



**1701 NORTH FORT MYER DRIVE**  
**Financial Report**  
**May 31, 2015**



**Rosslyn Portfolio**

**Building**      1701 N. Ft. Myer Drive

**Financial Report**

**Month Ended May 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Analysis

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**SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

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**SECTION 4**

Leasing Report

Rent Roll

Stacking Plan

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## **SECTION 1**

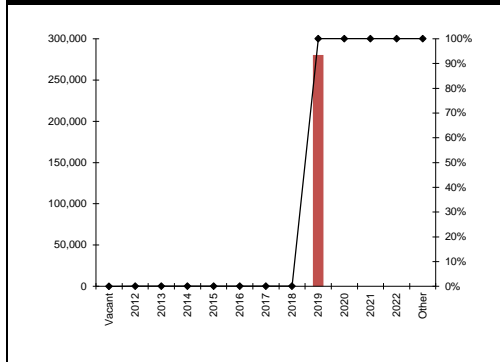
### Executive Summary

**PROPERTY INFORMATION**

Property Name	1701 N. Ft. Myer
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	13
Asset Quality	B
Total SF	280,259
Leased	100%
Ownership	USREO (89%) / Monday (11%)

**MAJOR TENANTS**

Tenant Name	SF	LXP
GSA-State Dept.	280,259	Jun-19

**LEASE EXPIRATION PROFILE****STRATEGY**

MP Management team has recently renewed with the Dept of State through 6/30/2019.

The project will compete for the Dept of State's 343K sf requirement via a long-term extension at 1701 N Fort Myer and expansion into 1200 Wilson Boulevard. It is expected this deal would require the landlord to implement an extensive capital improvement program to meet GSA sustainability and occupancy requirements plus deliver market concessions in order to achieve a long-term lease (10 years or more).

**CRITICAL ISSUES**

\* Continue to market building in conjunction with 1200 Wilson Blvd as a potential campus complex for State Department.

**ASSET-LEVEL DEBT**

Appraised Value	\$ 101,000,000	as of	Dec-14
Senior Debt	\$ 29,910,000	30% LTV	LIBOR + 548 May-17

**CASH FLOW PERFORMANCE**

Period	May-15 YTD	Actual	Budget	PSF
Projected Occupancy	100.0%	100.0%		
Effective Gross Revenue		\$ 4,121,282	\$ 4,859,684	\$ 17
Real Estate Taxes		(587,809)	(545,512)	(2)
Operating Expenses		(898,821)	(970,249)	(3)
Net Operating Income		2,634,652	3,343,923	12
Capital Improvements		(13,608)	(34,333)	(0)
Tenant Improvements		-	-	-
Leasing Commissions		(1,631,380)	-	-
Total Leasing and Capital		(1,644,988)	(34,333)	(0)
CF before Senior Debt Service		989,664	3,309,590	12
Senior Debt Service		(451,805)	(491,720)	
DSCR on NOI		5.83x	6.80x	
DSCR on CF before Senior Debt Service		2.19x	6.73x	
CF after Senior Debt Service		\$ 537,859	\$ 2,817,870	

**DISTRIBUTIONS (PLANNED VS ACTUAL)**

\* None planned

**LEASING**

Preliminary renewal discussions have commenced in connection with an expected long term renewal and potential expansion into 1200 Wilson Boulevard. FD Stonewater has been hired as the leasing agent.

**RECENT LEASING ACTIVITY**

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-14 / Jul - 14	GSA	All	280,259	Renewal	\$34.01	0.00%	0 mos.	\$0.00	0.5 yrs.	\$34.01
Feb-15 /Jan-19	GSA	All	280,259	Renewal	\$38.00	0.00%	0 mos.	\$0.00	5 yrs.	\$38.00

**LEASE PROPOSALS**

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

## **SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3470

Trial Balance  
**Monday Production DB**  
**1701 N Ft Myer Drive**

Page: 1  
Date: 6/22/2015  
Time: 04:27 PM

Accrual Year to Date Balances for period 05/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	18,406,470.46	
0132-0000	Building	104,303,332.62	
0142-0002	Bldg Impr-Non Escalatable	2,020,795.86	
0142-0020	Bldg Impr-CM Fee	60,411.68	
0202-0001	Def Leasing-Brokerage	1,308,258.33	
0202-0002	Def Leasing-Legal	6,763.45	
0202-0006	Deferred Leas-Monday	356,797.73	
0222-0000	Deferred Financing	456,312.68	
0229-0000	Acc Amort-Def Financing		160,281.85
0250-0000	Def Selling Costs	0.00	
0311-3470	BA9515551400 1701 N.FtMey	1,125,023.72	
0412-0101	Tax and Insurance Reserve	341,441.75	
0412-0102	Required Repairs	0.06	
0412-0103	Replacement Reserve	70,086.11	
0412-0104	Leasing Reserve	105,095.32	
0491-0010	Due To/From Managing Agen		18,263.57
0491-0025	Due to/from Monday		0.00
0491-3401	I/E-Rosslyn Series	2,848.69	
0491-3430	I/E-1000 Wilson Boulevard	1,620,440.48	
0491-3435	I/E-1100 Wilson Boulevard	705,000.00	
0491-3440	I/E-1101 Wilson Boulevard		1,273.98
0491-3450	I/E-1400 Key Boulevard		24,338.44
0491-3455	I/E-1401 Wilson Boulevard		119,428.39
0491-3460	I/E-1501 Wilson Boulevard	88,797.66	
0491-3465	I/E-1515 Wilson Boulevard		1,793.96
0491-3480	I/E-1200 Wilson Boulevard		6,242.80
0511-0000	Tenant A/R	1,121,492.02	
0512-0000	Accr Tenant A/R	13,800.00	
0513-0000	Accr Tenant Recovery A/R	409,634.40	
0632-0000	Prepaid Insurance	18,154.58	
0633-0000	Prepaid Taxes	141,135.02	
0711-0001	Due To/From Partner	10,465.98	
2110-0000	Mortgage Notes Payable		26,250,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,660,000.00
2511-0000	Accounts Payable Trade		87,879.13
2552-0000	Accr Miscellaneous		83,420.45
2553-0000	Accr Taxes		0.00
2556-0000	Accr Interest/Financing		50,865.42
2591-0000	Prepaid Rents		42,129.27
3311-0001	Retained Earnings		32,764,066.11
3341-0001	Distribution	71,210,352.71	
3421-9999	Mbr Contrib-Misc		138,513,850.05
4111-0000	Office Income		4,250,872.05
4111-0001	Office Income Concession	475,730.30	
4171-0000	Gar/Prkg Income		288,439.00
4371-0000	Utility Reimb Billed		35,547.93
4511-0000	Int Inc-Misc		1,927.54
4512-0000	Int Inc-Deposits		23.15
4521-0000	Int Inc-Bank		77.91
4864-0000	Engineering Reimb		160.00
4891-1000	Antenna Income		3,460.65
4891-1100	Back Chg./Repair		16,503.58
5120-0000	Clean-Contract Interior	131,734.35	
5152-0000	Clean-Trash Rem/Recyl-O/S	8,625.00	
5160-0000	Clean-Other	299.03	
5210-0000	Util-Elec-Public Area	141,884.52	

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Page: 2  
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Account	Description	Debit	Credit
5220-0000	Util-Gas	39,928.02	
5250-0000	Util-Water/Sewer-Water	33,306.93	
5310-0000	R&M-Payroll-Gen'l	93,416.37	
5310-1000	R & M Payroll-OT	6,900.05	
5310-2000	R & M Payroll-Taxes	8,719.55	
5310-4000	R & M -Benefits	12,391.28	
5320-0000	R&M-Elev-Maint Contract	15,785.00	
5322-0000	R&M-Elev-Outside Svs	12,145.04	
5330-0000	R&M-HVAC-Contract Svs	5,002.43	
5332-0000	R&M-HVAC-Water Treatment	6,121.50	
5334-0000	R&M-HVAC-Supplies	2,517.05	
5336-0000	R&M-HVAC-Outside Svs	2,704.52	
5340-0000	R&M-Electrical-Supplies	3,890.13	
5360-0000	R&M-Plumbing-Supplies	481.84	
5370-0000	R&M-Flre/Life Safety-Supp	363.54	
5372-0000	R&M-Fire/Life Safety-O/S	6,659.53	
5380-0000	R&M-GB Interior-Supplies	156.88	
5381-0000	R&M-GB Interior-O/S	6,975.48	
5384-0000	R&M-GB Interior-Pest Cont	2,213.00	
5390-0000	R&M-Other	10,245.94	
5412-0000	Grounds-Landscape-O/S	1,811.32	
5430-0000	Grounds-Snow Rem-Supplies	683.49	
5432-0000	Grounds-Snow Rem-O/S	1,277.50	
5520-0000	Security-Contract	204.83	
5610-0000	Mgmt Fee-Current Yr	76,525.23	
5710-0000	Adm-Payroll	63,992.05	
5710-1000	Admi-Payroll taxes	5,029.73	
5710-5000	Admin-Other Payroll Exp	7,709.02	
5710-5555	Deferred Compensation	7,219.21	
5730-0000	Adm-Office Exp-Mgmt Rent	12,396.95	
5732-0000	Adm-Office Exp-Mgmt Exps	1,046.17	
5746-0000	Adm-Office Exp-Telecomm	1,801.63	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	6.87	
5756-0000	Adm-Mgmt Exp-Dues & Subs	2,767.57	
5758-0001	Office/Lunchroom Supplies	647.19	
5758-0002	Internet/IT Contracts	1,170.15	
5758-0003	Computer Hardware/Software	1,410.43	
5758-0004	Copiers/Office Equipment	681.76	
5758-0005	Phone - Corporate/Teleconferencing	550.30	
5758-0006	Phone - Wireless/Cellular	929.57	
5758-0007	Postage/Delivery	162.29	
5758-0008	Car Service	218.53	
5758-0009	Printing/Reproduction	5.92	
5758-0010	Corporate Events/Gifts	67.29	
5758-0011	Temporary Staffing	6,019.84	
5758-0012	Other Corp Admin Exp	996.69	
5758-0013	Meals	180.43	
5758-0014	Travel	813.00	
5762-0000	Adm-Mgmt Exp-Meals	1.96	
5772-0000	Adm-Other-Tenant Relation	307.58	
5810-0000	Insurance-Policies	27,614.75	
5810-1000	Insurance-Workers Comp	2,105.85	
5841-0000	License/Fees/Permits		0.00
6110-0000	Electric - Sep Tenant Chg	35,547.96	
6212-0000	Svs Costs-Misc Bldg	362.72	
6320-0000	Parking Exp-Misc	82.86	

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Page: 3  
Date: 6/22/2015  
Time: 04:27 PM

Accrual

Year to Date Balances for period 05/15  
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Account	Description	Debit	Credit
6410-0000	Promotion and Advertising	4,304.30	
6411-0000	Leasing Meals & Entertainment	5,076.78	
6630-0000	Legal	45,939.76	
6632-0000	Misc Professional Serv	18,502.23	
6633-0000	Bank & Credit Card Fees	9,105.46	
6634-0000	Charitable Contributions	673.46	
6645-0000	Sales & Use Taxes	404.15	
6710-0000	RE Taxes-General	566,997.59	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	19,811.09	
8201-0000	Mortgage Interest Expense	451,804.53	
8302-0000	Amort-Def Financing	63,768.65	
Total:		206,380,845.23	206,380,845.23



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**Corporate Balance Sheet**  
**Monday Production DB**  
**1701 N Ft Myer Drive**

Page: 1  
Date: 6/22/2015  
Time: 04:26 PM

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

May 2015

Assets

Cash	1,641,646.96
Receivables	1,555,392.40
Current Assets	2,405,035.29
Building and Other Depreciable Assets	126,462,830.13
Intangible Assets	456,312.68
Accumulated Amortization	(160,281.85)

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Total Assets	132,360,935.61
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Liabilities

Accounts Payable	87,879.13
Mortgage/Notes Payable	29,910,000.00
Accrued Expenses	134,285.87
Deferred Income	42,129.27

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Total Liabilities	30,174,294.27
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Partners Capital and Prior Year Earnings	100,067,563.45
Current Year Earnings	2,119,077.89

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Total Partners Capital and Earnings	102,186,641.34
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Total Liabilities and Equity	132,360,935.61
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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
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Page: 1  
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 Time: 04:20 PM

Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	May 2015	May 2015			May 2015	May 2015		
<b>Revenues</b>								
Rental Income								
Office Income	887,486.83	910,841.75	(23,354.92)	-2.56%	4,250,872.05	4,554,208.75	(303,336.70)	-6.66%
Office Income Concession	0.00	0.00	0.00	0.00%	(475,730.30)	0.00	(475,730.30)	0.00%
Total Office Income	887,486.83	910,841.75	(23,354.92)	-2.56%	3,775,141.75	4,554,208.75	(779,067.00)	-17.11%
Total Rental Income	887,486.83	910,841.75	(23,354.92)	-2.56%	3,775,141.75	4,554,208.75	(779,067.00)	-17.11%
<b>Recoveries</b>								
Total Recoveries	0.00	0.00	0.00		0.00	0.00	0.00	
<b>Garage/Parking Income</b>								
Gar/Prkg Income	63,175.00	49,457.00	13,718.00	27.74%	288,439.00	247,285.00	41,154.00	16.64%
Total Garage/Parking Income	63,175.00	49,457.00	13,718.00	27.74%	288,439.00	247,285.00	41,154.00	16.64%
<b>Interest and Other Income</b>								
Interest and Dividend Income								
Int Inc-Misc	0.00	0.00	0.00	0.00%	1,927.54	0.00	1,927.54	0.00%
Int Inc-Deposits	0.00	0.00	0.00	0.00%	23.15	0.00	23.15	0.00%
Int Inc-Bank	2.78	15.00	(12.22)	-81.47%	77.91	75.00	2.91	3.88%
Total Interest and Dividend Income	2.78	15.00	(12.22)	-81.47%	2,028.60	75.00	1,953.60	2604.80%
<b>Utility Reimbursement</b>								
Utility Reimb Billed	6,868.37	8,312.00	(1,443.63)	-17.37%	35,547.93	35,405.00	142.93	0.40%
Total Utility Reimbursement	6,868.37	8,312.00	(1,443.63)	-17.37%	35,547.93	35,405.00	142.93	0.40%
<b>Service Income</b>								
Engineering Reimb	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%
Total Service Income	0.00	0.00	0.00		160.00	0.00	160.00	

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
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Page: 2  
 Date: 6/22/2015  
 Time: 04:20 PM

Accrual

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	May 2015	May 2015	Variance		May 2015	May 2015	Variance	
Miscellaneous Income								
Antenna Income	692.13	692.13	0.00	0.00%	3,460.65	3,460.65	0.00	0.00%
Back Chg./Repair	1,008.00	3,850.00	(2,842.00)	-73.82%	16,503.58	19,250.00	(2,746.42)	-14.27%
Total Miscellaneous Income	1,700.13	4,542.13	(2,842.00)	-62.57%	19,964.23	22,710.65	(2,746.42)	-12.09%
Total Interest and Other Income	8,571.28	12,869.13	(4,297.85)	-33.40%	57,700.76	58,190.65	(489.89)	-0.84%
Total Revenue	959,233.11	973,167.88	(13,934.77)	-1.43%	4,121,281.51	4,859,684.40	(738,402.89)	-15.19%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(26,346.87)	(26,346.87)	0.00	0.00%	(131,734.35)	(131,734.35)	0.00	0.00%
Clean-Window Wash Ext	0.00	0.00	0.00	0.00%	0.00	(8,100.00)	8,100.00	100.00%
Clean-Trash Rem/Recyl-O/S	(2,525.00)	(1,525.00)	(1,000.00)	-65.57%	(8,625.00)	(7,875.00)	(750.00)	-9.52%
Clean-Other	0.00	0.00	0.00	0.00%	(299.03)	(700.00)	400.97	57.28%
Total Cleaning	(28,871.87)	(27,871.87)	(1,000.00)	-3.59%	(140,658.38)	(148,409.35)	7,750.97	5.22%
Utilities								
Util-Elec-Public Area	(33,541.35)	(27,748.00)	(5,793.35)	-20.88%	(141,884.52)	(129,819.00)	(12,065.52)	-9.29%
Util-Gas	9,639.09	(1,054.00)	10,693.09	1014.52%	(39,928.02)	(32,552.00)	(7,376.02)	-22.66%
Util-Water/Sewer-Water	4,312.23	(4,654.00)	8,966.23	192.66%	(33,306.93)	(17,850.00)	(15,456.93)	-86.59%
Total Utilities	(19,590.03)	(33,456.00)	13,865.97	41.45%	(215,119.47)	(180,221.00)	(34,898.47)	-19.36%
Repair & Maintenance								
R&M-Payroll-Gen'l	(17,554.87)	(20,875.00)	3,320.13	15.90%	(93,416.37)	(106,102.00)	12,685.63	11.96%
R & M Payroll-OT	(111.06)	(863.00)	751.94	87.13%	(6,900.05)	(4,189.00)	(2,711.05)	-64.72%
R & M Payroll-Taxes	(1,167.12)	(1,663.00)	495.88	29.82%	(8,719.55)	(9,883.00)	1,163.45	11.77%
R & M -Benefits	(2,414.38)	(2,717.25)	302.87	11.15%	(12,391.28)	(15,133.72)	2,742.44	18.12%

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**Comparative Income Statement**  
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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
R&M-Elev-Maint Contract	(3,157.00)	(3,157.00)	0.00	0.00%	(15,785.00)	(15,785.00)	0.00	0.00%
R&M-Elev-Outside Svs	(5,511.54)	(561.47)	(4,950.07)	-881.63%	(12,145.04)	(3,307.35)	(8,837.69)	-267.21%
R&M-HVAC-Contract Svs	1,643.44	(759.42)	2,402.86	316.41%	(5,002.43)	(4,649.10)	(353.33)	-7.60%
R&M-HVAC-Water Treatment	(2,984.30)	(725.90)	(2,258.40)	-311.12%	(6,121.50)	(5,739.50)	(382.00)	-6.66%
R&M-HVAC-Supplies	(1,642.86)	(1,500.00)	(142.86)	-9.52%	(2,517.05)	(7,251.00)	4,733.95	65.29%
R&M-HVAC-Outside Svs	(2,704.52)	(2,500.00)	(204.52)	-8.18%	(2,704.52)	(9,000.00)	6,295.48	69.95%
R&M-Electrical-Supplies	(1,839.41)	(1,000.00)	(839.41)	-83.94%	(3,890.13)	(5,000.00)	1,109.87	22.20%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(2,750.00)	2,750.00	100.00%
R&M-Plumbing-Supplies	0.00	(880.00)	880.00	100.00%	(481.84)	(4,400.00)	3,918.16	89.05%
R&M-Plumbing-Outside Svs	0.00	(650.00)	650.00	100.00%	0.00	(3,400.00)	3,400.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(363.54)	(250.00)	(113.54)	-45.42%
R&M-Fire/Life Safety-O/S	(2,402.75)	(1,467.75)	(935.00)	-63.70%	(6,659.53)	(8,088.75)	1,429.22	17.67%
R&M-GB Interior-Supplies	0.00	(200.00)	200.00	100.00%	(156.88)	(1,500.00)	1,343.12	89.54%
R&M-GB Interior-O/S	(1,654.00)	(5,000.00)	3,346.00	66.92%	(6,975.48)	(11,500.00)	4,524.52	39.34%
R&M-GB Interior-Pest Cont	(442.60)	(442.60)	0.00	0.00%	(2,213.00)	(4,713.00)	2,500.00	53.04%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Other	(1,247.43)	(866.00)	(381.43)	-44.05%	(10,245.94)	(11,960.41)	1,714.47	14.33%
License/Fees/Permits	848.61	0.00	848.61	0.00%	0.00	0.00	0.00	0.00%
Total Repair & Maintenance	(42,341.79)	(45,828.39)	3,486.60	7.61%	(196,689.13)	(236,601.83)	39,912.70	16.87%
Roads & Grounds								
Grounds-Landscape-O/S	(881.24)	(128.00)	(753.24)	-588.47%	(1,811.32)	(1,403.20)	(408.12)	-29.08%
Grounds-Snow Rem-Supplies	(683.49)	0.00	(683.49)	0.00%	(683.49)	(1,500.00)	816.51	54.43%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	(1,277.50)	(6,000.00)	4,722.50	78.71%
Total Roads & Grounds	(1,564.73)	(128.00)	(1,436.73)	-1122.45%	(3,772.31)	(8,903.20)	5,130.89	57.63%
Security								
Security-Contract	40.02	(60.00)	100.02	166.70%	(204.83)	(300.00)	95.17	31.72%
Security-Equipment	0.00	(1,000.00)	1,000.00	100.00%	0.00	(1,000.00)	1,000.00	100.00%
Total Security	40.02	(1,060.00)	1,100.02	103.78%	(204.83)	(1,300.00)	1,095.17	84.24%
Management Fees								
	(16,889.70)	(19,463.06)	2,573.36	13.22%	(76,525.23)	(97,192.20)	20,666.97	21.26%

Database: MONDAYPROD  
 ENTITY: 3470  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1701 N Ft Myer Drive**

Page: 4  
 Date: 6/22/2015  
 Time: 04:20 PM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Total Management Fees	(16,889.70)	(19,463.06)	2,573.36	13.22%	(76,525.23)	(97,192.20)	20,666.97	21.26%
Administrative								
Adm-Payroll	(12,504.92)	(11,280.00)	(1,224.92)	-10.86%	(63,992.05)	(56,400.00)	(7,592.05)	-13.46%
Admi-Payroll taxes	(804.74)	(863.00)	58.26	6.75%	(5,029.73)	(4,893.00)	(136.73)	-2.79%
Admin-Other Payroll Exp	(1,137.79)	(1,061.45)	(76.34)	-7.19%	(7,709.02)	(6,202.87)	(1,506.15)	-24.28%
Deferred Compensation	0.00	0.00	0.00	0.00%	(7,219.21)	0.00	(7,219.21)	0.00%
Adm-Office Exp-Mgmt Rent	(2,719.57)	(2,332.76)	(386.81)	-16.58%	(12,396.95)	(11,663.80)	(733.15)	-6.29%
Adm-Office Exp-Mgmt Exps	(351.32)	0.00	(351.32)	0.00%	(1,046.17)	0.00	(1,046.17)	0.00%
Adm-Office Exp-Phone	0.00	(355.00)	355.00	100.00%	0.00	(1,775.00)	1,775.00	100.00%
Adm-Office Exp-Telecomm	(425.88)	(306.25)	(119.63)	-39.06%	(1,801.63)	(1,531.25)	(270.38)	-17.66%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(6.87)	(1,326.50)	1,319.63	99.48%
Adm-Mgmt Exp-Dues & Subs	(11.58)	0.00	(11.58)	0.00%	(2,767.57)	(3,647.00)	879.43	24.11%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.96)	0.00	(1.96)	0.00%
Adm-Other-Community Relat	0.00	(138.00)	138.00	100.00%	0.00	(367.00)	367.00	100.00%
Adm-Other-Tenant Relation	(214.34)	0.00	(214.34)	0.00%	(307.58)	0.00	(307.58)	0.00%
Adm - Other - Misc	(1,387.40)	(2,717.25)	1,329.85	48.94%	(13,853.39)	(16,755.25)	2,901.86	17.32%
Total Administrative	(19,557.54)	(19,053.71)	(503.83)	-2.64%	(116,132.13)	(104,561.67)	(11,570.46)	-11.07%
Insurance								
Insurance-Policies	(5,522.95)	(5,415.64)	(107.31)	-1.98%	(27,614.75)	(27,078.19)	(536.56)	-1.98%
Insurance-Workers Comp	(421.17)	(454.19)	33.02	7.27%	(2,105.85)	(2,270.95)	165.10	7.27%
Total Insurance	(5,944.12)	(5,869.83)	(74.29)	-1.27%	(29,720.60)	(29,349.14)	(371.46)	-1.27%
Total Property Exp-Escalatable	(134,719.76)	(152,730.86)	18,011.10	11.79%	(778,822.08)	(806,538.39)	27,716.31	3.44%
Real Estate Taxes								
RE Taxes-General	(147,966.47)	(104,757.75)	(43,208.72)	-41.25%	(566,997.59)	(523,788.75)	(43,208.84)	-8.25%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(3,962.22)	(4,149.94)	187.72	4.52%	(19,811.09)	(20,723.23)	912.14	4.40%
Total Real Estate Taxes	(151,928.69)	(108,907.69)	(43,021.00)	-39.50%	(587,808.68)	(545,511.98)	(42,296.70)	-7.75%

Database: MONDAYPROD  
 ENTITY: 3470  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1701 N Ft Myer Drive**

Page: 5  
 Date: 6/22/2015  
 Time: 04:20 PM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Total Escalatable Expenses	(286,648.45)	(261,638.55)	(25,009.90)	-9.56%	(1,366,630.76)	(1,352,050.37)	(14,580.39)	-1.08%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(6,868.37)	(8,312.00)	1,443.63	17.37%	(35,547.96)	(35,405.00)	(142.96)	-0.40%
Total Non Esc Utilities	(6,868.37)	(8,312.00)	1,443.63	17.37%	(35,547.96)	(35,405.00)	(142.96)	-0.40%
Service Costs								
Svs Costs-Misc Bldg	0.00	(3,500.00)	3,500.00	100.00%	(362.72)	(17,500.00)	17,137.28	97.93%
Total Service Costs	0.00	(3,500.00)	3,500.00	100.00%	(362.72)	(17,500.00)	17,137.28	97.93%
Parking Expenses								
Parking Exp-Misc	(15.10)	0.00	(15.10)	0.00%	(82.86)	(3,000.00)	2,917.14	97.24%
Total Parking Expenses	(15.10)	0.00	(15.10)		(82.86)	(3,000.00)	2,917.14	97.24%
Leasing Costs								
Promotion and Advertising	(1,853.27)	(1,625.00)	(228.27)	-14.05%	(4,304.30)	(12,080.00)	7,775.70	64.37%
Leasing Meals & Entertainment	(144.90)	0.00	(144.90)	0.00%	(5,076.78)	0.00	(5,076.78)	0.00%
Tenant Relations	0.00	(75.00)	75.00	100.00%	0.00	(375.00)	375.00	100.00%
Lease Obligations	0.00	(12,500.00)	12,500.00	100.00%	0.00	(62,500.00)	62,500.00	100.00%
Total Leasing Costs	(1,998.17)	(14,200.00)	12,201.83	85.93%	(9,381.08)	(74,955.00)	65,573.92	87.48%
Owner Costs								
Legal	(7,794.58)	(2,083.00)	(5,711.58)	-274.20%	(45,939.76)	(10,415.00)	(35,524.76)	-341.09%
Misc Professional Serv	518.94	(1,250.00)	1,768.94	141.52%	(18,502.23)	(4,830.51)	(13,671.72)	-283.03%
Bank & Credit Card Fees	(2,797.46)	(8,650.00)	5,852.54	67.66%	(9,105.46)	(15,250.00)	6,144.54	40.29%
Charitable Contributions	0.00	0.00	0.00	0.00%	(673.46)	(688.00)	14.54	2.11%
Sales & Use Taxes	0.00	(333.33)	333.33	100.00%	(404.15)	(1,666.65)	1,262.50	75.75%
Total Owner Costs	(10,073.10)	(12,316.33)	2,243.23	18.21%	(74,625.06)	(32,850.16)	(41,774.90)	-127.17%

Database: MONDAYPROD	Comparative Income Statement					Page: 6
ENTITY: 3470	SOP Detail - W/Cash Flow Format					Date: 6/22/2015
Report: MP_CMPINC	Monday Production DB					Time: 04:20 PM
1701 N Ft Myer Drive						
Accrual	Report includes an open period. Entries are not final.					
	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	May 2015	May 2015	Variance	May 2015	May 2015	Variance

Total Property Exp-Non Escalatable	(18,954.74)	(38,328.33)	19,373.59	50.55%	(119,999.68)	(163,710.16)	43,710.48	26.70%
Total Operating Expenses	(305,603.19)	(299,966.88)	(5,636.31)	-1.88%	(1,486,630.44)	(1,515,760.53)	29,130.09	1.92%
Net Operating Income (Loss)	653,629.92	673,201.00	(19,571.08)	-2.91%	2,634,651.07	3,343,923.87	(709,272.80)	-21.21%
Interest Expense								
Mortgage Interest Expense	(92,754.58)	(100,949.00)	8,194.42	8.12%	(451,804.53)	(491,720.00)	39,915.47	8.12%
Total Interest Expense	(92,754.58)	(100,949.00)	8,194.42	8.12%	(451,804.53)	(491,720.00)	39,915.47	8.12%
Amort of Financing Costs								
Amort-Def Financing	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(63,768.65)	(63,120.45)	(648.20)	-1.03%
Total Amort of Financing Costs	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(63,768.65)	(63,120.45)	(648.20)	-1.03%
Net Income(Loss)	548,199.99	559,627.91	(11,427.92)	-2.04%	2,119,077.89	2,789,083.42	(670,005.53)	-24.02%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	12,675.35	0.00	12,675.35		63,768.65	0.00	63,768.65	
Debt Service Accrual	2,992.09	0.00	2,992.09		0.00	0.00	0.00	
Real Estate Tax Accrual	(419,031.12)	0.00	(419,031.12)		0.00	0.00	0.00	
Real Estate Tax Prepayment	(109,437.30)	0.00	(109,437.30)		(141,135.02)	0.00	(141,135.02)	
Insurance Prepayment	5,944.12	0.00	5,944.12		29,720.60	0.00	29,720.60	
Change in Capital Assets:								
Building Improvements	(7,159.93)	(17,166.67)	10,006.74	58.29%	(13,607.93)	(34,333.33)	20,725.40	60.37%
Leasing Expenses	(2,067.20)	0.00	(2,067.20)		(1,631,379.73)	0.00	(1,631,379.73)	

Other Balance Sheet Adjustments:

Database: MONDAYPROD  
 ENTITY: 3470  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1701 N Ft Myer Drive**

Page: 7  
 Date: 6/22/2015  
 Time: 04:20 PM

Accrual

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	Current Period					Year-To-Date		
	Actual	Budget	Variance	Actual		Budget	Variance	
	Thru:	May 2015		May 2015		May 2015		May 2015
Change in A/R	(114,616.13)	0.00	(114,616.13)		(238,931.44)	0.00	(238,931.44)	
Change in A/P	71,766.00	0.00	71,766.00		44,926.94	0.00	44,926.94	
Change in Other Liabilities	(14,744.06)	0.00	(14,744.06)		(33,034.43)	0.00	(33,034.43)	
Change in I/C Balances	(399,409.49)	0.00	(399,409.49)		(879,467.25)	0.00	(879,467.25)	
Total Cash Flow Adjustments	(973,087.67)	0.00	(955,921.00)	-5568.47%	(2,799,139.61)	0.00	(2,764,806.28)	-8052.83%
Cash Balances:								
Cash Balance - Beginning of Period	2,066,534.64	0.00	2,066,534.64	0.00%	2,321,708.68	0.00	2,321,708.68	0.00%
Net Income/(Loss)	548,199.99	0.00	(11,427.92)		2,119,077.89	0.00	(670,005.53)	
+/- Cash Flow Adjustments	(973,087.67)	0.00	(955,921.00)		(2,799,139.61)	0.00	(2,764,806.28)	
Cash Balance - End of Period	1,641,646.96	0.00	1,099,185.71		1,641,646.96	0.00	(1,113,103.13)	
Cash Balance Composition:								
Operating Cash	1,125,023.72	0.00	1,125,023.72		1,125,023.72	0.00	1,125,023.72	
Escrow Cash	516,623.24	0.00	516,623.24		516,623.24	0.00	516,623.24	
Total Cash	1,641,646.96	0.00	1,641,646.96		1,641,646.96	0.00	1,641,646.96	



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

**(Note A) - Ending Cash consists of:**

1701 N. Fort Myer Drive  
BUDGET COMPARISON REPORT  
Period Ended May 31, 2015 (Unaudited)

Accrual Basis

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

**Notes:**

A	\$	(779,067)	The negative variance in Rental Income is primarily due to:
		(303,337)	Budgeted is lower than actual due to actual rent increased to \$38/sf as of March 2015 instead of \$39/sf as of January 2015 (Permanent Variance)
		(475,730)	Budgeted is higher than actual due to unbudgeted concession of \$475,730.30 (Permanent Variance)
	\$	<u>(779,067)</u>	
B	\$	41,154	The positive variance in Parking Income is primarily due to:
		41,154	Budgeted is lower than actual due to actual parking rent increased to \$175/parking space as of March 2015 (Permanent Variance)
	\$	<u>41,154</u>	
C	\$	(34,898)	The negative variance in Utilities expense is primarily due to:
		(12,066)	Budgeted Electric lower than actual due to higher than budgeted KWH cost (Permanent Variance)
		(7,376)	Budgeted Gas lower than actual due to colder than anticipated winter (Permanent Variance)
		(15,457)	Budgeted Water/Sewer is lower than actual due to usage being estimated, account is in the process of being reconciled (Permanent Variance)
	\$	<u>(34,898)</u>	
D	\$	39,913	The positive variance in Repairs and Maintenance expenses is primarily due to:
		12,686	Budgeted R&M-Payroll-Gen'l higher than actual due to over budget of payroll (Permanent Variance)
		4,734	Budgeted HVAC Supplies is higher than actual due to anticipated repairs not required (Timing Variance)
		6,295	Budgeted HVAC Outside Services is higher than actual due to anticipated repairs not required (Timing Variance)
		3,918	Budgeted plumbing supplies is higher than actual due to supplies not required (Permanent Variance)
		3,400	Budgeted plumbing outside services is higher than actual due to ejector pit maintenance and sewer ejector pit cleaning not yet occurred (Timing Variance)
		4,525	Budgeted R&M GB Interior O/S higher than actual due to anticipated repairs not required (Timing Invoice)
		4,355	Miscellaneous variance
	\$	<u>39,913</u>	
E	\$	20,667	The positive variance in Management Expenses is primarily due to:
		20,667	Budgeted Management Fees higher than actual due to TI allowance used by tenant (Permanent Variance)
	\$	<u>20,667</u>	
F	\$	(11,570)	The negative variance in Administrative expense is primarily due to:
		(7,592)	Budgeted Adm.-Payroll lower than actual due to under budget of payroll (Permanent Variance)
		(7,219)	Budgeted Deferred Compensation lower than actual due to under budget of deferred compensation (Permanent Variance)
		3,241	Miscellaneous variance
	\$	<u>(11,570)</u>	
G	\$	(42,297)	The negative variance in Real Estate Tax expense is primarily due to:
		(43,209)	Budgeted real estate tax lower than actual due to budgeted 103,549,700 assessed valuation at 1.214% tax rate and actual assessed value of 113,494,100 at 1.199% tax rate (Permanent Variance)
		912	Miscellaneous variance
	\$	<u>(42,297)</u>	
H	\$	43,710	The positive variance in Non-Escalatable expenses is primarily due to:
		17,137	Budgeted service costs higher than actual due to no request received for repairs (Timing Variance)
		7,776	Budgeted Promotion & Advertising lower than actual primarily due to closing dinner not yet occurred (Timing Variance)
		62,500	Budgeted lease obligation costs higher than actual due to feasibility study not yet conducted (Timing Variance)
		(35,525)	Budgeted legal fees lower than actual due to costs incurred for lease extension period (Permanent Variance)
		(13,672)	Budgeted misc. professional fees lower than actual due to unbudgeted costs for property appraisal and lobbyist (Permanent Variance)
		5,494	Miscellaneous variance
	\$	<u>43,710</u>	
I	\$	39,915	The positive variance in Interest Expense is primarily due to:
		39,915	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>39,915</u>	
J	\$	20,725	The positive variance in Building Improvements is primarily due to:
		(3,640)	Budgeted Building Improvements is lower than actual due to garage repair costs incurred prior to budgeted month (Timing Variance)
		27,156	Budgeted Building Improvements is higher than actual due to recaulking of exterior not yet completed (Timing Variance)
		(3,600)	Unbudgeted recaulking of the exterior 2014 Soft Costs for budgeted Mezzanine & Lobby Recaulking(Permanent Variance)
		809	CM Fee
	\$	<u>20,725</u>	
K	\$	(1,631,380)	The negative variance in Leasing Costs is primarily due to:
		(1,308,258)	Budgeted deferred leasing-brokerage Suite E Bldg. DoS lower than actual due costs hitting earlier than budgeted (Timing Variance)
		(321,054)	Budgeted deferred leasing-Monday Suite E Bldg. DoS lower than actual due costs hitting earlier than budgeted (Timing Variance)
		(2,067)	Budgeted deferred leasing-legal Suite E Bldg. DoS lower than actual due to costs hitting earlier than budgeted (Timing Variance)
	\$	<u>(1,631,380)</u>	

### **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
	Monday Production DB	Date: 6/12/2015
BLDG: 3470	1701 N. Ft. Myer Drive	Time: 02:48 PM
	Period: 05/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3470-003433	<b>General Services Adminstrtn</b>	Master Occupant Id: Gen1701-1			Day Due: 1	Delq Day:		
	Krystal Payton	01101	Inactive		Last Payment:	5/13/2015	374.63	
	(202) 690-9186							

9/28/2011	REB	RE Tax/BID Escalation	NC	-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
8/1/2014	BCI	Back Charge Inc	CH	2,042.28	0.00	0.00	0.00	0.00	2,042.28
9/13/2014	HVA	O/T HVAC	CH	2,846.76	0.00	0.00	0.00	0.00	2,846.76
9/14/2014	HVA	O/T HVAC	CH	4,270.14	0.00	0.00	0.00	0.00	4,270.14
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	0.00	640.00
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	0.00	640.00
9/21/2014	HVA	O/T HVAC	CH	8,540.28	0.00	0.00	0.00	0.00	8,540.28
11/1/2014	CLN	Cleaning	CH	613.26	0.00	0.00	0.00	0.00	613.26
12/31/2014	RET	Real Estate Tax	CH	11,656.08	0.00	0.00	0.00	0.00	11,656.08
12/31/2014	RET	Real Estate Tax	NC	-23,312.13	0.00	0.00	0.00	0.00	-23,312.13
3/1/2015	GAR	Garage	CH	49,457.00	0.00	0.00	49,457.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	665.52	0.00	0.00	665.52	0.00	0.00
4/1/2015	GAR	Garage	CH	13,718.00	0.00	13,718.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	315.83	315.83	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	320.49	320.49	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	456.29	456.29	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	386.45	386.45	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	292.55	292.55	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	41.81	41.81	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	14.45	14.45	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	641.95	641.95	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	10.19	10.19	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	1.55	1.55	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	3,108.56	3,108.56	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	12.13	12.13	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	219.71	219.71	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	46.56	46.56	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	25.80	25.80	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	58.00	58.00	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	24.54	24.54	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	374.42	374.42	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	317.09	317.09	0.00	0.00	0.00	0.00

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	0.00	0.00	0.00	613.26
ELS	Electric Submeter	6,668.37	6,668.37	0.00	0.00	0.00	0.00	0.00
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage	63,175.00	0.00	13,718.00	49,457.00	0.00	0.00	0.00
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation	-15,363.13	0.00	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax	-11,656.05	0.00	0.00	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent	665.52	0.00	0.00	665.52	0.00	0.00	0.00

<b>General Services Adminstrtn Total:</b>	63,082.43	6,668.37	13,718.00	50,122.52	0.00	-7,426.46
Prepaid:	-41,437.14					
Balance:	21,645.29					

3470-010590	<b>General Services Adminstrtn</b>	Master Occupant Id: Gen1701-2			Day Due: 1	Delq Day:		
	Krystal Payton	01101	Current		Last Payment:	6/1/2015	887,486.83	
	(202) 690-9186							

4/1/2015	GAR	Garage	CH	63,175.00	0.00	63,175.00	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	665.52	0.00	665.52	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	43,907.24	0.00	43,907.24	0.00	0.00	0.00

Database:	MONDAYPROD	Aged Delinquencies	Page:	2
BLDG:	3470	Monday Production DB	Date:	6/12/2015
		1701 N. Ft. Myer Drive	Time:	02:48 PM
		Period: 05/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
5/1/2015	GAR	Garage	CH	63,175.00	63,175.00	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	73,954.33	73,954.33	0.00	0.00	0.00

GAR	Garage	126,350.00	63,175.00	63,175.00	0.00	0.00	0.00
RNT	Commercial Rent	932,059.59	887,486.83	44,572.76	0.00	0.00	0.00

**General Services Adminstrtn Total:** 1,058,409.59 950,661.83 107,747.76 0.00 0.00 0.00

3470-003721	<b>MCI, Inc.</b> Nancy Wright, Lease Admin (972) 718-4483	Master Occupant Id: MCI-1701-1 PAR01 Current	Day Due: 1 Last Payment:	Delq Day: 5/27/2015 692.13
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>MCI, Inc. Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-692.13					
	Balance:	-692.13					

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	0.00	0.00	613.26
ELS	Electric Submeter	6,668.37	6,668.37	0.00	0.00	0.00	0.00
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage	189,525.00	63,175.00	76,893.00	49,457.00	0.00	0.00
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation	-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax	-11,656.05	0.00	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent	932,725.11	887,486.83	44,572.76	665.52	0.00	0.00

**BLDG 3470 Total:** 1,121,492.02 957,330.20 121,465.76 50,122.52 0.00 -7,426.46  
Prepaid: -42,129.27  
Balance: 1,079,362.75

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	0.00	0.00	613.26
ELS	Electric Submeter	6,668.37	6,668.37	0.00	0.00	0.00	0.00
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage	189,525.00	63,175.00	76,893.00	49,457.00	0.00	0.00
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation	-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax	-11,656.05	0.00	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent	932,725.11	887,486.83	44,572.76	665.52	0.00	0.00

**Grand Total:** 1,121,492.02 957,330.20 121,465.76 50,122.52 0.00 -7,426.46  
Prepaid: -42,129.27  
Balance: 1,079,362.75

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	1	
			<b>Monday Production DB</b>					Date:	6/19/2015	
ENTITY:	3470		<b>1701 N Ft Myer Drive</b>					Time:	04:19 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/13

**Vendor: KAS001 KASTLE SYSTEMS**

501432	7/1/2013		Aug2013 operations	5520-0000	51.20	0.00	51.20			
501432	7/1/2013		unapplied payments	5520-0000	-569.39	0.00	-569.39			
Expense Period 11/13 Total:					-518.19	0.00	-518.19			

Expense Period: 05/14

**Vendor: DOM003 DOMINION ELECTRIC SUPPLY CO INC**

S102143356.001	4/24/2014		lamps	5340-0000	266.70	0.00	266.70			
*** This invoice was REOPENED in Expense Period 05/15 ***										
Expense Period 05/14 Total:					266.70	0.00	266.70			

Expense Period: 04/15

**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3470_0000000000	4/30/2015		Management Fee	5610-0000	-1,278.95	0.00	-1,278.95	6/10/2015	5431	06/15
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**Vendor: SHA007 Shalom Baranes Associates**

20935	4/13/2015		wilson studies	6632-0000	2,769.40	0.00	2,769.40	6/1/2015	5414	06/15
*** This invoice was REOPENED in Expense Period 05/15 ***										
Expense Period 04/15 Total:					1,490.45	0.00	1,490.45			

Expense Period: 05/15

**Vendor: ABM ABM Janitorial - Mid Atlantic, Inc.**

8073508	5/19/2015		May2015 day clean	5120-0000	23,617.74	0.00	23,617.74	6/10/2015	5415	06/15
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Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	2
		<b>Monday Production DB</b>							Date:	6/19/2015
ENTITY:	3470	<b>1701 N Ft Myer Drive</b>							Time:	04:19 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

8073508	5/19/2015		May2015 day porter	5120-0000	2,729.13	0.00	2,729.13	6/10/2015	5415	06/15
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**Vendor: ARL004 ARLINGTON COUNTY, VIRGINIA**

PIE0615-5/21	5/21/2015		5/21/15 pie0615	5322-0000	447.00	0.00	447.00	6/10/2015	5417	06/15
PIE0616-5/21	5/21/2015		5/21/15 pie0616	5322-0000	447.00	0.00	447.00	6/10/2015	5418	06/15
PIE0617-5/21	5/21/2015		5/21/15 pie0617	5322-0000	447.00	0.00	447.00	6/10/2015	5419	06/15
PIE0618-5/21	5/21/2015		5/21/15 pie0618	5322-0000	447.00	0.00	447.00	6/10/2015	5420	06/15
PIE0619-5/21	5/21/2015		5/21/15 pie0619	5322-0000	447.00	0.00	447.00	6/10/2015	5421	06/15
PIE0620-5/21	5/21/2015		5/21/15-pie0620	5322-0000	447.00	0.00	447.00	6/10/2015	5422	06/15

**Vendor: ATS002 At Site Real Estate**

2015130	4/15/2015		April2015 BPMS	5390-0000	675.00	0.00	675.00			
2015169	5/20/2015		May2015 BPMS	5390-0000	675.00	0.00	675.00			

**Vendor: CBL001 Citybizlist, Inc.**

AL0000914	5/1/2015		DC Advertising	6410-0000	396.99	0.00	396.99	6/1/2015	13470	06/15
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**Vendor: CIN001 CINTAS CORPORATION #145**

145196200	2/4/2015		uniforms w/e 2/4/15	5390-0000	47.02	0.00	47.02	6/10/2015	5424	06/15
145233420	4/22/2015		uniforms w/e 4/22/15	5390-0000	45.23	0.00	45.23	6/10/2015	5424	06/15
145236826	4/29/2015		uniforms w/e 4/29/15	5390-0000	44.10	0.00	44.10	6/10/2015	5424	06/15
145240253	5/6/2015		unfiorms w/e 5/6/15	5390-0000	100.54	0.00	100.54	6/10/2015	5424	06/15
145243641	5/13/2015		uniforms w/e 5/13/15	5390-0000	43.82	0.00	43.82	6/10/2015	5424	06/15
145247021	5/20/2015		uniforms w/e 5/20/15	5390-0000	43.82	0.00	43.82	6/10/2015	5424	06/15

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	3	
			<b>Monday Production DB</b>					Date:	6/19/2015	
ENTITY:	3470		<b>1701 N Ft Myer Drive</b>					Time:	04:19 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC**

4153	5/19/2015		10th flr NAC Panel	5372-0000	645.00	0.00	645.00	6/10/2015	5425	06/15
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**Vendor: COM032 COMCAST**

ALCOMCAST5/15	5/21/2015		Acct# 05613951384012	5758-0001	8.15	0.00	8.15	6/1/2015	13473	06/15
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**Vendor: DOM002 DOMINION VIRGINIA POWER**

WT3470050115	5/1/2015		3/31-4/30 #250884059	5210-0000	32,715.96	0.00	32,715.96	5/7/2015	470050115	06/15
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**Vendor: DOM003 DOMINION ELECTRIC SUPPLY CO INC**

S102447430.001	4/23/2015		Linear led	5340-0000	159.23	0.00	159.23			
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**Vendor: ELE012 Elevator Control Service**

0182665-IN	5/10/2015		May2015 Elev Maint	5320-0000	3,157.00	0.00	3,157.00	6/10/2015	5427	06/15
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**Vendor: ENG003 Engineers Outlet**

275497	5/11/2015		balometer	5334-0000	579.65	0.00	579.65	6/10/2015	5428	06/15
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**Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC**

AL176962	4/9/2015		WBJ Contract	6410-0000	150.78	0.00	150.78	6/1/2015	13475	06/15
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**Vendor: ICO002 iContact LLC**

AL5707901	5/11/2015		icontact Sub 6/1-6/3	6410-0000	17.31	0.00	17.31	6/1/2015	13476	06/15
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**Vendor: KAR002 Kari Blanco**

05/22/2015	5/22/2015		CREW Luncheon	5756-0000	11.58	0.00	11.58	6/8/2015	13507	06/15
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05/22/2015	5/22/2015		staff mtg blvd grill	5732-0000	7.92	0.00	7.92	6/8/2015	13507	06/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:		4
			<b>Monday Production DB</b>					Date:		6/19/2015
ENTITY:	3470		<b>1701 N Ft Myer Drive</b>					Time:		04:19 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: KAS001 KASTLE SYSTEMS**

553647	5/1/2015		Operations June2015	5520-0000	51.20	0.00	51.20	6/10/2015	5430	06/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

DTF0415ROSS	5/14/2015		DUE TO MPS 4/15	0491-0010	25,920.85	0.00	25,920.85			
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3470_00000000001	5/29/2015		Management Fee	5610-0000	16,889.70	0.00	16,889.70	6/10/2015	5431	06/15
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**Vendor: PEA004 Peapod, LLC**

ALk62089527	5/15/2015		Customer ID ox82558	5758-0001	4.77	0.00	4.77	6/1/2015	13479	06/15
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**Vendor: PIP002 DLA PIPER RUDNICK GRAY CARY US LLP**

AL3139949	4/30/2015		MNDRSRV Legal	6630-0000	24.53	0.00	24.53	6/1/2015	13480	06/15
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**Vendor: PRO025 IESI-MD Corporation**

1300355099	5/15/2015		5/1/15 20yd roll off	5152-0000	450.00	0.00	450.00	6/10/2015	5433	06/15
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1300355099	5/15/2015		5/13/15 landfill fee	5152-0000	450.00	0.00	450.00	6/10/2015	5433	06/15
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**Vendor: RED005 Red Top Cab of Arlington**

AL034633	4/30/2015		Acct# 2840200	5758-0008	6.25	0.00	6.25	6/1/2015	13482	06/15
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AL035296	5/15/2015		Account# 2840200	5758-0008	4.59	0.00	4.59	6/1/2015	13483	06/15
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**Vendor: THO013 Thornton Tomasetti, Inc.**

L15020.00-2	5/12/2015		garage repairs	0142-0002	2,600.00	0.00	2,600.00	6/10/2015	5434	06/15
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L15023.00-3	5/12/2015		facade repairs	0142-0002	1,700.00	0.00	1,700.00	6/10/2015	5434	06/15
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L15023.00-3	5/12/2015		reimb facade rprs	0142-0002	1.65	0.00	1.65	6/10/2015	5434	06/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	5	
				<b>Monday Production DB</b>				Date:	6/19/2015	
ENTITY:	3470			<b>1701 N Ft Myer Drive</b>				Time:	04:19 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C**

AL206471	5/11/2015		anlys. rosslyn props	6630-0000	2,835.35	0.00	2,835.35	6/1/2015	13488	06/15
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**Vendor: WAS004 WASHINGTON GAS**

WT3470042215	4/22/2015		3/23-4/21/15 3617172	5220-0000	798.80	0.00	798.80	5/12/2015	470042215	06/15
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WT3470052115	5/21/2015		4/21-5/19 3617172014	5220-0000	125.58	0.00	125.58	6/10/2015	470052115	06/15
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**Vendor: ZOO001 ZOOM DELIVERY OF DC, LLC.**

AL92005	5/2/2015		Customer# 280200	6410-0000	5.39	0.00	5.39	6/1/2015	13491	06/15
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Expense Period 05/15 Total:	120,421.63	0.00	120,421.63
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<b>1701 N Ft Myer Drive Total:</b>	<b>121,660.59</b>	<b>0.00</b>	<b>121,660.59</b>
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<b>Grand Total:</b>	<b>121,660.59</b>	<b>0.00</b>	<b>121,660.59</b>
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Database: MONDAYPROD			Check Register						Page: 1	
ENTITY: 3470			Monday Production DB						Date: 6/19/2015	
			1701 N Ft Myer Drive						Time: 04:11 PM	
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
5025	6/9/2015	05/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC	*** VOID ***	Voiced Check				
3470	LOST IN TRANSIT		3470041414	5340-0000	S102143356.001	4/24/2014	5/24/2014	-266.70	0.00	-266.70
							Check Total:	-266.70	0.00	-266.70
5386	6/1/2015	05/15	SHA007	Shalom Baranes Associates	*** VOID ***	Voiced Check				
3470	returned			6632-0000	20935	4/13/2015	5/13/2015	-2,769.40	0.00	-2,769.40
3470	returned			6632-0000	34949470	4/22/2015	5/22/2015	-565.89	0.00	-565.89
							Check Total:	-3,335.29	0.00	-3,335.29
5391	5/5/2015	05/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						
3470	3/5/15 snow removal		347003159	5432-0000	7877439	3/25/2015	4/24/2015	490.00	0.00	490.00
							Check Total:	490.00	0.00	490.00
5392	5/5/2015	05/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3470	DUE TO MGT AGNT 3/1			0491-0010	DTF0315ROSS	4/26/2015	5/26/2015	7,511.22	0.00	7,511.22
							Check Total:	7,511.22	0.00	7,511.22
5393	5/5/2015	05/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3470	Management Fee			5610-0000	3470_00000000003	4/30/2015	4/30/2015	11.33	0.00	11.33
3470	Management Fee			5610-0000	3470_00000000006	5/1/2015	5/1/2015	10.08	0.00	10.08
							Check Total:	21.41	0.00	21.41
5394	5/5/2015	05/15	ORK001	Orkin LLC						
3470	Apr15 Pest Control			5384-0000	34315531	5/1/2015	5/31/2015	442.60	0.00	442.60
							Check Total:	442.60	0.00	442.60
5395	5/5/2015	05/15	PIP002	DLA PIPER RUDNICK GRAY CARY US LLP						
3470	GSA 6 mo ext			0202-0002	3110855	2/25/2015	3/27/2015	2,067.20	0.00	2,067.20
							Check Total:	2,067.20	0.00	2,067.20
5396	5/5/2015	05/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3470	OEI Strategy			6632-0000	187835	11/13/2013	12/13/2013	3,318.50	0.00	3,318.50
							Check Total:	3,318.50	0.00	3,318.50

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5397	5/19/2015	05/15	1101OW	1101 Owner LLC						
3470	REIMB I/C 3/15 1101W			0491-3440	ICRB033115A	5/4/2015	6/3/2015	4,364.40	0.00	4,364.40
							Check Total:	4,364.40	0.00	4,364.40
5398	5/19/2015	05/15	CIN001	CINTAS CORPORATION #145						
3470	uniforms w/e 3/25/15			5390-0000	145219886	3/25/2015	4/24/2015	45.50	0.00	45.50
3470	uniforms w/e 4/1/15			5390-0000	145223288	4/1/2015	5/1/2015	44.10	0.00	44.10
3470	uniform w/e 4/7/15			5390-0000	145226667	4/8/2015	5/8/2015	44.37	0.00	44.37
3470	uniforms w/e 4/15/15			5390-0000	145230057	4/15/2015	5/15/2015	44.10	0.00	44.10
							Check Total:	178.07	0.00	178.07
5399	5/19/2015	05/15	DAT003	Datawatch Systems Inc.						
3470	June2015 fire monito			5372-0000	695023	5/1/2015	5/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
5400	5/19/2015	05/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC						
3470	lamps, ballasts		347001153	5340-0000	S102368640.003	4/23/2015	5/23/2015	151.75	0.00	151.75
3470	lamps, ballsts		347003158	5340-0000	S102419708.001	4/28/2015	5/28/2015	842.68	0.00	842.68
3470	lamps, ballasts		347004156	5340-0000	S102447479.001	4/24/2015	5/24/2015	327.78	0.00	327.78
3470	lamps, ballasts		347004156	5340-0000	S102447479.002	4/27/2015	5/27/2015	118.83	0.00	118.83
3470	lamps, ballasts		347004156	5340-0000	S102447479.003	4/27/2015	5/27/2015	239.14	0.00	239.14
							Check Total:	1,680.18	0.00	1,680.18
5401	5/19/2015	05/15	ENG003	Engineers Outlet						
3470	ice melt		MNDSRV011510	5430-0000	271327	2/5/2015	3/7/2015	683.49	0.00	683.49
3470	copper, battery, cabl		347004151	5334-0000	274362	4/14/2015	5/14/2015	656.70	0.00	656.70
3470	fluke		347004157	5334-0000	275429	5/8/2015	6/7/2015	406.51	0.00	406.51
							Check Total:	1,746.70	0.00	1,746.70
5402	5/19/2015	05/15	GOT005	Gotham Technologies						
3470	MAY2015 WTR TREATM			5332-0000	7198	5/1/2015	5/31/2015	784.30	0.00	784.30
							Check Total:	784.30	0.00	784.30
5403	5/19/2015	05/15	HOM001	HOMEYER CONSULTING SERVICES, INC.						
3470	3/30/15 water analys		347005154	5332-0000	297692	3/31/2015	4/30/2015	2,200.00	0.00	2,200.00

Database: MONDAYPROD	Check Register							Page: 3		
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**5404**    **5/19/2015**    **05/15**    **JOS005**    **Joseph Neto & Associates**  
3470    2015 Annual Inspecti    5322-0000    1318210    4/30/2015    5/30/2015    2,107.00    0.00    2,107.00

Check Total: 2,107.00 0.00 2,107.00

**5405**    **5/19/2015**    **05/15**    **KCS001**    **KCS Landscape Management, Inc.**  
3470    May2015 landscape    5412-0000    15396-02    5/1/2015    5/31/2015    127.58    0.00    127.58  
3470    Spring2015MulchInsta    347004153    5412-0000    15396-401    4/20/2015    5/20/2015    333.90    0.00    333.90  
3470    2015SummerAnnuals    347005152    5412-0000    15396-502    5/11/2015    6/10/2015    419.76    0.00    419.76

Check Total: 881.24 0.00 881.24

**5406**    **5/19/2015**    **05/15**    **MONCMF**    **MONDAY PROPERTIES SERVICES LLC**  
3470    1701 RECAULKING EX`    0142-0020    3470CM201503    5/6/2015    6/5/2015    108.00    0.00    108.00  
3470    RECAULK LOBBY & ME    0142-0020    3470CMF0415    5/6/2015    6/5/2015    51.00    0.00    51.00  
3470    2015 GARAGE REPAIR    0142-0020    3470CMF0415    5/6/2015    6/5/2015    31.20    0.00    31.20

Check Total: 190.20 0.00 190.20

**5407**    **5/19/2015**    **05/15**    **MPA004**    **MDISTRICT PARK 1**  
3470    May2015 Elcon Parkin    5322-0000    120516    4/21/2015    5/21/2015    149.91    0.00    149.91

Check Total: 149.91 0.00 149.91

**5408**    **5/19/2015**    **05/15**    **NEW002**    **CONSTELLATION NEWENERGY, INC**  
3470    April2015 Gas    5220-0000    1701-April2015    4/28/2015    5/28/2015    1,941.41    0.00    1,941.41

Check Total: 1,941.41 0.00 1,941.41

**5409**    **5/19/2015**    **05/15**    **PRO025**    **IESI-MD Corporation**  
3470    3/18/15 compactor ex    5152-0000    1300351202    5/1/2015    5/31/2015    100.00    0.00    100.00  
3470    May2015 compact srv    5152-0000    1300351202    5/1/2015    5/31/2015    1,050.00    0.00    1,050.00  
3470    May2015 recycle srv    5152-0000    1300351202    5/1/2015    5/31/2015    475.00    0.00    475.00

Check Total: 1,625.00 0.00 1,625.00

**5410**    **5/19/2015**    **05/15**    **RVC001**    **R & V Contractor, Inc.**  
3470    13th fl install acc    347004155    5381-0000    3287    4/24/2015    5/24/2015    1,654.00    0.00    1,654.00

Database: MONDAYPROD	Check Register							Page: 4		
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<b>5411</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>				
3470	Elev May2015 acct138			5322-0000	1385150501	5/1/2015	5/31/2015	572.63
3470	May2015 Acct2370			5746-0000	2370150501	5/1/2015	5/31/2015	113.53
3470	phone May2015 acct13			5746-0000	1385150501	5/1/2015	5/31/2015	312.35

Check Total: 998.51 0.00 998.51

<b>5412</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>THO013</b>	<b>Thornton Tomasetti, Inc.</b>				
3470	facade repairs			0142-0002	L15023.00-2	4/13/2015	5/13/2015	2,550.00

Check Total: 2,550.00 0.00 2,550.00

<b>5413</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>				
3470	cups, juice enginneer			5732-0000	I25053333	4/16/2015	5/16/2015	343.40

Check Total: 343.40 0.00 343.40

<b>13324</b>	<b>5/4/2015</b>	<b>05/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>				
3470	324 VA RECEPTION			5758-0003	ALTS08931	4/9/2015	5/9/2015	10.03

Check Total: 10.03 0.00 10.03

<b>13326</b>	<b>5/4/2015</b>	<b>05/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>				
3470	324 VA RECEPTION			5758-0003	ALTS36161	4/10/2015	5/10/2015	3.80

Check Total: 3.80 0.00 3.80

<b>13327</b>	<b>5/4/2015</b>	<b>05/15</b>	<b>COR020</b>	<b>CoreNet Global Inc.</b>				
3470	Cornet event			6411-0000	ALERS2015001	2/13/2015	3/15/2015	4,763.89

Check Total: 4,763.89 0.00 4,763.89

<b>13329</b>	<b>5/4/2015</b>	<b>05/15</b>	<b>COS004</b>	<b>COSTAR REALTY INFORMATION INC</b>				
3470	Jan 31 day Ad Run Ro		MNDSRV031512	6410-0000	AL192895PSI	2/10/2015	3/12/2015	376.58

Check Total: 376.58 0.00 376.58

<b>13332</b>	<b>5/4/2015</b>	<b>05/15</b>	<b>FIR010</b>	<b>FIRST CORPORATE SEDANS CORP</b>				
3470	NY #393411 CAR SERV			5758-0008	AL795621	4/23/2015	5/23/2015	2.81

Database:	MONDAYPROD	Check Register	Page:	5
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				Check
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Check Total: 2.81 0.00 2.81

13335 5/4/2015 05/15 LOC016 Local News Now LLC  
3470 ArlNow 12 Ad Run MNDSRV041512 6410-0000 AL1824 4/16/2015 5/16/2015 476.39 0.00 476.39

Check Total: 476.39 0.00 476.39

13336 5/4/2015 05/15 MME111 Mitchell's Music and Entertainment  
3470 Earth Day2015 MusicD MNDSRV04157 5772-0000 15042201 4/6/2015 5/6/2015 74.59 0.00 74.59

Check Total: 74.59 0.00 74.59

13339 5/4/2015 05/15 PEA004 Peapod, LLC  
3470 Customer ID ox82558 5758-0001 ALk61277967 4/20/2015 5/20/2015 4.13 0.00 4.13

Check Total: 4.13 0.00 4.13

13341 5/4/2015 05/15 RED005 Red Top Cab of Arlington  
3470 Account# 2840200 5758-0008 AL033831 4/15/2015 5/15/2015 1.50 0.00 1.50

Check Total: 1.50 0.00 1.50

13345 5/6/2015 05/15 ZAC001 Accenture LLP  
3470 3/15 LSE ADMIN 5758-0011 VC1100005427 4/3/2015 5/3/2015 274.84 0.00 274.84

Check Total: 274.84 0.00 274.84

13346 5/11/2015 05/15 ARE003 Arent Fox LLP  
3470 follow up state dept 6630-0000 AL1592314 4/13/2015 5/13/2015 4,934.70 0.00 4,934.70

Check Total: 4,934.70 0.00 4,934.70

13347 5/11/2015 05/15 ARL020 Arlington Promotional Products, LLC  
3470 EarthDay2015Tumblers MNDSRV04153 5772-0000 3064 4/15/2015 5/15/2015 117.55 0.00 117.55

Check Total: 117.55 0.00 117.55

13348 5/11/2015 05/15 ARL020 Arlington Promotional Products, LLC  
3470 EarthDay2015Popcorba MNDSRV04152 5772-0000 3069 4/17/2015 5/17/2015 21.53 0.00 21.53

Page: 6  
Date: 6/19/2015  
Time: 04:11 PM

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<b>13374</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>ALL019</b>	<b>Allied Telecom Group LLC</b>							
3470	208 - Allied May			5758-0002	AL1033558	5/5/2015	6/4/2015		25.06	0.00	25.06



Database:	MONDAYPROD	Check Register	Page:	7
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				Check Amount

Check Total: 25.06 0.00 25.06

13375 5/18/2015 05/15 BIS001 Bisnow Media  
3470 Bisnow Qrter Bill MNDSRV04155 6410-0000 ALSI-01127 4/1/2015 5/1/2015 1,039.84 0.00 1,039.84

Check Total: 1,039.84 0.00 1,039.84

13378 5/18/2015 05/15 CDW001 CDW DIRECT LLC  
3470 319 - SSD VA 5758-0003 ALVB92005 4/27/2015 5/27/2015 19.15 0.00 19.15

Check Total: 19.15 0.00 19.15

13380 5/18/2015 05/15 COS004 COSTAR REALTY INFORMATION INC  
3470 20 Day Ad Ross MNDSRV05151 6410-0000 AL193937psi 3/31/2015 4/30/2015 242.96 0.00 242.96

Check Total: 242.96 0.00 242.96

13382 5/18/2015 05/15 DUN003 DUN & BRADSTREET  
3470 2015 Subsc Pymt 1 of 5758-0012 AL11318095-01 4/23/2015 5/23/2015 164.07 0.00 164.07

Check Total: 164.07 0.00 164.07

13384 5/18/2015 05/15 DUN003 DUN & BRADSTREET  
3470 2015 Sub Pymt 2 of 3 5758-0012 AL11318095-02 4/30/2015 5/31/2015 162.93 0.00 162.93

Check Total: 162.93 0.00 162.93

13387 5/18/2015 05/15 FRE013 Freshdirect  
3470 NY Fruit 5758-0001 AL201504 5/5/2015 6/4/2015 2.41 0.00 2.41

Check Total: 2.41 0.00 2.41

13391 5/18/2015 05/15 ITS001 It's My Cooler,LLC  
3470 Replace filters 5758-0004 AL10631 5/6/2015 6/5/2015 12.23 0.00 12.23

Check Total: 12.23 0.00 12.23

13395 5/18/2015 05/15 PEA004 Peapod, LLC  
3470 Customer ID ox82558 5758-0001 ALk61520543 4/27/2015 5/27/2015 4.09 0.00 4.09

Database:	MONDAYPROD	Check Register	Page:	8
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**13397**    **5/18/2015**    **05/15**    **PEA004**    **Peapod, LLC**  
3470    Customer ID ox82558    5758-0001    ALk61705082    5/4/2015    6/3/2015    3.97    0.00    3.97

Check Total: 3.97 0.00 3.97

**13398**    **5/18/2015**    **05/15**    **PEA004**    **Peapod, LLC**  
3470    Customer ID ox82558    5758-0001    ALk61904775    5/11/2015    6/10/2015    4.77    0.00    4.77

Check Total: 4.77 0.00 4.77

**13399**    **5/18/2015**    **05/15**    **PER012**    **Perfect Settings, LLC**  
3470    EarthDay2015 linen    MNDSRV04151    5772-0000    504834    4/24/2015    5/24/2015    75.26    0.00    75.26

Check Total: 75.26 0.00 75.26

**13400**    **5/18/2015**    **05/15**    **PIL001**    **PILLSBURY WINTHROP SHAW PITTMAN LLP**  
3470    oei strategy    6632-0000    7979893    4/23/2015    5/23/2015    46.95    0.00    46.95

Check Total: 46.95 0.00 46.95

**13405**    **5/18/2015**    **05/15**    **RED007**    **Redirect, Inc.**  
3470    200 - Scorecard    5758-0002    AL14800    12/18/2014    1/17/2015    20.21    0.00    20.21

Check Total: 20.21 0.00 20.21

**13407**    **5/18/2015**    **05/15**    **RED007**    **Redirect, Inc.**  
3470    215 - April ReDirect    5758-0002    AL15127    5/7/2015    6/6/2015    91.09    0.00    91.09

Check Total: 91.09 0.00 91.09

**13408**    **5/18/2015**    **05/15**    **REM004**    **REMLU, INC**  
3470    EAP Qty Apr-June2015    5372-0000    REM 15-039    4/30/2015    5/30/2015    1,250.00    0.00    1,250.00

Check Total: 1,250.00 0.00 1,250.00

**13411**    **5/18/2015**    **05/15**    **SEC008**    **Secure Shred LLC**  
3470    NY Shredding Documen    5758-0012    AL9022    4/30/2015    5/30/2015    9.03    0.00    9.03

Database:	MONDAYPROD	Check Register	Page:	9
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13413	5/18/2015	05/15	TEL005	Telco Experts LLC				
3470	NY - Acct #1197			5758-0005	AL1197150501	5/1/2015	5/31/2015	28.03

Check Total: 28.03 0.00 28.03

13415	5/18/2015	05/15	TEL005	Telco Experts LLC				
3470	VA-Acct# 1775 5/1/15			5758-0005	AL1775150501	5/1/2015	5/31/2015	62.42

Check Total: 62.42 0.00 62.42

13418	5/18/2015	05/15	TIM009	Time Warner Cable				
3470	210 - TWC 5/15			5758-0002	AL05012015	5/1/2015	5/31/2015	13.17

Check Total: 13.17 0.00 13.17

13422	5/18/2015	05/15	UN1027	Universal International				
3470	NY 393411 CAR SERV			5758-0008	AL138457	4/26/2015	5/26/2015	3.00

Check Total: 3.00 0.00 3.00

13427	5/18/2015	05/15	VER013	VERIZON WIRELESS				
3470	Acct#72039635500001			5758-0006	AL9744779888	4/28/2015	5/28/2015	181.81

Check Total: 181.81 0.00 181.81

13432	5/18/2015	05/15	ZAC001	Accenture LLP				
3470	4/15 LEASE ADMIN			5758-0011	AL1100015263	5/7/2015	6/6/2015	309.30

Check Total: 309.30 0.00 309.30

13437	5/26/2015	05/15	ARL006	Arlington Chamber of Commerce				
3470	ACC Annual Membershi			5758-0012	AL1049100	2/1/2015	3/3/2015	123.42

Check Total: 123.42 0.00 123.42

13439	5/26/2015	05/15	CDW001	CDW DIRECT LLC				
3470	319-NYC UPS BATTER'			5758-0003	ALVK11054	5/11/2015	6/10/2015	4.30

Database:	MONDAYPROD	Check Register							Page:	10
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13445 5/26/2015 05/15 DEN005 Deniz Yener  
3470 Broker Meals 6411-0000 ALDY051815 5/18/2015 6/17/2015 110.54 0.00 110.54

Check Total: 110.54 0.00 110.54

13451 5/26/2015 05/15 SCH016 Schneider Electric Building  
3470 May2015 BAS Srv 5342-0000 010705 5/4/2015 6/3/2015 759.42 0.00 759.42

Check Total: 759.42 0.00 759.42

13454 5/26/2015 05/15 SOL007 The Solutions Group  
3470 211-TSG JAN/FEB 5758-0002 AL26043 3/1/2015 3/31/2015 14.49 0.00 14.49

Check Total: 14.49 0.00 14.49

13456 5/26/2015 05/15 STR009 STRATEGIC PRODUCTS AND SERVICES  
3470 319 - Avaya Upgrade 5758-0003 ALSI668309 4/28/2015 5/28/2015 13.24 0.00 13.24

Check Total: 13.24 0.00 13.24

13458 5/26/2015 05/15 STR009 STRATEGIC PRODUCTS AND SERVICES  
3470 319 - Avaya Upgrade 5758-0003 ALSI669079 4/30/2015 5/30/2015 22.80 0.00 22.80

Check Total: 22.80 0.00 22.80

13464 5/26/2015 05/15 WBM001 W.B. MASON  
3470 NY C2012992 Rental F 5758-0004 ALIS0353000 4/30/2015 5/30/2015 0.43 0.00 0.43  
3470 NY C2012992 Office 5758-0001 ALIS0353000 4/30/2015 5/30/2015 7.59 0.00 7.59

Check Total: 8.02 0.00 8.02

13466 5/26/2015 05/15 XER005 Xerox Financial Services LLC  
3470 NY 010-0007854-002 5758-0004 AL302341 4/12/2015 5/12/2015 14.52 0.00 14.52

Check Total: 14.52 0.00 14.52

13467 5/26/2015 05/15 XER005 Xerox Financial Services LLC  
3470 VA-Con#010000055900: 5758-0004 AL311671 5/5/2015 6/4/2015 124.18 0.00 124.18

Database: MONDAYPROD	Check Register							Page: 11		
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<i>Check Total:</i>								124.18	0.00	124.18
<b>13469</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>XER005</b>	<b>Xerox Financial Services LLC</b>						
3470	NY 010 0007854 002			5758-0004	AL317592	5/13/2015	6/12/2015	17.55	0.00	17.55
<i>Check Total:</i>								17.55	0.00	17.55
<b>051515234</b>	<b>5/15/2015</b>	<b>05/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>			<b>Hand Check</b>			
3470	0515 Portfoliolntere			8201-0000	WT671002340515	5/15/2015	5/15/2015	54,687.50	0.00	54,687.50
3470	0515 Reserve Pymts			0611-1600	WT671002340515	5/15/2015	5/15/2015	176,742.55	0.00	176,742.55
<i>Check Total:</i>								231,430.05	0.00	231,430.05
<b>051515236</b>	<b>5/15/2015</b>	<b>05/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>			<b>Hand Check</b>			
3470	0515 Mezz Loan Inter			8201-0000	WT417002360515	5/15/2015	5/15/2015	35,074.99	0.00	35,074.99
<i>Check Total:</i>								35,074.99	0.00	35,074.99
<b>470050615</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>ARL003</b>	<b>ARLINGTON COUNTY TREASURER</b>			<b>Hand Check</b>			
3470	3/20-4/21/15 #091440			5250-0000	WT3470050615	5/6/2015	5/26/2015	10,040.80	0.00	10,040.80
<i>Check Total:</i>								10,040.80	0.00	10,040.80
<b>515151400</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>1400OW</b>	<b>1400 Key</b>			<b>Hand Check</b>			
3470	0515 Loan Pymt Rec			0491-3450	WT0518151400	5/18/2015	5/18/2015	274,468.37	0.00	274,468.37
<i>Check Total:</i>								274,468.37	0.00	274,468.37
<b>515151401</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>1401OW</b>	<b>1401 Wilson</b>			<b>Hand Check</b>			
3470	0515 Loan Pymt Rec			0491-3455	WT0518151401	5/18/2015	5/18/2015	105,294.84	0.00	105,294.84
<i>Check Total:</i>								105,294.84	0.00	105,294.84
<b>518151501</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>1501OW</b>	<b>1501 Wilson</b>			<b>Hand Check</b>			
3470	0515 Loan Pymt Rec			0491-3460	WT0518151501	5/18/2015	5/18/2015	531,646.94	0.00	531,646.94
3470	0515 Loan Pymt Rec			0491-3465	WT0518151501	5/18/2015	5/18/2015	-108,072.92	0.00	-108,072.92
<i>Check Total:</i>								423,574.02	0.00	423,574.02
<b>T05051501</b>	<b>5/5/2015</b>	<b>05/15</b>	<b>1501OW</b>	<b>1501 Wilson</b>			<b>Hand Check</b>			
3470	3470-3460IntercoTsfr			0491-3460	WT0505151501	5/5/2015	5/5/2015	339,649.61	0.00	339,649.61

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3470	Monday Production DB	Date:	6/19/2015
		1701 N Ft Myer Drive	Time:	04:11 PM
05/15 Through 05/15				
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: 339,649.61 0.00 339,649.61

1701 N Ft Myer Drive Total: 1,469,958.91 0.00 1,469,958.91

Grand Total: 1,469,958.91 0.00 1,469,958.91

1701 North Ft. Myer	ACCT	LM 6.3.15		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	af 6/8/15																	
Management Fees	MGMT	MH 6/9/15			17,062	16,887	17,440	8,245	16,890	19,472	19,626	19,716	19,971	19,476	19,417	19,452	213,655	234,322	(20,667)
					17,062	16,887	17,440	8,245	16,890	19,472	19,626	19,716	19,971	19,476	19,417	19,452	213,655	234,322	(20,667)
Leasing Commission - OB																			
1701 North Ft. Myer			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
DoS - 5 year Renewal			34701503	Y	-	0	951,461	-	-	-	-	-	-	-	-	-	951,461	3,954,787	(3,003,326)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	1,118,233	-	-	1,118,233	-	1,118,233
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 951,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,118,233	\$ -	\$ -	\$ 2,069,694	\$ 3,954,787	(1,885,093)
Leasing Commission - CO																			
1701 North Ft. Myer			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
DoS - 5 year Renewal			34701504	Y	-	0	356,798	-	2,067	-	-	-	-	-	-	-	358,865	988,697	(629,832)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	319,495	-	-	319,495	-	319,495
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 356,798	\$ -	\$ 2,067	\$ -	\$ -	\$ -	\$ -	\$ 319,495	\$ -	\$ -	\$ 678,360	\$ 988,697	(310,337)
Leasing Commission - MPS																			
1701 North Ft. Myer			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
DoS - 5 year Renewal			34701505	Y	-	0	321,054	-	-	-	-	-	-	-	-	-	321,054	988,697	(667,643)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	519,180	-	-	519,180	-	519,180
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 321,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519,180	\$ -	\$ -	\$ 840,234	\$ 988,697	(148,463)
Leasing Commission - Legal																			
1701 North Ft. Myer			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
DoS - 5 year Renewal				Y	-	0	-	-	-	5,000	-	-	-	-	-	-	5,000	14,084	(9,084)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	15,000	-	-	15,000	-	15,000
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	0	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 20,000	\$ 14,084	5,916
TI - LL	Original	Revised																	
	MPC Job	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 All, DoS Renewal #1					-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
																		-	-
																		-	-
																		-	-
TOTAL 1701 North Ft. Myer	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
					-	-	-	-	-	-	-	-	-	-	-	-	-	27,450	(27,450)
BI - Non Esc	Original	Revised																	
	MPC Job	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
Garage Repair (\$30K every year in accordance with Goldman PCA)			34701502	Y	-	-	-	1,040	2,600	-	13,180	13,180	-	-	-	-	30,000	30,000	-
Recaulk Lobby & Mezzanin Levels			34701501	Y				1,700	4,478	2,500		13,774	13,774	13,774			50,000	50,000	(0)
Unbudgeted:																	-	-	-
Recaulk Lobby & Mezzanin Levels			34701401	Y				3,600									3,600	-	3,600
																	-	-	-
																	-	-	-
																	-	-	-
TOTAL 1701 North Ft. Myer					-	-	3,600	2,740	7,078	2,500	13,180	26,954	13,774	13,774	-	-	83,600	80,000	3,600
					-	-	108	82	212	75	395	809	413	413	-	-	2,508	2,400	108
					-	-	108	82	212	75	395	809	413	413	-	-	2,508	29,850	(27,342)

## **SECTION 4**


Leasing Report  
Rent Roll  
Stacking Plan



# 1701 North Fort Myer Drive

Leasing Status Report

as of May 31, 2015

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	280,259
	Renovated:		RSF Retail	-
	Stories:	13	RSF Storage	-
			<b>Total Building</b>	<b>280,259</b>
	Occupancy:	100%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			<b>Total Vacancy</b>	<b>-</b>

2015 -2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total			0	

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant		0.00%
2015		0.00%
2016		0.00%
2017		0.00%
2018		0.00%
2019	280,259	100.00%
		0.00%
thereafter		0.00%
	280,259	100.00%

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		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		0									\$	-	\$	-	\$	-

DEALS SIGNED 2015																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs					
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
GSA	Renewal	280,259	All	Jul-14	CBRE	0.50	\$ 34.01	0.00%	0 months	\$34.01	\$ 0.77	\$ 214,400	\$ -	\$ -	\$ -	\$ -
GSA/DOS	Renewal	280,259	All	Jul-14	CBRE	5 yrs	\$ 38.00	0.00%	0 months	\$38.00	\$ 10.26	\$ 2,875,457	-	\$ -	\$ -	\$ -
Total		560,518									\$	3,089,857	\$ -	\$ -	\$ -	\$ 3,089,857



**Rosslyn Class A**
*Lease Comparables*
*as of*
*May 31, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Apr-15	4250 N Fairfax		Nixon Vanderhye	45,040	10.75	43.65	\$70.00	8	\$32.14
Apr-15	1300 N 17th St Rosslyn	19-20th	Promontory	36,000	11.00	\$56.95	\$81.00	17	\$37.30
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

**Rosslyn Class B**

Lease Comparables

as of

May 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
May-15	1501 Wilson Blvd	10th	SeKON Enterprise Inc	3,113	5.00	\$40.00	\$57.00	0	\$29.03
May-15	1530 Wilson Blvd	4th	Changeis	2,131	5.50	\$40.00	\$62.00	6	\$23.97
May-15	1530 Wilson Blvd	4th	Remote Medicine	1,712	5.40	\$40.50	\$62.50	5	\$24.94
May-15	1560 Wilson Blvd	4th	Edge Research	4,996	11.00	\$36.50	\$80.00	12	\$22.28
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

**Rosslyn Retail**

Lease Comparables

as of

May 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

Database: MONDAYPROD  
Bldg Status: Active only  
1701 N Ft Myer Drive

Rent Roll  
1701 N. Ft. Myer Drive  
5/31/2015

Page: 1  
Date: 6/17/2015  
Time: 11:40 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

Occupied Suites

3470	-01101	General Services Adminstrtn	7/1/2014	6/30/2019	23,355	73,957.50	38.00					63,175.00	
		Additional Space	3470	-02201	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-03301	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-04401	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-05501	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-06601	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-07701	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-08801	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-09901	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-10001	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-11001	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-12001	7/1/2014	6/30/2019	23,354	73,954.33	38.00				
		Total				280,259	887,486.83		0.00			63,175.00	

3470	-PAR01	MCI, Inc.	6/1/1992	5/31/2003	0	692.13							
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<b>Totals:</b>		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96		0.00				63,175.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

<b>Total 1701 N Ft Myer Drive:</b>		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96		0.00				63,175.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

<b>Grand Total:</b>		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96		0.00				63,175.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

Floor	S to S		Current	Re-measured
PH		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	0	17,894
12		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,354	19,841
11		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
10		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
9		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
8		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
7		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
6		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
5		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
4		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
3		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
2		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	20,052
1		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	23,355	5,614
Lobby		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP 06/30/19 Renewals: None	0	37,811
			280,259	281,677
			0	0
Storage			280,259	281,677

RSF Office	280,259
RSF Retail	0
RSF Storage	
Total Building RSF	280,259

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

Expiration Key

20152016201720182019+

\* Rent figures include scheduled Base Rent plus estimated pass throughs as of 7/31/14\*

