



**2100 2nd Street
Financial Report
January 31, 2015**



Building 2100 2nd Street
Financial Report
Month Ended January 31, 2015



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SECTION 1

Executive Summary



STRATEGY

The U.S. Coast Guard, which occupied 100% of the building, has relocated its headquarters to a build-to-suit property on the St. Elizabeth's Hospital redevelopment site in southeast Washington, DC. The Tenant has elected to terminate its lease, effective May 2015. The U.S. Navy is currently occupying the premises on interim basis with a final vacate date still to be determined prior to May 2015.

CRITICAL ISSUES

*Cassidy Turley has been engaged to identify both private and public sector backfill tenants; in parallel, the on-site property management team is evaluating required, future capital improvement costs to support releasing efforts.

*Continue cost-conscious repair and maintenance of original base building infrastructure that is nearing the end of its useful life.

*Strictly monitor operations and cash management.

PROPERTY INFORMATION

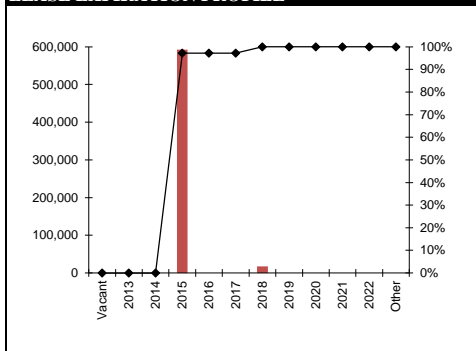
Property Name	Coast Guard Building
Market	Washington, D.C.
Submarket	Southwest
Year Built/Renovated	1973/1995
Year Acquired	2014
Number of Stories	6
Asset Class	B
Total RSF	609,265
Leased %	100%
Ownership	2100 2nd Street Holdings, LLC - 100%

MAJOR TENANTS

Tenant Name	RSF	%	LXD
Coast Guard	592,128	97%	Apr-15
IL Creation*	17,137	3%	May-18

*Termination right 2015-2016.

LEASE EXPIRATION PROFILE



CAPITALIZATION

	Amount	LTC	Rate	Type	Maturity
Senior Mortgage	\$ 100,000,000	74%	5.678%	IO	Jan-16
Equity*	35,000,000				
Total Capitalization	135,000,000				

*Previous Mezzanine Loan Balance

CONTRIBUTION / DISTRIBUTION HISTORY

	Contributions	Distributions	Net	Yield
2014	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	0%

CURRENT CASH FLOW PERFORMANCE

Period	Jan-15 YTD	Actual	Budget	Variance	%
Occupancy		100%	100%		
Revenues		\$ 1,795,132	\$ 1,867,155	\$ (72,024)	-4%
Expenses		(492,420)	(590,180)	97,759	17%
Net Operating Income		1,302,711	1,276,976	25,736	2%
Debt Service		(1,234,892)	(1,236,661)	1,769	0%
DSCR		1.05x	1.03x		
Deferred Costs		-	-	-	0%
Leasing Commissions		-	-	-	0%
Capital Improvements		-	-	-	0%
Total Capital		-	-	-	0%
Operating Cash Flow		67,819	40,315	27,505	68%
Accrual To Cash Adjustment		788,390	(40,315)	830,000	2056%
Reserves		(856,209)	-	(856,209)	100%
Net Cash Flow		\$ -	\$ -	\$ -	0%

LEASING SUMMARY

Cassidy Turley has been engaged as the project's/landlord third-party leasing agent to source both private and public sector backfill opportunities for the pending GSA lease expiration in May 2015; Cassidy is in the process of developing both speculative single and multi-tenant relet strategies.

RECENT LEASING ACTIVITY

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER

LEASE PROPOSALS

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER

MAJOR CAPITAL PROJECTS

	2015 Budget	Total Project
A/C Through-Wall Units	\$ 65,000	\$ 65,000

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 21D2ND

Trial Balance
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

Year to Date Balances for period 01/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	27,700,000.00	
0132-0000	Building	142,692,982.83	
0142-0002	Bldg Impr-Non Escalatable	1,268,356.74	
0142-0020	Bldg Impr-CM Fee	25,423.78	
0162-0001	TI-Construction	4,662.00	
0162-0020	TI-CM Fee	54,686.49	
0169-0000	TI-Acquired leases	2,372,618.00	
0193-0000	Accum Depr-Bldgs		29,170,310.30
0194-0000	Accum Depr-Bldg Impr		170,531.69
0196-0000	Accum Depr-TI		647,129.71
0202-0001	Def Leasing-Brokerage	2,358,393.55	
0202-0002	Def Leasing-Legal	734,210.57	
0202-0006	Deferred Leas-Monday	3,503,965.71	
0209-0000	Acc Amort-Def Leasing		6,064,834.64
0222-0000	Deferred Financing	325,979.88	
0229-0000	Acc Amort-Def Financing		135,825.00
0262-0000	Def Organizational	46,786.12	
0269-0000	Acc Amort-Def Organ		25,310.17
0311-0002	Cash - Operating 2	17,310.91	
0412-0100	Cash Management	294,078.75	
0412-0101	Tax and Insurance Reserve	1,199,899.72	
0412-0104	Leasing Reserve	6,734,525.33	
0412-0108	Operating Expense Reserve	508,106.18	
0491-0010	Due To/From Managing Agen		50,348.83
0491-0025	Due to/from Monday	3,999.75	
0491-0041	Due To/From SERVDC	173.68	
0511-0000	Tenant A/R	868,313.78	
0512-0000	Accr Tenant A/R	52,924.59	
0513-0000	Accr Tenant Recovery A/R		423,028.66
0631-0000	Prepaid Other	64,000.00	
0632-0000	Prepaid Insurance	80,041.82	
0633-0000	Prepaid Taxes	15,200.00	
2110-0000	Mortgage Notes Payable		99,837,234.91
2110-0002	Capitalized Interest		2,742,867.89
2511-0000	Accounts Payable Trade		400,765.03
2552-0000	Accr Miscellaneous		155,949.65
2553-0000	Accr Taxes		880,154.45
2556-0000	Accr Interest/Financing		1,037,198.81
2571-0000	Security Deposits		31,250.01
2591-0000	Prepaid Rents		807.50
3311-0001	Retained Earnings	2,065,538.01	
3421-9999	Mbr Contrib-Misc		51,548,244.81
4111-0000	Office Income		1,672,117.90
4121-0000	Retail Income		12,075.00
4171-0000	Gar/Prkg Income		149,495.36
4331-0000	R/E Tax Rec-Billed	956,724.84	
4332-0000	R/E Tax Rec-Accrual		906,956.53
4521-0000	Int Inc-Bank		420.58
4863-1600	Rubbish Removal		159.54
4863-2700	Cleaning		5,293.62
4891-0000	Misc Other Income	1,523.00	
4891-1100	Back Chg./Repair		6,860.83
5120-0000	Clean-Contract Interior	62,840.81	
5152-0000	Clean-Trash Rem/Recyl-O/S	2,595.28	
5310-0000	R&M-Payroll-Gen'l	27,891.22	
5310-1000	R & M Payroll-OT	681.21	

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5310-2000	R & M Payroll-Taxes	4,130.23	
5310-4000	R & M -Benefits	4,912.10	
5320-0000	R&M-Elev-Maint Contract	5,838.20	
5322-0000	R&M-Elev-Outside Svs	286.59	
5360-0000	R&M-Plumbing-Supplies	19.04	
5372-0000	R&M-Fire/Life Safety-O/S	498.30	
5384-0000	R&M-GB Interior-Pest Cont	458.24	
5385-0000	R&M-GB Interior-Plant Mnt	222.54	
5390-0000	R&M-Other	218.23	
5610-0000	Mgmt Fee-Current Yr	37,105.67	
5710-0000	Adm-Payroll	13,557.69	
5710-1000	Admi-Payroll taxes	629.01	
5710-5000	Admin-Other Payroll Exp	1,989.96	
5732-0000	Adm-Office Exp-Mgmt Exps	72.31	
5734-0000	Adm-Office Exp-Phone	250.00	
5744-0000	Adm-Office Exp-Computers	432.92	
5756-0000	Adm-Mgmt Exp-Dues & Subs	4,893.82	
5758-0001	Office/Lunchroom Supplies	66.54	
5758-0002	Internet/IT Contracts	394.66	
5758-0003	Computer Hardware/Software	98.00	
5758-0004	Copiers/Office Equipment	61.50	
5758-0005	Phone - Corporate/Teleconferencing	64.60	
5758-0006	Phone - Wireless/Cellular	100.19	
5758-0007	Postage/Delivery	22.81	
5758-0008	Car Service	98.99	
5758-0010	Corporate Events/Gifts	41.81	
5758-0012	Other Corp Admin Exp	2.21	
5758-0013	Meals	21.28	
5758-0014	Travel	286.72	
5810-0000	Insurance-Policies	11,694.12	
5810-1000	Insurance-Workers Comp	444.58	
6212-0000	Svs Costs-Misc Bldg	6,209.59	
6214-0000	Svs Costs-Cleaning	4,711.72	
6320-0000	Parking Exp-Misc	82.50	
6632-0000	Misc Professional Serv	68,792.22	
6633-0000	Bank & Credit Card Fees	958.25	
6645-0000	Sales & Use Taxes	74.79	
6710-0000	RE Taxes-General	219,694.86	
6718-0000	RE Taxes-Improvement Tax	8,975.00	
8201-0000	Mortgage Interest Expense	1,234,891.86	
8302-0000	Amort-Def Financing	13,582.50	
8306-0000	Amort-Def Organ	259.93	
8503-0000	Deprec-Bldg	299,182.67	
8504-0000	Deprec-Bldg Improve	2,715.06	
8506-0000	Deprec-TI	5,821.55	
8602-0000	Amort-Def Leasing	75,871.51	
Total:		196,075,171.42	196,075,171.42

Accrual, Tax Report includes an open period. Entries are not final.

Jan 2015

Assets

Cash	8,753,920.89
Receivables	498,209.71
Current Assets	113,066.42
Building and Other Depreciable Assets	180,715,299.67
Accumulated Depreciation	(36,052,806.34)
Intangible Assets	372,766.00
Accumulated Amortization	(161,135.17)

Total Assets	154,239,321.18
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Liabilities

Accounts Payable	400,765.03
Mortgage/Notes Payable	102,580,102.80
Accrued Expenses	2,073,302.91
Deferred Income	32,057.51

Total Liabilities	105,086,228.25
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Partners Capital and Prior Year Earnings	49,482,706.80
Current Year Earnings	(329,613.87)

Total Partners Capital and Earnings	49,153,092.93
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Total Liabilities and Equity	154,239,321.18
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jan 2015	Jan 2015			Jan 2015	Jan 2015		
Revenues								
Rental Income								
Office Income	1,672,117.90	1,671,852.54	265.36	0.02%	1,672,117.90	1,671,852.54	265.36	0.02%
Total Office Income	1,672,117.90	1,671,852.54	265.36	0.02%	1,672,117.90	1,671,852.54	265.36	0.02%
Retail Income								
Retail Income	12,075.00	12,075.00	0.00	0.00%	12,075.00	12,075.00	0.00	0.00%
Total Retail Income	12,075.00	12,075.00	0.00		12,075.00	12,075.00	0.00	
Total Rental Income	1,684,192.90	1,683,927.54	265.36	0.02%	1,684,192.90	1,683,927.54	265.36	0.02%
Recoveries								
Real Estate Tax Reimb								
R/E Tax Rec-Billed	(956,724.84)	288.25	(957,013.09)	32008.01%	(956,724.84)	288.25	(957,013.09)	32008.01%
R/E Tax Rec-Accrual	906,956.53	(29,146.00)	936,102.53	3211.77%	906,956.53	(29,146.00)	936,102.53	3211.77%
Total Real Estate Tax Reimb	(49,768.31)	(28,857.75)	(20,910.56)	-72.46%	(49,768.31)	(28,857.75)	(20,910.56)	-72.46%
Total Recoveries	(49,768.31)	(28,857.75)	(20,910.56)	-72.46%	(49,768.31)	(28,857.75)	(20,910.56)	-72.46%
Garage/Parking Income								
Gar/Prkg Income	149,495.36	149,501.32	(5.96)	0.00%	149,495.36	149,501.32	(5.96)	0.00%
Total Garage/Parking Income	149,495.36	149,501.32	(5.96)	0.00%	149,495.36	149,501.32	(5.96)	0.00%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Misc	0.00	4.67	(4.67)	-100.00%	0.00	4.67	(4.67)	-100.00%
Int Inc-Bank	420.58	0.00	420.58	0.00%	420.58	0.00	420.58	0.00%
Total Interest and Dividend Income	420.58	4.67	415.91	8906.00%	420.58	4.67	415.91	8906.00%

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Accrual, Tax

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Service Income								
Rubbish Removal	159.54	159.54	0.00	0.00%	159.54	159.54	0.00	0.00%
Cleaning	5,293.62	5,580.00	(286.38)	-5.13%	5,293.62	5,580.00	(286.38)	-5.13%
Total Service Income	5,453.16	5,739.54	(286.38)	-4.99%	5,453.16	5,739.54	(286.38)	-4.99%
Miscellaneous Income								
Misc Other Income	(1,523.00)	0.00	(1,523.00)	0.00%	(1,523.00)	0.00	(1,523.00)	0.00%
Back Chg./Repair	6,860.83	56,840.00	(49,979.17)	-87.93%	6,860.83	56,840.00	(49,979.17)	-87.93%
Total Miscellaneous Income	5,337.83	56,840.00	(51,502.17)	-90.61%	5,337.83	56,840.00	(51,502.17)	-90.61%
Total Interest and Other Income	11,211.57	62,584.21	(51,372.64)	-82.09%	11,211.57	62,584.21	(51,372.64)	-82.09%
Total Revenue	1,795,131.52	1,867,155.32	(72,023.80)	-3.86%	1,795,131.52	1,867,155.32	(72,023.80)	-3.86%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(62,840.81)	(57,859.00)	(4,981.81)	-8.61%	(62,840.81)	(57,859.00)	(4,981.81)	-8.61%
Clean-Trash Rem/Recyl-O/S	(2,595.28)	(2,600.00)	4.72	0.18%	(2,595.28)	(2,600.00)	4.72	0.18%
Clean-Other	0.00	(350.00)	350.00	100.00%	0.00	(350.00)	350.00	100.00%
Total Cleaning	(65,436.09)	(60,809.00)	(4,627.09)	-7.61%	(65,436.09)	(60,809.00)	(4,627.09)	-7.61%
Repair & Maintenance								
R&M-Payroll-Gen'l	(27,891.22)	(23,234.00)	(4,657.22)	-20.04%	(27,891.22)	(23,234.00)	(4,657.22)	-20.04%
R & M Payroll-OT	(681.21)	(1,103.00)	421.79	38.24%	(681.21)	(1,103.00)	421.79	38.24%
R & M Payroll-Taxes	(4,130.23)	(3,005.00)	(1,125.23)	-37.45%	(4,130.23)	(3,005.00)	(1,125.23)	-37.45%
R & M -Benefits	(4,912.10)	(4,151.89)	(760.21)	-18.31%	(4,912.10)	(4,151.89)	(760.21)	-18.31%
R&M-Elev-Maint Contract	(5,838.20)	(5,950.00)	111.80	1.88%	(5,838.20)	(5,950.00)	111.80	1.88%
R&M-Elev-Outside Svs	(286.59)	(350.00)	63.41	18.12%	(286.59)	(350.00)	63.41	18.12%
R&M-HVAC-Contract Svs	0.00	(370.00)	370.00	100.00%	0.00	(370.00)	370.00	100.00%

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Comparative Income Statement
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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
R&M-HVAC-Supplies	0.00	(6,500.00)	6,500.00	100.00%	0.00	(6,500.00)	6,500.00	100.00%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Struc/Roof-Roof Rep	0.00	(5,000.00)	5,000.00	100.00%	0.00	(5,000.00)	5,000.00	100.00%
R&M-Plumbing-Supplies	(19.04)	(575.00)	555.96	96.69%	(19.04)	(575.00)	555.96	96.69%
R&M-Plumbing-Outside Svs	0.00	(8,000.00)	8,000.00	100.00%	0.00	(8,000.00)	8,000.00	100.00%
R&M-Fire/Life Safety-O/S	(498.30)	(1,747.75)	1,249.45	71.49%	(498.30)	(1,747.75)	1,249.45	71.49%
R&M-GB Interior-Pest Cont	(458.24)	(458.00)	(0.24)	-0.05%	(458.24)	(458.00)	(0.24)	-0.05%
R&M-GB Interior-Plant Mnt	(222.54)	(213.90)	(8.64)	-4.04%	(222.54)	(213.90)	(8.64)	-4.04%
R&M-Other	(218.23)	(5,000.00)	4,781.77	95.64%	(218.23)	(5,000.00)	4,781.77	95.64%
Total Repair & Maintenance	(45,155.90)	(66,158.54)	21,002.64	31.75%	(45,155.90)	(66,158.54)	21,002.64	31.75%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(360.00)	360.00	100.00%	0.00	(360.00)	360.00	100.00%
Grounds-Snow Rem-Supplies	0.00	(750.00)	750.00	100.00%	0.00	(750.00)	750.00	100.00%
Grounds-Snow Rem-O/S	0.00	(2,500.00)	2,500.00	100.00%	0.00	(2,500.00)	2,500.00	100.00%
Total Roads & Grounds	0.00	(3,610.00)	3,610.00	100.00%	0.00	(3,610.00)	3,610.00	100.00%
Management Fees	(37,105.67)	(37,343.01)	237.34	0.64%	(37,105.67)	(37,343.01)	237.34	0.64%
Total Management Fees	(37,105.67)	(37,343.01)	237.34	0.64%	(37,105.67)	(37,343.01)	237.34	0.64%
Administrative								
Adm-Payroll	(13,557.69)	(13,509.00)	(48.69)	-0.36%	(13,557.69)	(13,509.00)	(48.69)	-0.36%
Admi-Payroll taxes	(629.01)	(811.00)	181.99	22.44%	(629.01)	(811.00)	181.99	22.44%
Admin-Other Payroll Exp	(1,989.96)	(1,350.90)	(639.06)	-47.31%	(1,989.96)	(1,350.90)	(639.06)	-47.31%
Adm-Office Exp-Mgmt Exps	(72.31)	(100.00)	27.69	27.69%	(72.31)	(100.00)	27.69	27.69%
Adm-Office Exp-Phone	(250.00)	(250.00)	0.00	0.00%	(250.00)	(250.00)	0.00	0.00%
Adm-Office Exp-Computers	(432.92)	(250.00)	(182.92)	-73.17%	(432.92)	(250.00)	(182.92)	-73.17%
Adm-Mgmt Exp-Dues & Subs	(4,893.82)	0.00	(4,893.82)	0.00%	(4,893.82)	0.00	(4,893.82)	0.00%
Adm - Other - Misc	(1,259.31)	(2,424.00)	1,164.69	48.05%	(1,259.31)	(2,424.00)	1,164.69	48.05%
Total Administrative	(23,085.02)	(18,694.90)	(4,390.12)	-23.48%	(23,085.02)	(18,694.90)	(4,390.12)	-23.48%

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Insurance								
Insurance-Policies	(11,694.12)	(10,623.42)	(1,070.70)	-10.08%	(11,694.12)	(10,623.42)	(1,070.70)	-10.08%
Insurance-Workers Comp	(444.58)	(444.58)	0.00	0.00%	(444.58)	(444.58)	0.00	0.00%
Total Insurance	(12,138.70)	(11,068.00)	(1,070.70)	-9.67%	(12,138.70)	(11,068.00)	(1,070.70)	-9.67%
Total Property Exp-Escalatable	(182,921.38)	(197,683.45)	14,762.07	7.47%	(182,921.38)	(197,683.45)	14,762.07	7.47%
Real Estate Taxes								
RE Taxes-General	(219,694.86)	(276,606.26)	56,911.40	20.57%	(219,694.86)	(276,606.26)	56,911.40	20.57%
RE Taxes-Improvement Tax	(8,975.00)	(8,975.00)	0.00	0.00%	(8,975.00)	(8,975.00)	0.00	0.00%
Total Real Estate Taxes	(228,669.86)	(285,581.26)	56,911.40	19.93%	(228,669.86)	(285,581.26)	56,911.40	19.93%
Total Escalatable Expenses	(411,591.24)	(483,264.71)	71,673.47	14.83%	(411,591.24)	(483,264.71)	71,673.47	14.83%
Property Exp-Non Escalatable								
Service Costs								
Svs Costs-Misc Bldg	(6,209.59)	(56,106.66)	49,897.07	88.93%	(6,209.59)	(56,106.66)	49,897.07	88.93%
Svs Costs-Cleaning	(4,711.72)	(4,982.00)	270.28	5.43%	(4,711.72)	(4,982.00)	270.28	5.43%
Total Service Costs	(10,921.31)	(61,088.66)	50,167.35	82.12%	(10,921.31)	(61,088.66)	50,167.35	82.12%
Parking Expenses								
Parking Exp-Misc	(82.50)	(1,500.00)	1,417.50	94.50%	(82.50)	(1,500.00)	1,417.50	94.50%
Total Parking Expenses	(82.50)	(1,500.00)	1,417.50	94.50%	(82.50)	(1,500.00)	1,417.50	94.50%
Leasing Costs								
Promotion and Advertising	0.00	(7,450.00)	7,450.00	100.00%	0.00	(7,450.00)	7,450.00	100.00%
Total Leasing Costs	0.00	(7,450.00)	7,450.00	100.00%	0.00	(7,450.00)	7,450.00	100.00%

Database: MONDAYPROD
 ENTITY: 21D2ND
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

Page: 5
 Date: 2/25/2015
 Time: 02:07 PM

Accrual, Tax

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Owner Costs								
Legal	0.00	(2,083.00)	2,083.00	100.00%	0.00	(2,083.00)	2,083.00	100.00%
Misc Professional Serv	(68,792.22)	(33,793.33)	(34,998.89)	-103.57%	(68,792.22)	(33,793.33)	(34,998.89)	-103.57%
Bank & Credit Card Fees	(958.25)	(750.00)	(208.25)	-27.77%	(958.25)	(750.00)	(208.25)	-27.77%
Sales & Use Taxes	(74.79)	(250.00)	175.21	70.08%	(74.79)	(250.00)	175.21	70.08%
Total Owner Costs	(69,825.26)	(36,876.33)	(32,948.93)	-89.35%	(69,825.26)	(36,876.33)	(32,948.93)	-89.35%
Total Property Exp-Non Escalatable	(80,829.07)	(106,914.99)	26,085.92	24.40%	(80,829.07)	(106,914.99)	26,085.92	24.40%
Total Operating Expenses	(492,420.31)	(590,179.70)	97,759.39	16.56%	(492,420.31)	(590,179.70)	97,759.39	16.56%
Net Operating Income (Loss)	1,302,711.21	1,276,975.62	25,735.59	2.02%	1,302,711.21	1,276,975.62	25,735.59	2.02%
Interest Expense								
Mortgage Interest Expense	(1,234,891.86)	(1,236,661.00)	1,769.14	0.14%	(1,234,891.86)	(1,236,661.00)	1,769.14	0.14%
Total Interest Expense	(1,234,891.86)	(1,236,661.00)	1,769.14	0.14%	(1,234,891.86)	(1,236,661.00)	1,769.14	0.14%
Amort of Financing Costs								
Amort-Def Financing	(13,582.50)	(13,582.50)	0.00	0.00%	(13,582.50)	(13,582.50)	0.00	0.00%
Total Amort of Financing Costs	(13,582.50)	(13,582.50)	0.00		(13,582.50)	(13,582.50)	0.00	
Deprec & Amort, excl Financing								
Amort-Def Organ	(259.93)	(259.93)	0.00	0.00%	(259.93)	(259.93)	0.00	0.00%
Deprec-Bldg	(299,182.67)	(299,182.67)	0.00	0.00%	(299,182.67)	(299,182.67)	0.00	0.00%
Deprec-Bldg Improve	(2,715.06)	(2,588.00)	(127.06)	-4.91%	(2,715.06)	(2,588.00)	(127.06)	-4.91%
Deprec-TI	(5,821.55)	(5,821.55)	0.00	0.00%	(5,821.55)	(5,821.55)	0.00	0.00%
Amort-Def Leasing	(75,871.51)	(75,871.00)	(0.51)	0.00%	(75,871.51)	(75,871.00)	(0.51)	0.00%
Total Deprec & Amort, excl Financing	(383,850.72)	(383,723.15)	(127.57)	-0.03%	(383,850.72)	(383,723.15)	(127.57)	-0.03%
Net Income(Loss)	(329,613.87)	(356,991.03)	27,377.16	7.67%	(329,613.87)	(356,991.03)	27,377.16	7.67%

Database: MONDAYPROD	Comparative Income Statement					Page: 6
ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format					Date: 2/25/2015
Report: MP_CMPINC	Monday Production DB					Time: 02:07 PM
	2100 2nd Street Holdings, LLC					
Accrual, Tax						
Report includes an open period. Entries are not final.						
	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jan 2015	Jan 2015	Variance	Jan 2015	Jan 2015	Variance

CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

Depreciation/Amortization	397,433.22	0.00	397,433.22	397,433.22	0.00	397,433.22
Debt Service Accrual	(593,768.89)	0.00	(593,768.89)	(593,768.89)	0.00	(593,768.89)
Real Estate Tax Accrual	221,069.86	0.00	221,069.86	221,069.86	0.00	221,069.86
Real Estate Tax Prepayment	7,600.00	0.00	7,600.00	7,600.00	0.00	7,600.00
Insurance Prepayment	8,252.70	0.00	8,252.70	8,252.70	0.00	8,252.70

Change in Capital Assets:

Other Balance Sheet Adjustments:

Change in A/R	59,765.48	0.00	59,765.48	59,765.48	0.00	59,765.48
Change in A/P	171,643.74	0.00	171,643.74	171,643.74	0.00	171,643.74
Change in Mortgage/Notes Payable	909,388.04	0.00	909,388.04	909,388.04	0.00	909,388.04
Change in Other Liabilities	13,347.34	0.00	13,347.34	13,347.34	0.00	13,347.34
Change in I/C Balances	8,402.41	0.00	8,402.41	8,402.41	0.00	8,402.41

Total Cash Flow Adjustments	1,203,133.90	0.00	1,203,133.90	1,203,133.90	0.00	1,203,133.90
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Cash Balances:

Cash Balance - Beginning of Period	7,880,400.86	0.00	7,880,400.86	0.00%	7,880,400.86	0.00	7,880,400.86	0.00%
Net Income/(Loss)	(329,613.87)	0.00	27,377.16		(329,613.87)	0.00	27,377.16	
+/- Cash Flow Adjustments	1,203,133.90	0.00	1,203,133.90		1,203,133.90	0.00	1,203,133.90	
Cash Balance - End of Period	8,753,920.89	0.00	9,110,911.92		8,753,920.89	0.00	9,110,911.92	

Cash Balance Composition:

Operating Cash	17,310.91	0.00	17,310.91	17,310.91	0.00	17,310.91
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Database: MONDAYPROD
ENTITY: 21D2ND
Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Date: 2/25/2015
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Accrual, Tax

Report includes an open period. Entries are not final.

	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jan 2015	Jan 2015	Variance	Jan 2015	Jan 2015	Variance
Escrow Cash	8,736,609.98	0.00	8,736,609.98	8,736,609.98	0.00	8,736,609.98
Total Cash	8,753,920.89	0.00	8,753,920.89	8,753,920.89	0.00	8,753,920.89

2100 2nd Street Holdings, LLC
BUDGET COMPARISON REPORT
Period Ended January 31, 2015 (Unaudited)
Accrual / Tax Basis
(Variances greater than \$10K and 5% are explained)

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	1,684,193	1,683,928	265	0.02%	
Recoveries	(49,768)	(28,858)	(20,911)	72.46%	A
Parking Income	149,495	149,501	(6)	0.00%	
Interest & Other Income	11,212	62,584	(51,373)	-82.09%	B
Total Rental Income	1,795,132	1,867,155	(72,024)	-3.86%	
Operating Expenses:					
Cleaning	(65,436)	(60,809)	(4,627)	7.61%	
Utilities	-	-	-	0.00%	
Repairs and Maintenance	(45,156)	(66,159)	21,003	-31.75%	C
Roads and Grounds	-	(3,610)	3,610	-100.00%	
Security	-	-	-	0.00%	
Management Fees	(37,106)	(37,343)	237	-0.64%	
Administrative	(23,085)	(18,695)	(4,390)	23.48%	
Insurance	(12,139)	(11,068)	(1,071)	9.67%	
Real Estate and Other Taxes	(228,670)	(285,581)	56,911	-19.93%	D
Non- Escalatable Expenses	(80,829)	(106,915)	26,086	-24.40%	E
Professional Services/ Other	-	-	-	0.00%	
Total Expenses	(492,420)	(590,180)	97,759.39	-16.56%	
Net Operating Income (Loss)	1,302,711	1,276,976	25,736	2.02%	
Other Income and Expenses:					
Interest Expense	(1,234,892)	(1,236,661)	1,769	-0.14%	
Amortization - Def Financing	(13,583)	(13,583)	-	0.00%	
Depreciation & Amort, excl Financing	(383,851)	(383,723)	(128)	-0.03%	
Total Other Income (Expenses)	(1,632,325)	(1,633,967)	1,642	0.10%	
Net Income (Loss)	(329,614)	(356,991)	27,377	7.67%	
<u>CASH BASIS</u>					
<u>Property Activity</u>					
Net Income (Loss)	(329,614)	(356,991)	27,377	-7.67%	
Non-Cash Adjustments to Net Income/(Loss)					
Depreciation/Amortization	397,433	397,306	128	-0.03%	
Capital Expenditures	-	-	-	-100.00%	
Deferred Costs	-	-	-	-100.00%	
Tenant Improvements	-	-	-	-100.00%	
Leasing Costs	-	-	-	-100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Mortgage Principal Payments	-	-	-	0.00%	
(Distributions)/Contributions	-	-	-	100.00%	
Other Changes in Assets/Liabilities, Net	805,701	-	805,701	100.00%	
Total Property Activity	873,520	40,315	833,205	-2066.76%	
<u>Operating Cash Activity</u>					
Plus: Beginning Cash Balance	7,880,401	Operating Cash and Money Market	17,311		
Less: Ending Cash Balance	8,753,921	Security Deposits	-		
Total Property Activity	873,520	Escrows:			
		Cash Management & Operating reserve	802,185		
		Tax and Insurance Reserve	1,199,900		
		Leasing Reserve	6,734,525		
		Total	\$ 8,753,921		
(Distributions)/Contributions	-				

2100 2nd Street Holdings, LLC
BUDGET COMPARISON REPORT
Period Ended January 31, 2015 (Unaudited)
Accrual / Tax Basis
(Variances greater than \$10K and 5% are explained)

Notes:

A	\$	(20,911)	The negative variance in Recoveries is primarily due to:
		(20,911)	Budgeted RE Taxes-General higher than actual due to lower real estate tax assessment for 2015 (Permanent Variance)
	\$	(20,911)	
<hr/>			
B	\$	(51,373)	The negative variance in Interest and Other Income is primarily due to:
		(49,979)	Budgeted back charge income is higher than actual due to fewer charges to GSA (Permanent Variance)
		(1,393)	Miscellaneous variance
	\$	(51,373)	
<hr/>			
C	\$	21,003	The positive variance in Repair & Maintenance is primarily due to:
		6,500	Budgeted R&M HVAC supplies are higher than actual due to AHU replacement not occurring (Permanent Variance)
		5,000	Budgeted R&M Struc/Roof-Roof Rep higher than actual due to deferral of repairs (Permanent Variance)
		8,000	Budgeted R&M plumbing outside services are higher than actual due to deferral of sump pump replacement (Permanent Variance)
		1,503	Miscellaneous variance
	\$	21,003	
<hr/>			
D	\$	56,911	The positive variance in Real Estate and Other Taxes is primarily due to:
		56,911	Budgeted RE Taxes-General higher than actual due to lower real estate tax assessment for 2015 (Permanent Variance)
	\$	56,911	
<hr/>			
E	\$	26,086	The positive variance in Non-Escalatable Expenses is primarily due to:
		49,897	Budgeted service costs-Misc building is lower than actual due to fewer charges to GSA (Permanent Variance)
		7,450	Budgeted promotion and advertising higher than actual due to deferral of special marketing deck (Permanent Variance)
		(34,999)	Budgeted misc professional services higher than actual due to Genlser Architect fees of 47,446 & 14,490 (Timing Variance)
	\$	3,738	Miscellaneous variance
	\$	26,086	

SECTION 3

Aged Delinquency Report
Open Status Report
Check Register

Database: MONDAYPROD	Aged Delinquencies	Page: 1
	Monday Production DB	Date: 2/23/2015
BLDG: 21D2ND	2100 2nd Street	Time: 12:15 PM
	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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21D2ND-010531	GS-11B-02074	Master Occupant Id: 00003191-1			Day Due: 1	Delq Day:		
	Roger Perrault	OFF01	Current		Last Payment:	2/2/2015	1,821,613.25	
	(202) 401-8434							
9/1/2014	BCI	Back Charge Inc	CH	681.58	0.00	0.00	0.00	681.58
10/1/2014	BCI	Back Charge Inc	CH	681.58	0.00	0.00	681.58	0.00
11/1/2014	BCI	Back Charge Inc	CH	681.58	0.00	0.00	681.58	0.00
12/1/2014	BCI	Back Charge Inc	CH	681.58	0.00	681.58	0.00	0.00
12/1/2014	GAR	Garage	CH	0.01	0.00	0.01	0.00	0.00
1/1/2015	BCI	Back Charge Inc	CH	681.58	681.58	0.00	0.00	0.00
1/1/2015	GAR	Garage	CH	149,495.36	149,495.36	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	1,672,117.90	1,672,117.90	0.00	0.00	0.00
1/21/2015	RET	Real Estate Tax	CH	22,214.04	22,214.04	0.00	0.00	0.00
1/21/2015	RET	Real Estate Tax	NC	-978,938.88	-978,938.88	0.00	0.00	0.00

BCI	Back Charge Inc	3,407.90	681.58	681.58	681.58	681.58	681.58
GAR	Garage	149,495.37	149,495.36	0.01	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	-956,724.84	-956,724.84	0.00	0.00	0.00	0.00
RNT	Commercial Rent	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00

GS-11B-02074 Total:

Prepaid: -807.50
Balance: 867,488.83

21D2ND-010532	I.L. Creation	Master Occupant Id: 00003192-1			Day Due: 1	Delq Day:		
	James Kim	Cafe	Current		Last Payment:	2/6/2015	12,234.54	
	(301) 468-3902							
2/1/2014	LPC	Late Pay Charge	CH	17.45	0.00	0.00	0.00	17.45

LPC	Late Pay Charge	17.45	0.00	0.00	0.00	0.00	17.45
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I.L. Creation Total:

17.45 0.00 0.00 0.00 0.00 17.45

BCI	Back Charge Inc	3,407.90	681.58	681.58	681.58	681.58	681.58
GAR	Garage	149,495.37	149,495.36	0.01	0.00	0.00	0.00
LPC	Late Pay Charge	17.45	0.00	0.00	0.00	0.00	17.45
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	-956,724.84	-956,724.84	0.00	0.00	0.00	0.00
RNT	Commercial Rent	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00

BLDG 21D2ND Total:

Prepaid: -807.50
Balance: 867,506.28

BCI	Back Charge Inc	3,407.90	681.58	681.58	681.58	681.58	681.58
GAR	Garage	149,495.37	149,495.36	0.01	0.00	0.00	0.00
LPC	Late Pay Charge	17.45	0.00	0.00	0.00	0.00	17.45
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	-956,724.84	-956,724.84	0.00	0.00	0.00	0.00
RNT	Commercial Rent	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00

Grand Total:

Prepaid: -807.50
Balance: 867,506.28

868,313.78 865,570.00 681.59 681.58 681.58 699.03

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/14

Vendor: ENV004 Enviro-Aire Mechanical Services

43152	6/10/2014		Supp HVAC 6/14	6212-0000	5,500.00	0.00	5,500.00			
43181	7/16/2014		Supp HVAC 7/14	6212-0000	5,500.00	0.00	5,500.00			
43352	7/22/2014		Misc.ServiceCall 7/2	6212-0000	280.00	0.00	280.00			
43420	8/6/2014		Misc.ServiceCalls 8/	6212-0000	240.00	0.00	240.00			
43521	8/20/2014		Misc.ServiceCall 8/2	6212-0000	240.00	0.00	240.00			
43529	8/25/2014		Supp HVAC 8/14	6212-0000	5,500.00	0.00	5,500.00			
Expense Period 11/14 Total:					17,260.00	0.00	17,260.00			

Expense Period: 12/14

Vendor: ABM ABM Janitorial Services-Mid Atlanti

7475314	11/30/2014		Nov14 Day Clean Upch	6214-0000	4,823.95	0.00	4,823.95	2/4/2015	1708	02/15
7475314	11/30/2014		Credit - tax 5 mnths	6214-0000	-1,466.84	0.00	-1,466.84	2/4/2015	1708	02/15
7475321	11/30/2014		Nov14 Day Clean Svc	5120-0000	62,840.81	0.00	62,840.81	2/4/2015	1708	02/15
7475349	12/17/2014		Dec14 Day Clean Upch	6214-0000	4,711.72	0.00	4,711.72	2/4/2015	1708	02/15
7475350	12/17/2014		Dec14 Day Clean Svc	5120-0000	62,840.81	0.00	62,840.81	2/4/2015	1708	02/15

Vendor: CON027 CONCRETE PROTECTION & RESTORATION,

3261-001	11/30/2014		GarageShoring&Repair	5388-0000	4,850.00	0.00	4,850.00	2/4/2015	1709	02/15
3261-002	11/30/2014		Garage Repair Suppli	5380-0000	4,400.00	0.00	4,400.00	2/4/2015	1709	02/15

Vendor: DIS004 Distinctive Plantings

29293	11/27/2014		Nov14 Monthly Maint	5385-0000	222.54	0.00	222.54	2/4/2015	1710	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: EAR004 EarthLink, Inc.

479497479	12/5/2014		Dec5-Jan4 Biz Access	5744-0000	432.92	0.00	432.92	2/4/2015	1711	02/15
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Vendor: ENE004 EnergyWatch Inc.

4130	11/7/2014		2015ElectBudgetingSv	5390-0000	1,600.00	0.00	1,600.00	2/4/2015	1712	02/15
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4136	11/17/2014		2015ElectBudgetingSr	5390-0000	750.00	0.00	750.00	2/4/2015	1712	02/15
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Vendor: ENG003 Engineers Outlet

265726	9/24/2014		tooth saw balde	5380-0000	75.82	0.00	75.82	2/4/2015	1713	02/15
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266872	10/21/2014		supplies	5380-0000	75.97	0.00	75.97	2/4/2015	1713	02/15
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267075	10/24/2014		batteries/cloth tow	5340-0000	170.14	0.00	170.14	2/4/2015	1713	02/15
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267772	11/7/2014		caution tape	5370-0000	40.40	0.00	40.40	2/4/2015	1713	02/15
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268716	12/2/2014		rub foam/ gas can	5380-0000	80.74	0.00	80.74	2/4/2015	1713	02/15
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Vendor: FID EN Fidelity Engineering Corporation

FPS0000779	11/5/2014		Nov-Emerg. Gen. Cntr	6212-0000	671.00	0.00	671.00	2/4/2015	1714	02/15
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Vendor: MAU001 Maurice Electrical Supply

S102673472.001	11/13/2014		Supplies-palto	5340-0000	21.04	0.00	21.04	2/4/2015	1715	02/15
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S102673472.001	11/13/2014		Supplies-Elec Bal	5340-0000	158.62	0.00	158.62	2/4/2015	1715	02/15
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S102673472.001	11/13/2014		Supplies-Satco bulbs	5340-0000	310.91	0.00	310.91	2/4/2015	1715	02/15
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S102822474.001	12/4/2014		adv elec bal	5340-0000	158.63	0.00	158.63	2/4/2015	1715	02/15
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S102822474.001	12/4/2014		satco bulbs	5340-0000	248.72	0.00	248.72	2/4/2015	1715	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: MEL005 Melvin Romestan

MR12.24.14	12/24/2014		Gas for snow blower	5230-0000	25.00	0.00	25.00	2/4/2015	1716	02/15
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Vendor: MON022 MONDAY PROPERTIES SERVICES DC, LLC

2100D1114MGT	12/3/2014		MNTHLY MGT FEE 11/14	5610-0000	41,911.20	0.00	41,911.20	2/4/2015	1717	02/15
2100D1114MGT	12/3/2014		PR G&A LSE ADMN 11/1	5710-0000	6,250.00	0.00	6,250.00	2/4/2015	1717	02/15

Vendor: PLA008 Plantasia, Inc

23656	12/2/2014		HolidayDecorations20	5385-0000	2,305.40	0.00	2,305.40	2/4/2015	1718	02/15
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Vendor: PRO025 IESI-MD Corporation

1300326953	11/30/2014		Nov2014 Service	5152-0000	2,595.28	0.00	2,595.28	2/4/2015	1719	02/15
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Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION

8103882112	12/1/2014		Elv Srvc 12/1-12/31/	5320-0000	5,653.89	0.00	5,653.89	2/4/2015	1720	02/15
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Vendor: WAL015 Walkers

334035	8/31/2014		PROF SV-TALOS OPINIO	6630-0000	4,981.96	0.00	4,981.96	2/4/2015	1721	02/15
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Vendor: WBM001 W.B. MASON

I22226978	12/4/2014		supplies for 2100 pm	5732-0000	120.66	0.00	120.66	2/4/2015	1722	02/15
			Expense Period 12/14 Total:		211,861.29	0.00	211,861.29			

Expense Period: 01/15

Vendor: ABM ABM Janitorial Services-Mid Atlanti

7635154	1/26/2015		Jan15 Day Cleaning	5120-0000	62,840.81	0.00	62,840.81			
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: ALL019 Allied Telecom Group LLC

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	7.14	0.00	7.14	2/3/2015	12786	02/15
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Vendor: CIN004 Cintas Corporation

145175927	12/24/2014		Mels Uniform	5390-0000	218.23	0.00	218.23			
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Vendor: DAT003 Datawatch Systems Inc.

661870	12/1/2014		Jan15 Fire Monitorin	5372-0000	42.30	0.00	42.30			
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Vendor: DIS004 Distinctive Plantings

29381	12/27/2014		Dec Monthly Maint	5385-0000	222.54	0.00	222.54			
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Vendor: EAR004 EarthLink, Inc.

480242737	1/5/2015		Jan 5-Feb 4 Biz Acce	5744-0000	432.92	0.00	432.92			
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Vendor: EME003 Emergency Communications Network

ALECN018671	1/7/2015		326 CODE RED	5758-0003	20.32	0.00	20.32	2/3/2015	12807	02/15
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Vendor: ENG003 Engineers Outlet

269426	12/17/2014		flex lav supplies	5360-0000	19.04	0.00	19.04			
269636	12/22/2014		ice melting bags	5430-0000	1,036.35	0.00	1,036.35			
269669	12/23/2014		ice bags - 2nd order	5430-0000	1,036.35	0.00	1,036.35			
269856	12/31/2014		snow blower repair	5430-0000	499.01	0.00	499.01			

Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	2.93	0.00	2.93	2/3/2015	12810	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: GEN013 Gensler Architecture & Planning PC

504142	1/9/2015		1/15 PROF SVC-SW	6632-0000	14,489.66	0.00	14,489.66			
514239	1/9/2015		1/15 PROF SVC-CONCEP	6632-0000	47,445.52	0.00	47,445.52			

Vendor: HEM003 HEM IT, INC

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	42.20	0.00	42.20	2/3/2015	12812	02/15
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Vendor: IRI001 IRIDES, LLC

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	2.50	0.00	2.50	2/3/2015	12817	02/15
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*** Check #12817 was VOIDED in Check Period 02/15 ***

Vendor: ITS001 It's My Cooler,LLC

AL9973	1/20/2015		Service agreement	5758-0004	5.52	0.00	5.52	2/3/2015	12819	02/15
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Vendor: MAN027 Managed Services 360 LLC

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	42.20	0.00	42.20	2/3/2015	12823	02/15
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Vendor: MON022 MONDAY PROPERTIES SERVICES DC, LLC

2100D1214MGT	1/20/2015		MNTHLY MGT FEE 12'14	5610-0000	31,500.01	0.00	31,500.01			
2100D1214MGT	1/20/2015		REIMB PR AND G&A LSE	5710-0000	6,250.00	0.00	6,250.00			
2100D1214MGT	1/20/2015		YTD TRUE UP ADJ	5610-0000	-11,942.49	0.00	-11,942.49			

Vendor: ORK001 Orkin LLC

14712675	1/13/2015		Dec14 Pest Control	5384-0000	458.24	0.00	458.24			
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Vendor: PEA004 Peapod, LLC

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	1.97	0.00	1.97	2/3/2015	12826	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	6	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	1.98	0.00	1.98	2/3/2015	12828	02/15
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ALk59058727	1/26/2015		Customer ID ox82558	5758-0001	1.98	0.00	1.98	2/3/2015	12830	02/15
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Vendor: PRO025 IESI-MD Corporation

1300329355	12/31/2014		Dec14 Compactor Srvc	5152-0000	2,595.28	0.00	2,595.28			
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Vendor: RED005 Red Top Cab of Arlington

AL018843	1/15/2015		Account# 2840200	5758-0008	1.38	0.00	1.38	2/3/2015	12837	02/15
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Vendor: RED007 Redirect, Inc.

AL14869	1/15/2015		250 SCORE CARD	5758-0002	23.63	0.00	23.63	2/3/2015	12839	02/15
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Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION

8103904807	1/1/2015		Elev Srvc Jan 2015	5320-0000	5,838.20	0.00	5,838.20			
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Vendor: SOL007 The Solutions Group

AL24919	11/1/2014		200 TSG 10/14	5758-0003	77.68	0.00	77.68	2/3/2015	12844	02/15
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AL25120	12/1/2014		200 TSG 11/14	5758-0002	34.42	0.00	34.42	2/3/2015	12846	02/15
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Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	22.35	0.00	22.35	2/3/2015	12849	02/15
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Vendor: TEL005 Telco Experts LLC

1793120701	7/1/2012		7/2012 SVC-#1793	5734-0000	96.35	0.00	96.35			
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1793130401A	4/1/2013		2/13-4/13 SVC#1793	5734-0000	759.30	0.00	759.30			
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1793150101	1/1/2015		office phones	5734-0000	250.00	0.00	250.00			
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1793150101	1/1/2015		elev phones	5322-0000	286.59	0.00	286.59			
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Database:	MONDAYPROD		Open Status Report					Page:	7	
			Monday Production DB					Date:	2/23/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	03:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: TIM005 TIME WARNER CABLE OF NYC

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	2.05	0.00	2.05	2/3/2015	12852	02/15
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Vendor: TIM009 Time Warner Cable

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	6.28	0.00	6.28	2/3/2015	12854	02/15
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Vendor: WBE001 WB Engineers and Consultants

21285	1/20/2015		building repositioni	6632-0000	6,857.04	0.00	6,857.04			
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Vendor: WBM001 W.B. MASON

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	40.26	0.00	40.26	2/3/2015	12866	02/15
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ALIS0315229	12/31/2015		VA-Rental fee-brewer	5758-0004	3.39	0.00	3.39	2/3/2015	12866	02/15
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I22578388	12/19/2014		supplies for 2100 pm	5732-0000	61.93	0.00	61.93			
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I22587229	12/19/2014		supplies for 2100 pm	5732-0000	10.38	0.00	10.38			
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Expense Period 01/15 Total:					171,643.74	0.00	171,643.74			
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10 2nd Street Holdings, LLC Total:					400,765.03	0.00	400,765.03			
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Grand Total:					400,765.03	0.00	400,765.03			
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Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 21D2ND		Monday Production DB							Date: 2/25/2015	
		2100 2nd Street Holdings, LLC							Time: 05:11 PM	
01/15 Through 01/15										
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
1707	1/16/2015	01/15	DCT002	DC Treasurer						
21D2ND	205787280	FR800Q		6645-0000	21D2NDFR800Q1	1/15/2015	1/20/2015	74.79	0.00	74.79
Check Total:								74.79	0.00	74.79
12697	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
21D2ND	Carried to 12700			5758-0014	AC121914	12/19/2014	1/18/2015	0.00	0.00	0.00
Check Total:								0.00	0.00	0.00
12698	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
21D2ND	Carried to 12700			5758-0014	AC121914	12/19/2014	1/18/2015	0.00	0.00	0.00
Check Total:								0.00	0.00	0.00
12699	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
21D2ND	Carried to 12700			5758-0014	AC121914	12/19/2014	1/18/2015	0.00	0.00	0.00
Check Total:								0.00	0.00	0.00
12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
21D2ND	VA Travel			5758-0014	AC121914	12/19/2014	1/18/2015	17.25	0.00	17.25
21D2ND	VA Taxi			5758-0008	AC121914	12/19/2014	1/18/2015	0.41	0.00	0.41
21D2ND	VA Meals			5758-0013	AC121914	12/19/2014	1/18/2015	0.05	0.00	0.05
Check Total:								17.71	0.00	17.71
12702	1/12/2015	01/15	AOB001	AOBA						
21D2ND	AOBA2015 Member due			5756-0000	2015-8330-A	12/19/2014	1/18/2015	4,300.20	0.00	4,300.20
21D2ND	BOMA IRS regulations			5756-0000	2015-8330-A	12/19/2014	1/18/2015	199.72	0.00	199.72
Check Total:								4,499.92	0.00	4,499.92
12703	1/12/2015	01/15	AOB001	AOBA						
21D2ND	DC METPAC 2015			5756-0000	2015-8331-B	12/19/2014	1/18/2015	281.97	0.00	281.97
Check Total:								281.97	0.00	281.97
12715	1/12/2015	01/15	KBUR01	Kevin Burns						
21D2ND	parking			5758-0008	KB1515	1/5/2015	2/4/2015	18.00	0.00	18.00
21D2ND	parking			5758-0008	KB1515	1/5/2015	2/4/2015	16.00	0.00	16.00

Database:	MONDAYPROD	Check Register							Page:	2
ENTITY:	21D2ND	Monday Production DB							Date:	2/25/2015
		2100 2nd Street Holdings, LLC							Time:	05:11 PM
01/15 Through 01/15										
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: 34.00 0.00 34.00

12718 1/12/2015 01/15 MEL004 Melissa Bennett Clark
21D2ND Cab for holiday part 5758-0008 ALMBC1214 12/31/2014 1/30/2015 0.55 0.00 0.55

Check Total: 0.55 0.00 0.55

12719 1/12/2015 01/15 MPA004 MDISTRICT PARK 1
21D2ND Carried to 12720 6320-0000 AL117093 12/19/2014 1/18/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

12720 1/12/2015 01/15 MPA004 MDISTRICT PARK 1
21D2ND Parking validations 6320-0000 AL117093 12/19/2014 1/18/2015 82.50 0.00 82.50

Check Total: 82.50 0.00 82.50

12721 1/12/2015 01/15 PEA004 Peapod, LLC
21D2ND Carried to 12722 5758-0001 ALk58279778 12/22/2014 1/21/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

12722 1/12/2015 01/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk58279778 12/22/2014 1/21/2015 3.55 0.00 3.55

Check Total: 3.55 0.00 3.55

12723 1/12/2015 01/15 REA021 Real Capital Analytics, Inc
21D2ND 11/2014-11/2015 5758-0012 AL0003792 12/17/2014 1/16/2015 672.19 0.00 672.19

Check Total: 672.19 0.00 672.19

12727 1/12/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
21D2ND Carried to 12728 5758-0013 AL1941022 12/21/2014 1/20/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

12728 1/12/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
21D2ND Friday lunch 5758-0013 AL1941022 12/21/2014 1/20/2015 21.05 0.00 21.05

Database: MONDAYPROD	Check Register							Page: 3		
ENTITY: 21D2ND	Monday Production DB							Date: 2/25/2015		
	2100 2nd Street Holdings, LLC							Time: 05:11 PM		
01/15 Through 01/15										
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: 21.05 0.00 21.05

12743 1/20/2015 01/15 CIT006 CITISTORAGE INC.
21D2ND NY 2510 STORAGE FEI 5758-0001 AL0785993 1/2/2015 2/1/2015 3.26 0.00 3.26

Check Total: 3.26 0.00 3.26

12744 1/20/2015 01/15 COM006 COMMERCIAL REAL ESTATE WOMEN NETWORK
21D2ND CREW 2015 Dues 5756-0000 294477 11/1/2014 11/30/2014 111.93 0.00 111.93

Check Total: 111.93 0.00 111.93

12745 1/20/2015 01/15 COM032 COMCAST
21D2ND Carried to 12746 5758-0001 ALCOMCAST12/1+12/21/2014 1/20/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

12746 1/20/2015 01/15 COM032 COMCAST
21D2ND Acct# 05613951384012 5758-0001 ALCOMCAST12/1+12/21/2014 1/20/2015 6.20 0.00 6.20

Check Total: 6.20 0.00 6.20

12748 1/20/2015 01/15 FIR010 FIRST CORPORATE SEDANS CORP
21D2ND Carried to 12749 5758-0008 AL784819 1/7/2015 2/6/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

12749 1/20/2015 01/15 FIR010 FIRST CORPORATE SEDANS CORP
21D2ND NY #393411 CAR SERV 5758-0008 AL784819 1/7/2015 2/6/2015 1.24 0.00 1.24

Check Total: 1.24 0.00 1.24

12754 1/20/2015 01/15 PEA004 Peapod, LLC
21D2ND Carried to 12755 5758-0001 ALk58420997 12/29/2014 1/28/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

12755 1/20/2015 01/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk58420997 12/29/2014 1/28/2015 3.55 0.00 3.55

Database: MONDAYPROD	Check Register							Page: 4		
ENTITY: 21D2ND	Monday Production DB							Date: 2/25/2015		
	2100 2nd Street Holdings, LLC							Time: 05:11 PM		
01/15 Through 01/15										
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: 3.55 0.00 3.55

12756 1/20/2015 01/15 PEA004 Peapod, LLC
21D2ND Carried to 12757 5758-0001 ALk58541963 1/5/2015
Unused - Continued Check
2/4/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12757 1/20/2015 01/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk58541963 1/5/2015 2/4/2015 1.74 0.00 1.74
Check Total: 1.74 0.00 1.74

12760 1/20/2015 01/15 TEL005 Telco Experts LLC
21D2ND Carried to 12761 5758-0005 AL1197150101 1/1/2015
Unused - Continued Check
1/31/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12761 1/20/2015 01/15 TEL005 Telco Experts LLC
21D2ND NY #1197 INTGRATED 5758-0005 AL1197150101 1/1/2015 1/31/2015 7.66 0.00 7.66
Check Total: 7.66 0.00 7.66

12762 1/20/2015 01/15 TEL005 Telco Experts LLC
21D2ND Carried to 12763 5758-0005 AL1775150101 1/1/2015
Unused - Continued Check
1/31/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12763 1/20/2015 01/15 TEL005 Telco Experts LLC
21D2ND VA-Acct#1775 1/1/15 5758-0005 AL1775150101 1/1/2015 1/31/2015 34.59 0.00 34.59
Check Total: 34.59 0.00 34.59

12770 1/20/2015 01/15 XER005 Xerox Financial Services LLC
21D2ND Carried to 12771 5758-0004 AL253801 1/5/2015
Unused - Continued Check
2/4/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12771 1/20/2015 01/15 XER005 Xerox Financial Services LLC
21D2ND VA-Con#010000055900 5758-0004 AL253801 1/5/2015 2/4/2015 49.92 0.00 49.92

Database:	MONDAYPROD	Check Register							Page:	5
ENTITY:	21D2ND	Monday Production DB							Date:	2/25/2015
		2100 2nd Street Holdings, LLC							Time:	05:11 PM
01/15 Through 01/15										
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: 49.92 0.00 49.92

12772 1/26/2015 01/15 CAH001 CAHILL, AILEEN
21D2ND Carried to 12775 5758-0014 AC01132015 1/13/2015
Unused - Continued Check 2/12/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12773 1/26/2015 01/15 CAH001 CAHILL, AILEEN
21D2ND Carried to 12775 5758-0014 AC01132015 1/13/2015
Unused - Continued Check 2/12/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12774 1/26/2015 01/15 CAH001 CAHILL, AILEEN
21D2ND Carried to 12775 5758-0014 AC01132015 1/13/2015
Unused - Continued Check 2/12/2015 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12775 1/26/2015 01/15 CAH001 CAHILL, AILEEN
21D2ND VA Airfare 5758-0014 AC01132015 1/13/2015 2/12/2015 9.59 0.00 9.59
21D2ND VA Taxi 5758-0008 AC01132015 1/13/2015 2/12/2015 0.24 0.00 0.24
21D2ND VA Meals 5758-0013 AC01132015 1/13/2015 2/12/2015 0.18 0.00 0.18
Check Total: 10.01 0.00 10.01

12778 1/26/2015 01/15 RED005 Red Top Cab of Arlington
21D2ND Carried to 12779 5758-0008 AL018444 12/31/2015
Unused - Continued Check 1/30/2016 0.00 0.00 0.00
Check Total: 0.00 0.00 0.00

12779 1/26/2015 01/15 RED005 Red Top Cab of Arlington
21D2ND Account# 2840200 5758-0008 AL018444 12/31/2015
1/30/2016 6.63 0.00 6.63
Check Total: 6.63 0.00 6.63

12782 1/26/2015 01/15 VER013 VERIZON WIRELESS
21D2ND VA-Acct#720396355000 5758-0006 AL9738008472 12/28/2014
1/27/2015 99.38 0.00 99.38
Check Total: 99.38 0.00 99.38

12783 1/26/2015 01/15 WAS007 THE WASHINGTON POST
21D2ND Carried to 12784 5758-0012 AL3791437 1/15 1/4/2015
Unused - Continued Check 2/3/2015 0.00 0.00 0.00

Database: MONDAYPROD	Check Register							Page: 6		
ENTITY: 21D2ND	Monday Production DB							Date: 2/25/2015		
2100 2nd Street Holdings, LLC								Time: 05:11 PM		
01/15 Through 01/15										
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:	0.00	0.00	0.00	
12784	1/26/2015	01/15	WAS007	THE WASHINGTON POST						
21D2ND	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	2.21	0.00	2.21
						Check Total:	2.21	0.00	2.21	
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.		Hand Check				
21D2ND	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	0.95	0.00	0.95
21D2ND	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.72	0.00	1.72
21D2ND	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	22.81	0.00	22.81
						Check Total:	25.48	0.00	25.48	
2914GSASC	12/9/2014	01/15	MON029	Monday Services - DC		Hand Check				
21D2ND	PS0027065A3TECHNOI			6212-0000	WT12914GSASC	12/9/2014	12/9/2014	39,648.78	0.00	39,648.78
						Check Total:	39,648.78	0.00	39,648.78	
2ND010615	1/6/2015	01/15	TRI012	Trimont Real Estate Services		Hand Check				
21D2ND	12/8-1/6 INT PYMNT			8201-0000	WT21D2ND010615	1/6/2015	1/6/2015	919,272.71	0.00	919,272.71
21D2ND	12/8-1/6 DEF PYMNT			8201-0000	WT21D2ND010615	1/6/2015	1/6/2015	306,424.23	0.00	306,424.23
21D2ND	12/8-1/6 DEF PYMNT			2110-0002	WT21D2ND010615	1/6/2015	1/6/2015	-306,424.23	0.00	-306,424.23
21D2ND	10/8-11/6/14 CAP INT			2556-0000	WT21D2ND010615	1/6/2015	1/6/2015	306,424.23	0.00	306,424.23
21D2ND	10/8-11/6/14 DEF INT			2110-0002	WT21D2ND010615	1/6/2015	1/6/2015	-306,424.23	0.00	-306,424.23
21D2ND	11/7-12/7 DEF INT			2556-0000	WT21D2ND010615	1/6/2015	1/6/2015	296,539.58	0.00	296,539.58
21D2ND	11/7-12/7 CAP INT			2110-0002	WT21D2ND010615	1/6/2015	1/6/2015	-296,539.58	0.00	-296,539.58
21D2ND	JAN '15 TAX RSRV			0611-1600	WT21D2ND010615	1/6/2015	1/6/2015	215,000.00	0.00	215,000.00
21D2ND	JAN '15 INS RSRV			0611-1600	WT21D2ND010615	1/6/2015	1/6/2015	16,500.00	0.00	16,500.00
						Check Total:	1,150,772.71	0.00	1,150,772.71	
2ND012915	1/29/2015	01/15	21002D	2100 SECOND STREET HOLDINGS		Hand Check				
21D2ND	TRF-LOCK BOX OVRDI			0611-1600	WT21D2ND012915	1/29/2015	1/29/2015	740.23	0.00	740.23
						Check Total:	740.23	0.00	740.23	
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check				
21D2ND	12/2014 EXPENSES			5758-0006	WTAMEX122014	12/28/2014	1/27/2015	0.81	0.00	0.81
21D2ND	12/2014 EXPENSES			5758-0008	WTAMEX122014	12/28/2014	1/27/2015	51.61	0.00	51.61

Database:	MONDAYPROD	Check Register	Page:	7
ENTITY:	21D2ND	Monday Production DB	Date:	2/25/2015
		2100 2nd Street Holdings, LLC	Time:	05:11 PM
01/15 Through 01/15				
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

21D2ND	12/2014 EXPENSES			5758-0010	WTAMEX122014	12/28/2014	1/27/2015	41.81	0.00	41.81
21D2ND	12/2014 EXPENSES			5758-0014	WTAMEX122014	12/28/2014	1/27/2015	259.88	0.00	259.88
Check Total:								354.11	0.00	354.11
2100 2nd Street Holdings, LLC Total:								1,197,567.86	0.00	1,197,567.86
Grand Total:								1,197,567.86	0.00	1,197,567.86

SECTION 4

Rent Roll
Stacking Plan

Database: MONDAYPROD
Bldg Status: Active only
2100 2nd Street Holdings, LLC

Rent Roll
2100 2nd Street
1/31/2015

Page: 1
Date: 2/25/2015
Time: 05:08 PM

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

Occupied Suites

21D2ND-Cafe	I.L. Creation	11/1/2009	5/15/2018	17,137	12,075.00	8.46			159.54	RTL	11/1/2015	12,437.50	8.71
										RTL	11/1/2016	12,812.50	8.97
										RTL	11/1/2017	13,195.83	9.24
										RUB	11/1/2015	167.52	0.12
										RUB	11/1/2016	175.90	0.12
										RUB	11/1/2017	184.70	0.13
21D2ND-OFF01	GS-11B-02074	5/16/2008	4/30/2015	592,128	1,672,117.90	33.89			150,176.94				
Totals:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							
Total 2100 2nd Street Holdings, LLC:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							
Grand Total:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							

Floor			Current	Remeasured
6	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15		87,479	87,479
5	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15		87,479	87,479
4	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15		87,479	87,479
3	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15		87,479	87,479
2	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15		87,479	87,479
1	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15		87,479	87,479
B	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15	LL Creation, The Market Place Café: 17,137 sf (\$27.91 NN [based on 5,000 sf], 3%, Nov '09) Renewals: None Term: LL and TT option to terminate tied to GSA LXP	84,393 (67,256 + 17,137)	84,049 (67,256 + 16,793)
			609,265	608,921


Vacant	MTM	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
--------	-----	------	------	------	------	------	------	------	------	------	------

RSF Office	592,128
RSF Retail	17,137
RSF Storage	0
Total Building RSF	609,265

Vacant Office	0
Vacant Retail	0
Vacant Storage	0
Total Vacancy	0

Leasing Status Report

1/31/2015

BUILDING INFORMATION				
	YR Built:	1973	RSF Office	592,128
	Renovated:	2003	RSF Retail	17,137
	Stories:	7	RSF Storage	-
			Total Building	609,265
	Occupancy:	100%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			Total Vacancy	-

2014 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
None				
Total	0			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	0	0.00%
2013	0	0.00%
2014	0	0.00%
2015	592,128	97.19%
2016	0	0.00%
2017	0	0.00%
2018	17,137	2.81%
thereafter	0	0.00%
	609,265	100.00%

Entire office portion of the building is leased to the GSA. Lease expiration - 4/30/15
Entire retail portion of the building is leased to IL Creation, The Market Place Café. Lease expiration - 5/15/2018

Competitive Properties

1/31/2015

[illegible]