



1200 WILSON BOULEVARD
Financial Report
March 31, 2015



Rosslyn Portfolio

Building 1200 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

Rent Roll

Stacking Plan

SECTION 1

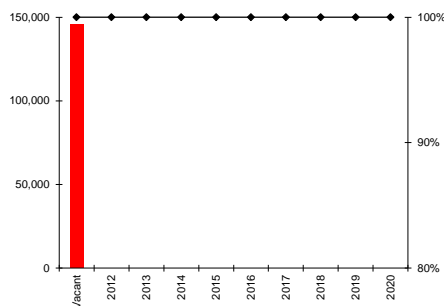
Executive Summary

**PROPERTY INFORMATION**

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

MAJOR TENANTS

Tenant Name	SF	LXP
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LEASE EXPIRATION PROFILE**STRATEGY**

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

CRITICAL ISSUES

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

* Evaluate feasibility cost of conversion to medical office building.

ASSET-LEVEL DEBT

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

CASH FLOW PERFORMANCE

Period	Mar-15 YTD	Actual	Budget	PSF
Projected Occupancy		0.0%	0.0%	
Effective Gross Revenue		\$ 8,294	\$ 8,657	\$ 0
Real Estate Taxes		(131,288)	(131,373)	(1)
Operating Expenses		(256,603)	(221,344)	(1)
Net Operating Income		(379,597)	(344,060)	(2)
Tenant Improvements		-	-	-
Leasing Commissions		-	-	-
Capital Improvements		-	(41,200)	(0)
Total Leasing and Capital		-	(41,200)	(0)
CF before Senior Debt Service		(379,597)	(385,260)	(2)
Senior Debt Service		(212,375)	(244,875)	
DSCR on NOI		-1.79x	-1.41x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service		\$ (591,972)	\$ (630,135)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

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

RECENT LEASING ACTIVITY

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

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/Nov-15	Institution Mgmt Multi		94,000	New	No	\$41.00	2.75%	0 mos.	\$75.00	10 yrs.	\$34.26

MAJOR CAPITAL PROJECTS

2015 Total

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3480

Trial Balance
Monday Production DB
1200 Wilson Boulevard

Page: 1
Date: 4/20/2015
Time: 05:02 PM

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	10,500,369.04	
0132-0000	Building	39,501,431.59	
0142-0002	Bldg Impr-Non Escalatable	333,331.67	
0142-0020	Bldg Impr-CM Fee	10,147.41	
0162-0001	TI-Construction	1,343,720.00	
0162-0020	TI-CM Fee	40,312.11	
0202-0001	Def Leasing-Brokerage	805,143.59	
0202-0002	Def Leasing-Legal	6,860.00	
0202-0006	Deferred Leas-Monday	402,592.92	
0222-0000	Deferred Financing	248,498.46	
0229-0000	Acc Amort-Def Financing		73,480.78
0250-0000	Def Selling Costs	0.00	
0311-3480	BA9515551478 1200Wilson	632,083.86	
0412-0101	Tax and Insurance Reserve	409,338.65	
0412-0103	Replacement Reserve	30,362.24	
0412-0104	Leasing Reserve	273,257.56	
0491-0010	Due To/From Managing Agen		3,780.93
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard	789,380.21	
0491-3435	I/E-1100 Wilson Boulevard	200,000.00	
0491-3440	I/E-1101 Wilson Boulevard		17,890.61
0491-3455	I/E-1401 Wilson Boulevard		367.98
0491-3470	I/E-1701 N.Ft. MyerDrive	7,154.07	
0511-0000	Tenant A/R	117,713.08	
0513-0000	Accr Tenant Recovery A/R		160,179.00
0632-0000	Prepaid Insurance	19,086.54	
0633-0000	Prepaid Taxes	20,535.24	
0711-0001	Due To/From Partner	15,268.99	
2110-0000	Mortgage Notes Payable		10,980,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		27,234.60
2552-0000	Accr Miscellaneous		41,501.44
2553-0000	Accr Taxes		123,442.86
2556-0000	Accr Interest/Financing		40,115.28
2591-0000	Prepaid Rents		6,458.10
3311-0001	Retained Earnings		15,213,651.80
3341-0001	Distribution	35,021,154.42	
3421-9999	Mbr Contrib-Misc		59,653,033.70
4111-0001	Office Income Concession	6,000.00	
4131-0000	% Rent Income		5,247.47
4171-0000	Gar/Prkg Income		9,000.00
4512-0000	Int Inc-Deposits		12.02
4521-0000	Int Inc-Bank		34.54
5120-0000	Clean-Contract Interior	600.00	
5150-0000	Clean-Trash Rem/Recyl-Sup	50.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	3,165.46	
5210-0000	Util-Elec-Public Area	53,168.57	
5220-0000	Util-Gas	11,703.33	
5250-0000	Util-Water/Sewer-Water	2,460.07	
5310-0000	R&M-Payroll-Gen'l	10,214.86	
5310-1000	R & M Payroll-OT	1,798.30	
5310-2000	R & M Payroll-Taxes	1,483.08	
5310-4000	R & M -Benefits	2,270.60	
5320-0000	R&M-Elev-Maint Contract	6,600.00	
5322-0000	R&M-Elev-Outside Svs	922.72	
5330-0000	R&M-HVAC-Contract Svs	3,411.22	

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Trial Balance
Monday Production DB
1200 Wilson Boulevard

Page: 2
Date: 4/20/2015
Time: 05:02 PM

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Account	Description	Debit	Credit
5332-0000	R&M-HVAC-Water Treatment	1,334.10	
5334-0000	R&M-HVAC-Supplies	1,042.09	
5336-0000	R&M-HVAC-Outside Svs	40.00	
5340-0000	R&M-Electrical-Supplies	204.92	
5342-0000	R&M-Electrical-Outside Svs	786.00	
5370-0000	R&M-Fire/Life Safety-Supp	936.90	
5372-0000	R&M-Fire/Life Safety-O/S	4,331.51	
5380-0000	R&M-GB Interior-Supplies	1,671.35	
5381-0000	R&M-GB Interior-O/S	19,360.47	
5384-0000	R&M-GB Interior-Pest Cont	788.70	
5388-0000	R&M-GB Exterior	14,503.27	
5390-0000	R&M-Other	4,648.65	
5412-0000	Grounds-Landscape-O/S	498.24	
5430-0000	Grounds-Snow Rem-Supplies	208.75	
5432-0000	Grounds-Snow Rem-O/S	3,255.00	
5520-0000	Security-Contract	515.93	
5610-0000	Mgmt Fee-Current Yr	164.94	
5710-0000	Adm-Payroll	18,888.53	
5710-1000	Admi-Payroll taxes	1,607.26	
5710-5000	Admin-Other Payroll Exp	2,643.40	
5710-5555	Deferred Compensation	18,607.57	
5730-0000	Adm-Office Exp-Mgmt Rent	3,471.51	
5732-0000	Adm-Office Exp-Mgmt Exps	250.07	
5746-0000	Adm-Office Exp-Telecomm	3,207.14	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,432.70	
5758-0001	Office/Lunchroom Supplies	261.77	
5758-0002	Internet/IT Contracts	75.80	
5758-0003	Computer Hardware/Software	1,171.11	
5758-0004	Copiers/Office Equipment	204.47	
5758-0005	Phone - Corporate/Teleconferencing	199.69	
5758-0006	Phone - Wireless/Cellular	307.26	
5758-0007	Postage/Delivery	30.66	
5758-0008	Car Service	86.09	
5758-0009	Printing/Reproduction	3.92	
5758-0010	Corporate Events/Gifts	41.44	
5758-0011	Temporary Staffing	3,680.20	
5758-0012	Other Corp Admin Exp	111.61	
5758-0013	Meals	66.87	
5758-0014	Travel	321.89	
5762-0000	Adm-Mgmt Exp-Meals	0.81	
5772-0000	Adm-Other-Tenant Relation	3.57	
5810-0000	Insurance-Policies	10,010.97	
5810-1000	Insurance-Workers Comp	1,334.49	
6320-0000	Parking Exp-Misc	4,692.19	
6410-0000	Promotion and Advertising	1,233.33	
6411-0000	Leasing Meals & Entertainment	191.50	
6630-0000	Legal	14,843.77	
6632-0000	Misc Professional Serv	11,404.68	
6633-0000	Bank & Credit Card Fees	3,932.10	
6634-0000	Charitable Contributions	95.25	
6645-0000	Sales & Use Taxes	50.40	
6710-0000	RE Taxes-General	123,442.86	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	

Database: MONDAYPROD
ENTITY: 3480

Trial Balance
Monday Production DB
1200 Wilson Boulevard

Page: 3
Date: 4/20/2015
Time: 05:02 PM

Accrual

Year to Date Balances for period 03/15
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Account	Description	Debit	Credit
6740-0000	Other Taxes	6,845.07	
8201-0000	Mortgage Interest Expense	212,375.00	
8302-0000	Amort-Def Financing	21,423.48	
Total:		91,355,431.11	91,355,431.11

Database: MONDAYPROD
ENTITY: 3480
Report: MRI_BALST

Balance Sheet
Monday Production DB
1200 Wilson Boulevard

Page: 1
Date: 4/21/2015
Time: 10:18 AM

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

Mar 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land 10,500,369.04

Building 39,501,431.59

BLDG IMPROVEMENTS 343,479.08

TENANT IMPROVEMENTS 1,384,032.11

DEFERRED LEASING 1,214,596.51

Total Direct Investments in Real Property 52,943,908.33

Indirect Investments in Real Property

Mortgage Note Rec 15,268.99

Total Indirect Investments in Real Property 15,268.99

Total Investments in Real Property 52,959,177.32

Cash and Cash Equivalents

OPERATING CASH 632,083.86

Total Cash and Cash Equivalents 632,083.86

Restricted Cash

MORTGAGE ESCROWS 712,958.45

Total Restricted Cash 712,958.45

Accounts and Notes Receivable, net

I/E-Unallocated (3,780.93)

Tenant A/R 117,713.08

Accr Tenant Recovery A/R (160,179.00)

Total Accounts and Notes Receivable, net (46,246.85)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing 248,498.46

Acc Amort-Def Financing (73,480.78)

Total Deferred Financing 175,017.68

Other Assets

Prepaid Insurance 19,086.54

Prepaid Taxes 20,535.24

Total Other Assets 39,621.78

Total Def Financing & Other Assets 214,639.46

TOTAL ASSETS 54,472,612.24

LIABILITIES AND EQUITY

LIABILITIES

Database: MONDAYPROD
ENTITY: 3480
Report: MRI_BALST

Balance Sheet
Monday Production DB
1200 Wilson Boulevard

Page: 2
Date: 4/21/2015
Time: 10:18 AM

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

Mar 2015

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

Total Mortgage Notes Payable	15,980,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	27,234.60
A/P-Seller Obligations	0.00
Accr Miscellaneous	41,501.44
Accr Taxes	123,442.86
Accr Interest/Financing	40,115.28
Deferred Liability	0.00
Prepaid Rents	6,458.10

Total Accounts Payable, Accrued Exp & Other	238,752.28
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TOTAL LIABILITIES	16,218,752.28
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EQUITY

Partners'/Members' Equity	
PARTNERS CAPITAL	15,213,651.80

Total Partners'/Members' Equity	15,213,651.80
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Partners'/Members' Contributions	
MEMBERS CONTRIB	59,653,033.70

Total Partners'/Members' Contributions	59,653,033.70
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Partners'/Members' Distributions	
PARTNERS DISTRIB	(35,021,154.42)

Total Partners'/Members' Distributions	(35,021,154.42)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	(978,275.69)

Total I/E Adjustments	(978,275.69)
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Current Year Profit (Loss)	(613,395.43)
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Total Current & Prior Profit (Loss)	(613,395.43)
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TOTAL EQUITY ACCOUNTS	38,253,859.96
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TOTAL LIABILITY AND EQUITY	54,472,612.24
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Page: 1
Date: 4/20/2015
Time: 05:03 PM

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Operating Expenses

Database: MONDAYPROD
 ENTITY: 3480
 Report: MP_CMPINC

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

Page: 2
 Date: 4/20/2015
 Time: 05:03 PM

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	
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(200.00)	(200.00)	0.00	0.00%	(600.00)	(600.00)	0.00	0.00%
Clean-Window Wash Ext	0.00	(6,900.00)	6,900.00	100.00%	0.00	(6,900.00)	6,900.00	100.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	(50.00)	0.00	(50.00)	0.00%
Clean-Trash Rem/Recyl-O/S	(1,088.46)	(125.00)	(963.46)	-770.77%	(3,165.46)	(375.00)	(2,790.46)	-744.12%
Total Cleaning	(1,288.46)	(7,225.00)	5,936.54	82.17%	(3,815.46)	(7,875.00)	4,059.54	51.55%
Utilities								
Util-Elec-Public Area	(19,495.85)	(5,191.00)	(14,304.85)	-275.57%	(53,168.57)	(15,834.00)	(37,334.57)	-235.79%
Util-Gas	(3,425.85)	(1,391.00)	(2,034.85)	-146.29%	(11,703.33)	(5,271.00)	(6,432.33)	-122.03%
Util-Fuel Oil	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(1,525.97)	(75.00)	(1,450.97)	-1934.63%	(2,460.07)	(201.00)	(2,259.07)	-1123.92%
Total Utilities	(24,447.67)	(7,157.00)	(17,290.67)	-241.59%	(67,331.97)	(21,806.00)	(45,525.97)	-208.78%
Repair & Maintenance								
R&M-Payroll-Gen'l	(4,003.64)	(5,830.00)	1,826.36	31.33%	(10,214.86)	(17,076.00)	6,861.14	40.18%
R & M Payroll-OT	(23.80)	(294.00)	270.20	91.90%	(1,798.30)	(848.00)	(950.30)	-112.06%
R & M Payroll-Taxes	(285.40)	(471.00)	185.60	39.41%	(1,483.08)	(1,687.00)	203.92	12.09%
R & M -Benefits	(169.63)	(819.39)	649.76	79.30%	(2,270.60)	(2,697.64)	427.04	15.83%
R&M-Elev-Maint Contract	(2,200.00)	(1,550.00)	(650.00)	-41.94%	(6,600.00)	(4,650.00)	(1,950.00)	-41.94%
R&M-Elev-Outside Svs	(355.83)	(400.00)	44.17	11.04%	(922.72)	(1,200.00)	277.28	23.11%
R&M-HVAC-Contract Svs	(759.42)	(759.42)	0.00	0.00%	(3,411.22)	(2,278.26)	(1,132.96)	-49.73%
R&M-HVAC-Water Treatment	(444.70)	(457.49)	12.79	2.80%	(1,334.10)	(1,372.47)	38.37	2.80%
R&M-HVAC-Supplies	(1,042.09)	0.00	(1,042.09)	0.00%	(1,042.09)	0.00	(1,042.09)	0.00%
R&M-HVAC-Outside Svs	(40.00)	0.00	(40.00)	0.00%	(40.00)	0.00	(40.00)	0.00%
R&M-Electrical-Supplies	0.00	0.00	0.00	0.00%	(204.92)	0.00	(204.92)	0.00%
R&M-Electrical-Outside Svs	(786.00)	0.00	(786.00)	0.00%	(786.00)	0.00	(786.00)	0.00%
R&M-Plumbing-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(936.90)	0.00	(936.90)	0.00%
R&M-Fire/Life Safety-O/S	(367.17)	(367.17)	0.00	0.00%	(4,331.51)	(1,101.51)	(3,230.00)	-293.23%
R&M-GB Interior-Supplies	(1,423.23)	0.00	(1,423.23)	0.00%	(1,671.35)	0.00	(1,671.35)	0.00%

Database: MONDAYPROD	Comparative Income Statement							Page: 3
ENTITY: 3480	SOP Detail - W/Cash Flow Format							Date: 4/20/2015
Report: MP_CMPINC	Monday Production DB							Time: 05:03 PM
1200 Wilson Boulevard								
Accrual								
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		Current Period				Year-To-Date		
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
R&M-GB Interior-O/S	(8,408.00)	0.00	(8,408.00)	0.00%	(19,360.47)	(51,670.00)	32,309.53	62.53%
R&M-GB Interior-Pest Cont	(262.90)	(263.00)	0.10	0.04%	(788.70)	(789.00)	0.30	0.04%
R&M-GB Exterior	(151.52)	0.00	(151.52)	0.00%	(14,503.27)	0.00	(14,503.27)	0.00%
R&M-Other	(2,276.68)	0.00	(2,276.68)	0.00%	(4,648.65)	(500.00)	(4,148.65)	-829.73%
Total Repair & Maintenance	(23,000.01)	(11,211.47)	(11,788.54)	-105.15%	(76,348.74)	(87,869.88)	11,521.14	13.11%
Roads & Grounds								
Grounds-Landscape-O/S	(166.08)	(170.00)	3.92	2.31%	(498.24)	(510.00)	11.76	2.31%
Grounds-Snow Rem-Supplies	(208.75)	0.00	(208.75)	0.00%	(208.75)	(1,500.00)	1,291.25	86.08%
Grounds-Snow Rem-O/S	(3,115.00)	0.00	(3,115.00)	0.00%	(3,255.00)	(4,000.00)	745.00	18.63%
Total Roads & Grounds	(3,489.83)	(170.00)	(3,319.83)	-1952.84%	(3,961.99)	(6,010.00)	2,048.01	34.08%
Security								
Security-Contract	(158.63)	(502.00)	343.37	68.40%	(515.93)	(1,506.00)	990.07	65.74%
Security-Equipment	0.00	0.00	0.00	0.00%	0.00	(15,000.00)	15,000.00	100.00%
Total Security	(158.63)	(502.00)	343.37	68.40%	(515.93)	(16,506.00)	15,990.07	96.87%
Management Fees								
	(164.95)	(101.80)	(63.15)	-62.03%	(164.94)	(173.14)	8.20	4.74%
Total Management Fees	(164.95)	(101.80)	(63.15)	-62.03%	(164.94)	(173.14)	8.20	4.74%
Administrative								
Adm-Payroll	(5,807.65)	(6,956.00)	1,148.35	16.51%	(18,888.53)	(20,868.00)	1,979.47	9.49%
Admi-Payroll taxes	(351.55)	(535.00)	183.45	34.29%	(1,607.26)	(1,927.00)	319.74	16.59%
Admin-Other Payroll Exp	(425.58)	(731.77)	306.19	41.84%	(2,643.40)	(2,039.50)	(603.90)	-29.61%
Deferred Compensation	0.00	0.00	0.00	0.00%	(18,607.57)	0.00	(18,607.57)	0.00%
Adm-Office Exp-Mgmt Rent	(1,300.93)	(1,163.90)	(137.03)	-11.77%	(3,471.51)	(3,491.70)	20.19	0.58%
Adm-Office Exp-Mgmt Exps	(74.70)	0.00	(74.70)	0.00%	(250.07)	0.00	(250.07)	0.00%
Adm-Office Exp-Telecomm	(1,040.21)	0.00	(1,040.21)	0.00%	(3,207.14)	0.00	(3,207.14)	0.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(239.00)	239.00	100.00%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(1,432.70)	(1,073.00)	(359.70)	-33.52%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(0.81)	0.00	(0.81)	0.00%

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

Page: 4
 Date: 4/20/2015
 Time: 05:03 PM

Accrual

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(119.00)	119.00	100.00%
Adm-Other-Tenant Relation	0.00	0.00	0.00	0.00%	(3.57)	0.00	(3.57)	0.00%
Adm - Other - Misc	(1,023.12)	(2,260.00)	1,236.88	54.73%	(6,562.78)	(7,405.00)	842.22	11.37%
Total Administrative	(10,023.74)	(11,646.67)	1,622.93	13.93%	(56,675.34)	(37,162.20)	(19,513.14)	-52.51%
Insurance								
Insurance-Policies	(3,336.99)	(3,277.50)	(59.49)	-1.82%	(10,010.97)	(9,832.51)	(178.46)	-1.82%
Insurance-Workers Comp	(444.83)	(477.87)	33.04	6.91%	(1,334.49)	(1,433.61)	99.12	6.91%
Total Insurance	(3,781.82)	(3,755.37)	(26.45)	-0.70%	(11,345.46)	(11,266.12)	(79.34)	-0.70%
Total Property Exp-Escalatable	(66,355.11)	(41,769.31)	(24,585.80)	-58.86%	(220,159.83)	(188,668.34)	(31,491.49)	-16.69%
Real Estate Taxes								
RE Taxes-General	(41,147.62)	(41,147.58)	(0.04)	0.00%	(123,442.86)	(123,442.74)	(0.12)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(2,281.69)	(2,319.32)	37.63	1.62%	(6,845.07)	(6,929.96)	84.89	1.22%
Total Real Estate Taxes	(43,429.31)	(43,466.90)	37.59	0.09%	(131,287.93)	(131,372.70)	84.77	0.06%
Total Escalatable Expenses	(109,784.42)	(85,236.21)	(24,548.21)	-28.80%	(351,447.76)	(320,041.04)	(31,406.72)	-9.81%
Property Exp-Non Escalatable								
Parking Expenses								
Parking Exp-Misc	0.00	0.00	0.00	0.00%	(4,692.19)	(5,000.00)	307.81	6.16%
Total Parking Expenses	0.00	0.00	0.00		(4,692.19)	(5,000.00)	307.81	6.16%
Leasing Costs								
Promotion and Advertising	(607.73)	(4,360.00)	3,752.27	86.06%	(1,233.33)	(15,580.00)	14,346.67	92.08%
Leasing Meals & Entertainment	(191.50)	0.00	(191.50)	0.00%	(191.50)	0.00	(191.50)	0.00%
Total Leasing Costs	(799.23)	(4,360.00)	3,560.77	81.67%	(1,424.83)	(15,580.00)	14,155.17	90.85%

Database: MONDAYPROD
 ENTITY: 3480
 Report: MP_CMPINC

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

Page: 5
 Date: 4/20/2015
 Time: 05:03 PM

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	
Owner Costs								
Legal	(2,565.30)	0.00	(2,565.30)	0.00%	(14,843.77)	0.00	(14,843.77)	0.00%
Misc Professional Serv	(8,095.54)	(637.69)	(7,457.85)	-1169.51%	(11,404.68)	(6,637.69)	(4,766.99)	-71.82%
Bank & Credit Card Fees	(1,332.53)	(1,500.00)	167.47	11.16%	(3,932.10)	(4,500.00)	567.90	12.62%
Charitable Contributions	(95.25)	0.00	(95.25)	0.00%	(95.25)	(358.00)	262.75	73.39%
Sales & Use Taxes	(50.40)	(200.00)	149.60	74.80%	(50.40)	(600.00)	549.60	91.60%
Total Owner Costs	(12,139.02)	(2,337.69)	(9,801.33)	-419.27%	(30,326.20)	(12,095.69)	(18,230.51)	-150.72%
Total Property Exp-Non Escalatable	(12,938.25)	(6,697.69)	(6,240.56)	-93.17%	(36,443.22)	(32,675.69)	(3,767.53)	-11.53%
Total Operating Expenses	(122,722.67)	(91,933.90)	(30,788.77)	-33.49%	(387,890.98)	(352,716.73)	(35,174.25)	-9.97%
Net Operating Income (Loss)	(115,555.28)	(86,843.90)	(28,711.38)	-33.06%	(379,596.95)	(344,059.73)	(35,537.22)	-10.33%
Interest Expense								
Mortgage Interest Expense	(73,151.39)	(84,346.00)	11,194.61	13.27%	(212,375.00)	(244,875.00)	32,500.00	13.27%
Total Interest Expense	(73,151.39)	(84,346.00)	11,194.61	13.27%	(212,375.00)	(244,875.00)	32,500.00	13.27%
Amort of Financing Costs								
Amort-Def Financing	(6,902.74)	(6,851.47)	(51.27)	-0.75%	(21,423.48)	(20,554.41)	(869.07)	-4.23%
Total Amort of Financing Costs	(6,902.74)	(6,851.47)	(51.27)	-0.75%	(21,423.48)	(20,554.41)	(869.07)	-4.23%
Net Income(Loss)	(195,609.41)	(178,041.37)	(17,568.04)	-9.87%	(613,395.43)	(609,489.14)	(3,906.29)	-0.64%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,902.74	0.00	6,902.74		21,423.48	0.00	21,423.48	

Database: MONDAYPROD	Comparative Income Statement						Page: 6
ENTITY: 3480	SOP Detail - W/Cash Flow Format						Date: 4/20/2015
Report: MP_CMPINC	Monday Production DB						Time: 05:03 PM
1200 Wilson Boulevard							
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
Debt Service Accrual	7,079.17	0.00	7,079.17		0.00	0.00	0.00
Real Estate Tax Accrual	41,147.62	0.00	41,147.62		123,442.86	0.00	123,442.86
Real Estate Tax Prepayment	2,281.69	0.00	2,281.69		(20,535.24)	0.00	(20,535.24)
Insurance Prepayment	3,781.82	0.00	3,781.82		11,345.46	0.00	11,345.46
Change in Capital Assets:							
Building Improvements	0.00	(41,200.00)	41,200.00	100.00%	0.00	(41,200.00)	41,200.00 100.00%
Other Balance Sheet Adjustments:							
Change in A/R	1,093.40	0.00	1,093.40		0.00	0.00	0.00
Change in A/P	9,809.24	0.00	9,809.24		9,411.04	0.00	9,411.04
Change in Other Liabilities	3,555.00	0.00	3,555.00		(15,832.47)	0.00	(15,832.47)
Change in I/C Balances	(17,440.96)	0.00	(17,440.96)		9,665.98	0.00	9,665.98
Total Cash Flow Adjustments	58,209.72	0.00	99,409.72	241.29%	138,921.11	0.00	180,121.11 437.19%
Cash Balances:							
Cash Balance - Beginning of Period	1,482,442.00	0.00	1,482,442.00	0.00%	1,819,516.63	0.00	1,819,516.63 0.00%
Net Income/(Loss)	(195,609.41)	0.00	(17,568.04)		(613,395.43)	0.00	(3,906.29)
+/- Cash Flow Adjustments	58,209.72	0.00	99,409.72		138,921.11	0.00	180,121.11
Cash Balance - End of Period	1,345,042.31	0.00	1,564,283.68		1,345,042.31	0.00	1,995,731.45
Cash Balance Composition:							
Operating Cash	632,083.86	0.00	632,083.86		632,083.86	0.00	632,083.86
Escrow Cash	712,958.45	0.00	712,958.45		712,958.45	0.00	712,958.45
Total Cash	1,345,042.31	0.00	1,345,042.31		1,345,042.31	0.00	1,345,042.31

1200 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	\$ (752.53)	\$ (6,000.00)	5,247	-87.46%	
Recoveries	-	-	-	100.00%	
Parking Income	9,000	14,657	(5,657)	-38.60%	
Interest and Other Income	47	-	47	100.00%	
Total Rental Income	8,294	8,657	(363)	-4.19%	
Operating Expenses:					
Cleaning	(3,815)	(7,875)	4,060	51.55%	
Utilities	(67,332)	(21,806)	(45,526)	-208.78%	A
Repairs and Maintenance	(76,349)	(87,870)	11,521	13.11%	B
Roads and Grounds	(3,962)	(6,010)	2,048	34.08%	
Security	(516)	(16,506)	15,990	96.87%	C
Management Fees	(165)	(173)	8	4.74%	
Administrative	(56,675)	(37,162)	(19,513)	-52.51%	D
Insurance	(11,345)	(11,266)	(79)	-0.70%	
Real Estate Taxes	(131,288)	(131,373)	85	0.06%	
Non- Escalatable Expenses	(36,443)	(32,676)	(3,768)	-11.53%	
Total Expenses	(387,891)	(352,717)	(35,174)	-9.97%	
Net Operating Income (Loss)	(\$379,597)	(\$344,060)	(\$35,537)	10.33%	
Other Income and Expenses:					
Interest Expense	(212,375)	(244,875)	32,500	13.27%	E
Amortization - Financing Costs	(21,423)	(20,554)	(869)	-4.23%	
Total Other Income (Expenses)	(233,798)	(265,429)	31,631	11.92%	
Net Income (Loss)	(\$613,395)	(\$609,489)	(\$3,906)	0.64%	

CASH BASIS

Property Activity

Net Income (Loss)	(613,395)	(609,489)	(3,906)	0.64%	
<i>Non-Cash Adjustments to Net Income/(Loss):</i>					
Depreciation/Amortization	21,423	20,554	869	-4.23%	
Capital Expenditures	-	(41,200)	41,200	100.00%	F
Tenant Improvements	-	-	-	100.00%	
Leasing Costs	-	-	-	100.00%	
Deferred Selling Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	117,498	-	117,498	100.00%	
Total Property Activity	(474,474)	(\$630,135)	\$155,660	-24.70%	

Operating Cash Activity

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

1,819,517
1,345,042
\$ (474,474)

(Note A) - Ending Cash consists of:

Operating & lockbox
Escrows
Total

632,084
712,958
\$ 1,345,042

(Distributions)/Contributions

\$ -

1200 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended March 31, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	(45,526)	The negative variance in Utilities is primarily due to:
		(37,335)	Budgeted electricity is lower than actual due to higher \$/kWh actual than budgeted (\$0.13 vs \$0.08) and higher consumption than anticipated due to a colder than usual January, and high activity for a vacant building due to leasing tours, opening of the garage for public parking and vendor work (Permanent Variance)
		(8,191)	Miscellaneous variance
		<u>\$ (45,526)</u>	
B	\$	11,521	The positive variance in Repairs and Maintenance is primarily due to:
		32,310	Budgeted R&M GB interior outside services higher than actual due to projects budgeted for January but deferred until February or later. Most of the projects are expected to be completed by Q1 (Timing Variance)
		(14,503)	Budgeted R&M GB exterior lower than actual due to unbudgeted repair to exterior granite wall (Permanent Variance)
		(6,285)	Miscellaneous variance
		<u>\$ 11,521</u>	
C	\$	15,990	The positive variance in Security is primarily due to:
		15,000	Budgeted security equipment higher than actual due budgeted work completed but not yet invoiced (Timing Variance)
		990	Miscellaneous variance
		<u>\$ 15,990</u>	
D	\$	(19,513)	The negative variance in Administrative Expenses is primarily due to:
		(18,608)	Budgeted adm.-payroll lower than actual due to under budget of deferred compensation (Permanent Variance)
		(906)	Miscellaneous variance
		<u>\$ (19,513)</u>	
E	\$	32,500	The positive variance in interest expense is primarily due to:
		32,500	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>\$ 32,500</u>	
F	\$	41,200	The positive variance in Capital Expenditures is primarily due to:
		40,000	Budgeted recaulking EL Preimeter window system project deferred (Permanent Variance)
		1,200	Miscellaneous variance
		<u>\$ 41,200</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies Monday Production DB 1200 Wilson Boulevard Period: 03/15	Page: 1 Date: 4/21/2015 Time: 10:49 AM
BLDG: 3480		

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

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

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

OPT	Operating True-up	100,013.11	0.00	0.00	0.00	100,013.11	0.00
RTT	RET True-up	17,699.97	0.00	0.00	0.00	17,699.97	0.00
Boeing Realty Corporation Total:		117,713.08	0.00	0.00	0.00	117,713.08	0.00

OPT	Operating True-up	100,013.11	0.00	0.00	0.00	100,013.11	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	17,699.97	0.00	0.00	0.00	17,699.97	0.00
BLDG 3480 Total:		117,713.08	0.00	0.00	0.00	117,713.08	0.00
	Prepaid:	-6,458.10					
	Balance:	111,254.98					

OPT	Operating True-up	100,013.11	0.00	0.00	0.00	100,013.11	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	17,699.97	0.00	0.00	0.00	17,699.97	0.00

Grand Total:	117,713.08	0.00	0.00	0.00	117,713.08	0.00
Prepaid:	-6,458.10					
Balance:	111,254.98					

Database:	MONDAYPROD			Open Status Report				Page:		1
				Monday Production DB				Date:		4/21/2015
ENTITY:	3480			1200 Wilson Boulevard				Time:		10:47 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: 12/13

Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

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

Expense Period: 03/15

Vendor: AAP001 AA Painting & Drywall

0907	3/4/2015		watr leak repair	5381-0000	2,143.00	0.00	2,143.00	4/7/2015	5286	04/15
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Vendor: ABM ABM Janitorial Services-Mid Atlanti

7877432	3/25/2015		Snow Removal Feb/Mar	5432-0000	402.50	0.00	402.50	4/7/2015	5287	04/15
7877433	3/25/2015		Snow Removal Feb/Mar	5432-0000	385.00	0.00	385.00	4/7/2015	5287	04/15
7877434	3/25/2015		IceRmvl 2/26,3/2	5432-0000	787.50	0.00	787.50	4/7/2015	5287	04/15
7877435	3/25/2015		IceRmvl 2/26,3/2	5432-0000	1,050.00	0.00	1,050.00	4/7/2015	5287	04/15
7877436	3/25/2015		Snow Removal Feb/Mar	5432-0000	490.00	0.00	490.00	4/7/2015	5287	04/15

Vendor: ARE003 Arent Fox LLP

AL1582890	2/23/2015		State Dept	6630-0000	2,565.30	0.00	2,565.30	4/13/2015	13156	04/15
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Vendor: DEL002 DELAWARE SECRETARY OF STATE

3946001-2015	3/25/2015		1200PrAssc2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	5288	04/15
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Vendor: DEN005 Deniz Yener

ALDY032415	3/24/2015		Broker Events	6411-0000	38.70	0.00	38.70	4/6/2015	13141	04/15
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Database:	MONDAYPROD	Open Status Report						Page:	2	
ENTITY:	3480	Monday Production DB						Date:	4/21/2015	
		1200 Wilson Boulevard						Time:	10:47 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	2,200.00	0.00	2,200.00	4/7/2015	5289	04/15
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Vendor: GOT005 Gotham Technologies

6895	3/1/2015		Mar15 Water Treatmen	5332-0000	444.70	0.00	444.70	4/7/2015	5290	04/15
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Vendor: MAY003 Mayer Brown LLP

34932741	3/16/2015		OEI Strategy	6632-0000	294.00	0.00	294.00	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	15,368.75	0.00	15,368.75	4/7/2015	5291	04/15
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Vendor: MPA004 MDISTRICT PARK 1

118769	2/20/2015		3/1/15 Elcon Parkers	5322-0000	77.94	0.00	77.94			
118842	2/20/2015		Jan,Feb,Mar2015 Elco	5322-0000	65.94	0.00	65.94			

Vendor: PEA004 Peapod, LLC

ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	1.67	0.00	1.67	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	67.30	0.00	67.30			
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Vendor: REA002 REALDATA MANAGEMENT INC

AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	188.50	0.00	188.50	4/6/2015	13149	04/15
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Vendor: TIM007 TIM HELMIG

ALTHPers0315	3/17/2015		Cab from airport	5758-0008	0.24	0.00	0.24	4/6/2015	13151	04/15
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Database:	MONDAYPROD			Open Status Report				Page:	3	
				Monday Production DB				Date:	4/21/2015	
ENTITY:	3480			1200 Wilson Boulevard				Time:	10:47 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	86.65	0.00	86.65	4/6/2015	13151	04/15
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Vendor: VER004 VERIZON

3/19 906300795	3/19/2015		3/19#859009063007956	5746-0000	343.96	0.00	343.96	4/7/2015	5293	04/15
			Expense Period 03/15 Total:		27,301.65	0.00	27,301.65			

1200 Wilson Boulevard Total:	27,234.60	0.00	27,234.60
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Grand Total:	27,234.60	0.00	27,234.60
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Database:	MONDAYPROD	Check Register							Page:	1
ENTITY:	3480	Monday Production DB							Date:	4/21/2015
		1200 Wilson Boulevard							Time:	11:33 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

5254	3/10/2015	03/15	AGW001	AGW and Associates, Inc.				
3480	repair garage door			5388-0000	33282	1/12/2015	2/11/2015	228.75
								0.00
								228.75
								228.75
								228.75
5255	3/10/2015	03/15	CIN001	CINTAS CORPORATION #145				
3480	uniforms w/e 2/11/15			5390-0000	145199561	2/11/2015	3/13/2015	60.22
								0.00
								60.22
								60.22
								60.22
5256	3/10/2015	03/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC				
3480	lights - supplies			5340-0000	S102311332.005	2/4/2015	3/6/2015	204.92
								0.00
								204.92
								204.92
								204.92
5257	3/10/2015	03/15	ELE012	Elevator Control Service				
3480	Feb2015 Elevator Mai			5320-0000	0180328-IN	2/10/2015	3/12/2015	2,200.00
								0.00
								2,200.00
								2,200.00
								2,200.00
5258	3/10/2015	03/15	ENE003	Energy Watch, Inc.				
3480	2015 ElecBudgetingSv		348003154	5390-0000	4121	10/31/2014	11/30/2014	1,600.00
								0.00
								1,600.00
								1,600.00
								1,600.00
5259	3/10/2015	03/15	GNE001	G. NEIL CORPORATION				
3480	Acct# A01398066			5758-0001	INV2421654	9/30/2014	10/30/2014	69.99
								0.00
								69.99
								69.99
								69.99
5260	3/10/2015	03/15	MAY003	Mayer Brown LLP				
3480	OEI Strategy			6632-0000	3486870	10/20/2014	11/18/2014	589.08
3480	OEI Strategy			6632-0000	34923004	2/25/2015	3/27/2015	295.35
								0.00
								295.35
								884.43
								884.43
5261	3/10/2015	03/15	OTJ001	OTJ ARCHITECTS				
3480	Test Fit Space Plan			6632-0000	1412204	12/31/2014	1/30/2015	3,750.00
								0.00
								3,750.00
								3,750.00
								3,750.00
5262	3/10/2015	03/15	RBR001	R. BRATTI ASSOCIATES, INC.				

Database: MONDAYPROD		Check Register						Page: 2	
ENTITY: 3480		Monday Production DB						Date: 4/21/2015	
		1200 Wilson Boulevard						Time: 11:33 AM	
03/15 Through 03/15									
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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
3480	granite wall repair			5388-0000	4285	1/31/2015	3/2/2015	14,123.00	14,123.00
							Check Total:	14,123.00	14,123.00
5263	3/10/2015	03/15	RCC001	RCC Group, Inc.					
3480	Engineer snow breakf			5732-0000	1093	2/26/2015	3/28/2015	10.77	10.77
							Check Total:	10.77	10.77
5264	3/10/2015	03/15	REA024	Realogic Analytics Inc					
3480	340 ABSTRACTING			5758-0003	32929	2/6/2015	3/8/2015	450.00	450.00
3480	348 ARGUS			5758-0003	32929	2/6/2015	3/8/2015	125.00	125.00
							Check Total:	575.00	575.00
5265	3/10/2015	03/15	SCH016	Schneider Electric Building					
3480	Feb2015 BAS			5342-0000	010034	2/5/2015	3/7/2015	759.40	759.40
							Check Total:	759.40	759.40
5266	3/10/2015	03/15	TRE003	State Corporation Commission					
3480	2015 VA LLC Reg Fee			6632-0000	T026947-4 2015	1/1/2015	1/31/2015	50.00	50.00
							Check Total:	50.00	50.00
5267	3/10/2015	03/15	WIL020	WILKES ARTIS, CHARTERED					
3480	2015 TAX ASSMNT			6716-0000	F1529800	2/13/2015	3/15/2015	1,000.00	1,000.00
							Check Total:	1,000.00	1,000.00
5268	3/10/2015	03/15	WON001	Wonderlic, Inc.					
3480	Addtl Svcs R Pottert			5710-5000	6369238	2/13/2015	3/15/2015	4.92	4.92
							Check Total:	4.92	4.92
5269	3/27/2015	03/15	ABM	ABM Janitorial Services-Mid Atlanti					
3480	Emerg Wtr Leak		348003151	5381-0000	7789820	3/4/2015	4/3/2015	1,715.00	1,715.00
							Check Total:	1,715.00	1,715.00
5270	3/27/2015	03/15	ATS002	At Site Real Estate					
3480	Jan2015 BPMS			5390-0000	2015015	1/23/2015	2/22/2015	750.00	750.00

Database: MONDAYPROD		Check Register						Page: 3	
ENTITY: 3480		Monday Production DB						Date: 4/21/2015	
		1200 Wilson Boulevard						Time: 11:33 AM	
03/15 Through 03/15									
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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						Amount
3480	Feb2015 BPM srvc			5390-0000	2015058	2/15/2015	3/17/2015	605.17	605.17
							Check Total:	1,355.17	1,355.17
5271	3/27/2015	03/15	CIN001	CINTAS CORPORATION #145					
3480	tax w/e 12/31/14			5390-0000	145179289A	12/31/2014	1/30/2015	1.39	1.39
3480	uniform w/e 1/21/15			5390-0000	145189410	1/21/2015	2/20/2015	24.28	24.28
3480	Uniforms w/e 2/18/15			5390-0000	145202930	2/18/2015	3/20/2015	22.92	22.92
3480	uniforms w/e 2/25/15			5390-0000	145206301	2/25/2015	3/27/2015	22.92	22.92
							Check Total:	71.51	71.51
5272	3/27/2015	03/15	CLG001	Caliber Lawn and Garden LLC					
3480	snow sweeper			5430-0000	11771	1/7/2015	2/6/2015	208.75	208.75
							Check Total:	208.75	208.75
5273	3/27/2015	03/15	COM052	Commodities Export & Management					
3480	fire cntrl rm lan li		348001156	5342-0000	012115CEMCO	1/21/2015	2/20/2015	786.00	786.00
							Check Total:	786.00	786.00
5274	3/27/2015	03/15	COM055	Commonwealth of Virginia					
3480	Boiler safety certs			5336-0000	954088478	12/16/2014	1/15/2015	20.00	20.00
3480	Boiler safety certs			5336-0000	954088478	12/16/2014	1/15/2015	20.00	20.00
							Check Total:	40.00	40.00
5275	3/27/2015	03/15	DOW002	Downtown Decorations					
3480	Holiday Lights			5388-0000	24734	11/6/2014	12/6/2014	151.52	151.52
							Check Total:	151.52	151.52
5276	3/27/2015	03/15	ENG003	Engineers Outlet					
3480	bearing-pump repair		348002151	5334-0000	272106	2/24/2015	3/26/2015	429.30	429.30
3480	fan motor		348003156	5334-0000	272853	3/11/2015	4/10/2015	497.14	497.14
3480	gasket-pump repair		348002151	5334-0000	272106	2/24/2015	3/26/2015	4.35	4.35
3480	armtrsng seal-pump		348002151	5334-0000	272106	2/24/2015	3/26/2015	111.30	111.30
							Check Total:	1,042.09	1,042.09

Database: MONDAYPROD	Check Register	Page: 4								
ENTITY: 3480	Monday Production DB	Date: 4/21/2015								
	1200 Wilson Boulevard	Time: 11:33 AM								
03/15 Through 03/15										
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Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

5277	3/27/2015	03/15	FED007	FEDERAL LOCK & SAFE, INC						
3480	NonMarkedGarageWork		348002153	5380-0000	0108694-IN	2/2/2015	3/4/2015	910.00	0.00	910.00
3480	EntryDoorWork		348002154	5380-0000	0108697-IN	2/2/2015	3/4/2015	513.23	0.00	513.23
Check Total:								1,423.23	0.00	1,423.23
5278	3/27/2015	03/15	HIL006	Hillmann Consulting, LLC						
3480	Moist&Microbial Cons			6632-0000	8640	3/5/2015	4/4/2015	2,167.00	0.00	2,167.00
Check Total:								2,167.00	0.00	2,167.00
5279	3/27/2015	03/15	KAS002	KASTLE SYSTEMS (VA)						
3480	Mar2015 Maintenance			5520-0000	548150	2/1/2015	3/3/2015	39.16	0.00	39.16
3480	Mar2015 Operations			5520-0000	548150	2/1/2015	3/3/2015	119.49	0.00	119.49
Check Total:								158.65	0.00	158.65
5280	3/27/2015	03/15	KCS001	KCS Landscape Management, Inc.						
3480	March15 Monthly Main			5412-0000	14391-12	3/1/2015	3/31/2015	166.08	0.00	166.08
Check Total:								166.08	0.00	166.08
5281	3/27/2015	03/15	ORK001	Orkin LLC						
3480	Feb15 Pest Control			5384-0000	25546667	3/2/2015	4/1/2015	262.90	0.00	262.90
Check Total:								262.90	0.00	262.90
5282	3/27/2015	03/15	PRO025	IESI-MD Corporation						
3480	March Rental Fee			5152-0000	1300340320	3/1/2015	3/31/2015	50.00	0.00	50.00
3480	2/1 Compactor Servic			5152-0000	1300342285	2/28/2015	3/30/2015	31.57	0.00	31.57
Check Total:								81.57	0.00	81.57
5283	3/27/2015	03/15	RAD001	Radice Enterprises, LLC						
3480	Stainless steel work		348001157	5381-0000	804	3/2/2015	4/1/2015	4,550.00	0.00	4,550.00
Check Total:								4,550.00	0.00	4,550.00
5284	3/27/2015	03/15	TEL005	Telco Experts LLC						
3480	Elevator lines			5322-0000	1571150301	3/1/2015	3/31/2015	211.95	0.00	211.95
3480	Other Lines			5746-0000	1571150301	3/1/2015	3/31/2015	529.89	0.00	529.89

Database: MONDAYPROD	Check Register							Page: 5		
ENTITY: 3480	Monday Production DB							Date: 4/21/2015		
1200 Wilson Boulevard								Time: 11:33 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: 741.84 0.00 741.84

5285	3/27/2015	03/15	VER004	VERIZON						
3480	3/1 #9667007971			5746-0000	3/1 9667007971	3/1/2015	3/31/2015	72.99	0.00	72.99
3480	3/1 #86732543417Y			5746-0000	3/7 867325434	3/7/2015	4/6/2015	93.37	0.00	93.37

Check Total: 166.36 0.00 166.36

12977	3/9/2015	03/15	ALL019	Allied Telecom Group LLC						
3480	208 ALLIED FEB			5758-0002	AL1029354	2/5/2015	3/7/2015	9.54	0.00	9.54

Check Total: 9.54 0.00 9.54

12979	3/9/2015	03/15	CDW001	CDW DIRECT LLC						
3480	319 VA SWITCHES			5758-0003	ALSK23764	2/6/2015	3/8/2015	2.74	0.00	2.74

Check Total: 2.74 0.00 2.74

12984	3/9/2015	03/15	COM032	COMCAST						
3480	Acct# 05613951384012			5758-0001	ALCOMCAST3/15	2/21/2015	3/23/2015	2.82	0.00	2.82

Check Total: 2.82 0.00 2.82

12987	3/9/2015	03/15	DAT002	DATA MANAGEMENT INC						
3480	333 TIME CLOCK PLUS			5758-0003	AL351599	2/23/2015	3/25/2015	110.56	0.00	110.56

Check Total: 110.56 0.00 110.56

12997	3/9/2015	03/15	KAR002	Kari Blanco						
3480	Staff Meeting lunch			5732-0000	2/26/15-KariB.	2/26/2015	3/28/2015	10.37	0.00	10.37
3480	engineer food snow			5732-0000	2/26/15-KariB.	2/26/2015	3/28/2015	4.89	0.00	4.89

Check Total: 15.26 0.00 15.26

13000	3/9/2015	03/15	PEA004	Peapod, LLC						
3480	Customer ID ox82558			5758-0001	ALk59542657	2/23/2015	3/25/2015	1.63	0.00	1.63

Check Total: 1.63 0.00 1.63

13003	3/9/2015	03/15	RED005	Red Top Cab of Arlington						
3480	Account # 2840200			5758-0008	AL020035	2/15/2015	3/17/2015	2.80	0.00	2.80

Database:	MONDAYPROD	Check Register	Page:	6
ENTITY:	3480	Monday Production DB	Date:	4/21/2015
		1200 Wilson Boulevard	Time:	11:33 AM
03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
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				Date
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				Invoice
				Amount
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				Amount
				Check
				Amount

Check Total: 2.80 0.00 2.80

13005	3/9/2015	03/15	RED007	Redirect, Inc.				
3480	215 SCORE CARD			5758-0002	AL14939	2/16/2015	3/18/2015	21.31

Check Total: 21.31 0.00 21.31

13009	3/9/2015	03/15	TIM005	TIME WARNER CABLE OF NYC				
3480	2.22 TO 3.21.15			5758-0001	AL24835084	2/22/2015	3/24/2015	0.77

Check Total: 0.77 0.00 0.77

13012	3/9/2015	03/15	TIM009	Time Warner Cable				
3480	210 2/1/15 #03006530			5758-0002	AL02012015	2/1/2015	3/3/2015	3.81

Check Total: 3.81 0.00 3.81

13019	3/9/2015	03/15	USG001	US GREEN BUILDING COUNCIL				
3480	USGBC Membership			5756-0000	AL90843134	2/18/2015	3/20/2015	238.13

Check Total: 238.13 0.00 238.13

13020	3/9/2015	03/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C				
3480	Realize Roslyn			6632-0000	AL203433	2/10/2015	3/12/2015	632.81

Check Total: 632.81 0.00 632.81

13023	3/9/2015	03/15	XER005	Xerox Financial Services LLC				
3480	NY - Lease Payment			5758-0004	AL273333	2/10/2015	3/12/2015	14.15

Check Total: 14.15 0.00 14.15

13029	3/16/2015	03/15	CIT006	CITISTORAGE INC.				
3480	NY #2510 STORAGE FE			5758-0001	AL0790834	2/2/2015	3/4/2015	4.43

Check Total: 4.43 0.00 4.43

13035	3/16/2015	03/15	FRE013	Freshdirect				
3480	NY 11717338932-20150			5758-0001	AL201502	3/3/2015	3/18/2015	2.74

Database:	MONDAYPROD	Check Register	Page:	7
ENTITY:	3480	Monday Production DB	Date:	4/21/2015
		1200 Wilson Boulevard	Time:	11:33 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
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				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 2.74 0.00 2.74

13038	3/16/2015	03/15	KAR002	Kari Blanco					
3480	3/5/15 dunkin donuts			5732-0000	KariB.-3/6/15	3/6/2015	4/5/2015	3.70	0.00 3.70
3480	Ahra staff mtg lunch			5732-0000	KariB.-3/6/15	3/6/2015	4/5/2015	4.76	0.00 4.76

Check Total: 8.46 0.00 8.46

13039	3/16/2015	03/15	LAK011	LAK Public Relations, Inc.					
3480	2/15-3/14 PR Service		MNDSRV02153	6410-0000	AL6503	2/10/2015	3/12/2015	419.23	0.00 419.23

Check Total: 419.23 0.00 419.23

13046	3/16/2015	03/15	TEL005	Telco Experts LLC					
3480	Account #1197			5758-0005	AL1197150301	3/1/2015	3/31/2015	70.83	0.00 70.83

Check Total: 70.83 0.00 70.83

13048	3/16/2015	03/15	TEL005	Telco Experts LLC					
3480	VA-Acct# 1775 3/1/15			5758-0005	AL1775150301	3/1/2015	3/31/2015	25.04	0.00 25.04

Check Total: 25.04 0.00 25.04

13052	3/16/2015	03/15	VER013	VERIZON WIRELESS					
3480	VA-Acct#720396355000			5758-0006	AL9741394070	2/28/2015	3/30/2015	84.04	0.00 84.04

Check Total: 84.04 0.00 84.04

13057	3/16/2015	03/15	WBM001	W.B. MASON					
3480	NY C2012992 OFF/ADM			5758-0004	ALIS0334023	2/28/2015	3/30/2015	0.41	0.00 0.41
3480	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					
3480	VA-Con#010000055900			5758-0004	AL283094	3/5/2015	4/4/2015	43.06	0.00 43.06

Check Total: 43.06 0.00 43.06

13062	3/23/2015	03/15	ALL019	Allied Telecom Group LLC					
3480	208 INTRNT ACCESS			5758-0002	AL1030658	3/5/2015	4/4/2015	9.54	0.00 9.54

Database: MONDAYPROD	Check Register	Page: 8								
ENTITY: 3480	Monday Production DB	Date: 4/21/2015								
	1200 Wilson Boulevard	Time: 11:33 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: 9.54 0.00 9.54

13063	3/23/2015	03/15	AND013	Andrew Spey						
3480	1200 Eng Snow Meal			5732-0000	AS3.16.15	3/16/2015	4/15/2015	7.76	0.00	7.76

13063	3/23/2015	03/15	AND013	Andrew Spey						
3480	1200 Eng Snow Meal			5732-0000	AS3.16.15	3/16/2015	4/15/2015	35.92	0.00	35.92

13063	3/23/2015	03/15	AND013	Andrew Spey						
3480	1200 Eng Snow Meal			5732-0000	AS3.16.15	3/16/2015	4/15/2015	7.30	0.00	7.30

Check Total: 50.98 0.00 50.98

13067	3/23/2015	03/15	CDW001	CDW DIRECT LLC						
3480	319 SPARE HD'S			5758-0003	ALSS10104	2/24/2015	3/26/2015	6.19	0.00	6.19

Check Total: 6.19 0.00 6.19

13069	3/23/2015	03/15	CDW001	CDW DIRECT LLC						
3480	319 HD AND RAM			5758-0003	ALSS30748	2/24/2015	3/26/2015	13.73	0.00	13.73

Check Total: 13.73 0.00 13.73

13070	3/23/2015	03/15	DEN005	Deniz Yener						
3480	Broker Events/Meals			6411-0000	ALDY031215	3/13/2015	4/12/2015	22.30	0.00	22.30

Check Total: 22.30 0.00 22.30

13074	3/23/2015	03/15	SCH016	Schneider Electric Building						
3480	March2015 BAS			5342-0000	010232	3/6/2015	4/5/2015	759.42	0.00	759.42

Check Total: 759.42 0.00 759.42

13077	3/23/2015	03/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3480	Lunch for N. Morrill			5758-0013	AL2018163	3/8/2015	4/7/2015	12.58	0.00	12.58

Check Total: 12.58 0.00 12.58

13087	3/30/2015	03/15	CEL003	Celine Van Der Linden-Petty Cash						
3480	misc. office supplie			5758-0001	ALPC03/20/15	3/20/2015	4/19/2015	0.59	0.00	0.59
3480	lunch reception cove			5758-0013	ALPC03/20/15	3/20/2015	4/19/2015	0.34	0.00	0.34

Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3480	Monday Production DB	Date:	4/21/2015
		1200 Wilson Boulevard	Time:	11:33 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
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				Check
				Amount

Check Total: 0.93 0.00 0.93

13095	3/30/2015	03/15	CIT006	CITISTORAGE INC.				
3480	NY 2510 STORAGE FEI			5758-0001	AL0795598	3/2/2015	4/1/2015	4.47

Check Total: 4.47 0.00 4.47

13104	3/30/2015	03/15	HEM003	HEM IT, INC				
3480	212 HEM Q1			5758-0002	AL1191	3/4/2015	4/3/2015	71.52

Check Total: 71.52 0.00 71.52

13106	3/30/2015	03/15	INT023	Interior Foliage Design Inc				
3480	NY 3980 APRIL MANTN			5758-0012	AL187259	3/12/2015	4/11/2015	0.79

Check Total: 0.79 0.00 0.79

13109	3/30/2015	03/15	KAS004	Kaseya US Sales LLC				
3480	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	63.57

Check Total: 63.57 0.00 63.57

13110	3/30/2015	03/15	NOV006	Nova Offset Corp				
3480	B.C. for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	10.73

Check Total: 10.73 0.00 10.73

13112	3/30/2015	03/15	PEA004	Peapod, LLC				
3480	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	1.61

Check Total: 1.61 0.00 1.61

13114	3/30/2015	03/15	PEA004	Peapod, LLC				
3480	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	1.60

Check Total: 1.60 0.00 1.60

13116	3/30/2015	03/15	QUI006	Quick Messenger Services of DC Inc				
3480	1200 Courier Charges			6411-0000	AL0567972	2/2/2015	3/4/2015	19.09

Database: MONDAYPROD		Check Register						Page: 10		
ENTITY: 3480		Monday Production DB						Date: 4/21/2015		
		1200 Wilson Boulevard						Time: 11:33 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	Amount
			P.O. Number							
Check Total:								19.09	0.00	19.09
13119	3/30/2015	03/15	RED005	Red Top Cab of Arlington						
3480	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	2.08	0.00	2.08
Check Total:								2.08	0.00	2.08
13123	3/30/2015	03/15	SOL007	The Solutions Group						
3480	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	11.49	0.00	11.49
Check Total:								11.49	0.00	11.49
13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC						
3480	NY #8150200070312472			5758-0001	AL249538334	3/22/2015	4/21/2015	0.81	0.00	0.81
Check Total:								0.81	0.00	0.81
13127	3/30/2015	03/15	TIM009	Time Warner Cable						
3480	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	4.84	0.00	4.84
Check Total:								4.84	0.00	4.84
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE						
3480	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	0.84	0.00	0.84
Check Total:								0.84	0.00	0.84
13135	3/30/2015	03/15	WBM001	W.B. MASON						
3480	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	31.05	0.00	31.05
3480	rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	1.67	0.00	1.67
Check Total:								32.72	0.00	32.72
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC						
3480	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
021515236	2/17/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3480	02-15 MEZZ LOAN INT			8201-0000	WT41700236-215	2/15/2015	2/15/2015	49,513.89	0.00	49,513.89

Database: MONDAYPROD	Check Register							Page: 11		
ENTITY: 3480	Monday Production DB							Date: 4/21/2015		
	1200 Wilson Boulevard							Time: 11:33 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:	49,513.89	0.00	49,513.89
031615236	3/16/2015	03/15	WEL001	WELLS FARGO BANK		Hand Check			
3480	0315 MezzLoan Intere			8201-0000	WT417002360315 3/16/2015	3/16/2015	44,722.22	0.00	44,722.22
						Check Total:	44,722.22	0.00	44,722.22
111420115	3/10/2015	03/15	ZAC001	Accenture LLP		Hand Check			
3480	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
317151200	3/17/2015	03/15	1701NF	1701 NORTH FORT MEYER		Hand Check			
3480	03-15 Loan Payment R			0491-3470	WT0317151200 3/17/2015	3/17/2015	43,628.82	0.00	43,628.82
						Check Total:	43,628.82	0.00	43,628.82
480022315	3/16/2015	03/15	WAS004	WASHINGTON GAS		Hand Check			
3480	1/22/-2/20/15 #73046			5220-0000	WT3480022415 2/24/2015	3/16/2015	1,823.87	0.00	1,823.87
						Check Total:	1,823.87	0.00	1,823.87
60030615A	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3480	1/16-2/23/15 #109677			5250-0000	WT3460030615A 3/6/2015	3/25/2015	118.90	0.00	118.90
						Check Total:	118.90	0.00	118.90
80030615A	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3480	1/16-2/23/15 #101961			5250-0000	WT3480030615A 3/6/2015	3/25/2015	1,030.16	0.00	1,030.16
						Check Total:	1,030.16	0.00	1,030.16
80STX0215	3/20/2015	03/15	DEP014	Department of Taxation		Hand Check			
3480	2/15 #20896634F			6645-0000	WT3480STX0215 3/20/2015	3/20/2015	50.40	0.00	50.40
						Check Total:	50.40	0.00	50.40
MEX012015	2/2/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check			
3480	01/2015 EXPENSES			5758-0003	WTAMEX012015 1/28/2015	2/2/2015	1.55	0.00	1.55
3480	01/2015 EXPENSES			5758-0008	WTAMEX012015 1/28/2015	2/2/2015	14.92	0.00	14.92
3480	01/2015 EXPENSES			5758-0013	WTAMEX012015 1/28/2015	2/2/2015	6.08	0.00	6.08


Database: MONDAYPROD		Check Register						Page: 12	
ENTITY: 3480		Monday Production DB						Date: 4/21/2015	
		1200 Wilson Boulevard						Time: 11:33 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
3480	01/2015 EXPENSES			5758-0014	WTAMEX012015	1/28/2015	2/2/2015	64.64	64.64
Check Total:								87.19	87.19
MEX022015	3/6/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check		
3480	02/2015 EXPENSES			5758-0001	WTAMEX022015	2/28/2015	3/6/2015	3.59	3.59
3480	319 02/2015 EXPENSES			5758-0003	WTAMEX022015	2/28/2015	3/6/2015	4.47	4.47
3480	02/2015 EXPENSES			5758-0008	WTAMEX022015	2/28/2015	3/6/2015	13.73	13.73
3480	02/2015 EXPENSES			5758-0012	WTAMEX022015	2/28/2015	3/6/2015	19.32	19.32
3480	02/2015 EXPENSES			5758-0013	WTAMEX022015	2/28/2015	3/6/2015	9.23	9.23
3480	02/2015 EXPENSES			5758-0014	WTAMEX022015	2/28/2015	3/6/2015	74.07	74.07
3480	02/2015 EXPENSES			6411-0000	WTAMEX022015	2/28/2015	3/6/2015	24.76	24.76
3480	02/2015 EXPENSES			6634-0000	WTAMEX022015	2/28/2015	3/6/2015	95.25	95.25
Check Total:								244.42	244.42
T03160235	3/16/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check		
3480	0315 Loan Payment			8201-0000	WT417002350315	3/16/2015	3/16/2015	21,350.00	21,350.00
3480	0315 Loan Payment			0611-1600	WT417002350315	3/16/2015	3/16/2015	91,152.51	91,152.51
Check Total:								112,502.51	112,502.51
1200 Wilson Boulevard Total:								297,468.18	297,468.18
Grand Total:								297,468.18	297,468.18

1200 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	af 4/8/15																	
Management Fees	MGMT				0	0	165	106	109	109	128	130	132	137	140	143	1,299	1,308	(9)
					0	0	165	106	109	109	128	130	132	137	140	143	1,299	1,308	(9)
Leasing Commission - OB	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	494,000	-	-	494,000	201,572	292,428	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	1,858,573	-	-	1,858,573	201,572	1,657,001	
				-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)	
				-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	2,352,573	-	-	2,352,573	806,288	1,546,285	
Leasing Commission - CO	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	163,875	-	-	163,875	50,393	113,482	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	163,875	-	-	163,875	201,572	(37,697)	
Leasing Commission - MPS	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	206,625	-	-	206,625	50,393	156,232	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	929,287	-	-	929,287	50,393	878,894	
				-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	1,135,912	-	-	1,135,912	201,572	934,339	
Leasing Commission - Legal	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
																0			
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	7,500	-	-	7,500	3,077	4,423	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	7,500	-	-	7,500	3,077	4,423	
				-	-	-	-	-	-	-	-	-	-	-	-	0	3,077	(3,077)	
				-	-	-	-	-	-	-	-	-	-	-	-	0	3,077	(3,077)	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	15,000	-	-	15,000	12,308	2,692	
TI - Construction	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																	0		
																	-	-	-
																	-	-	-
																	-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TI - Landlord Work	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																	0		
DoS Expansion - 50k sf	50,000											104,500.00	-	-	104,500.00		209,000	52,250	156,750
Mgmt Consulting Services - 100k sf	50,000											-	-	-	-		0	52,250	(52,250)
												-	-	-	-		-	52,250	(52,250)
												-	-	-	-		-	52,250	(52,250)
												-	-	-	-		-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	104,500	-	-	104,500	-	209,000	209,000	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	3,135	-	-	3,135	-	6,270	6,270	-
BI - Non Esc	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
					-												-	-	-
Recaulking EL perimeter window system					-	-		40,000	-	-	-	-	-	-	-	-	40,000	40,000	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	40,000	-	-	-	-	-	-	-	-	40,000	40,000	-
	Total CM FEE 3%			-	-	-	-	1,200	-	-	-	-	-	-	-	-	1,200	1,200	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM Fee			-	-	-	-	1,200	-	-	-	3,135	-	-	3,135	-	7,470	7,470	-

SECTION 4

Leasing Report
Rent Roll
Stacking Plan

Leasing Status Report

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

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total	0			

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

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

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



1200 Wilson Boulevard

as of March 31, 2015

[illegible]

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

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
3/31/2015

Page: 1
Date: 4/21/2015
Time: 11:28 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													
3480	-01101	Vacant		6,134									
3480	-01102	Vacant		4,326									
3480	-02201	Vacant		11,397									
3480	-03301	Vacant		11,434									
3480	-04401	Vacant		11,434									
3480	-05501	Vacant		11,434									
3480	-06601	Vacant		11,434									
3480	-07701	Vacant		11,434									
3480	-08801	Vacant		11,434									
3480	-09901	Vacant		11,434									
3480	-10001	Vacant		11,434									
3480	-11001	Vacant		11,434									
3480	-12001	Vacant		11,434									
3480	-12002	Vacant		2,501									
3480	-12003	Vacant		5,541									
3480	-STR01	Vacant		1,453									

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

Totals:	Occupied Sqft:	0.00%	1 Units	1	0.00		0.00	3,000.00					
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	100.00%	16 Units	145,692									
	Total Sqft:		17 Units	145,693									

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
3/31/2015

Page: 2
Date: 4/21/2015
Time: 11:28 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

Total 1200 Wilson Boulevard:

Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	100.00%	16 Units	145,692			
Total Sqft:		17 Units	145,693			

Grand Total:

Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	100.00%	16 Units	145,692			
Total Sqft:		17 Units	145,693			

Floor	S to S		Current	Re-measured
PH	16' 8"	VACANT: 6,646SF	5,541	6,646
12	11"	VACANT: 12,365 SF	11,198	12,365
11	9' 9"	VACANT: 12,365 SF	11,198	12,365
10	9' 9"	VACANT: 12,365 SF	11,198	12,365
9	9' 9"	VACANT: 12,365 SF	11,198	12,365
8	9' 9"	VACANT: 12,365 SF	11,198	12,365
7	9' 9"	VACANT: 12,365 SF	11,198	12,365
6	9' 9"	VACANT: 12,365 SF	11,198	12,365
5	9' 9"	VACANT: 12,365 SF	11,198	12,365
4	9' 9"	VACANT: 12,365 SF	11,198	12,365
3	9' 9"	VACANT: 12,365 SF	11,198	12,365
2	9' 9"	VACANT: 12,365 SF	11,198	12,365
1	9' 7"	VACANT: 12,195 SF	15,524	12,195
			144,239	154,856
			Storage 1,454	0
			145,693	154,856

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

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

2015

2016

2017

2018

2019+

Expiration Key

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