.68%	(810,983.55)	(796,464.63)	(14,518.92) -1.82%
CASH FLOW ADJUSTMENTS:							
Non-Cash Expenses:							
Depreciation/Amortization	6,902.74	0.00	6,902.74		28,326.22	0.00	28,326.22
Debt Service Accrual	(2,359.72)	0.00	(2,359.72)		(2,359.72)	0.00	(2,359.72)
Real Estate Tax Accrual	41,147.62	0.00	41,147.62		164,590.48	0.00	164,590.48
Real Estate Tax Prepayment	2,281.69	0.00	2,281.69		(18,253.55)	0.00	(18,253.55)
Insurance Prepayment	3,781.82	0.00	3,781.82		15,127.28	0.00	15,127.28
Change in Capital Assets:							
Building Improvements	0.00	0.00	0.00		0.00	(41,200.00)	41,200.00 100.00%
Other Balance Sheet Adjustments:							
Change in A/R	0.22	0.00	0.22		0.22	0.00	0.22
Change in A/P	(8,681.19)	0.00	(8,681.19)		729.85	0.00	729.85
Change in Other Liabilities	10,312.90	0.00	10,312.90		(5,519.57)	0.00	(5,519.57)
Change in I/C Balances	(134,083.87)	0.00	(134,083.87)		(124,417.89)	0.00	(124,417.89)
Total Cash Flow Adjustments	(80,697.79)	0.00	(80,697.79)		58,223.32	0.00	99,423.32 241.32%

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Accrual

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		Current Period			Year-To-Date		
		Actual	Budget		Actual	Budget	
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance

Cash Balances:

Cash Balance - Beginning of Period	1,345,042.31	0.00	1,345,042.31	0.00%	1,819,516.63	0.00	1,819,516.63	0.00%
Net Income/(Loss)	(197,588.12)	0.00	(10,612.63)		(810,983.55)	0.00	(14,518.92)	
+/- Cash Flow Adjustments	(80,697.79)	0.00	(80,697.79)		58,223.32	0.00	99,423.32	
	<u>1,066,756.40</u>	<u>0.00</u>	<u>1,253,731.89</u>		<u>1,066,756.40</u>	<u>0.00</u>	<u>1,904,421.03</u>	
Cash Balance - End of Period	<u>1,066,756.40</u>	<u>0.00</u>	<u>1,253,731.89</u>		<u>1,066,756.40</u>	<u>0.00</u>	<u>1,904,421.03</u>	

Cash Balance Composition:

Operating Cash	262,637.98	0.00	262,637.98		262,637.98	0.00	262,637.98	
Escrow Cash	804,118.42	0.00	804,118.42		804,118.42	0.00	804,118.42	
	<u>1,066,756.40</u>	<u>0.00</u>	<u>1,066,756.40</u>		<u>1,066,756.40</u>	<u>0.00</u>	<u>1,066,756.40</u>	
Total Cash	<u>1,066,756.40</u>	<u>0.00</u>	<u>1,066,756.40</u>		<u>1,066,756.40</u>	<u>0.00</u>	<u>1,066,756.40</u>	

1200 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	\$ (6,000.00)	\$ (6,000.00)	-	0.00%	
Recoveries	(0)	-	(0)	100.00%	
Parking Income	22,693	19,949	2,744	13.76%	
Interest and Other Income	54	-	54	100.00%	
Total Rental Income	16,747	13,949	2,798	20.06%	
Operating Expenses:					
Cleaning	(2,151)	(8,200)	6,049	73.77%	
Utilities	(87,169)	(27,782)	(59,387)	-213.76%	A
Repairs and Maintenance	(102,734)	(117,071)	14,336	12.25%	B
Roads and Grounds	(6,440)	(9,685)	3,245	33.50%	
Security	(7,194)	(17,008)	9,814	57.70%	
Management Fees	(334)	(279)	(55)	-19.67%	
Administrative	(66,212)	(49,486)	(16,727)	-33.80%	C
Insurance	(15,127)	(15,021)	(106)	-0.70%	
Real Estate Taxes	(174,717)	(174,840)	123	0.07%	
Non- Escalatable Expenses	(54,159)	(37,136)	(17,024)	-45.84%	D
Total Expenses	(516,238)	(456,508)	(59,730)	-13.08%	
Net Operating Income (Loss)	(\$499,491)	(\$442,559)	(\$56,932)	12.86%	
Other Income and Expenses:					
Interest Expense	(283,167)	(326,500)	43,333	13.27%	E
Amortization - Financing Costs	(28,326)	(27,406)	(920)	-3.36%	
Total Other Income (Expenses)	(311,493)	(353,906)	42,413	11.98%	
Net Income (Loss)	(\$810,984)	(\$796,465)	(\$14,519)	1.82%	

CASH BASIS

Property Activity

Net Income (Loss)	(810,984)	(796,465)	(14,519)	1.82%	
<i>Non-Cash Adjustments to Net Income/(Loss):</i>					
Depreciation/Amortization	28,326	27,406	920	-3.36%	
Capital Expenditures	-	(41,200)	41,200	100.00%	F
Tenant Improvements	-	-	-	100.00%	
Leasing Costs	-	-	-	100.00%	
Deferred Selling Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	29,897	-	29,897	100.00%	
Total Property Activity	(752,760)	(\$810,259)	\$57,499	-7.10%	

Operating Cash Activity

Plus: Beginning of Year Cash Balance
Less: Ending Cash Balance (Note A)
Total Property Activity

1,819,517
1,066,756
\$ (752,760)

(Note A) - Ending Cash consists of:

Operating & lockbox
Escrows
Total

262,638
804,118
\$ 1,066,756

(Distributions)/Contributions

\$ -

1200 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis

(Variances Greater than \$10K AND 5% Must Be Explained)

Notes:

A	\$	(59,387)	The negative variance in Utilities is primarily due to:
		(48,121)	Budgeted electricity is lower than actual due to higher \$/kWh actual than budgeted (\$0.13 vs \$0.08) and higher consumption than anticipated due to a colder than usual January, and high activity for a vacant building due to leasing tours, opening of the garage for public parking and vendor work (Permanent Variance)
		(9,557)	Budgeted gas was lower than actual due to running of boilers 24-7 during the winter due to severe cold and freeze watch precautions (Permanent Variance)
		(1,708)	Miscellaneous variance
		<u>\$ (59,387)</u>	
B	\$	14,336	The positive variance in Repairs and Maintenance is primarily due to:
		35,768	Budgeted R&M GB interior outside services higher than actual due deferred de-fogging EL perimeter window system project (\$15,000) and exterior surface restoration work (Timing Variance)
		(15,278)	Budgeted R&M GB exterior lower than actual due to unbudgeted repair to exterior granite wall (Permanent Variance)
			Budgeted R&M GB other higher than actual due to over budget for Energy Watch service and the 2014 annual IAQ did not occur (Permanent variance)
		(6,153)	Miscellaneous variance
		<u>\$ 14,336</u>	
C	\$	(16,727)	The negative variance in Administrative Expenses is primarily due to:
		(18,608)	Budgeted adm.-payroll lower than actual due to under budget of deferred compensation (Permanent Variance)
		1,881	Miscellaneous variance
		<u>\$ (16,727)</u>	
D	\$	(17,024)	The negative variance in Non-Escalatable Expenses is primarily due to:
		16,442	Budgeted promotion/advertising costs is higher than actual due to CoStar subscription not yet negotiated and invoiced (\$5,100) and other contingencies not yet utilized (Timing Variance)
		(19,830)	Budgeted owner legal leasing cost lower than actual due to unbudgeted legal counsel sought by asset management (Permanent Variance)
		(10,417)	Budgeted miscellaneous professional services are lower due to environmental consulting due to water leak and additional unbudgeted architectural and strategic consulting sought by asset management (Permanent Variance)
		(3,219)	Miscellaneous variance
		<u>\$ (17,024)</u>	
E	\$	43,333	The positive variance in interest expense is primarily due to:
		43,333	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		<u>\$ 43,333</u>	
F	\$	41,200	The positive variance in Capital Expenditures is primarily due to:
		40,000	Budgeted recaulking EL Perimeter window system project deferred (Permanent Variance)
		1,200	Miscellaneous variance
		<u>\$ 41,200</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3480	Monday Production DB	Date: 5/14/2015
	1200 Wilson Boulevard	Time: 03:22 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3480-010098	Boeing Realty Corporation Mr. Frank D. Carter (703) 465-3196	Master Occupant Id: Boeing R-1 01101 Inactive	Day Due: 1 Last Payment:	Delq Day: 11 11/21/2014 9,168.62
Additional space Occupant: Boeing Realty Corporation		Contact: Ms. Suzanne M. Milat		

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Boeing Realty Corporation Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-6,458.10					
	Balance:	-6,458.10					

3480-010020	Boeing Realty Corporation	Master Occupant Id: Boeing R-2 01101 Inactive	Day Due: 1 Last Payment:	Delq Day: 11 11/21/2014 543,519.06
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12/31/2014	OPT	Operating True-up	CH	100,013.11	0.00	0.00	0.00	0.00	100,013.11
12/31/2014	RTT	RET True-up	CH	17,699.97	0.00	0.00	0.00	0.00	17,699.97
4/24/2015	OPT	Operating True-up	NC	-110,523.77	-110,523.77	0.00	0.00	0.00	0.00
4/24/2015	RTT	RET True-up	NC	-49,655.45	-49,655.45	0.00	0.00	0.00	0.00

OPT	Operating True-up	-10,510.66	-110,523.77	0.00	0.00	0.00	100,013.11
RTT	RET True-up	-31,955.48	-49,655.45	0.00	0.00	0.00	17,699.97
Boeing Realty Corporation Total:		-42,466.14	-160,179.22	0.00	0.00	0.00	117,713.08

OPT	Operating True-up	-10,510.66	-110,523.77	0.00	0.00	0.00	100,013.11
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	-31,955.48	-49,655.45	0.00	0.00	0.00	17,699.97
BLDG 3480 Total:		-42,466.14	-160,179.22	0.00	0.00	0.00	117,713.08
	Prepaid:	-6,458.10					
	Balance:	-48,924.24					

OPT	Operating True-up	-10,510.66	-110,523.77	0.00	0.00	0.00	100,013.11
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	-31,955.48	-49,655.45	0.00	0.00	0.00	17,699.97

Grand Total:	-42,466.14	-160,179.22	0.00	0.00	0.00	117,713.08
Prepaid:	-6,458.10					
Balance:	-48,924.24					

Database:	MONDAYPROD	Open Status Report							Page:	1
		Monday Production DB							Date:	5/18/2015
ENTITY:	3480	1200 Wilson Boulevard							Time:	12:13 PM
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 12/13

Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

3480CMF1013	11/1/2013		GARAGE SPALL&CNCRT R	0142-0020	-67.05	0.00	-67.05			
Expense Period 12/13 Total:					-67.05	0.00	-67.05			

Expense Period: 04/15

Vendor: BEA004 BEAUTIFUL FLOORS

1200Col2	4/22/2015		ColumnsGraniteRepair	5388-0000	775.00	0.00	775.00	5/5/2015	5313	05/15
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Vendor: CDW001 CDW DIRECT LLC

ALTS08931	4/9/2015		324 VA RECEPTION	5758-0003	3.94	0.00	3.94	5/4/2015	13324	05/15
ALTS36161	4/10/2015		324 VA RECEPTION	5758-0003	1.49	0.00	1.49	5/4/2015	13326	05/15

Vendor: COR020 CoreNet Global Inc.

ALERS2015001	2/13/2015		Cornet event	6411-0000	2,476.50	0.00	2,476.50	5/4/2015	13327	05/15
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Vendor: COS004 COSTAR REALTY INFORMATION INC

AL192895PSI	2/10/2015		Jan 31 day Ad Run Ro	6410-0000	195.77	0.00	195.77	5/4/2015	13329	05/15
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Vendor: ENE003 Energy Watch, Inc.

4253	3/20/2015		QtrlyEngAprJun15	5390-0000	225.83	0.00	225.83	5/11/2015	13354	05/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	1.11	0.00	1.11	5/4/2015	13332	05/15
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Database:	MONDAYPROD			Open Status Report				Page:		2
				Monday Production DB				Date:		5/18/2015
ENTITY:	3480			1200 Wilson Boulevard				Time:		12:13 PM
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: LOC016 Local News Now LLC

AL1824	4/16/2015		ArlNow 12 Ad Run	6410-0000	247.65	0.00	247.65	5/4/2015	13335	05/15
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Vendor: MME111 Mitchell's Music and Entertainment

15042201	4/6/2015		Earth Day2015 MusicD	5772-0000	38.78	0.00	38.78	5/4/2015	13336	05/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0315ROSS	4/26/2015		DUE TO MGT AGNT 3/15	0491-0010	3,780.93	0.00	3,780.93	5/5/2015	5317	05/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3480_0000000000	4/30/2015		Management Fee	5610-0000	168.92	0.00	168.92	5/5/2015	5318	05/15
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Vendor: NEW002 CONSTELLATION NEWENERGY, INC

0215 266187958	3/23/2015		01/22-2/20#266187958	5220-0000	4,361.08	0.00	4,361.08	5/5/2015	5319	05/15
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0315 266187958	3/30/2015		2/20-3/23 #266187958	5220-0000	2,753.69	0.00	2,753.69	5/5/2015	5319	05/15
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Vendor: OVE002 OVERHEAD DOOR OF WASHINGTON

723081	4/9/2015		4/8 main park garage	6320-0000	157.84	0.00	157.84	5/5/2015	5321	05/15
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Vendor: PEA004 Peapod, LLC

ALK61277967	4/20/2015		Customer ID ox82558	5758-0001	1.68	0.00	1.68	5/4/2015	13339	05/15
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Vendor: RED005 Red Top Cab of Arlington

AL033831	4/15/2015		Account# 2840200	5758-0008	0.61	0.00	0.61	5/4/2015	13341	05/15
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Vendor: SCH016 Schneider Electric Building

009576	12/2/2014		CentralPlantInvstiga	5336-0000	1,352.00	0.00	1,352.00	5/5/2015	5323	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3480		1200 Wilson Boulevard					Time:	12:13 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: TOY002 To Your Taste Catering, LLC

168172	4/15/2015		EngineersHolidayLunc	5732-0000	75.99	0.00	75.99	5/11/2015	13367	05/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

187835	11/13/2013		OEI Strategy	6632-0000	1,726.81	0.00	1,726.81	5/5/2015	5324	05/15
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Vendor: ZAC001 Accenture LLP

VC1100005427	4/3/2015		3/15 LSE ADMIN	5758-0011	274.84	0.00	274.84	5/6/2015	13345	05/15
Expense Period 04/15 Total:					18,620.46	0.00	18,620.46			

1200 Wilson Boulevard Total:	18,553.41	0.00	18,553.41
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Grand Total:	18,553.41	0.00	18,553.41
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Database: MONDAYPROD			Check Register						Page: 1	
ENTITY: 3480			Monday Production DB						Date: 5/20/2015	
			1200 Wilson Boulevard						Time: 02:50 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
5286	4/7/2015	04/15	AAP001	AA Painting & Drywall						
3480	watr leak repair		348003157	5381-0000	0907	3/4/2015	4/3/2015	2,143.00	0.00	2,143.00
							Check Total:	2,143.00	0.00	2,143.00
5287	4/7/2015	04/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						
3480	Snow Removal Feb/Mar		348003158	5432-0000	7877432	3/25/2015	4/24/2015	402.50	0.00	402.50
3480	Snow Removal Feb/Mar		348003158	5432-0000	7877433	3/25/2015	4/24/2015	385.00	0.00	385.00
3480	IceRmvl 2/26,3/2		348003158	5432-0000	7877434	3/25/2015	4/24/2015	787.50	0.00	787.50
3480	IceRmvl 2/26,3/2		348003158	5432-0000	7877435	3/25/2015	4/24/2015	1,050.00	0.00	1,050.00
3480	Snow Removal Feb/Mar		348003158	5432-0000	7877436	3/25/2015	4/24/2015	490.00	0.00	490.00
							Check Total:	3,115.00	0.00	3,115.00
5288	4/7/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3480	1200PrAssc2014DELLC			6632-0000	3946001-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							Check Total:	300.00	0.00	300.00
5289	4/7/2015	04/15	ELE012	Elevator Control Service						
3480	March20115 Elev Main			5320-0000	0181043-IN	3/10/2015	4/9/2015	2,200.00	0.00	2,200.00
							Check Total:	2,200.00	0.00	2,200.00
5290	4/7/2015	04/15	GOT005	Gotham Technologies						
3480	Mar15 Water Treatmen			5332-0000	6895	3/1/2015	3/31/2015	444.70	0.00	444.70
							Check Total:	444.70	0.00	444.70
5291	4/7/2015	04/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3480	DUE TO MPS 2/15			0491-0010	DTF0215ROSS	3/16/2015	4/15/2015	15,368.75	0.00	15,368.75
							Check Total:	15,368.75	0.00	15,368.75
5292	4/7/2015	04/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3480	Management Fee			5610-0000	3480_00000000001	4/1/2015	4/1/2015	164.95	0.00	164.95
							Check Total:	164.95	0.00	164.95
5293	4/7/2015	04/15	VER004	VERIZON						
3480	3/19#859009063007956			5746-0000	3/19 906300795	3/19/2015	4/18/2015	343.96	0.00	343.96

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3480	Monday Production DB	Date:	5/20/2015
		1200 Wilson Boulevard	Time:	02:50 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 343.96 0.00 343.96

5294	4/15/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE					
3480	Ros12JrMzz2014DELLC			6632-0000	5128015-2015	3/25/2015	4/24/2015	300.00	0.00 300.00
3480	Ros12SrMzz2014DELLC			6632-0000	5128022-2015	3/25/2015	4/24/2015	300.00	0.00 300.00

Check Total: 600.00 0.00 600.00

5295	4/28/2015	04/15	AAP001	AA Painting & Drywall					
3480	1st Fl Repair&Paint			5381-0000	AA030615	3/31/2015	4/30/2015	15,400.00	0.00 15,400.00

Check Total: 15,400.00 0.00 15,400.00

5296	4/28/2015	04/15	CIN001	CINTAS CORPORATION #145					
3480	uniforms w/e 3/4/15			5390-0000	145209729	3/4/2015	4/3/2015	22.92	0.00 22.92
3480	uniforms w/e 3/11/15			5390-0000	145213322	3/11/2015	4/10/2015	22.92	0.00 22.92
3480	uniforms w/e 3/18/15			5390-0000	145216525	3/18/2015	4/17/2015	38.15	0.00 38.15

Check Total: 83.99 0.00 83.99

5297	4/28/2015	04/15	CLE010	Clean & Polish Bldg Solutions, Inc.					
3480	11th&12th Fl Clean		348004156	5130-0000	30877	4/14/2015	5/14/2015	640.00	0.00 640.00

Check Total: 640.00 0.00 640.00

5298	4/28/2015	04/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC					
3480	2014 fire alarm rprs		348001155	5372-0000	4106	4/21/2015	5/21/2015	250.32	0.00 250.32

Check Total: 250.32 0.00 250.32

5299	4/28/2015	04/15	DAT003	Datawatch Systems Inc.					
3480	Apr2015 Fire Monitor			5372-0000	681959	3/1/2015	3/31/2015	40.00	0.00 40.00

Check Total: 40.00 0.00 40.00

5300	4/28/2015	04/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC					
3480	lights for 1200		348004151	5340-0000	S102431787.001	4/6/2015	5/6/2015	1,960.31	0.00 1,960.31

Check Total: 1,960.31 0.00 1,960.31

5301	4/28/2015	04/15	ELE012	Elevator Control Service					
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Database: MONDAYPROD		Check Register						Page: 3	
ENTITY: 3480		Monday Production DB						Date: 5/20/2015	
		1200 Wilson Boulevard						Time: 02:50 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
3480	April2015 Elev Maint			5320-0000	0181848-IN	4/10/2015	5/10/2015	2,199.98	2,199.98
							Check Total:	2,199.98	2,199.98
5302	4/28/2015	04/15	GOT005	Gotham Technologies					
3480	Apr15 Water Treatmen			5332-0000	7029	4/1/2015	5/1/2014	444.70	444.70
							Check Total:	444.70	444.70
5303	4/28/2015	04/15	KAS001	KASTLE SYSTEMS					
3480	Elev Labor		348012148	5530-0000	8235.57	3/23/2015	4/22/2015	5,113.72	5,113.72
3480	Elv Materials		348012147	5530-0000	8235.57	3/23/2015	4/22/2015	3,121.85	3,121.85
							Check Total:	8,235.57	8,235.57
5304	4/28/2015	04/15	KCS001	KCS Landscape Management, Inc.					
3480	SpringPansyReplaceme		3480031510	5412-0000	15391-501	4/6/2015	5/6/2015	2,269.33	2,269.33
							Check Total:	2,269.33	2,269.33
5305	4/28/2015	04/15	MON026	Mona Electric Group, Inc.					
3480	12/19/14 services		348004155	5330-0000	261749	12/29/2014	1/28/2015	275.00	275.00
							Check Total:	275.00	275.00
5306	4/28/2015	04/15	ORK001	Orkin LLC					
3480	Mar15 Pest Control			5384-0000	25844043	4/6/2015	5/6/2015	262.90	262.90
							Check Total:	262.90	262.90
5307	4/28/2015	04/15	PRO025	IESI-MD Corporation					
3480	April15 Compactor Sr			5152-0000	1300345564	4/1/2015	5/1/2015	50.00	50.00
							Check Total:	50.00	50.00
5308	4/28/2015	04/15	RBR001	R. BRATTI ASSOCIATES, INC.					
3480	Sign Holes for 1200		348003155	6212-0000	1-2351	4/8/2015	5/8/2015	1,642.00	1,642.00
							Check Total:	1,642.00	1,642.00
5309	4/28/2015	04/15	SCH016	Schneider Electric Building					
3480	April2015 BAS			5342-0000	010441	4/8/2015	5/8/2015	759.40	759.40

Database: MONDAYPROD	Check Register	Page: 4								
ENTITY: 3480	Monday Production DB	Date: 5/20/2015								
	1200 Wilson Boulevard	Time: 02:50 PM								
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 759.40 0.00 759.40

5310 4/28/2015 04/15 SHA007 Shalom Baranes Associates
 3480 wilson studies 6632-0000 20935 4/13/2015 5/13/2015 1,441.07 0.00 1,441.07
 3480 OEI 6632-0000 34949470 4/22/2015 5/22/2015 294.46 0.00 294.46

Check Total: 1,735.53 0.00 1,735.53

5311 4/28/2015 04/15 VER004 VERIZON
 3480 4/1#8590009187007971 5746-0000 4/1 9187007971 4/1/2015 5/1/2015 145.98 0.00 145.98
 3480 4/7 #000867325434 5746-0000 4/7 867325434 4/7/2015 5/7/2015 93.51 0.00 93.51

Check Total: 239.49 0.00 239.49

13009 4/22/2015 04/15 TIM005 TIME WARNER CABLE OF NYC * VOID *****
 3480 lost check 5758-0001 AL24835084 2/22/2015 3/24/2015 -0.77 0.00 -0.77

Check Total: -0.77 0.00 -0.77

13141 4/6/2015 04/15 DEN005 Deniz Yener
 3480 Broker Events 6411-0000 ALDY032415 3/24/2015 4/23/2015 38.70 0.00 38.70

Check Total: 38.70 0.00 38.70

13146 4/6/2015 04/15 PEA004 Peapod, LLC
 3480 Customer ID ox82558 5758-0001 ALk60561695 3/23/2015 4/22/2015 1.67 0.00 1.67

Check Total: 1.67 0.00 1.67

13149 4/6/2015 04/15 REA002 REALDATA MANAGEMENT INC
 3480 NY 8098Z SUPPORT S\ 6410-0000 AL8098Z.Q2.15 4/1/2015 5/1/2015 188.50 0.00 188.50

Check Total: 188.50 0.00 188.50

13151 4/6/2015 04/15 TIM007 TIM HELMIG
 3480 Cab from airport 5758-0008 ALTHPers0315 3/17/2015 4/16/2015 0.24 0.00 0.24
 3480 Broker Event GLove 6411-0000 ALTHPers0315 3/17/2015 4/16/2015 86.65 0.00 86.65

Check Total: 86.89 0.00 86.89

13156 4/13/2015 04/15 ARE003 Arent Fox LLP

Database: MONDAYPROD		Check Register						Page: 5	
ENTITY: 3480		Monday Production DB						Date: 5/20/2015	
		1200 Wilson Boulevard						Time: 02:50 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3480	State Dept			6630-0000	AL1582890	2/23/2015	3/25/2015	2,565.30	0.00
							Check Total:	2,565.30	0.00
									2,565.30
13162	4/13/2015	04/15	COM032	COMCAST					
3480	Acct# 05613951384012			5758-0001	Comcast3/15	3/21/2015	4/20/2015	2.95	0.00
							Check Total:	2.95	0.00
									2.95
13163	4/13/2015	04/15	CUS003	CUSHMAN & WAKEFIELD					
3480	APPRAISING 10 PROP			6632-0000	AL14260019558	1/5/2015	2/4/2015	3,500.00	0.00
							Check Total:	3,500.00	0.00
									3,500.00
13168	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE					
3480	RossSeries2014DELLCf			6632-0000	AL4331175-2015	3/25/2015	4/24/2015	30.00	0.00
							Check Total:	30.00	0.00
									30.00
13172	4/13/2015	04/15	INS004	INSTITUTE OF REAL ESTATE MGMT					
3480	IREMGalaCommittee			6634-0000	VA04032015	4/3/2015	5/3/2015	88.15	0.00
							Check Total:	88.15	0.00
									88.15
13174	4/13/2015	04/15	MAY003	Mayer Brown LLP					
3480	OEI Strategy			6632-0000	34932741	3/16/2015	4/15/2015	294.00	0.00
							Check Total:	294.00	0.00
									294.00
13176	4/13/2015	04/15	MME111	Mitchell's Music and Entertainment					
3480	Earth Day sound syst			5772-0000	15042201.1	4/6/2015	5/6/2015	9.69	0.00
							Check Total:	9.69	0.00
									9.69
13179	4/13/2015	04/15	PEA004	Peapod, LLC					
3480	Customer ID ox82558			5758-0001	ALk60746588	3/30/2015	4/29/2015	1.67	0.00
							Check Total:	1.67	0.00
									1.67
13180	4/13/2015	04/15	PET005	PETTY CASH					
3480	snow blower repair			5432-0000	WTPC4115	4/1/2015	5/1/2015	208.75	0.00
									208.75

Database: MONDAYPROD	Check Register							Page: 6		
ENTITY: 3480	Monday Production DB							Date: 5/20/2015		
	1200 Wilson Boulevard							Time: 02:50 PM		
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 208.75 0.00 208.75

13182 4/13/2015 04/15 RED005 Red Top Cab of Arlington
3480 Acct# 2840200 5758-0008 AL022192 3/15/2015 4/14/2015 1.70 0.00 1.70

Check Total: 1.70 0.00 1.70

13185 4/13/2015 04/15 TEL005 Telco Experts LLC
3480 VA-Acct# 1775 4/1/15 5758-0005 AL1775150401 4/1/2015 5/1/2015 26.42 0.00 26.42

Check Total: 26.42 0.00 26.42

13195 4/20/2015 04/15 PET005 PETTY CASH
3480 NY Office supply 5758-0001 ALPC041315 4/13/2015 4/20/2015 0.45 0.00 0.45

Check Total: 0.45 0.00 0.45

13197 4/21/2015 04/15 ALL019 Allied Telecom Group LLC
3480 208 INTRNT ACCESS 5758-0002 AL1031984 4/5/2015 5/5/2015 9.78 0.00 9.78

Check Total: 9.78 0.00 9.78

13198 4/21/2015 04/15 ARE003 Arent Fox LLP
3480 Prospectuses GSA Sta 6630-0000 AL1589553 3/24/2015 4/23/2015 2,565.30 0.00 2,565.30

Check Total: 2,565.30 0.00 2,565.30

13201 4/21/2015 04/15 CDW001 CDW DIRECT LLC
3480 324 R POTTERTON 5758-0003 ALTK59011 3/26/2015 4/25/2015 61.35 0.00 61.35

Check Total: 61.35 0.00 61.35

13208 4/21/2015 04/15 COS004 COSTAR REALTY INFORMATION INC
3480 28 Day Ad Run MNDSRV03159 6410-0000 AL193086PSI 3/10/2015 4/9/2015 210.20 0.00 210.20

Check Total: 210.20 0.00 210.20

13214 4/21/2015 04/15 FIR010 FIRST CORPORATE SEDANS CORP
3480 Andrew McGeorge 5758-0008 AL793780 4/9/2015 5/9/2015 1.04 0.00 1.04

Database:	MONDAYPROD	Check Register	Page:	7
ENTITY:	3480	Monday Production DB	Date:	5/20/2015
		1200 Wilson Boulevard	Time:	02:50 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 1.04 0.00 1.04

13217 4/21/2015 04/15 FRE013 Freshdirect
3480 NY 11717338932-20150 5758-0001 AL201503 4/7/2015 4/22/2015 3.36 0.00 3.36

Check Total: 3.36 0.00 3.36

13218 4/21/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC
3480 Costar Contract Revi 6630-0000 AL176370 3/4/2015 4/3/2015 20.91 0.00 20.91

Check Total: 20.91 0.00 20.91

13221 4/21/2015 04/15 ICO002 iContact LLC
3480 5/1-5/31 Monthly Subs 6410-0000 AL5658874 4/10/2015 5/10/2015 10.70 0.00 10.70

Check Total: 10.70 0.00 10.70

13223 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3480 3/1/15 Elcon Parkers 5322-0000 118769 2/20/2015 3/22/2015 77.94 0.00 77.94

Check Total: 77.94 0.00 77.94

13224 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3480 Jan,Feb,Mar2015 Elco 5322-0000 118842 2/20/2015 3/22/2015 65.94 0.00 65.94

Check Total: 65.94 0.00 65.94

13225 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3480 April2015 Elcon Park 5322-0000 119670 3/20/2015 4/19/2015 77.94 0.00 77.94

Check Total: 77.94 0.00 77.94

13229 4/21/2015 04/15 PEA004 Peapod, LLC
3480 Customer ID ox82558 5758-0001 ALk59941012 3/2/2015 4/1/2015 1.60 0.00 1.60

Check Total: 1.60 0.00 1.60

13231 4/21/2015 04/15 PEA004 Peapod, LLC
3480 Customer ID ox82558 5758-0001 ALk60966805 4/6/2015 5/6/2015 1.67 0.00 1.67

Database:	MONDAYPROD	Check Register	Page:	8
ENTITY:	3480	Monday Production DB	Date:	5/20/2015
		1200 Wilson Boulevard	Time:	02:50 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 1.67 0.00 1.67

13233 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
3480 Customer ID ox82558 5758-0001 ALk61146272 4/13/2015 5/13/2015 1.67 0.00 1.67

Check Total: 1.67 0.00 1.67

13234 **4/21/2015** **04/15** **PIL001** **PILLSBURY WINTHROP SHAW PITTMAN LLP**
3480 OEI Strategy 6632-0000 7971294 3/24/2015 4/23/2015 67.30 0.00 67.30

Check Total: 67.30 0.00 67.30

13237 **4/21/2015** **04/15** **REA002** **REALDATA MANAGEMENT INC**
3480 335 RDM DOCS SUBSC 5758-0003 AL8098K.Q2.15 4/1/2015 5/1/2015 64.23 0.00 64.23

Check Total: 64.23 0.00 64.23

13238 **4/21/2015** **04/15** **REA024** **Reallogic Analytics Inc**
3480 340 ABSTRACTING 5758-0003 AL33334 2/28/2015 3/30/2015 75.00 0.00 75.00

Check Total: 75.00 0.00 75.00

13240 **4/21/2015** **04/15** **RED005** **Red Top Cab of Arlington**
3480 Account# 2840200 5758-0008 AL029450 3/31/2015 4/30/2015 0.88 0.00 0.88

Check Total: 0.88 0.00 0.88

13242 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
3480 215 HELP DESK 5758-0002 AL14972 3/4/2015 4/3/2015 42.38 0.00 42.38

Check Total: 42.38 0.00 42.38

13244 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
3480 202 SCORECARD 5758-0002 AL15007 3/12/2015 4/11/2015 18.54 0.00 18.54

Check Total: 18.54 0.00 18.54

13246 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
3480 215 HELP DESK 5758-0002 AL15050 4/3/2015 5/3/2015 42.93 0.00 42.93

Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3480	Monday Production DB	Date:	5/20/2015
		1200 Wilson Boulevard	Time:	02:50 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 42.93 0.00 42.93

13252 **4/21/2015** **04/15** **SEC008** **Secure Shred LLC**
3480 On Site Shredding 5758-0012 AL8911 3/31/2015 4/30/2015 28.71 0.00 28.71

Check Total: 28.71 0.00 28.71

13253 **4/21/2015** **04/15** **SPE008** **Special Olympics District Columbia**
3480 special olympics don 6634-0000 SO41715 4/17/2015 5/17/2015 166.69 0.00 166.69

Check Total: 166.69 0.00 166.69

13256 **4/21/2015** **04/15** **TEL005** **Telco Experts LLC**
3480 Account #1197 5758-0005 AL1197150401 4/1/2015 5/1/2015 13.04 0.00 13.04

Check Total: 13.04 0.00 13.04

13258 **4/21/2015** **04/15** **TIM005** **TIME WARNER CABLE OF NYC**
3480 2.22 TO 3.21.15 5758-0001 AL24835084 2/22/2015 3/24/2015 0.77 0.00 0.77

Check Total: 0.77 0.00 0.77

13260 **4/21/2015** **04/15** **TIM009** **Time Warner Cable**
3480 210 4/15 #030065301 5758-0002 AL04012015 4/1/2015 5/1/2015 7.30 0.00 7.30

Check Total: 7.30 0.00 7.30

13261 **4/21/2015** **04/15** **TRE003** **State Corporation Commission**
3480 2015VALLCRegAssessr 6632-0000 ALT03427922015 3/1/2015 3/31/2015 5.00 0.00 5.00

Check Total: 5.00 0.00 5.00

13267 **4/21/2015** **04/15** **VER013** **VERIZON WIRELESS**
3480 VA-Acct#720396355000 5758-0006 AL9743092113 3/28/2015 4/27/2015 69.97 0.00 69.97

Check Total: 69.97 0.00 69.97

13276 **4/21/2015** **04/15** **WBM001** **W.B. MASON**
3480 NY C2012992 RENTAL 5758-0004 ALIS0343496 3/31/2015 4/30/2015 0.41 0.00 0.41
3480 NY C2012992 OFF SUP 5758-0001 ALIS0343496 3/31/2015 4/30/2015 9.28 0.00 9.28

Database:	MONDAYPROD	Check Register	Page:	10
ENTITY:	3480	Monday Production DB	Date:	5/20/2015
		1200 Wilson Boulevard	Time:	02:50 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 9.69 0.00 9.69

13277 4/21/2015 04/15 WBM001 W.B. MASON
3480 Carried to 13280 5758-0001 ALIS0343548 3/31/2015 4/30/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13278 4/21/2015 04/15 WBM001 W.B. MASON
3480 Carried to 13280 5758-0001 ALIS0343548 3/31/2015 4/30/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13279 4/21/2015 04/15 WBM001 W.B. MASON
3480 Carried to 13280 5758-0001 ALIS0343548 3/31/2015 4/30/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13280 4/21/2015 04/15 WBM001 W.B. MASON
3480 Item for M. Echeverr 5758-0001 ALIS0343548 3/31/2015 4/30/2015 5.94 0.00 5.94
3480 Item for B.Potterton 5758-0001 ALIS0343548 3/31/2015 4/30/2015 4.16 0.00 4.16
3480 Office supplies 5758-0001 ALIS0343548 3/31/2015 4/30/2015 27.19 0.00 27.19
3480 Coffee machine renta 5758-0004 ALIS0343548 3/31/2015 4/30/2015 1.53 0.00 1.53

Check Total: 38.82 0.00 38.82

13282 4/21/2015 04/15 XER005 Xerox Financial Services LLC
3480 VA-Con#010000055900 5758-0004 AL296677 4/5/2015 5/5/2015 45.33 0.00 45.33

Check Total: 45.33 0.00 45.33

13284 4/28/2015 04/15 AMT002 AmTrust North America, Inc.
3480 2015 DisabilityPremi 5710-5000 04022015 4/2/2015 5/2/2015 4.26 0.00 4.26

Check Total: 4.26 0.00 4.26

13285 4/28/2015 04/15 ATS002 At Site Real Estate
3480 March2015 BPM serv 5390-0000 2015092 3/15/2015 4/14/2015 605.17 0.00 605.17

Check Total: 605.17 0.00 605.17

13289 4/28/2015 04/15 CAH001 CAHILL, AILEEN

Database: MONDAYPROD			Check Register						Page: 11	
ENTITY: 3480			Monday Production DB						Date: 5/20/2015	
			1200 Wilson Boulevard						Time: 02:50 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
			P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3480	VA Travel			5758-0014	AC04162015	4/16/2015	5/16/2015	19.73	0.00	19.73
3480	VA Taxi			5758-0008	AC04162015	4/16/2015	5/16/2015	0.34	0.00	0.34
3480	VA Meals			5758-0013	AC04162015	4/16/2015	5/16/2015	1.93	0.00	1.93
Check Total:								22.00	0.00	22.00
13291	4/28/2015	04/15	CIT006	CITISTORAGE INC.						
3480	NY #2510 STORAGE FE			5758-0001	AL0800439	4/1/2015	5/1/2015	5.25	0.00	5.25
Check Total:								5.25	0.00	5.25
13294	4/28/2015	04/15	DCJ001	DCJOBS.Com						
3480	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	5/1/2015	71.67	0.00	71.67
Check Total:								71.67	0.00	71.67
13295	4/28/2015	04/15	DEN005	Deniz Yener						
3480	Broker lunch/drinks			6411-0000	ALDY042015	4/20/2015	5/20/2015	22.77	0.00	22.77
Check Total:								22.77	0.00	22.77
13298	4/28/2015	04/15	INT023	Interior Foliage Design Inc						
3480	NY #3980 4/15 MNTNAN			5758-0012	AL188307	4/10/2015	5/10/2015	0.79	0.00	0.79
Check Total:								0.79	0.00	0.79
13300	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)						
3480	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	4/17/2015	0.95	0.00	0.95
Check Total:								0.95	0.00	0.95
13304	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
3480	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	10.03	0.00	10.03
Check Total:								10.03	0.00	10.03
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
3480	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	100.47	0.00	100.47
Check Total:								100.47	0.00	100.47
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL						

Database: MONDAYPROD		Check Register						Page: 12	
ENTITY: 3480		Monday Production DB						Date: 5/20/2015	
		1200 Wilson Boulevard						Time: 02:50 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3480	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	14.22	14.22
							Check Total:	14.22	14.22
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES					
3480	Customer# MONPROVA			5758-0005	ALS1663065	4/17/2015	5/17/2015	18.89	18.89
							Check Total:	18.89	18.89
13316	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3480	NY 8150200070312472			5758-0001	AL25071831	4/20/2015	5/20/2015	0.69	0.69
							Check Total:	0.69	0.69
13319	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3480	Realize Rosslyn			6630-0000	AL204619	3/11/2015	4/10/2015	595.74	595.74
							Check Total:	595.74	595.74
13320	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3480	Realize Rosslyn			6630-0000	AL205602	4/13/2015	5/13/2015	1,804.00	1,804.00
							Check Total:	1,804.00	1,804.00
0215STAMP	2/28/2015	04/15	STA034	Stamps.com, Inc.			Hand Check		
3480	STAMP.COM			5758-0004	WT0215STAMP	4/7/2015	4/7/2015	0.86	0.86
3480	VA POSTAGE			5758-0007	WT0215STAMP	4/7/2015	4/7/2015	3.21	3.21
							Check Total:	4.07	4.07
041515236	4/15/2015	04/15	WEL001	WELLS FARGO BANK			Hand Check		
3480	0415MezzLoanInterest			8201-0000	WT417002360415	4/15/2015	4/15/2015	49,513.89	49,513.89
							Check Total:	49,513.89	49,513.89
16151200B	4/16/2015	04/15	1000OW	1000 - 1100 Wilson Owners			Hand Check		
3480	0416 InterPropTsfr34			0491-3430	WT0416151200B	4/16/2015	4/16/2015	125,000.00	125,000.00
							Check Total:	125,000.00	125,000.00
415150235	4/15/2015	04/15	WEL001	WELLS FARGO BANK			Hand Check		
3480	0415 1200LoanPayment			8201-0000	WT417002350415	4/15/2015	4/15/2015	23,637.50	23,637.50

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ENTITY: 3480		Monday Production DB						Date: 5/20/2015	
		1200 Wilson Boulevard						Time: 02:50 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice		Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						Amount
3480	0415 1200LoanPayment			0611-1600	WT417002350415	4/15/2015	4/15/2015	91,152.51	91,152.51
							Check Total:	114,790.01	114,790.01
416151200	4/16/2015	04/15	1701NF	1701 NORTH FORT MEYER			Hand Check		
3480	0415 Loan Pymt Rec			0491-3470	WT0416151200	4/16/2015	4/16/2015	39,359.82	39,359.82
							Check Total:	39,359.82	39,359.82
480030315	3/14/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3480	1/29-3/1/15#79007214			5210-0000	WT3480030315	3/3/2015	3/14/2015	18,417.57	18,417.57
							Check Total:	18,417.57	18,417.57
480032515	4/14/2015	04/15	WAS004	WASHINGTON GAS			Hand Check		
3480	2/20-3/23/15 3617173			5220-0000	WT3480032515	3/25/2015	4/14/2015	1,220.61	1,220.61
							Check Total:	1,220.61	1,220.61
480040115	4/12/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3480	3/1-3/31/15 79007214			5210-0000	WT3480040115	4/1/2015	4/12/2015	16,964.56	16,964.56
							Check Total:	16,964.56	16,964.56
80040615A	4/27/2015	04/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3480	2/23-3/23/15 0914438			5250-0000	WT3480040615A	4/6/2015	4/27/2015	391.20	391.20
							Check Total:	391.20	391.20
C10142015	10/14/2014	04/15	ZAC001	Accenture LLP			Hand Check		
3480	200 9/14 LSE ADMIN			5758-0002	VC1000711633	10/7/2014	11/6/2014	266.67	266.67
							Check Total:	266.67	266.67
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check		
3480	03/2015 EXPENSES			0222-0000	WTAMEX032015	3/30/2015	4/29/2015	220.02	220.02
3480	367 03/2015 EXPENSES			5758-0003	WTAMEX032015	3/30/2015	4/29/2015	0.43	0.43
3480	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	5.39	5.39
3480	03/2015 EXPENSES			5758-0014	WTAMEX032015	3/30/2015	4/29/2015	34.83	34.83
3480	03/2015 EXPENSES			6411-0000	WTAMEX032015	3/30/2015	4/29/2015	570.51	570.51

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ENTITY:	3480	Monday Production DB	Date:	5/20/2015
		1200 Wilson Boulevard	Time:	02:50 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount


<i>Check Total:</i>	831.18	0.00	831.18
<i>1200 Wilson Boulevard Total:</i>	442,055.41	0.00	442,055.41
<i>Grand Total:</i>	442,055.41	0.00	442,055.41

1200 Wilson	ACCT	LM 05.06.15		Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	AF 5.15.15																	
Management Fees	MGMT				0	0	165	169	109	109	128	130	132	137	140	143	1,362	1,308	54
					0	0	165	169	109	109	128	130	132	137	140	143	1,362	1,308	54
Leasing Commission - OB	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	494,000	-	-	494,000	201,572	292,428
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	1,858,573	-	-	1,858,573	201,572	1,657,001
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)
																	-		-
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	2,352,573	-	-	2,352,573	806,288	1,546,285
Leasing Commission - CO	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	163,875	-	-	163,875	50,393	113,482
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)
																	-		-
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	163,875	-	-	163,875	201,572	(37,697)
Leasing Commission - MPS	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	206,625	-	-	206,625	50,393	156,232
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	929,287	-	-	929,287	50,393	878,894
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)
																	-		-
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	1,135,912	-	-	1,135,912	201,572	934,339
Leasing Commission - Legal	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	7,500	-	-	7,500	3,077	4,423
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	7,500	-	-	7,500	3,077	4,423
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	3,077	(3,077)
				-	-	-	-	-	-	-	-	-	-	-	-	-	0	3,077	(3,077)
																	-		-
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	15,000	-	-	15,000	12,308	2,692
TI - Construction	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																	0		
																	-	-	-
																	-	-	-
																	-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TI - Landlord Work	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																	0		
DoS Expansion - 50k sf	50,000											104,500.00	-	-	104,500.00		209,000	52,250	156,750
Mgmt Consulting Services - 100k sf	50,000											-	-	-	-		0	52,250	(52,250)
												-	-	-	-		-	52,250	(52,250)
												-	-	-	-		-	52,250	(52,250)
																	-		-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	104,500	-	-	104,500	-	209,000	209,000	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	3,135	-	-	3,135	-	6,270	6,270	-
BI - Non Esc	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																	-	-	-
Recaulking EL perimeter window system			Y	-	-				40,000	-	-	-	-	-	-	-	40,000	40,000	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																	-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	40,000	-	-	-	-	-	-	-	40,000	40,000	-
	Total CM FEE 3%			-	-	-	-	-	1,200	-	-	-	-	-	-	-	1,200	1,200	-
	Total CM Fee			-	-	-	-	-	1,200	-	-	3,135	-	-	3,135	-	7,470	7,470	-

SECTION 4

Leasing Report
Rent Roll
Stacking Plan

Leasing Status Report

BUILDING INFORMATION				
	YR Built:	1964	RSF Office	153,402
	Renovated:	1997	RSF Retail	-
	Stories:	13	RSF Storage	1,454
			Total Building	154,856
	Occupancy:	0.00%	Vacant Office	153,402
			Vacant Retail	-
			Vacant Storage	1,454
			Total Vacancy	154,856

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total	0			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	154,856	100.00%
2015		0.00%
2016		0.00%
2017	-	0.00%
2018		0.00%
2019	-	0.00%
thereafter	-	0.00%
	<hr/> 154,856	100.00%

Deal Type						Lease Terms					Projected Leasing Costs							
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start	Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Institution Mgmt LLC	New	94,000		Nov-15	FD	10 yrs	\$	41.00	2.75%	0 months	\$	27.88	\$ 2,620,589	\$ 75.00	\$ 7,050,000		\$ -	\$ 9,670,589
Total		94,000											\$ 2,620,589		\$ 7,050,000		\$ -	\$ 9,670,589

Deal Type						Lease Terms					Projected Leasing Costs							
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start	Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
N/A		0										\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -
Total		0										\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -



1200 Wilson Boulevard

as of April 30, 2015



MONDAY
PROPERTIES

Rosslyn Class A
Lease Comparables
as of
April 30, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
						**TIA includes Lease Liability Assumption			
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
						Includes FF&E			
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
Mar-14	4401 Wilson Blvd Ballston	10th	Am Assoc of Motor Vehicle Admins	30,095	15.00	\$40.25	\$75.00	12	\$29.19
Mar-14	1001 N 19th St Rosslyn	9th	FD Stonewater	6,500	3.00	\$51.00	\$15.00	4	\$43.32
						Renewal in Place			
Jan-14	1300 N 17th St Rosslyn	10th	Kaspersky Solutions	4,500	5.00	\$52.00	\$15.00	5	\$47.62
Dec-13	1776 Wilson Blvd Rosslyn		Black & Veatch	14,365	7.55	\$47.50	\$80.00	7	\$36.50
Dec-13	1300 N 17th Street Rosslyn	16th-17th	Graham Holdings	30,000	11.00	\$57.25	\$75.00	13	\$39.18

Rosslyn Class B
Lease Comparables
as of
April 30, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 *	1	\$36.95 **
							* Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER		
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488	15.00	\$35.50	\$75.00 *	9 *	
				72,748 rsf Expansion 144,740 rsf Extension			* Expansion Only		



Rosslyn Retail

Lease Comparables

as of

April 30, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
May-14	1501 Wilson Blvd Direct Rosslyn	Ground	SpinFire Pizza	2,474	10.00	\$42.50 \$3.50 CAM 5% Rent	\$45.00	0	50.57
May-13	1501 Wilson Blvd Direct Ballston	Ground	Heavy Seas Alehouse	5,495	10.00	\$35.00 NNN	\$115.00	6	18.56
Oct-12	800 N Glebe Road Direct Ballston	Ground	Mussle Bar	7,500	10.00	\$36.00 NNN	\$150.00	3	15.39
Sep-12	1515 Wilson Blvd Direct Rosslyn	Ground	Tom Yum	2,181	10.00	\$40.00	\$40.00	6	36.09
Oct-11	1735 N Lynn St Direct Rosslyn	Ground	Perfect Pita	1,094	10.00	\$52.00		0	59.61
Jun-11	1501 Wilson Blvd Direct Rosslyn	Ground	Roti Mediterranean	2,700	10.00	\$46.00 NNN	\$32.50	0	\$47.44
May-11	Washington Harbor Direct District	Ground	Confidential	10,000	10.00	\$42.00 3% esc.	\$200.00	0	\$12.14
May-11	1201 Penn Ave Direct District	Ground	Del Frisco's Grill	7,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Passion Fish	8,000	10.00	\$39.00 3% esc.	\$120.00	0	\$21.61
May-11	Reston Town Center Direct Reston	Ground	Jacksons	10,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Mon Ami Gabi	7,000	10.00	\$40.00 3% esc.	\$110.00	0	\$24.22
May-11	1220 N. Fillmore (Station Square) Direct Clarendon	Ground	Cava	4,000	10.00	\$42.00 3% esc.	\$65.00	0	\$33.38
May-11	875 N Randolph Direct Ballston	Ground	Rustico	7,500	10.00	\$33.00 YR 3: \$40 3% esc.	\$140.00	0	\$15.69
Apr-11	1100 Wilson Direct Rosslyn	Mall	Gallery Group	1,536	10.00	\$45.00	\$45.00	0	\$44.26
Nov-10	1401 Wilson Direct Rosslyn	Ground	Subway	1,379	10.00	\$42.50	\$0.00	0	\$48.72
Dec-10	1000 Wilson Boulevard Rosslyn	Ground	Great Eatery	5,171	10.00	\$43.50	\$0.00	0	\$52.23
Oct-10	1100 Wilson Boulevard	Ground	Zpizza	1,180	1.00	\$48.50	\$0.00	3	\$35.28
Sep-10	1100 Wilson Boulevard Rosslyn	Ground	CVS	9,722	15.00	\$62.00	\$0.00	0	\$82.76

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
4/30/2015

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

Vacant Suites													
3480	-01101	Vacant		12,195									
3480	-02201	Vacant		12,365									
3480	-03301	Vacant		12,365									
3480	-04401	Vacant		12,365									
3480	-05501	Vacant		12,365									
3480	-06601	Vacant		12,365									
3480	-07701	Vacant		12,365									
3480	-08801	Vacant		12,365									
3480	-09901	Vacant		12,365									
3480	-10001	Vacant		12,365									
3480	-11001	Vacant		12,365									
3480	-12001	Vacant		12,365									
3480	-12002	Vacant		6,646									

Occupied Suites													
3480	-GARG	LAZ Parking Mid-Atlantic, LLC	1/1/2015	12/31/2015	1				3,000.00	GAR	1/1/2016	5,000.00	10,000.00

Totals:		Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	100.00%	13 Units	154,856								
		Total Sqft:		14 Units	154,857								

Total 1200 Wilson Boulevard:		Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	100.00%	13 Units	154,856								
		Total Sqft:		14 Units	154,857								

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
4/30/2015

Page: 2
Date: 5/22/2015
Time: 10:30 AM

[illegible]

Grand Total:

Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	100.00%	13 Units	154,856			
Total Sqft:		14 Units	154,857			

Floor	S to S		Current	Re-measured
PH	16' 8"	VACANT: 6,646SF	5,541	6,646
12	11"	VACANT: 12,365 SF	11,198	12,365
11	9' 9"	VACANT: 12,365 SF	11,198	12,365
10	9' 9"	VACANT: 12,365 SF	11,198	12,365
9	9' 9"	VACANT: 12,365 SF	11,198	12,365
8	9' 9"	VACANT: 12,365 SF	11,198	12,365
7	9' 9"	VACANT: 12,365 SF	11,198	12,365
6	9' 9"	VACANT: 12,365 SF	11,198	12,365
5	9' 9"	VACANT: 12,365 SF	11,198	12,365
4	9' 9"	VACANT: 12,365 SF	11,198	12,365
3	9' 9"	VACANT: 12,365 SF	11,198	12,365
2	9' 9"	VACANT: 12,365 SF	11,198	12,365
1	9' 7"	VACANT: 12,195 SF	15,524	12,195

144,239	154,856
Storage 1,454	0
145,693	154,856

RSF Office	153,402
RSF Retail	0
RSF Storage	1,454
Total Building RSF	154,856

Vacant Office	153402
Vacant Retail	0
Vacant Storage	1,454
Total Vacancy	154,856

Expiration Key
2015 2016 2017 2018 2019+
* Rent figures include scheduled Base Rent plus estimated pass throughs as of 7/31/14*

