



1515 WILSON BOULEVARD
Financial Report
March 31, 2015



Rosslyn Portfolio

Building 1515 Wilson Boulevard

Financial Report

Month Ended March 31, 2015



SECTION 1

Executive Summary

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Analysis

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

SECTION 4

Leasing Report

Competitive Properties

Rent Roll

Stacking Plan

SECTION 1

Executive Summary



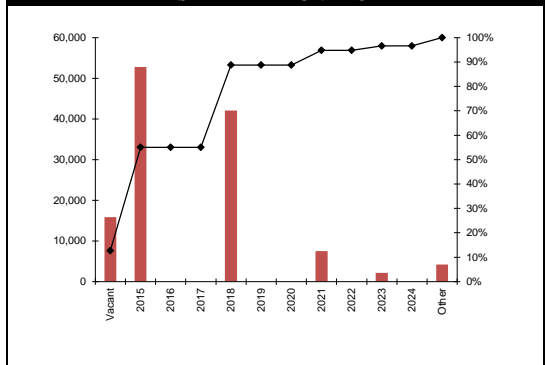
PROPERTY INFORMATION

Property Name	1515 Wilson
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	12
Asset Quality	B
Total SF	125,573
Leased	88%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
Tetra Tech	51,920	Nov-15
GSA-DoD	23,628	Oct-18
GSA-DoD	15,783	Oct-18

LEASE EXPIRATION PROFILE



STRATEGY

The newly repositioned retail spaces, exterior facade and renovated interior common areas together with the full lobby renovation has positioned the asset as premium, top quality Class B building (together with 1501 Wilson). Given the current competitive landscape as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to absorb the approximate 12k rsf of current vacant office space.

The buildings anchor tenant, Tetra Tech, has a lease expiring in Q4 2015. MP management is proactively engaging Tetra Tech in discussions and pursuing a renewal.

CRITICAL ISSUES

* Finalize agreement with Tetra Tech for renewal.

ASSET-LEVEL DEBT

Appraised Value	\$ 40,900,000	as of	Dec-14
Senior Debt	\$ 20,375,000	50% LTV	LIBOR + 548 May-17

CASH FLOW PERFORMANCE

Period	Mar-15 YTD	Actual	Budget	PSF
Projected Occupancy		87.8%	84.1%	
Effective Gross Revenue		1,093,280	1,064,740	\$ 8
Real Estate Taxes		(94,788)	(94,826)	(1)
Operating Expenses		(384,749)	(367,059)	(3)
Net Operating Income		613,743	602,855	5
Tenant Improvements		(3,078)	(49,440)	(0)
Leasing Commissions		-	(566,158)	(5)
Capital Improvements		(2,733)	(156,560)	(1)
Total Leasing and Capital		(5,811)	(772,158)	(6)
CF before Senior Debt Service		607,932	(169,303)	(1)
Senior Debt Service		(324,225)	(381,094)	
DSCR on NOI		1.89x	1.58x	
DSCR on CF before Senior Debt Service		1.88x	0.00x	
CF after Senior Debt Service		\$ 283,708	\$ (550,397)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The property is 88% leased, with primary focus on securing the Tetra Tech renewal.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Dec-14/ Oct-13	GSA DoD	5th-6th	23,628	Renewal	\$38.00	0.00%	2 mos.	\$5.00	5 yrs.	\$36.75

LEASE PROPOSALS

Date / LCD	Tenant	Suite	Type	SF	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Nov-15	Tetra Tech	8-12th	Renewal	52,784	No	\$36.00	2.50%	6 mos.	\$62.50	6 yrs.	\$19.36

MAJOR CAPITAL PROJECTS

2015 Budget

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3465

Trial Balance
Monday Production DB
1515 Wilson Boulevard

Page: 1
Date: 4/21/2015
Time: 10:12 AM

Accrual Year to Date Balances for period 03/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	9,221,652.46	
0132-0000	Building	30,872,488.67	
0142-0002	Bldg Impr-Non Escalatable	4,805,127.43	
0142-0020	Bldg Impr-CM Fee	145,010.75	
0152-0001	Equip-Furniture/Fixtures	4,555.22	
0162-0001	TI-Construction	633,522.60	
0162-0004	TI-Landlord Work	1,264,741.19	
0162-0020	TI-CM Fee	54,105.11	
0202-0001	Def Leasing-Brokerage	360,098.52	
0202-0002	Def Leasing-Legal	69,044.10	
0202-0006	Deferred Leas-Monday	357,020.71	
0222-0000	Deferred Financing	310,981.94	
0229-0000	Acc Amort-Def Financing		91,957.05
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	0.00	
0491-0010	Due To/From Managing Agen		6,629.81
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard		16,283.77
0491-3435	I/E-1100 Wilson Boulevard	15,554.15	
0491-3450	I/E-1400 Key Boulevard	49,423.88	
0491-3455	I/E-1401 Wilson Boulevard	63,035.51	
0491-3460	I/E-1501 Wilson Boulevard	7,661,301.60	
0491-3470	I/E-1701 N.Ft. MyerDrive		0.03
0511-0000	Tenant A/R	282,141.49	
0512-0000	Accr Tenant A/R	18,175.00	
0513-0000	Accr Tenant Recovery A/R	24,611.84	
0581-0000	Res for Bad Debts-Billed		157,413.30
0632-0000	Prepaid Insurance	17,050.77	
0633-0000	Prepaid Taxes	13,621.15	
0711-0001	Due To/From Partner	14,656.92	
2110-0000	Mortgage Notes Payable		11,625,000.00
2122-0000	Sr Mezzanine Mtge Pay		8,750,000.00
2511-0000	Accounts Payable Trade		24,675.82
2514-0000	A/P-Seller Obligations		35,004.42
2517-0000	A/P-Tenant		6,136.39
2552-0000	Accr Miscellaneous		132,901.24
2553-0000	Accr Taxes		89,247.81
2556-0000	Accr Interest/Financing		61,241.32
2571-0000	Security Deposits		203,306.45
2572-0001	Tenant LOC		182,090.00
2572-0002	Tenant LOC Offset	182,090.00	
2591-0000	Prepaid Rents		230,528.97
3311-0001	Retained Earnings		4,385,363.11
3341-0001	Distribution	19,280,438.69	
3421-9999	Mbr Contrib-Misc		49,459,489.77
4111-0000	Office Income		962,058.73
4121-0000	Retail Income		70,252.95
4151-0000	Storage Income		15,362.24
4311-0000	Oper Exp Rec-Billed		14,410.32
4331-0000	R/E Tax Rec-Billed		3,052.86
4332-0000	R/E Tax Rec-Accrual		4,922.28
4371-0000	Utility Reimb Billed		9,926.11
4521-0000	Int Inc-Bank		39.98
4861-2000	HVAC Maintenance Serv Income		11,118.00
4862-1500	Locks/Keys Income		894.24
4863-2700	Cleaning		910.32

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Page: 2
Date: 4/21/2015
Time: 10:12 AM

Accrual Year to Date Balances for period 03/15
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Account	Description	Debit	Credit
4864-0000	Engineering Reimb		160.00
4891-1100	Back Chg./Repair		171.93
5120-0000	Clean-Contract Interior	35,701.02	
5121-0000	Clean- Vacancy Credit		2,252.34
5152-0000	Clean-Trash Rem/Recyl-O/S	3,537.55	
5160-0000	Clean-Other	641.46	
5210-0000	Util-Elec-Public Area	50,678.98	
5220-0000	Util-Gas	29,655.56	
5250-0000	Util-Water/Sewer-Water	3,007.80	
5310-0000	R&M-Payroll-Gen'l	34,696.96	
5310-1000	R & M Payroll-OT	6,758.49	
5310-2000	R & M Payroll-Taxes	4,059.40	
5310-4000	R & M -Benefits	7,750.61	
5320-0000	R&M-Elev-Maint Contract	4,500.00	
5322-0000	R&M-Elev-Outside Svs	2,800.04	
5330-0000	R&M-HVAC-Contract Svs	2,683.01	
5332-0000	R&M-HVAC-Water Treatment	1,747.23	
5334-0000	R&M-HVAC-Supplies	263.74	
5336-0000	R&M-HVAC-Outside Svs	5,433.41	
5340-0000	R&M-Electrical-Supplies	223.30	
5342-0000	R&M-Electrical-Outside Svs	99.79	
5360-0000	R&M-Plumbing-Supplies	437.63	
5372-0000	R&M-Fire/Life Safety-O/S	8,477.71	
5380-0000	R&M-GB Interior-Supplies	2,518.60	
5381-0000	R&M-GB Interior-O/S	9,054.58	
5384-0000	R&M-GB Interior-Pest Cont	1,272.72	
5385-0000	R&M-GB Interior-Plant Mnt	989.28	
5388-0000	R&M-GB Exterior	1,476.00	
5390-0000	R&M-Other	6,898.61	
5412-0000	Grounds-Landscape-O/S	465.00	
5430-0000	Grounds-Snow Rem-Supplies	2,162.60	
5432-0000	Grounds-Snow Rem-O/S	3,817.75	
5520-0000	Security-Contract	10,338.11	
5540-0000	Security-Other	398.60	
5610-0000	Mgmt Fee-Current Yr	23,800.22	
5710-0000	Adm-Payroll	24,224.79	
5710-1000	Admi-Payroll taxes	2,190.78	
5710-5000	Admin-Other Payroll Exp	3,793.72	
5710-5555	Deferred Compensation	10,121.72	
5730-0000	Adm-Office Exp-Mgmt Rent	10,333.77	
5732-0000	Adm-Office Exp-Mgmt Exps	1,906.91	
5734-0000	Adm-Office Exp-Phone	1,135.64	
5740-0000	Adm-Office Exp-Equip Leas	596.42	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,505.07	
5758-0001	Office/Lunchroom Supplies	243.91	
5758-0002	Internet/IT Contracts	207.24	
5758-0003	Computer Hardware/Software	882.61	
5758-0004	Copiers/Office Equipment	210.14	
5758-0005	Phone - Corporate/Teleconferencing	160.75	
5758-0006	Phone - Wireless/Cellular	358.98	
5758-0007	Postage/Delivery	66.02	
5758-0008	Car Service	85.13	
5758-0009	Printing/Reproduction	3.84	
5758-0010	Corporate Events/Gifts	45.45	
5758-0011	Temporary Staffing	3,291.25	
5758-0012	Other Corp Admin Exp	103.51	

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Trial Balance
Monday Production DB
1515 Wilson Boulevard

Page: 3
Date: 4/21/2015
Time: 10:12 AM

Accrual
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Account	Description	Debit	Credit
5758-0013	Meals	276.83	
5758-0014	Travel	344.11	
5762-0000	Adm-Mgmt Exp-Meals	1.18	
5772-0000	Adm-Other-Tenant Relation	1,897.73	
5810-0000	Insurance-Policies	8,197.56	
5810-1000	Insurance-Workers Comp	1,939.50	
6110-0000	Electric - Sep Tenant Chg	8,775.85	
6111-0000	Water/Sewer - Sep Tenant Chg	1,150.26	
6212-0000	Svs Costs-Misc Bldg	12,185.05	
6214-0000	Svs Costs-Cleaning	1,655.25	
6312-0000	Parking Exp-Non Operator	1,000.00	
6320-0000	Parking Exp-Misc	3,005.71	
6410-0000	Promotion and Advertising	1,589.25	
6411-0000	Leasing Meals & Entertainment	2,399.55	
6412-0000	Leasing Miscellaneous	3,913.31	
6420-0000	Lease Obligations	3,660.08	
6630-0000	Legal	78.81	
6632-0000	Misc Professional Serv	5,187.06	
6634-0000	Charitable Contributions	682.36	
6645-0000	Sales & Use Taxes	1,248.48	
6710-0000	RE Taxes-General	89,247.81	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	4,540.38	
8102-0000	Int Exp-Security Deposit	5.82	
8201-0000	Mortgage Interest Expense	324,218.76	
8302-0000	Amort-Def Financing	26,337.75	
Total:		76,552,801.56	76,552,801.56

Database: MONDAYPROD
ENTITY: 3465
Report: MRI_BALST

Balance Sheet
Monday Production DB
1515 Wilson Boulevard

Page: 1
Date: 4/21/2015
Time: 10:16 AM

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

Mar 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	9,221,652.46
Building	30,872,488.67
BLDG IMPROVEMENTS	4,950,138.18
EQUIPMENT	4,555.22
TENANT IMPROVEMENTS	1,952,368.90
DEFERRED LEASING	786,163.33

Total Direct Investments in Real Property	47,787,366.76
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Indirect Investments in Real Property

Mortgage Note Rec	14,656.92
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Total Indirect Investments in Real Property	14,656.92
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Total Investments in Real Property	47,802,023.68
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Accounts and Notes Receivable, net

I/E-Unallocated	(6,629.81)
Tenant A/R	282,141.49
Accr Tenant A/R	18,175.00
Accr Tenant Recovery A/R	24,611.84
Res for Bad Debts-Billed	(157,413.30)

Total Accounts and Notes Receivable, net	160,885.22
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	310,981.94
Acc Amort-Def Financing	(91,957.05)

Total Deferred Financing	219,024.89
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Other Assets

Deposits	0.00
Prepaid Insurance	17,050.77
Prepaid Taxes	13,621.15

Total Other Assets	30,671.92
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Total Def Financing & Other Assets	249,696.81
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TOTAL ASSETS	48,212,605.71
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LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable	11,625,000.00
Sr Mezzanine Mtge Pay	8,750,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	20,375,000.00
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Database: MONDAYPROD
ENTITY: 3465
Report: MRI_BALST

Balance Sheet
Monday Production DB
1515 Wilson Boulevard

Page: 2
Date: 4/21/2015
Time: 10:16 AM

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

Mar 2015

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade	24,675.82
A/P-Seller Obligations	35,004.42
A/P-Tenant	6,136.39
Accr Miscellaneous	132,901.24
Accr Taxes	89,247.81
Accr Interest/Financing	61,241.32
Deferred Liability	0.00
Security Deposits	203,306.45
Prepaid Rents	230,528.97

Total Accounts Payable, Accrued Exp & Other	783,042.42
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TOTAL LIABILITIES	21,158,042.42
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EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL	4,385,363.11
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Total Partners'/Members' Equity	4,385,363.11
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Partners'/Members' Contributions

MEMBERS CONTRIB	49,459,489.77
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Total Partners'/Members' Contributions	49,459,489.77
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Partners'/Members' Distributions

PARTNERS DISTRIB	(19,280,438.69)
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Total Partners'/Members' Distributions	(19,280,438.69)
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I/E Adjustments

I/E-RosslynOfficeProp LLC	(7,773,031.34)
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Total I/E Adjustments	(7,773,031.34)
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Current Year Profit (Loss)	263,180.44
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Total Current & Prior Profit (Loss)	263,180.44
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TOTAL EQUITY ACCOUNTS	27,054,563.29
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TOTAL LIABILITY AND EQUITY	48,212,605.71
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Database: MONDAYPROD	Comparative Income Statement						Page: 1
ENTITY: 3465	SOP Detail - W/Cash Flow Format						Date: 4/21/2015
Report: MP_CMPINC	Monday Production DB						Time: 09:19 AM
1515 Wilson Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Mar 2015	Current Period Budget Mar 2015	Variance		Actual Mar 2015	Year-To-Date Budget Mar 2015	Variance
Revenues							
Rental Income							
Office Income	321,389.39	320,276.95	1,112.44	0.35%	962,058.73	960,830.85	1,227.88 0.13%
Total Office Income	321,389.39	320,276.95	1,112.44	0.35%	962,058.73	960,830.85	1,227.88 0.13%
Retail Income							
Retail Income	23,417.65	23,417.65	0.00	0.00%	70,252.95	70,252.95	0.00 0.00%
Total Retail Income	23,417.65	23,417.65	0.00		70,252.95	70,252.95	0.00
Storage Income	3,746.12	3,243.26	502.86	15.50%	15,362.24	9,729.78	5,632.46 57.89%
Storage Income	3,746.12	3,243.26	502.86	15.50%	15,362.24	9,729.78	5,632.46 57.89%
Total Rental Income	348,553.16	346,937.86	1,615.30	0.47%	1,047,673.92	1,040,813.58	6,860.34 0.66%
Recoveries							
Operating Expense Reimb							
Oper Exp Rec-Billed	4,803.44	2,763.95	2,039.49	73.79%	14,410.32	8,291.85	6,118.47 73.79%
Total Operating Expense Reimb	4,803.44	2,763.95	2,039.49	73.79%	14,410.32	8,291.85	6,118.47 73.79%
Real Estate Tax Reimb							
R/E Tax Rec-Billed	1,017.62	1,978.13	(960.51)	-48.56%	3,052.86	5,934.39	(2,881.53) -48.56%
R/E Tax Rec-Accrual	1,640.76	0.00	1,640.76	0.00%	4,922.28	0.00	4,922.28 0.00%
Total Real Estate Tax Reimb	2,658.38	1,978.13	680.25	34.39%	7,975.14	5,934.39	2,040.75 34.39%
Total Recoveries	7,461.82	4,742.08	2,719.74	57.35%	22,385.46	14,226.24	8,159.22 57.35%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Bank	11.48	44.00	(32.52)	-73.91%	39.98	132.00	(92.02) -69.71%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3465	SOP Detail - W/Cash Flow Format						Date: 4/21/2015
Report: MP_CMPINC	Monday Production DB						Time: 09:19 AM
1515 Wilson Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Mar 2015	Current Period Budget Mar 2015	Variance		Actual Mar 2015	Year-To-Date Budget Mar 2015	Variance
Total Interest and Dividend Income	11.48	44.00	(32.52)	-73.91%	39.98	132.00	(92.02) -69.71%
Utility Reimbursement							
Utility Reimb Billed	2,327.85	2,933.00	(605.15)	-20.63%	9,926.11	8,799.00	1,127.11 12.81%
Total Utility Reimbursement	2,327.85	2,933.00	(605.15)	-20.63%	9,926.11	8,799.00	1,127.11 12.81%
Service Income							
O/T HVAC Serv Income	(11,118.00)	0.00	(11,118.00)	0.00%	0.00	0.00	0.00 0.00%
HVAC Maintenance Serv Income	11,118.00	0.00	11,118.00	0.00%	11,118.00	0.00	11,118.00 0.00%
Locks/Keys Income	0.00	0.00	0.00	0.00%	894.24	0.00	894.24 0.00%
Cleaning	227.58	223.00	4.58	2.05%	910.32	669.00	241.32 36.07%
Engineering Reimb	160.00	0.00	160.00	0.00%	160.00	0.00	160.00 0.00%
Total Service Income	387.58	223.00	164.58	73.80%	13,082.56	669.00	12,413.56 1855.54%
Miscellaneous Income							
Misc Other Income	0.00	0.00	0.00	0.00%	0.00	100.00	(100.00) -100.00%
Back Chg./Repair	171.93	0.00	171.93	0.00%	171.93	0.00	171.93 0.00%
Total Miscellaneous Income	171.93	0.00	171.93		171.93	100.00	71.93 71.93%
Total Interest and Other Income	2,898.84	3,200.00	(301.16)	-9.41%	23,220.58	9,700.00	13,520.58 139.39%
Total Revenue	358,913.82	354,879.94	4,033.88	1.14%	1,093,279.96	1,064,739.82	28,540.14 2.68%
Operating Expenses							
Escalatable Expenses							
Property Exp-Escalatable							
Cleaning							
Clean-Contract Interior	(11,900.34)	(11,900.00)	(0.34)	0.00%	(35,701.02)	(35,700.00)	(1.02) 0.00%
Clean- Vacancy Credit	750.58	718.00	32.58	4.54%	2,252.34	2,154.00	98.34 4.57%
Clean-Supplies/Materials	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00 100.00%

Database: MONDAYPROD
 ENTITY: 3465
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1515 Wilson Boulevard

Page: 3
 Date: 4/21/2015
 Time: 09:19 AM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Clean-Trash Rem/Recyl-Sup	0.00	(250.00)	250.00	100.00%	0.00	(250.00)	250.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,779.68)	(637.50)	(1,142.18)	-179.17%	(3,537.55)	(2,112.50)	(1,425.05)	-67.46%
Clean-Other	(336.48)	(250.00)	(86.48)	-34.59%	(641.46)	(250.00)	(391.46)	-156.58%
Total Cleaning	(13,265.92)	(12,819.50)	(446.42)	-3.48%	(37,627.69)	(36,658.50)	(969.19)	-2.64%
Utilities								
Util-Elec-Public Area	(18,685.33)	(12,613.00)	(6,072.33)	-48.14%	(50,678.98)	(39,114.00)	(11,564.98)	-29.57%
Util-Gas	(9,687.77)	(6,482.00)	(3,205.77)	-49.46%	(29,655.56)	(19,789.00)	(9,866.56)	-49.86%
Util-Fuel Oil	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(1,449.99)	(1,181.00)	(268.99)	-22.78%	(3,007.80)	(3,944.00)	936.20	23.74%
Total Utilities	(29,823.09)	(20,776.00)	(9,047.09)	-43.55%	(83,342.34)	(63,347.00)	(19,995.34)	-31.56%
Repair & Maintenance								
R&M-Payroll-Gen'l	(12,221.59)	(10,608.00)	(1,613.59)	-15.21%	(34,696.96)	(30,979.00)	(3,717.96)	-12.00%
R & M Payroll-OT	(1,909.45)	(421.00)	(1,488.45)	-353.55%	(6,758.49)	(1,234.00)	(5,524.49)	-447.69%
R & M Payroll-Taxes	(972.01)	(891.00)	(81.01)	-9.09%	(4,059.40)	(3,244.00)	(815.40)	-25.14%
R & M -Benefits	(2,343.37)	(2,062.42)	(280.95)	-13.62%	(7,750.61)	(5,491.12)	(2,259.49)	-41.15%
R&M-Elev-Maint Contract	(1,500.00)	(1,500.00)	0.00	0.00%	(4,500.00)	(4,500.00)	0.00	0.00%
R&M-Elev-Outside Svs	(979.91)	(1,308.00)	328.09	25.08%	(2,800.04)	(2,924.00)	123.96	4.24%
R&M-HVAC-Contract Svs	(759.67)	(759.67)	0.00	0.00%	(2,683.01)	(2,683.01)	0.00	0.00%
R&M-HVAC-Water Treatment	(586.77)	(447.00)	(139.77)	-31.27%	(1,747.23)	(3,341.00)	1,593.77	47.70%
R&M-HVAC-Supplies	(263.74)	(200.00)	(63.74)	-31.87%	(263.74)	(600.00)	336.26	56.04%
R&M-HVAC-Outside Svs	(1,170.05)	(600.00)	(570.05)	-95.01%	(5,433.41)	(1,300.00)	(4,133.41)	-317.95%
R&M-Electrical-Supplies	(223.30)	(400.00)	176.70	44.18%	(223.30)	(1,200.00)	976.70	81.39%
R&M-Electrical-Outside Svs	0.00	(250.00)	250.00	100.00%	(99.79)	(250.00)	150.21	60.08%
R&M-Plumbing-Supplies	0.00	(250.00)	250.00	100.00%	(437.63)	(750.00)	312.37	41.65%
R&M-Plumbing-Outside Svs	0.00	(300.00)	300.00	100.00%	0.00	(900.00)	900.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(450.00)	450.00	100.00%
R&M-Fire/Life Safety-O/S	(2,628.57)	(2,581.50)	(47.07)	-1.82%	(8,477.71)	(4,744.50)	(3,733.21)	-78.69%
R&M-GB Interior-Supplies	(912.83)	(500.00)	(412.83)	-82.57%	(2,518.60)	(1,500.00)	(1,018.60)	-67.91%
R&M-GB Interior-O/S	(2,063.90)	(2,725.00)	661.10	24.26%	(9,054.58)	(3,175.00)	(5,879.58)	-185.18%
R&M-GB Interior-Pest Cont	(424.24)	(723.00)	298.76	41.32%	(1,272.72)	(1,669.00)	396.28	23.74%
R&M-GB Interior-Plant Mnt	(412.20)	(340.00)	(72.20)	-21.24%	(989.28)	(1,020.00)	30.72	3.01%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(1,476.00)	0.00	(1,476.00)	0.00%

Database: MONDAYPROD	Comparative Income Statement SOP Detail - W/Cash Flow Format Monday Production DB 1515 Wilson Boulevard							Page: 4
ENTITY: 3465								Date: 4/21/2015
Report: MP_CMPINC								Time: 09:19 AM
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Mar 2015	Current Period Budget Mar 2015	Variance		Actual Mar 2015	Year-To-Date Budget Mar 2015	Variance	
R&M-Other	(990.54)	(1,525.00)	534.46	35.05%	(6,898.61)	(8,220.00)	1,321.39	16.08%
Total Repair & Maintenance	(30,362.14)	(28,541.59)	(1,820.55)	-6.38%	(102,141.11)	(80,174.63)	(21,966.48)	-27.40%
Roads & Grounds								
Grounds-Landscape-O/S	(155.00)	(3,155.00)	3,000.00	95.09%	(465.00)	(3,465.00)	3,000.00	86.58%
Grounds-Snow Rem-Supplies	(1,013.42)	0.00	(1,013.42)	0.00%	(2,162.60)	(4,000.00)	1,837.40	45.94%
Grounds-Snow Rem-O/S	(3,817.75)	0.00	(3,817.75)	0.00%	(3,817.75)	0.00	(3,817.75)	0.00%
Total Roads & Grounds	(4,986.17)	(3,155.00)	(1,831.17)	-58.04%	(6,445.35)	(7,465.00)	1,019.65	13.66%
Security								
Security-Contract	(3,931.91)	(7,623.00)	3,691.09	48.42%	(10,338.11)	(14,535.00)	4,196.89	28.87%
Security-Equipment	0.00	(3,887.00)	3,887.00	100.00%	0.00	(3,887.00)	3,887.00	100.00%
Security-Other	0.00	0.00	0.00	0.00%	(398.60)	0.00	(398.60)	0.00%
Total Security	(3,931.91)	(11,510.00)	7,578.09	65.84%	(10,736.71)	(18,422.00)	7,685.29	41.72%
Management Fees								
	(7,292.94)	(7,096.72)	(196.22)	-2.76%	(23,800.22)	(21,292.16)	(2,508.06)	-11.78%
Total Management Fees	(7,292.94)	(7,096.72)	(196.22)	-2.76%	(23,800.22)	(21,292.16)	(2,508.06)	-11.78%
Administrative								
Adm-Payroll	(7,592.46)	(8,683.00)	1,090.54	12.56%	(24,224.79)	(26,049.00)	1,824.21	7.00%
Admi-Payroll taxes	(469.11)	(671.00)	201.89	30.09%	(2,190.78)	(2,454.00)	263.22	10.73%
Admin-Other Payroll Exp	(679.71)	(1,129.66)	449.95	39.83%	(3,793.72)	(2,772.49)	(1,021.23)	-36.83%
Deferred Compensation	0.00	0.00	0.00	0.00%	(10,121.72)	0.00	(10,121.72)	0.00%
Adm-Office Exp-Mgmt Rent	(3,643.50)	(3,454.79)	(188.71)	-5.46%	(10,333.77)	(10,364.37)	30.60	0.30%
Adm-Office Exp-Mgmt Exps	(1,148.25)	(426.00)	(722.25)	-169.54%	(1,906.91)	(1,028.00)	(878.91)	-85.50%
Adm-Office Exp-Phone	(377.93)	(240.00)	(137.93)	-57.47%	(1,135.64)	(720.00)	(415.64)	-57.73%
Adm-Office Exp-Equip Leas	(266.63)	(95.00)	(171.63)	-180.66%	(596.42)	(285.00)	(311.42)	-109.27%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(621.00)	621.00	100.00%
Adm-Mgmt Exp-Dues & Subs	0.00	(1,200.00)	1,200.00	100.00%	(1,505.07)	(2,122.00)	616.93	29.07%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.18)	0.00	(1.18)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(102.00)	102.00	100.00%

Database: MONDAYPROD	Comparative Income Statement SOP Detail - W/Cash Flow Format Monday Production DB 1515 Wilson Boulevard							Page: 5
ENTITY: 3465								Date: 4/21/2015
Report: MP_CMPINC								Time: 09:19 AM
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Mar 2015	Current Period Budget Mar 2015	Variance		Actual Mar 2015	Year-To-Date Budget Mar 2015	Variance	
Adm-Other-Tenant Relation	(1,139.50)	(1,900.00)	760.50	40.03%	(1,897.73)	(18,900.00)	17,002.27	89.96%
Adm - Other - Misc	(1,092.56)	(2,126.00)	1,033.44	48.61%	(6,279.77)	(7,070.00)	790.23	11.18%
Total Administrative	(16,409.65)	(19,925.45)	3,515.80	17.64%	(63,987.50)	(72,487.86)	8,500.36	11.73%
Insurance								
Insurance-Policies	(2,732.52)	(2,681.58)	(50.94)	-1.90%	(8,197.56)	(8,044.73)	(152.83)	-1.90%
Insurance-Workers Comp	(646.50)	(679.49)	32.99	4.86%	(1,939.50)	(2,038.47)	98.97	4.86%
Total Insurance	(3,379.02)	(3,361.07)	(17.95)	-0.53%	(10,137.06)	(10,083.20)	(53.86)	-0.53%
Total Property Exp-Escalatable	(109,450.84)	(107,185.33)	(2,265.51)	-2.11%	(338,217.98)	(309,930.35)	(28,287.63)	-9.13%
Real Estate Taxes								
RE Taxes-General	(29,749.27)	(29,749.25)	(0.02)	0.00%	(89,247.81)	(89,247.75)	(0.06)	0.00%
R/E Taxes-Consultant Fees	0.00	(1,000.00)	1,000.00	100.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,513.46)	(1,525.79)	12.33	0.81%	(4,540.38)	(4,577.80)	37.42	0.82%
Total Real Estate Taxes	(31,262.73)	(32,275.04)	1,012.31	3.14%	(94,788.19)	(94,825.55)	37.36	0.04%
Total Escalatable Expenses	(140,713.57)	(139,460.37)	(1,253.20)	-0.90%	(433,006.17)	(404,755.90)	(28,250.27)	-6.98%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(1,925.83)	(2,555.00)	629.17	24.63%	(8,775.85)	(7,665.00)	(1,110.85)	-14.49%
Water/Sewer - Sep Tenant Chg	(402.02)	(378.00)	(24.02)	-6.35%	(1,150.26)	(1,134.00)	(16.26)	-1.43%
Total Non Esc Utilities	(2,327.85)	(2,933.00)	605.15	20.63%	(9,926.11)	(8,799.00)	(1,127.11)	-12.81%
Service Costs								
Svs Costs-Misc Bldg	(222.97)	0.00	(222.97)	0.00%	(12,185.05)	0.00	(12,185.05)	0.00%
Svs Costs-Cleaning	(551.75)	(223.00)	(328.75)	-147.42%	(1,655.25)	(669.00)	(986.25)	-147.42%
Svc Costs - Cleaning - NonBillable	0.00	(330.79)	330.79	100.00%	0.00	(992.37)	992.37	100.00%

Database: MONDAYPROD
 ENTITY: 3465
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1515 Wilson Boulevard

Page: 6
 Date: 4/21/2015
 Time: 09:19 AM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Total Service Costs	(774.72)	(553.79)	(220.93)	-39.89%	(13,840.30)	(1,661.37)	(12,178.93)	-733.07%
Parking Expenses								
Parking Exp-Non Operator	0.00	(250.00)	250.00	100.00%	(1,000.00)	(750.00)	(250.00)	-33.33%
Parking Exp-Misc	(1,557.52)	(9,566.91)	8,009.39	83.72%	(3,005.71)	(16,343.74)	13,338.03	81.61%
Total Parking Expenses	(1,557.52)	(9,816.91)	8,259.39	84.13%	(4,005.71)	(17,093.74)	13,088.03	76.57%
Leasing Costs								
Promotion and Advertising	(640.74)	(2,215.00)	1,574.26	71.07%	(1,589.25)	(18,385.00)	16,795.75	91.36%
Leasing Meals & Entertainment	(62.76)	(100.00)	37.24	37.24%	(2,399.55)	(300.00)	(2,099.55)	-699.85%
Leasing Miscellaneous	(1,328.72)	0.00	(1,328.72)	0.00%	(3,913.31)	0.00	(3,913.31)	0.00%
Lease Obligations	(848.23)	0.00	(848.23)	0.00%	(3,660.08)	0.00	(3,660.08)	0.00%
Total Leasing Costs	(2,880.45)	(2,315.00)	(565.45)	-24.43%	(11,562.19)	(18,685.00)	7,122.81	38.12%
Owner Costs								
Legal	0.00	(2,000.00)	2,000.00	100.00%	(78.81)	(6,000.00)	5,921.19	98.69%
Misc Professional Serv	(2,096.27)	(2,508.12)	411.85	16.42%	(5,187.06)	(3,708.12)	(1,478.94)	-39.88%
Charitable Contributions	(82.36)	(307.00)	224.64	73.17%	(682.36)	(307.00)	(375.36)	-122.27%
Sales & Use Taxes	(310.14)	(291.67)	(18.47)	-6.33%	(1,248.48)	(875.01)	(373.47)	-42.68%
Total Owner Costs	(2,488.77)	(5,106.79)	2,618.02	51.27%	(7,196.71)	(10,890.13)	3,693.42	33.92%
Total Property Exp-Non Escalatable	(10,029.31)	(20,725.49)	10,696.18	51.61%	(46,531.02)	(57,129.24)	10,598.22	18.55%
Total Operating Expenses	(150,742.88)	(160,185.86)	9,442.98	5.90%	(479,537.19)	(461,885.14)	(17,652.05)	-3.82%
Net Operating Income (Loss)	208,170.94	194,694.08	13,476.86	6.92%	613,742.77	602,854.68	10,888.09	1.81%
Interest Expense								
Int Exp-Security Deposit	(2.00)	0.00	(2.00)	0.00%	(5.82)	0.00	(5.82)	0.00%
Mortgage Interest Expense	(111,675.35)	(131,266.00)	19,590.65	14.92%	(324,218.76)	(381,094.00)	56,875.24	14.92%

Database: MONDAYPROD	Comparative Income Statement						Page: 7	
ENTITY: 3465	SOP Detail - W/Cash Flow Format						Date: 4/21/2015	
Report: MP_CMPINC	Monday Production DB						Time: 09:19 AM	
1515 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
Thru:	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Total Interest Expense	(111,677.35)	(131,266.00)	19,588.65	14.92%	(324,224.58)	(381,094.00)	56,869.42	14.92%
Amort of Financing Costs								
Amort-Def Financing	(8,638.39)	(8,587.12)	(51.27)	-0.60%	(26,337.75)	(25,761.36)	(576.39)	-2.24%
Total Amort of Financing Costs	(8,638.39)	(8,587.12)	(51.27)	-0.60%	(26,337.75)	(25,761.36)	(576.39)	-2.24%
Net Income(Loss)	87,855.20	54,840.96	33,014.24	60.20%	263,180.44	195,999.32	67,181.12	34.28%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	8,638.39	0.00	8,638.39		26,337.75	0.00	26,337.75	
Debt Service Accrual	10,807.29	0.00	10,807.29		0.00	0.00	0.00	
Real Estate Tax Accrual	29,749.27	0.00	29,749.27		89,247.81	0.00	89,247.81	
Real Estate Tax Prepayment	1,513.46	0.00	1,513.46		(13,621.15)	0.00	(13,621.15)	
Insurance Prepayment	3,379.02	0.00	3,379.02		10,137.06	0.00	10,137.06	
Other Prepaid Expenses	0.00	0.00	0.00		4,285.14	0.00	4,285.14	
Change in Capital Assets:								
Building Improvements	(1,942.17)	0.00	(1,942.17)		(2,733.24)	(156,560.00)	153,826.76	98.25%
Equipment	(965.99)	(125,000.00)	124,034.01	99.23%	(4,555.22)	(125,000.00)	120,444.78	96.36%
Tenant Improvements	(89.64)	0.00	(89.64)		(3,077.60)	(49,440.00)	46,362.40	93.78%
Leasing Expenses	0.00	0.00	0.00		0.00	(566,158.30)	566,158.30	100.00%
Other Balance Sheet Adjustments:								
Change in A/R	(707.79)	0.00	(707.79)		(53,360.51)	0.00	(53,360.51)	
Change in A/P	(6,781.78)	0.00	(6,781.78)		2,115.65	0.00	2,115.65	
Change in Other Liabilities	18,924.14	0.00	18,924.14		189,814.87	0.00	189,814.87	
Change in I/C Balances	(150,379.40)	0.00	(150,379.40)		(507,771.00)	0.00	(507,771.00)	
Total Cash Flow Adjustments	(87,855.20)	0.00	37,144.80	29.72%	(263,180.44)	0.00	633,977.86	70.67%

Database: MONDAYPROD
ENTITY: 3465
Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1515 Wilson Boulevard

Page: 8
Date: 4/21/2015
Time: 09:19 AM

Accrual

Report includes an open period. Entries are not final.

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

Cash Balances:

Net Income/(Loss)	87,855.20	0.00	33,014.24	263,180.44	0.00	67,181.12
+/- Cash Flow Adjustments	(87,855.20)	0.00	37,144.80	(263,180.44)	0.00	633,977.86
Cash Balance - End of Period	0.00	0.00	70,159.04	0.00	0.00	701,158.99

Cash Balance Composition:

Escrow Cash	0.00	0.00	0.00	0.00	0.00	0.00
Total Cash	0.00	0.00	0.00	0.00	0.00	0.00

1515 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended March 31, 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	1,047,674	\$1,040,814	6,860	0.66%	
Recoveries	22,385	14,226	8,159	57.35%	
Parking Income	-	-	-	100.00%	
Interest and Other Income	23,221	9,700	13,521	139.39%	A
Total Rental Income	1,093,280	1,064,740	28,540	2.68%	
Operating Expenses:					
Cleaning	(37,628)	(36,659)	(969)	-2.64%	
Utilities	(83,342)	(63,347)	(19,995)	-31.56%	B
Repairs and Maintenance	(102,141)	(80,175)	(21,966)	-27.40%	C
Roads and Grounds	(6,445)	(7,465)	1,020	13.66%	
Security	(10,737)	(18,422)	7,685	41.72%	
Management Fees	(23,800)	(21,292)	(2,508)	-11.78%	
Administrative	(63,988)	(72,488)	8,500	11.73%	
Insurance	(10,137)	(10,083)	(54)	-0.53%	
Real Estate Taxes	(94,788)	(94,826)	37	0.04%	
Non- Escalatable Expenses	(46,531)	(57,129)	10,598	18.55%	D
Professional Services/ Other	-	-	-	100.00%	
Total Expenses	(479,537)	(461,885)	(17,652)	-3.82%	
Net Operating Income (Loss)	\$613,743	\$602,855	\$10,888	1.81%	
Other Income and Expenses:					
Interest Expense	(324,225)	(381,094)	56,869	14.92%	E
Amortization - Financing Costs	(26,338)	(25,761)	(576)	-2.24%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(350,562)	(406,855)	56,293	13.84%	
Net Income (Loss)	\$263,180	\$195,999	\$67,181	34.28%	
<u>CASH BASIS</u>					
<u>Property Activity</u>					
Net Income (Loss)	263,180	195,999	67,181	34.28%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	26,338	25,761	576	-2.24%	
Capital Expenditures	(2,733)	(156,560)	153,827	98.25%	F
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	(3,078)	(49,440)	46,362	93.78%	G
Leasing Costs	-	(566,158)	566,158	100.00%	H
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	(283,707)	-	(283,707)	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Total Property Activity	-	(\$550,398)	\$550,398	-100.00%	
<u>Operating Cash Activity</u>					
Plus: Beginning of Year Cash Balance	\$ -		(Note A) - Ending Cash consists of:		
Less: Ending Cash Balance (Note A)	-		Operating & lockbox	\$ -	
Total Property Activity	\$ -		Money Market	-	
			Sweep Investment	-	
			Escrows	-	
(Distributions)/Contributions	\$ -		Total	\$ -	

1515 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended March 31, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	13,521	The positive variance in Interest & Other Income is primarily due to:
		11,118	Budgeted other income lower than actual due to unbudgeted GSA service income (Permanent Variance)
		2,243	Miscellaneous variance
		<u>13,521</u>	
B	\$	(19,995)	The negative variance in Utilities is primarily due to:
		(11,564)	Budgeted electric is lower than actual primarily due to increased usage due to the cold winter temperatures (Permanent Variance)
		(9,866)	Budgeted gas is lower than actual due to an increase in usage due to the cold winter (Permanent Variance)
		<u>1,435</u>	Miscellaneous variance
	\$	<u>(19,995)</u>	
C	\$	(21,966)	The negative variance in Repair & Maintenance is primarily due to:
		(5,879)	Budgeted interior O/S is lower than actual due to additional glass & locksmith repairs. This variance will offset over the course of the year (Timing Variance)
		(1,018)	Budgeted interior supplies is lower than actual due to additional supplies needed to date. This variance will offset over the course of the year (Timing Variance)
		(1,476)	Budgeted GB Exterior is lower than actual due to a 2014 carryover expense for 9/11 flag hanging. This variance will offset over the course of the year (Timing Variance)
		(3,733)	Budgeted Fire Life Safety is lower than actual due to Fire Systems testing which is budgeted later in the year (Timing Variance)
		(4,113)	Budgeted HVAC O/S is lower than actual due to Boiler & insulations repairs. This variance will offset with savings over the course of the year (Timing Variance)
		(5,747)	Miscellaneous variance
		<u>\$ (21,966)</u>	
D	\$	10,598	The positive variance in Non-Escalatable Expenses is primarily due to:
		16,795	Budgeted promotion and advertising higher than actual due to cost not spent to date. Anticipate spending over the course of the year (Timing Variance)
		(7,573)	Budgeted leasing misc and obligations are lower than actual due to AMTI day porter and GSA conference room painting obligations (Permanent Variance)
		<u>1,376</u>	Miscellaneous variance
	\$	<u>10,598</u>	
E	\$	56,869	The positive variance in Interest Expense is primarily due to:
		56,875	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>(6)</u>	Miscellaneous variance
	\$	<u>56,869</u>	
F	\$	153,827	The positive variance in Capital Expenditure is primarily due to:
		99,993	Budgeted façade lighting project is higher than actual due to lighting project to occur in Q2/Q3 (Timing Variance)
		44,000	Budgeted 2014 carryover façade lighting project is higher than actual due to lighting project to occur in Q2/Q3 (Timing Variance)
		8,000	Budgeted window film replacement will occur later in the year. Pending direction from leasing (Timing Variance)
		(390)	Budgeted garage repair soft costs commenced earlier than anticipated (Timing Variance)
		(394)	Unbudgeted 2014 carryover for the elevator cab upgrades (Permanent Variance)
		<u>2,618</u>	CM Fee
	\$	<u>153,827</u>	
G	\$	46,362	The positive variance in Tenant Improvements is primarily due to:
		48,000	Budgeted Tetra Tech Window Film Removal is on hold pending direction from leasing (Timing Variance)
		1,350	CM Fee
		<u>(2,988)</u>	Unbudgeted 2014 carryover for the 8th floor restroom upgrades (Permanent Variance)
	\$	<u>46,362</u>	
H	\$	566,158	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		368,785	Budgeted leasing commissions for Tetra Tech to occur in Q2 (Timing Variance)
			<i>Monday LCs</i>
		184,393	Budgeted leasing commissions for Tetra Tech to occur in Q2 (Timing Variance)
			<i>Legal</i>
		<u>12,980</u>	Budgeted leasing legal for Tetra Tech to occur in Q2 (Timing Variance)
	\$	<u>566,158</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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Database:	MONDAYPROD	Aged Delinquencies	Page:	2
BLDG:	3465	Monday Production DB	Date:	4/21/2015
		1515 Wilson Boulevard	Time:	10:57 AM
		Period: 03/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Tetra Tech Total:

			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-980.00					
		Balance:	-980.00					

3465-003457	GSA 11B-30114	Master Occupant Id: GSA 11B--1			Day Due: 1	Delq Day:		
	Anita Gay-Craig	07702	Inactive		Last Payment:	6/27/2014	759.21	
	(202) 260-0475							
Additional space Occupant: GSA 11B-30114		Contact:						
11/1/2012	RET	Real Estate Tax	CH	75,078.30	0.00	0.00	0.00	75,078.30
12/1/2012	RET	Real Estate Tax	CH	22,634.04	0.00	0.00	0.00	22,634.04
12/1/2012	RET	Real Estate Tax	CH	59,700.97	0.00	0.00	0.00	59,700.97

RET	Real Estate Tax		157,413.31	0.00	0.00	0.00	0.00	157,413.31
GSA 11B-30114 Total:			157,413.31	0.00	0.00	0.00	0.00	157,413.31

3465-010169	GSA 11B-30114	Master Occupant Id: GSA 11B--2			Day Due: 1	Delq Day:		
	Anita Gay-Craig	07702	Current		Last Payment:	4/13/2015	1,038.21	
	(202) 260-0475							
Additional space Occupant: GSA 11B-30114		Contact: Terry Reid						
7/1/2014	RNT	Commercial Rent	NC	-3,940.11	0.00	0.00	0.00	-3,940.11
2/20/2015	BCI	Back Charge Inc	CH	5,903.04	5,903.04	0.00	0.00	0.00
3/1/2015	CLN	Cleaning	CH	227.58	227.58	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	37,411.00	37,411.00	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	12,568.50	12,568.50	0.00	0.00	0.00

BCI	Back Charge Inc		5,903.04	5,903.04	0.00	0.00	0.00	0.00
CLN	Cleaning		227.58	227.58	0.00	0.00	0.00	0.00
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
RNT	Commercial Rent		46,039.39	49,979.50	0.00	0.00	0.00	-3,940.11
GSA 11B-30114 Total:			52,170.01	56,110.12	0.00	0.00	0.00	-3,940.11
		Prepaid:	-40,638.85					
		Balance:	11,531.16					

3465-010247	Meta Engineers, P.C.	Master Occupant Id: MET001-2			Day Due: 1	Delq Day:	6	
	Mr. Paul McDonald	07701	Current		Last Payment:	4/17/2015	28,224.90	
	202-898-1188							
5/1/2014	OPT	Operating True-up	CH	880.05	0.00	0.00	0.00	880.05
OPT	Operating True-up		880.05	0.00	0.00	0.00	0.00	880.05
Meta Engineers, P.C. Total:			880.05	0.00	0.00	0.00	0.00	880.05

BCI	Back Charge Inc		5,903.04	5,903.04	0.00	0.00	0.00	0.00
CLN	Cleaning		227.58	227.58	0.00	0.00	0.00	0.00
ENG	Engineering Fee		160.00	160.00	0.00	0.00	0.00	0.00
OPT	Operating True-up		-4,121.95	0.00	0.00	0.00	0.00	-4,121.95
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax		157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT	Commercial Rent		122,124.55	126,064.66	0.00	0.00	0.00	-3,940.11
STR	Storage Rent		434.96	434.96	0.00	0.00	0.00	0.00
BLDG 3465 Total:			282,141.49	132,790.24	0.00	0.00	0.00	149,351.25
		Prepaid:	-230,528.97					
		Balance:	51,612.52					

Database: MONDAYPROD	Aged Delinquencies	Page: 3
	Monday Production DB	Date: 4/21/2015
BLDG: 3465	1515 Wilson Boulevard	Time: 10:57 AM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	BCI Back Charge Inc		5,903.04	5,903.04	0.00	0.00	0.00	0.00
	CLN Cleaning		227.58	227.58	0.00	0.00	0.00	0.00
	ENG Engineering Fee		160.00	160.00	0.00	0.00	0.00	0.00
	OPT Operating True-up		-4,121.95	0.00	0.00	0.00	0.00	-4,121.95
	PPR Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
	RET Real Estate Tax		157,413.31	0.00	0.00	0.00	0.00	157,413.31
	RNT Commercial Rent		122,124.55	126,064.66	0.00	0.00	0.00	-3,940.11
	STR Storage Rent		434.96	434.96	0.00	0.00	0.00	0.00

Grand Total:	282,141.49	132,790.24	0.00	0.00	0.00	149,351.25
Prepaid:	-230,528.97					
Balance:	51,612.52					

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	4/21/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	10:57 AM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC

30394	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
			Expense Period 01/15 Total:		1,476.00	0.00	1,476.00			

Expense Period: 02/15

Vendor: MPA003 MPARK

118483	1/21/2015		ELCONParking-Credit	0142-0002	-146.33	0.00	-146.33			
118483	1/21/2015		ELCONParking	0142-0002	146.33	0.00	146.33			
119422	2/20/2015		ELCON Parking	0142-0002	73.17	0.00	73.17			
119422	2/20/2015		ELCON Parking	0142-0002	-73.17	0.00	-73.17			
			Expense Period 02/15 Total:		0.00	0.00	0.00			

Expense Period: 03/15

Vendor: AAP001 AA Painting & Drywall

319	3/19/2015		ConferenceRoom	5381-0000	1,400.00	0.00	1,400.00	4/7/2015	8456	04/15
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Vendor: DEL002 DELAWARE SECRETARY OF STATE

AL3949574-2015	3/25/2015		ArtPrpAssc2014DELLCF	6632-0000	150.00	0.00	150.00	4/13/2015	13166	04/15
AL5128035-2015	3/25/2015		Ros15JrMzz2014DELLCF	6632-0000	150.00	0.00	150.00	4/13/2015	13169	04/15
AL5128036-2015	3/25/2015		Ros15SrMzz2014DELLCF	6632-0000	150.00	0.00	150.00	4/13/2015	13170	04/15

Vendor: DEN005 Deniz Yener

ALDY032415	3/24/2015		Broker Events	6411-0000	10.84	0.00	10.84	4/6/2015	13141	04/15
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Database:	MONDAYPROD			Open Status Report				Page:	2	
				Monday Production DB				Date:	4/21/2015	
ENTITY:	3465			1515 Wilson Boulevard				Time:	10:57 AM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: ELE012 Elevator Control Service

0181043-IN	3/10/2015		March20115 Elev Main	5320-0000	1,500.00	0.00	1,500.00	4/7/2015	8462	04/15
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Vendor: ENG003 Engineers Outlet

273454	3/25/2015		Tile	5380-0000	325.74	0.00	325.74	4/7/2015	8463	04/15
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Vendor: FED007 FEDERAL LOCK & SAFE, INC

0110183-IN	3/25/2015		MgmtBackDoor	5381-0000	345.74	0.00	345.74	4/7/2015	8465	04/15
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0110205-IN	3/25/2015		Cut Keys	5381-0000	178.16	0.00	178.16	4/7/2015	8465	04/15
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Vendor: GOT005 Gotham Technologies

7033	4/1/2015		Apr2015HVACWtrTreatm	5332-0000	386.82	0.00	386.82	4/7/2015	8466	04/15
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7064	3/25/2015		FlowSwitch	5332-0000	199.95	0.00	199.95	4/7/2015	8466	04/15
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Vendor: KBUR01 Kevin Burns

KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	3.39	0.00	3.39	4/6/2015	13144	04/15
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Vendor: MAY003 Mayer Brown LLP

34932741	3/16/2015		OEI Strategy	6632-0000	253.50	0.00	253.50	4/13/2015	13174	04/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0215ROSS	3/16/2015		DUE TO MPS 2/15	0491-0010	6,344.71	0.00	6,344.71	4/7/2015	8467	04/15
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Vendor: MPA004 MDISTRICT PARK 1

118769	2/20/2015		3/1/15 Elcon Parkers	5322-0000	67.55	0.00	67.55			
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118842	2/20/2015		Jan,Feb,Mar2015 Elco	5322-0000	57.16	0.00	57.16			
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Database:	MONDAYPROD	Open Status Report							Page:	3
		Monday Production DB							Date:	4/21/2015
ENTITY:	3465	1515 Wilson Boulevard							Time:	10:57 AM
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: PEA004 Peapod, LLC

ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	1.75	0.00	1.75	4/6/2015	13146	04/15
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Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7971294	3/24/2015		OEI Strategy	6632-0000	58.03	0.00	58.03			
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Vendor: PRO025 IESI-MD Corporation

1300342520	2/28/2015		Feb2015TrashRemoval	5152-0000	1,001.40	0.00	1,001.40	4/7/2015	8471	04/15
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1300345566	4/1/2015		Apr2015Recycling	5152-0000	219.50	0.00	219.50	4/7/2015	8471	04/15
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Vendor: REA002 REALDATA MANAGEMENT INC

AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	162.98	0.00	162.98	4/6/2015	13149	04/15
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Vendor: RED013 Red Coats, Inc.

222904	3/11/2015		Snow Removal	5432-0000	2,361.68	0.00	2,361.68	4/7/2015	8472	04/15
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222905	3/11/2015		Snow Removal	5432-0000	1,456.07	0.00	1,456.07	4/7/2015	8472	04/15
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223875	3/25/2015		PressureWashSidewalk	5160-0000	336.48	0.00	336.48	4/7/2015	8472	04/15
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Vendor: REM004 REMLU, INC

REM 15-017	3/12/2015		EAPprog QtyJan-Mar20	5372-0000	1,250.00	0.00	1,250.00	4/13/2015	13183	04/15
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Vendor: SEC009 SecurAmerica LLC

INV901016	3/11/2015		Feb2015SecurityRover	5520-0000	657.37	0.00	657.37	4/7/2015	8473	04/15
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INV901018	3/11/2015		Feb2015 Rovers	5520-0000	2,374.63	0.00	2,374.63	4/7/2015	8473	04/15
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Vendor: TIM007 TIM HELMIG

ALTHPers0315	3/17/2015		Cab from airport	5758-0008	0.35	0.00	0.35	4/6/2015	13151	04/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	4/21/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	10:57 AM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

ALTHPers0315	3/17/2015		Broker Event GLove	6411-0000	24.27	0.00	24.27	4/6/2015	13151	04/15
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Vendor: TWI005 TWIN TOWERS FLORIST

045647	3/30/2015		Lobby Flowers	5385-0000	82.44	0.00	82.44	4/7/2015	8474	04/15
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Vendor: WBM001 W.B. MASON

IS0334083	2/28/2015		A-Level	6420-0000	848.23	0.00	848.23	4/7/2015	8475	04/15
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IS0334083	2/28/2015		BreakRoom Supplies	5732-0000	841.08	0.00	841.08	4/7/2015	8475	04/15
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Expense Period 03/15 Total:					23,199.82	0.00	23,199.82			
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1515 Wilson Boulevard Total:					24,675.82	0.00	24,675.82			
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Grand Total:					24,675.82	0.00	24,675.82			
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Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 3465		Monday Production DB							Date: 4/21/2015	
		1515 Wilson Boulevard							Time: 11:34 AM	
03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
8392	3/10/2015	03/15	CAP036	Captivate Network						
3465	Mar2015ElevScreens			5322-0000	0000040696	3/4/2015	4/3/2015	508.64	0.00	508.64
							Check Total:	508.64	0.00	508.64
8393	3/10/2015	03/15	CIN001	CINTAS CORPORATION #145						
3465	Uniforms			5390-0000	145199563	2/11/2015	3/13/2015	30.20	0.00	30.20
3465	Uniforms			5390-0000	145199564	2/11/2015	3/13/2015	29.69	0.00	29.69
3465	Uniforms			5390-0000	145202932	2/18/2015	3/20/2015	45.07	0.00	45.07
3465	Uniforms			5390-0000	145206303	2/25/2015	3/27/2015	24.50	0.00	24.50
							Check Total:	129.46	0.00	129.46
8395	3/10/2015	03/15	COM032	COMCAST						
3465	2/21 969424016			5732-0000	2/21 969424016	2/21/2015	3/23/2015	96.61	0.00	96.61
							Check Total:	96.61	0.00	96.61
8396	3/10/2015	03/15	DAT003	Datawatch Systems Inc.						
3465	Apr2015FireMonitorin			5372-0000	681963	3/1/2015	3/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
8397	3/10/2015	03/15	ELE012	Elevator Control Service						
3465	Feb2015 Elevator Mai			5320-0000	0180328-IN	2/10/2015	3/12/2015	1,500.00	0.00	1,500.00
							Check Total:	1,500.00	0.00	1,500.00
8398	3/10/2015	03/15	ENG003	Engineers Outlet						
3465	Gloves			5380-0000	271646	2/12/2015	3/14/2015	166.84	0.00	166.84
3465	PaintSupplies		346502156	5380-0000	271706	2/13/2015	3/15/2015	959.30	0.00	959.30
3465	SaltBags		3460021521	5430-0000	272190	2/25/2015	3/27/2015	506.71	0.00	506.71
							Check Total:	1,632.85	0.00	1,632.85
8400	3/10/2015	03/15	GNE001	G. NEIL CORPORATION						
3465	Acct# A01398066			5758-0001	INV2421657	9/30/2014	10/30/2014	69.99	0.00	69.99
							Check Total:	69.99	0.00	69.99
8401	3/10/2015	03/15	GOT005	Gotham Technologies						

Database: MONDAYPROD		Check Register						Page: 2	
ENTITY: 3465		Monday Production DB						Date: 4/21/2015	
		1515 Wilson Boulevard						Time: 11:34 AM	
03/15 Through 03/15									
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
3465	Mar2015HVACWtrTreatr			5332-0000	6899	3/1/2015	3/31/2015	386.82	386.82
							Check Total:	386.82	386.82
8403	3/10/2015	03/15	KCS001	KCS Landscape Management, Inc.					
3465	Mar2015Landscaping			5412-0000	14395-12	3/1/2015	3/31/2015	155.00	155.00
							Check Total:	155.00	155.00
8404	3/10/2015	03/15	LIM002	Limbach					
3465	Suite400HVACPM			6212-0000	000292698	1/7/2014	2/6/2014	3,267.00	3,267.00
3465	Suite7202ndQtrHVACPM			6212-0000	000292699	1/7/2014	2/6/2014	439.00	439.00
3465	Suite400HVACPM			6212-0000	000293031	4/7/2014	5/7/2014	3,267.00	3,267.00
3465	Suite7203rdQTRHVACP			6212-0000	000293032	4/7/2014	5/7/2014	439.00	439.00
3465	Suite400HVACPM			6212-0000	000293506	7/16/2014	8/15/2014	3,267.00	3,267.00
3465	Suite7204thQtrHVACPV			6212-0000	000293507	7/16/2014	8/15/2014	439.00	439.00
							Check Total:	11,118.00	11,118.00
8405	3/10/2015	03/15	MAY003	Mayer Brown LLP					
3465	OEI Strategy			6632-0000	3486870	10/20/2014	11/18/2014	507.94	507.94
3465	OEI Strategy			6632-0000	34923004	2/25/2015	3/27/2015	254.67	254.67
							Check Total:	762.61	762.61
8408	3/10/2015	03/15	ORK001	Orkin LLC					
3465	Feb2015PestControl			5384-0000	25547674	3/2/2015	4/1/2015	424.24	424.24
							Check Total:	424.24	424.24
8410	3/10/2015	03/15	PAT009	Patricia Hord Graphic Design					
3465	TelephoneSign		346501153	5381-0000	305.21.04	2/24/2015	3/26/2015	337.28	337.28
3465	8thFIFabricate&Insta		346501153	0162-0004	305.21.04	2/24/2015	3/26/2015	2,987.94	2,987.94
							Check Total:	3,325.22	3,325.22
8411	3/10/2015	03/15	PRO025	IESI-MD Corporation					
3465	Mar2015Recycle			5152-0000	1300340322	3/1/2015	3/31/2015	219.50	219.50
							Check Total:	219.50	219.50

Database: MONDAYPROD		Check Register						Page: 3	
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8412	3/10/2015	03/15	REA024	Reallogic Analytics Inc					
3465	340 ABSTRACT			5758-0003	32932	2/6/2015	3/8/2015	150.00	0.00
									150.00
							Check Total:	150.00	0.00
									150.00
8413	3/10/2015	03/15	RED013	Red Coats, Inc.					
3465	Jan2015CleaningServi			5120-0000	218324	1/5/2015	2/4/2015	11,900.34	0.00
3465	AMTIDayMaid		3465021512	6412-0000	221689	2/25/2015	3/27/2015	1,328.72	0.00
3465	Mar2015CleaningServi			5120-0000	221972	2/27/2015	3/29/2015	11,900.34	0.00
3465	Mar2015GaragePorter			6320-0000	221972	2/27/2015	3/29/2015	688.98	0.00
3465	Jan2015GaragePorter			6320-0000	218324	1/5/2015	2/4/2015	688.98	0.00
3465	Jan2015VacancyCredit			5121-0000	218324	1/5/2015	2/4/2015	-750.78	0.00
3465	Mar2015VacancyCredit			5121-0000	221972	2/27/2015	3/29/2015	-750.78	0.00
3465	Mar2015Differential			6214-0000	221972	2/27/2015	3/29/2015	551.75	0.00
3465	Jan2015Differential			6214-0000	218324	1/5/2015	2/4/2015	551.75	0.00
							Check Total:	26,109.30	0.00
									26,109.30
8414	3/10/2015	03/15	SCH016	Schneider Electric Building					
3465	Feb2015 BAS			5342-0000	010034	2/5/2015	3/7/2015	759.67	0.00
									759.67
							Check Total:	759.67	0.00
									759.67
8415	3/10/2015	03/15	SCO003	SCOOPS2U Inc.					
3465	HotChocolateBar		346502153	5772-0000	14843	2/17/2015	3/19/2015	583.00	0.00
									583.00
							Check Total:	583.00	0.00
									583.00
8416	3/10/2015	03/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3465	Staff Meal			5732-0000	1997204	2/22/2015	3/24/2015	113.40	0.00
3465	Staff Meal			5732-0000	2016543	3/1/2015	3/31/2015	29.95	0.00
							Check Total:	143.35	0.00
									143.35
8417	3/10/2015	03/15	TEL005	Telco Experts LLC					
3465	Mar2015PhoneLines			5734-0000	2049150301	3/1/2015	3/31/2015	172.57	0.00
3465	Mar2015PhoneLines			5734-0000	1645150301	3/1/2015	3/31/2015	205.36	0.00
							Check Total:	377.93	0.00
									377.93
8418	3/10/2015	03/15	TWI005	TWIN TOWERS FLORIST					

Database: MONDAYPROD		Check Register						Page: 4		
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3465	Lobby Flowers			5385-0000	044888	3/9/2015	4/8/2015	82.44	0.00	82.44
3465	Lobby Flowers			5385-0000	044679	3/2/2015	4/1/2015	82.44	0.00	82.44
							Check Total:	164.88	0.00	164.88
8419	3/10/2015	03/15	WAS004	WASHINGTON GAS						
3465	12/18-1/22 #36210850			5220-0000	WT3465012315	1/23/2015	2/17/2015	5,232.68	0.00	5,232.68
							Check Total:	5,232.68	0.00	5,232.68
8421	3/10/2015	03/15	WBM001	W.B. MASON						
3465	BreakroomSupplies			5732-0000	IS0324822	1/31/2015	3/2/2015	248.86	0.00	248.86
							Check Total:	248.86	0.00	248.86
8422	3/10/2015	03/15	WHA005	John Wharton						
3465	Tetra Tech Raffle			6411-0000	JWPER0215	2/20/2015	3/22/2015	2,131.38	0.00	2,131.38
							Check Total:	2,131.38	0.00	2,131.38
8423	3/10/2015	03/15	WIL020	WILKES ARTIS, CHARTERED						
3465	2015 TAX ASSMNT			6716-0000	F1529801	2/13/2015	3/15/2015	1,000.00	0.00	1,000.00
							Check Total:	1,000.00	0.00	1,000.00
8424	3/10/2015	03/15	WON001	Wonderlic, Inc.						
3465	Addtl Svcs R Pottert			5710-5000	6369238	2/13/2015	3/15/2015	4.12	0.00	4.12
							Check Total:	4.12	0.00	4.12
8425	3/10/2015	03/15	XER005	Xerox Financial Services LLC						
3465	Mar2015CopierLease			5740-0000	277966	2/24/2015	3/26/2015	252.17	0.00	252.17
							Check Total:	252.17	0.00	252.17
8426	3/11/2015	03/15	MONCMF	MONDAY PROPERTIES SERVICES LLC						
3465	BI FACADE LIGHTING			0142-0020	3465CM201502	3/4/2015	4/3/2015	0.21	0.00	0.21
3465	GARAGE REPAIR			0142-0020	3465CM201502	3/4/2015	4/3/2015	11.71	0.00	11.71
3465	INTER ELEV CAB REN			0142-0020	3465CM201502	3/4/2015	4/3/2015	11.82	0.00	11.82
3465	8FL REST&COM AREA			0162-0020	3465CM201502	3/4/2015	4/3/2015	89.64	0.00	89.64

Database:	MONDAYPROD	Check Register	Page:	5
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				Date
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				Invoice
				Amount
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				Amount
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				Amount

Check Total: 113.38 0.00 113.38

8427 3/11/2015 03/15 WAS004 WASHINGTON GAS
3465 1/22/15-2/19/15 #850 5220-0000 WT3465022315 2/23/2015 3/16/2015 5,374.62 0.00 5,374.62

Check Total: 5,374.62 0.00 5,374.62

8429 3/27/2015 03/15 ATS002 At Site Real Estate
3465 Jan2015 BPMS 5390-0000 2015015 1/23/2015 2/22/2015 750.00 0.00 750.00
3465 Feb2015 BPM srvc 5390-0000 2015058 2/15/2015 3/17/2015 605.18 0.00 605.18

Check Total: 1,355.18 0.00 1,355.18

8430 3/27/2015 03/15 BAY005 Bay Lighting
3465 Lights 5340-0000 046985 3/16/2015 4/15/2015 111.65 0.00 111.65
3465 Lights 5340-0000 046986 3/18/2015 4/17/2015 111.65 0.00 111.65

Check Total: 223.30 0.00 223.30

8431 3/27/2015 03/15 CAP003 CAPP INC
3465 Sensor 5334-0000 S1663821.001 3/5/2015 4/4/2015 143.75 0.00 143.75

Check Total: 143.75 0.00 143.75

8432 3/27/2015 03/15 CAR026 Carr Business Systems, Inc.
3465 Feb2015ExcessPrintin 5740-0000 IN06983 2/24/2015 3/26/2015 14.46 0.00 14.46

Check Total: 14.46 0.00 14.46

8433 3/27/2015 03/15 CIN001 CINTAS CORPORATION #145
3465 Carried to 8434 5390-0000 145186047 1/14/2015 2/13/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

8434 3/27/2015 03/15 CIN001 CINTAS CORPORATION #145
3465 Uniforms 5390-0000 145189412 1/21/2015 2/20/2015 22.83 0.00 22.83
3465 Uniforms 5390-0000 145192801 1/28/2015 2/27/2015 22.83 0.00 22.83
3465 Uniforms 5390-0000 145192802 1/28/2015 2/27/2015 44.63 0.00 44.63
3465 Uniforms 5390-0000 145196202 2/4/2015 3/6/2015 22.83 0.00 22.83
3465 Uniforms 5390-0000 145209731 3/4/2015 4/3/2015 24.50 0.00 24.50

Database: MONDAYPROD			Check Register						Page: 6	
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3465	Uniforms			5390-0000	145213124	3/11/2015	4/10/2015	24.50	0.00	24.50
3465	Uniforms			5390-0000	145213125	3/11/2015	4/10/2015	62.79	0.00	62.79
3465	Uniforms			5390-0000	145213126	3/11/2015	4/10/2015	43.55	0.00	43.55
3465	Uniforms			5390-0000	145216528	3/18/2015	4/17/2015	24.50	0.00	24.50
3465	Uniforms			5390-0000	145186047	1/14/2015	2/13/2015	22.83	0.00	22.83
Check Total:								315.79	0.00	315.79
8436	3/27/2015	03/15	COM032	COMCAST						
3465	3/1 964068025			5732-0000	3/1 964068025	3/1/2015	3/31/2015	108.63	0.00	108.63
Check Total:								108.63	0.00	108.63
8437	3/27/2015	03/15	DAT004	Datapark USA, Inc.						
3465	Intercom		3460031511	6320-0000	236809	1/31/2015	3/2/2015	178.39	0.00	178.39
3465	ServiceLabor		3460031517	6320-0000	237640	3/13/2015	4/12/2015	566.05	0.00	566.05
3465	ExitMachine			6320-0000	237966	3/19/2015	4/18/2015	59.47	0.00	59.47
3465	HelpDesk			6320-0000	236998	2/28/2015	3/30/2015	64.63	0.00	64.63
Check Total:								868.54	0.00	868.54
8438	3/27/2015	03/15	ENG003	Engineers Outlet						
3465	Mask			5380-0000	272803	3/10/2015	4/9/2015	222.18	0.00	222.18
3465	EnhancedGoodWay			5380-0000	273012	3/13/2015	4/12/2015	202.73	0.00	202.73
3465	EnhancedGoodWay			5380-0000	273013	3/13/2015	4/12/2015	162.18	0.00	162.18
3465	HVACSupplies			5334-0000	273188	3/18/2015	4/17/2015	119.99	0.00	119.99
3465	Salt Bags		346003152	5430-0000	237087	3/17/2015	4/16/2015	506.71	0.00	506.71
Check Total:								1,213.79	0.00	1,213.79
8439	3/27/2015	03/15	FED007	FEDERAL LOCK & SAFE, INC						
3465	DoubleDoors			6212-0000	0109797-IN	2/27/2015	3/29/2015	140.00	0.00	140.00
3465	BackDoorCodeChange			5381-0000	0109816-IN	3/12/2015	4/11/2015	140.00	0.00	140.00
Check Total:								280.00	0.00	280.00
8443	3/27/2015	03/15	KAS002	KASTLE SYSTEMS (VA)						
3465	Mar2015 Maintenance			5520-0000	548150	2/1/2015	3/3/2015	142.58	0.00	142.58
3465	Mar2015 Operations			5520-0000	548150	2/1/2015	3/3/2015	779.17	0.00	779.17

Database: MONDAYPROD	Check Register	Page: 7								
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03/15 Through 03/15										
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Check Total: 921.75 0.00 921.75

8444 3/27/2015 03/15 LIM002 Limbach
3465 ManagementUnit 346503157 5336-0000 000294981 3/13/2015 4/12/2015 1,170.05 0.00 1,170.05

Check Total: 1,170.05 0.00 1,170.05

8445 3/27/2015 03/15 MON026 Mona Electric Group, Inc.
3465 May2014GeneratorMain 5372-0000 250918A 5/30/2014 6/29/2014 650.00 0.00 650.00

Check Total: 650.00 0.00 650.00

8446 3/27/2015 03/15 MONCMF MONDAY PROPERTIES SERVICES LLC
3465 ELEV MOD RETAINAGE 0142-0020 3465CM1214 3/10/2015 4/9/2015 1,918.43 0.00 1,918.43

Check Total: 1,918.43 0.00 1,918.43

8447 3/27/2015 03/15 MONMGT MONDAY PROPERTIES SERVICES LLC
3465 Management Fee 5610-0000 3465_0000000001 2/28/2015 2/28/2015 6,944.97 0.00 6,944.97

Check Total: 6,944.97 0.00 6,944.97

8448 3/27/2015 03/15 OTJ001 OTJ ARCHITECTS
3465 Lobby Desk 346501159 0152-0001 152479 2/28/2015 3/30/2015 432.15 0.00 432.15
3465 Main Lobby Desk 346502155 0152-0001 152479 2/28/2015 3/30/2015 533.84 0.00 533.84

Check Total: 965.99 0.00 965.99

8451 3/27/2015 03/15 SCO003 SCOOPS2U Inc.
3465 Sundae Bar 3465021511 5772-0000 E00020 3/4/2015 4/3/2015 1,139.50 0.00 1,139.50

Check Total: 1,139.50 0.00 1,139.50

8452 3/27/2015 03/15 TEL005 Telco Experts LLC
3465 Mar2015FireMonitor 5372-0000 1681150301 3/1/2015 3/31/2015 346.57 0.00 346.57
3465 Mar2015ElevLines 5322-0000 1681150301 3/1/2015 3/31/2015 346.56 0.00 346.56

Check Total: 693.13 0.00 693.13

8453 3/27/2015 03/15 TWI005 TWIN TOWERS FLORIST
3465 Lobby Flowers 5385-0000 045105 3/16/2015 4/15/2015 82.44 0.00 82.44

Database: MONDAYPROD		Check Register						Page: 8	
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3465	Lobby Flowers			5385-0000	045386	3/23/2015	4/22/2015	82.44	82.44
							Check Total:	164.88	164.88
12977	3/9/2015	03/15	ALL019	Allied Telecom Group LLC					
3465	208 ALLIED FEB			5758-0002	AL1029354	2/5/2015	3/7/2015	14.17	14.17
							Check Total:	14.17	14.17
12979	3/9/2015	03/15	CDW001	CDW DIRECT LLC					
3465	319 VA SWITCHES			5758-0003	ALSK23764	2/6/2015	3/8/2015	3.71	3.71
							Check Total:	3.71	3.71
12984	3/9/2015	03/15	COM032	COMCAST					
3465	Acct# 05613951384012			5758-0001	ALCOMCAST3/15	2/21/2015	3/23/2015	2.97	2.97
							Check Total:	2.97	2.97
12987	3/9/2015	03/15	DAT002	DATA MANAGEMENT INC					
3465	333 TIME CLOCK PLUS			5758-0003	AL351599	2/23/2015	3/25/2015	116.16	116.16
							Check Total:	116.16	116.16
12988	3/9/2015	03/15	DEN005	Deniz Yener					
3465	Broker Meals/Cabs			6411-0000	ALDY2315	2/3/2015	3/5/2015	10.12	10.12
							Check Total:	10.12	10.12
12995	3/9/2015	03/15	GRE020	Greater Washington Board of Trade					
3465	Board of Trade Mbrsh			5756-0000	AL03721-C5K3Q9	10/6/2014	11/5/2014	287.03	287.03
							Check Total:	287.03	287.03
13000	3/9/2015	03/15	PEA004	Peapod, LLC					
3465	Customer ID ox82558			5758-0001	ALk59542657	2/23/2015	3/25/2015	1.71	1.71
							Check Total:	1.71	1.71
13003	3/9/2015	03/15	RED005	Red Top Cab of Arlington					
3465	Account # 2840200			5758-0008	AL020035	2/15/2015	3/17/2015	2.94	2.94

Database:	MONDAYPROD	Check Register	Page:	9
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				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 2.94 0.00 2.94

13005 **3/9/2015** **03/15** **RED007** **Redirect, Inc.**
3465 215 SCORE CARD 5758-0002 AL14939 2/16/2015 3/18/2015 28.82 0.00 28.82

Check Total: 28.82 0.00 28.82

13009 **3/9/2015** **03/15** **TIM005** **TIME WARNER CABLE OF NYC**
3465 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

13010 **3/9/2015** **03/15** **TIM007** **TIM HELMIG**
3465 Broker Concert Tix 6411-0000 ALTHPER215 2/20/2015 3/22/2015 69.51 0.00 69.51

Check Total: 69.51 0.00 69.51

13012 **3/9/2015** **03/15** **TIM009** **Time Warner Cable**
3465 210 2/1/15 #03006530 5758-0002 AL02012015 2/1/2015 3/3/2015 5.16 0.00 5.16

Check Total: 5.16 0.00 5.16

13019 **3/9/2015** **03/15** **USG001** **US GREEN BUILDING COUNCIL**
3465 USGBC Membership 5756-0000 AL90843134 2/18/2015 3/20/2015 205.89 0.00 205.89

Check Total: 205.89 0.00 205.89

13020 **3/9/2015** **03/15** **WAL008** **WALSH, COLUCCI, LUBELEY & WALSH P.C**
3465 Realize Rosslyn 6632-0000 AL203433 2/10/2015 3/12/2015 547.13 0.00 547.13

Check Total: 547.13 0.00 547.13

13023 **3/9/2015** **03/15** **XER005** **Xerox Financial Services LLC**
3465 NY - Lease Payment 5758-0004 AL273333 2/10/2015 3/12/2015 14.15 0.00 14.15

Check Total: 14.15 0.00 14.15

13025 **3/13/2015** **03/15** **ICO002** **iContact LLC**
3465 3/1-3/31 Monthly Ad 6410-0000 AL5557962 2/10/2015 3/12/2015 5.21 0.00 5.21

Database:	MONDAYPROD	Check Register	Page:	10
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				Date
				Due Date
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				Discount Amount
				Check Amount

Check Total: 5.21 0.00 5.21

13026	3/13/2015	03/15	ICO002	iContact LLC					
3465	Icontact 4/1-4/30			6410-0000	AL5606268	3/10/2015	4/9/2015	3.32	3.32

Check Total: 3.32 0.00 3.32

13029	3/16/2015	03/15	CIT006	CITISTORAGE INC.					
3465	NY #2510 STORAGE FE			5758-0001	AL0790834	2/2/2015	3/4/2015	3.45	3.45

Check Total: 3.45 0.00 3.45

13030	3/16/2015	03/15	CSC001	C S C					
3465	2015 Ind Dir Svc Fee			6632-0000	AL75999432	2/14/2015	3/16/2015	600.00	600.00

Check Total: 600.00 0.00 600.00

13031	3/16/2015	03/15	CSC001	C S C					
3465	2015SrMezzIndDirSvcF			6634-0000	AL76000226	2/14/2015	3/16/2015	600.00	600.00

Check Total: 600.00 0.00 600.00

13035	3/16/2015	03/15	FRE013	Freshdirect					
3465	NY 11717338932-20150			5758-0001	AL201502	3/3/2015	3/18/2015	2.74	2.74

Check Total: 2.74 0.00 2.74

13039	3/16/2015	03/15	LAK011	LAK Public Relations, Inc.					
3465	2/15-3/14 PR Service		MNDSRV02153	6410-0000	AL6503	2/10/2015	3/12/2015	469.23	469.23

Check Total: 469.23 0.00 469.23

13046	3/16/2015	03/15	TEL005	Telco Experts LLC					
3465	Account #1197			5758-0005	AL1197150301	3/1/2015	3/31/2015	17.66	17.66

Check Total: 17.66 0.00 17.66

13048	3/16/2015	03/15	TEL005	Telco Experts LLC					
3465	VA-Acct# 1775 3/1/15			5758-0005	AL1775150301	3/1/2015	3/31/2015	26.31	26.31

Database:	MONDAYPROD	Check Register	Page:	11
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				Discount
				Amount
				Check
				Amount

Check Total: 26.31 0.00 26.31

13052 3/16/2015 03/15 VER013 VERIZON WIRELESS
3465 VA-Acct#720396355000 5758-0006 AL9741394070 2/28/2015 3/30/2015 121.40 0.00 121.40

Check Total: 121.40 0.00 121.40

13057 3/16/2015 03/15 WBM001 W.B. MASON
3465 NY C2012992 OFF/ADM 5758-0004 ALIS0334023 2/28/2015 3/30/2015 0.41 0.00 0.41
3465 NY C2012992 OFF/ADM 5758-0001 ALIS0334023 2/28/2015 3/30/2015 9.88 0.00 9.88

Check Total: 10.29 0.00 10.29

13060 3/16/2015 03/15 XER005 Xerox Financial Services LLC
3465 VA-Con#010000055900 5758-0004 AL283094 3/5/2015 4/4/2015 45.23 0.00 45.23

Check Total: 45.23 0.00 45.23

13062 3/23/2015 03/15 ALL019 Allied Telecom Group LLC
3465 208 INTRNT ACCESS 5758-0002 AL1030658 3/5/2015 4/4/2015 14.17 0.00 14.17

Check Total: 14.17 0.00 14.17

13067 3/23/2015 03/15 CDW001 CDW DIRECT LLC
3465 319 SPARE HD'S 5758-0003 ALSS10104 2/24/2015 3/26/2015 9.20 0.00 9.20

Check Total: 9.20 0.00 9.20

13069 3/23/2015 03/15 CDW001 CDW DIRECT LLC
3465 319 HD AND RAM 5758-0003 ALSS30748 2/24/2015 3/26/2015 18.91 0.00 18.91

Check Total: 18.91 0.00 18.91

13070 3/23/2015 03/15 DEN005 Deniz Yener
3465 Broker Events/Meals 6411-0000 ALDY031215 3/13/2015 4/12/2015 6.26 0.00 6.26

Check Total: 6.26 0.00 6.26

13074 3/23/2015 03/15 SCH016 Schneider Electric Building
3465 March2015 BAS 5342-0000 010232 3/6/2015 4/5/2015 759.67 0.00 759.67

Database: MONDAYPROD		Check Register				Page: 12				
ENTITY: 3465		Monday Production DB				Date: 4/21/2015				
		1515 Wilson Boulevard				Time: 11:34 AM				
03/15 Through 03/15										
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: 759.67 0.00 759.67

13077	3/23/2015	03/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3465	Staff Lunch			5732-0000	AL2018163	3/8/2015	4/7/2015	41.41	41.41
3465	SnowRemovalFood			5732-0000	AL2018163	3/8/2015	4/7/2015	30.57	30.57
3465	Lunch for N. Morrill			5758-0013	AL2018163	3/8/2015	4/7/2015	13.21	13.21

Check Total: 85.19 0.00 85.19

13087	3/30/2015	03/15	CEL003	Celine Van Der Linden-Petty Cash					
3465	misc. office supplie			5758-0001	ALPC03/20/15	3/20/2015	4/19/2015	0.61	0.61
3465	lunch reception cove			5758-0013	ALPC03/20/15	3/20/2015	4/19/2015	0.35	0.35

Check Total: 0.96 0.00 0.96

13095	3/30/2015	03/15	CIT006	CITISTORAGE INC.					
3465	NY 2510 STORAGE FEI			5758-0001	AL0795598	3/2/2015	4/1/2015	3.48	3.48

Check Total: 3.48 0.00 3.48

13104	3/30/2015	03/15	HEM003	HEM IT, INC					
3465	212 HEM Q1			5758-0002	AL1191	3/4/2015	4/3/2015	98.56	98.56

Check Total: 98.56 0.00 98.56

13106	3/30/2015	03/15	INT023	Interior Foliage Design Inc					
3465	NY 3980 APRIL MANTN			5758-0012	AL187259	3/12/2015	4/11/2015	0.79	0.79

Check Total: 0.79 0.00 0.79

13109	3/30/2015	03/15	KAS004	Kaseya US Sales LLC					
3465	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	87.61	87.61

Check Total: 87.61 0.00 87.61

13110	3/30/2015	03/15	NOV006	Nova Offset Corp					
3465	B.C for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	8.97	8.97

Check Total: 8.97 0.00 8.97

13112	3/30/2015	03/15	PEA004	Peapod, LLC					
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Database: MONDAYPROD		Check Register						Page: 13	
ENTITY: 3465		Monday Production DB						Date: 4/21/2015	
		1515 Wilson Boulevard						Time: 11:34 AM	
03/15 Through 03/15									
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
3465	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	1.69	0.00
							Check Total:	1.69	0.00
13114	3/30/2015	03/15	PEA004	Peapod, LLC					
3465	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	1.68	0.00
							Check Total:	1.68	0.00
13119	3/30/2015	03/15	RED005	Red Top Cab of Arlington					
3465	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	2.19	0.00
							Check Total:	2.19	0.00
13123	3/30/2015	03/15	SOL007	The Solutions Group					
3465	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	12.61	0.00
							Check Total:	12.61	0.00
13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC					
3465	NY #8150200070312472			5758-0001	AL249538334	3/22/2015	4/21/2015	0.81	0.00
							Check Total:	0.81	0.00
13127	3/30/2015	03/15	TIM009	Time Warner Cable					
3465	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	6.67	0.00
							Check Total:	6.67	0.00
13128	3/30/2015	03/15	TRE003	State Corporation Commission					
3465	2015VAAnnualLLCRegF			6632-0000	ALT0270712-15	2/1/2015	3/3/2015	25.00	0.00
							Check Total:	25.00	0.00
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE					
3465	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	0.72	0.00
							Check Total:	0.72	0.00
13135	3/30/2015	03/15	WBM001	W.B. MASON					
3465	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	32.41	0.00
3465	Rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	1.75	0.00

Database:	MONDAYPROD	Check Register	Page:	14
ENTITY:	3465	Monday Production DB	Date:	4/21/2015
		1515 Wilson Boulevard	Time:	11:34 AM
03/15 Through 03/15				
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:	34.16	0.00	34.16
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC						
3465	NY 010-0007854-002			5758-0004	AL288664	3/13/2015	4/2/2015	14.15	0.00	14.15
							Check Total:	14.15	0.00	14.15
WT3465	3/24/2015	03/15	DOM002	DOMINION VIRGINIA POWER						
3465	1/28-2/26/15 2451986			5210-0000	WT34565030315A	3/3/2015	3/13/2015	16,711.48	0.00	16,711.48
							Check Total:	16,711.48	0.00	16,711.48
021515236	2/17/2015	03/15	WEL001	WELLS FARGO BANK						
3465	02-15 MEZZ LOAN INT			8201-0000	WT41700236-215	2/15/2015	2/15/2015	86,649.31	0.00	86,649.31
							Check Total:	86,649.31	0.00	86,649.31
031615234	3/16/2015	03/15	WEL001	WELLS FARGO BANK						
3465	0315Portfolio Intere			8201-0000	WT617002340315	3/16/2015	3/16/2015	22,604.17	0.00	22,604.17
							Check Total:	22,604.17	0.00	22,604.17
031615236	3/16/2015	03/15	WEL001	WELLS FARGO BANK						
3465	0315 MezzLoan Intere			8201-0000	WT417002360315	3/16/2015	3/16/2015	78,263.89	0.00	78,263.89
							Check Total:	78,263.89	0.00	78,263.89
111420115	3/10/2015	03/15	ZAC001	Accenture LLP						
3465	207 01/15 LSE ADMIN			5758-0011	VC1000751145	2/12/2015	3/14/2015	296.30	0.00	296.30
							Check Total:	296.30	0.00	296.30
465012315	3/6/2015	03/15	WAS004	WASHINGTON GAS *** VOID ***						
3465	should be a check			5220-0000	WT3465012315	1/23/2015	2/17/2015	-5,232.68	0.00	-5,232.68
							Check Total:	-5,232.68	0.00	-5,232.68
465022315	3/16/2015	03/15	WAS004	WASHINGTON GAS *** VOID ***						
3465	1/22/15-2/19/15 #850			5220-0000	WT3465022315	2/23/2015	3/16/2015	5,374.62	0.00	5,374.62
3465	should be a check			5220-0000	WT3465022315	2/23/2015	3/16/2015	-5,374.62	0.00	-5,374.62

Database: MONDAYPROD	Check Register							Page: 15		
ENTITY: 3465	Monday Production DB							Date: 4/21/2015		
	1515 Wilson Boulevard							Time: 11:34 AM		
03/15 Through 03/15										
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
65030315B	3/7/2015	03/15	DOM002	DOMINION VIRGINIA POWER	Hand Check				
3465	1/28-2/26/15	1236913		5210-0000	WT3465030315B 3/2/2015	3/7/2015	3,112.98	0.00	3,112.98
						Check Total:	3,112.98	0.00	3,112.98
65030615A	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER	Hand Check				
3465	1/16-2/23/15	#091365		5250-0000	WT3465030615A 3/6/2015	3/25/2015	1,512.64	0.00	1,512.64
						Check Total:	1,512.64	0.00	1,512.64
MEX012015	2/2/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	Hand Check				
3465	01/2015	EXPENSES		5758-0003	WTAMEX012015 1/28/2015	2/2/2015	2.24	0.00	2.24
3465	01/2015	EXPENSES		5758-0008	WTAMEX012015 1/28/2015	2/2/2015	16.71	0.00	16.71
3465	01/2015	EXPENSES		5758-0013	WTAMEX012015 1/28/2015	2/2/2015	5.25	0.00	5.25
3465	01/2015	EXPENSES		5758-0014	WTAMEX012015 1/28/2015	2/2/2015	73.04	0.00	73.04
3465	01/2015	EXPENSES		6411-0000	WTAMEX012015 1/28/2015	2/2/2015	14.45	0.00	14.45
						Check Total:	111.69	0.00	111.69
MEX022015	3/6/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	Hand Check				
3465	02/2015	EXPENSES		5758-0001	WTAMEX022015 2/28/2015	3/6/2015	4.56	0.00	4.56
3465	319 02/2015	EXPENSES		5758-0003	WTAMEX022015 2/28/2015	3/6/2015	6.16	0.00	6.16
3465	02/2015	EXPENSES		5758-0008	WTAMEX022015 2/28/2015	3/6/2015	12.78	0.00	12.78
3465	02/2015	EXPENSES		5758-0012	WTAMEX022015 2/28/2015	3/6/2015	15.36	0.00	15.36
3465	02/2015	EXPENSES		5758-0013	WTAMEX022015 2/28/2015	3/6/2015	7.98	0.00	7.98
3465	02/2015	EXPENSES		5758-0014	WTAMEX022015 2/28/2015	3/6/2015	81.43	0.00	81.43
3465	02/2015	EXPENSES		6411-0000	WTAMEX022015 2/28/2015	3/6/2015	6.94	0.00	6.94
3465	02/2015	EXPENSES		6634-0000	WTAMEX022015 2/28/2015	3/6/2015	82.36	0.00	82.36
						Check Total:	217.57	0.00	217.57
						1515 Wilson Boulevard Total:	290,762.30	0.00	290,762.30
						Grand Total:	290,762.30	0.00	290,762.30

1515 Wilson	ACCT	AC 4/3/15	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	4/12/15																		
Management Fees	MGMT	AK 4/13/15		9,562	6,945	7,293	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	84,777	82,270	2,507		
				9,562	6,945	7,293	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	84,777	82,270	2,507		
Leasing Commission - OB																				
1515 Wilson	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		
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	-	-	-	521,000	-	-	-	-	-	521,000	368,785	152,215		
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	41,605	-	-	41,605	41,605	-		
Suite 01102, Vacant				-	-	-	-	-	-	-	-	-	17,813	-	-	17,813	17,813	-		
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521,000	\$ -	\$ -	\$ 59,418	\$ -	\$ -	\$ 580,418	\$ 428,203	152,215		
Leasing Commission - CO																				
1515 Wilson	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		
Suite 01102, Vacant				-	-	-	-	-	-	-	17,813	-	-	-	-	17,813	17,813	-		
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ 17,813	-		
Leasing Commission - MPS																				
1515 Wilson	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		
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	-	-	-	260,500	-	-	-	-	-	260,500	184,393	76,107		
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	20,802	-	-	20,802	20,802	-		
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,500	\$ -	\$ -	\$ 20,802	\$ -	\$ -	\$ 281,302	\$ 205,195	76,107		
Leasing Commission - Legal																				
1515 Wilson	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		
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	-	7,500	7,500	-	-	-	-	-	-	15,000	12,980	2,020		
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	2,991	-	-	2,991	2,991	-		
Suite 01102, Vacant				-	-	-	-	-	-	-	-	-	3,192	-	-	3,192	3,192	-		
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ -	\$ 6,183	\$ -	\$ -	\$ 21,183	\$ 19,163	2,020		
TI - Construction	Full Cost of Proj.	Original MPC Job	Revised 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
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	2,535,000					-	-	-	-	-	-	-	-	633,750	633,750	633,750	633,750	2,535,000	2,076,800	458,200
Suite 08801, Vacant	194,415					-	-	-	-	-	-	-	-	-	97,208	97,208	194,415	388,830	(194,415)	
Suite 01102, Vacant	47,880					-	-	-	-	-	-	-	-	-	-	23,940	23,940	47,880	95,760	(47,880)
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1515 Wilson						-	-	-	-	-	-	-	-	633,750	633,750	754,898	754,898	2,777,295	2,561,390	215,905
	Total CM FEE 3%					-	-	-	-	-	-	-	-	19,013	19,013	22,647	22,647	83,319	76,842	6,477
TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised 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
Tetra Tech Window Film Removal/Replacement	48,000					-	-	-	-	-	-	24,000	24,000	-	-	-	-	48,000	48,000	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	1,080,000					-	-	-	-	-	-	-	216,000	216,000	216,000	216,000	216,000	1,080,000	1,080,000	-
Suite 08801, Vacant	62,500					-	-	-	-	-	-	-	-	62,500	-	-	-	62,500	125,000	(62,500)
Suite 08802, Vacant	37,500					-	-	-	-	-	-	-	-	37,500	-	-	-	37,500	75,000	(37,500)
Suite 01102, Vacant	50,000					-	-	-	-	-	-	-	-	-	-	50,000	-	50,000	50,000	-
1515 8th floor Restroom				34658RRC	Y		2,988											2,988	-	2,988
TOTAL 1515 Wilson	4,055,295	-	-			-	2,988	-	-	-	-	24,000	240,000	216,000	316,000	266,000	216,000	1,280,988	1,378,000	(97,012)
	Total CM FEE 3%					-	90	-	-	-	-	720	7,200	6,480	9,480	7,980	6,480	38,430	41,340	(2,910)
BI - Non Esc	Full Cost of Proj.	Original MPC Job	Revised 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
Window Film Removal/Replacement	8,000				Y							8,000						8,000	8,000	0
Façade Lighting Project	100,007			34651408	Y	6.96							50,000	50,000				100,007	100,000	6.96
Garage Repairs	15,000			34651501	Y		390				14,610							15,000	15,000	0.23
2014 Carry Over Façade Lighting Project (shared cost with 1501)	44,000				Y								22,000	22,000				44,000	44,000	0
Elevator Cab Upgrades - Carryover				3465ECRU	Y		394													
Elevator Modernization - Carryover				3465ELMO	Y						11,400							11,400	-	11,400
TOTAL 1515 Wilson		-	-			7	784	-	-	-	26,010	8,000	72,000	72,000	-	-	-	178,407	167,000	11,407
	Total CM FEE 3%					0	24	-	-	-	780	240	2,160	2,160	-	-	-	5,352	5,010	342
	Total CM Fee					0	113	-	-	-	780	960	9,360	27,653	28,493	30,627	29,127	127,101	123,192	3,909


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1515 Wilson Boulevard

Leasing Status Report

as of March 31, 2015

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	112,990
	Renovated:		RSF Retail	8,392
	Stories:	12	RSF Storage	4,191
			Total Building	125,573
	Occupancy:	87.83%	Vacant Office	11,964
			Vacant Retail	1,596
			Vacant Storage	1,727
			Total Vacancy	15,287

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9th - 12th	Nov-15	
Total	52,784			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	15,287	12.17%
2015	52,784	42.03%
2016		0.00%
2017	1,600	1.27%
2018	42,093	33.52%
2019		0.00%
thereafter	13,809	11.00%
	125,573	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
8th	11,964	White Box
1st	1,727	Storage
1st	1,596	Vacant
Total	15,287	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9-PH	Nov-15	
GSA-DoD	15,783	4th, P7	Oct-18	
Total	68,567			

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

OUTSTANDING PROPOSALS																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Tetra Tech	Renewal	52,784	8th -PH	CBRE	6 yrs	\$ 36.00	2.50%	6 months	\$19.36	\$ 13.62	\$ 719,151	\$ 62.50	\$ 3,299,000	\$ 10.00	\$ 527,840	\$ 4,545,991
Total		52,784								\$ 719,151		\$ 3,299,000		\$ 527,840	\$ 4,545,991	

DEALS SIGNED 2015																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Total		0								\$ -		\$ -		\$ -	\$ -	\$ -

DEALS SIGNED 2014																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
GSA DoD	Renewal	23,628	5th-6th	Oct-13 NA	5 yrs	\$ 38.00	0.00%	2 months	\$36.75	\$ 5.61	\$ 132,435	\$ -	\$ -	\$ 5.00	\$ 118,140	\$ 250,575
Total		23,628								\$ 132,435		\$ -		\$ 118,140	\$ 250,575	

SPACE VACATED 2015					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				



Rosslyn Class A
Lease Comparables
as of March 31, 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
March 31, 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

March 31, 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

1515 Wilson Boulevard

as of March 31, 2015



MONDAY
PROPERTIES

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
3/31/2015

Page: 1
Date: 4/21/2015
Time: 11:29 AM

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													
3465	-01102	Vacant		1,596									
3465	-08801	Vacant		5,982									
3465	-08802	Vacant		5,982									
3465	-STR02	Vacant		1,727									
Occupied Suites													
3465	-01101	Tom Yum Rosslyn	6/14/2013	6/30/2023	2,181	7,488.10	41.20	1,199.07		OPF	7/1/2015	676.11	3.72
										OPF	7/1/2016	696.10	3.83
										OPF	7/1/2017	716.10	3.94
										OPF	7/1/2018	737.91	4.06
										OPF	7/1/2019	759.72	4.18
										OPF	7/1/2020	783.34	4.31
										OPF	7/1/2021	806.97	4.44
										OPF	7/1/2022	830.60	4.57
										RTL	7/1/2015	7,712.74	42.44
										RTL	7/1/2016	7,944.13	43.71
										RTL	7/1/2017	8,182.45	45.02
										RTL	7/1/2018	8,427.92	46.37
										RTL	7/1/2019	8,680.76	47.76
										RTL	7/1/2020	8,941.18	49.19
										RTL	7/1/2021	9,209.42	50.67
										RTL	7/1/2022	9,485.70	52.19
3465	-01103	G. LaVecchia & McIntire	10/1/2012	11/30/2027	4,095	16,147.03	47.32	215.96		RTL	10/1/2015	16,407.30	48.08
										RTL	10/1/2016	16,898.70	49.52
										RTL	10/1/2017	17,407.16	51.01
										RTL	10/1/2018	17,929.28	52.54
										RTL	10/1/2019	18,468.45	54.12
										RTL	10/1/2020	19,021.28	55.74
										RTL	10/1/2021	19,591.16	57.41
										RTL	10/1/2022	20,178.11	59.13
										RTL	10/1/2023	20,782.13	60.90
										RTL	10/1/2024	21,406.61	62.73
										RTL	10/1/2025	22,048.16	64.61
										RTL	10/1/2026	22,710.19	66.55
										STR	2/1/2016	224.01	0.66
										STR	2/1/2017	230.73	0.68
										STR	2/1/2018	237.65	0.70
										STR	2/1/2019	244.78	0.72
										STR	2/1/2020	252.12	0.74
										STR	2/1/2021	259.69	0.76
										STR	2/1/2022	267.48	0.78

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
3/31/2015

Page: 2
Date: 4/21/2015
Time: 11:29 AM

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
3465	-01104	Monday Properties	3/8/2013	4/30/2018	2,404	8,253.73	41.20			-8,253.73	STR	2/1/2023	275.50	0.81
											STR	2/1/2024	283.77	0.83
											STR	2/1/2025	292.28	0.86
											STR	2/1/2026	301.05	0.88
											MFA	4/1/2015	-1,742.09	-8.70
											MFA	4/1/2016	-1,794.22	-8.96
											MFA	4/1/2017	-1,848.00	-9.22
											RA3	4/1/2015	-2,336.39	-11.66
											RA3	4/1/2016	-2,406.31	-12.01
											RA3	4/1/2017	-2,478.42	-12.37
											RA4	4/1/2015	-2,676.48	-13.36
											RA4	4/1/2016	-2,756.57	-13.76
											RA4	4/1/2017	-2,839.18	-14.17
											RA5	4/1/2015	-1,747.19	-8.72
											RA5	4/1/2016	-1,799.48	-8.98
											RA5	4/1/2017	-1,853.41	-9.25
											RNT	4/1/2015	8,502.15	42.44
											RNT	4/1/2016	8,756.57	43.71
											RNT	4/1/2017	9,019.01	45.02
3465	-06601	GSA 11P-12637	10/28/2013	10/27/2018	11,953	37,978.72	38.13							
	Additional Space	3465	-05501	10/30/2013	10/27/2018	11,953	37,978.72	38.13						
				Total		23,906	75,957.44		0.00				0.00	
3465	-07701	Meta Engineers, P.C.	7/1/2011	6/30/2021	7,533	26,415.72	42.08	1,809.18			RNT	7/1/2015	27,206.69	43.34
											RNT	7/1/2016	28,022.76	44.64
											RNT	7/1/2017	28,863.95	45.98
											RNT	7/1/2018	29,730.24	47.36
											RNT	7/1/2019	30,621.65	48.78
											RNT	7/1/2020	31,538.16	50.24
3465	-07702	GSA 11B-30114	10/28/2013	10/27/2018	3,969	12,568.50	38.00							
	Additional Space	3465	-04401	10/28/2013	10/27/2018	11,814	37,411.00	38.00					3,904.68	
				Total		15,783	49,979.50		0.00				3,904.68	
3465	-09901	Tetra Tech	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
											RNT	12/1/2015	0.00	0.00
	Additional Space	3465	-03301	8/1/2010	11/30/2015	10,943	38,492.00	42.21	2,596.85		RNT	8/1/2015	39,650.14	43.48
	Additional Space	3465	-10001	12/1/1999	11/30/2015	11,449	33,909.18	35.54			HLD	12/1/2015	95,154.00	99.73
											RNT	12/1/2015	0.00	0.00
	Additional Space	3465	-11001	12/1/1999	11/30/2015	11,449	33,909.18	35.54			HLD	12/1/2015	95,154.00	99.73
											RNT	12/1/2015	0.00	0.00
	Additional Space	3465	-12001	12/1/1999	11/30/2015	6,630	19,636.46	35.54						
				Total		51,920	159,856.00		2,596.85				0.00	

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
3/31/2015

Page: 3
Date: 4/21/2015
Time: 11:29 AM

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
3465	-STR01 Tetra Tech	12/1/1999	11/30/2015	864	980.00	13.61							
3465	-STR1A Arlington Transporation Prtnrs	11/1/2011	6/30/2017	1,600	2,331.16	17.48				STR	11/1/2015	2,401.09	18.01
										STR	11/1/2016	2,473.13	18.55
Totals:		Occupied Sqft:	87.83% 15 Units	110,286	347,408.68		5,821.06		-4,349.05				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	12.17% 4 Units	15,287									
		Total Sqft:	19 Units	125,573	347,408.68								
Total 1515 Wilson Boulevard:		Occupied Sqft:	87.83% 15 Units	110,286	347,408.68		5,821.06		-4,349.05				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	12.17% 4 Units	15,287									
		Total Sqft:	19 Units	125,573	347,408.68								
Grand Total:		Occupied Sqft:	87.83% 15 Units	110,286	347,408.68		5,821.06		-4,349.05				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	12.17% 4 Units	15,287									
		Total Sqft:	19 Units	125,573	347,408.68								

Floor	S to S					Current	Re-measured
PH	16'	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewal: 1, 5 year option w/ 12 months notice - [ROFO on entire Building]				6,630	7,738
11	11' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
10	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
9	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
8	10' 8"	Vacant: 11,964 sf				11,964	11,964
7	10' 8"	Meta Engineers (Ste. 710): 7,533 sf (\$44.24, 3.5%) LXP 6/30/2021 Renewals: 2, 5 year options w/ 12 months notice [ROFO on balance of 7th floor]		DOD - Chemical Demilitarization (GS 11B-30114) (Ste 720): 3,969 sf TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Ren: None Term: TT right in 2017		11,502	11,964
6	10' 8"	Selective Service (GS 11B-30114): 11,953 sf (\$38.00,CPI) LXP 10/29/2018 Renewals: None				11,953	11,964
5	10' 8"	Selective Service (GS 11B-30114): 11,953 sf (\$38.00, CPI) LXP 10/29/2018 Renewals: None				11,953	11,964
4	10' 8"	DOD - General Counsel (GS 11B-30114): 11,814 sf, TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Renewals: None Termination: TT right on 10/27/2017 with notice by 10/27/2016				11,814	11,964
3	10' 8"	Tetra Tech [AMTI] (Ste. 300): 51,920 sf (\$40.88, 3%) LXP 11/30/2015 Renewals: None Termination: None				10,943	10,943
2	10' 2"	GARAGE				0	0
1	11' 10"	Tom Yum: 2,181 sf -(\$44.81 LXP 6/30/23	Vacant: 1,596 sf	Dr. LeVechia 4,095 sf (\$45.32, 3%) LXP 11/30/2027 Renewals: None	Monday Properties: 2,404 sf LXP 4/30/18	10,276	12,543
						121,382	126,936
						4,191	303
						125,573	127,239

RSF Office	112,990
RSF Retail	8,392
RSF Storage	4,191
Total Building RSF	125,573

Vacant Office	11,964
Vacant Retail	1,596
Vacant Storage	1,727
Total Vacancy	15,287

Expiration Key

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

Storage

121,382	126,936
4,191	303
125,573	127,239

