

1200 Property Associates LLC
Art Property Associates LLC
Oak Hills Property Associates LLC
Nash Street Property Associates LLC
Berkley Property Associates LLC
December 2014

Financial Reporting – Rosslyn Pool B Debt Compliance
(unaudited)



February 25th, 2015

Starwood Property Mortgage L.L.C.
400 Galleria Parkway, Suite 1450
Atlanta, GA 30339
Attention: Bryan Hume

Re: December 31st, 2014 Debt Compliance

Property Name: Rosslyn Pool B Assets – 1200 Wilson Boulevard, 1400 Key Boulevard,
1401 Wilson Boulevard, 1501 Wilson Boulevard, 1515 Wilson Boulevard and 1701
North Fort Myer Drive

In accordance with Section 2.9 of the Loan Agreement between 1200 Property Associates, LLC, Art Property Associates, LLC, Oak Hills Property Associates, LLC, Nash Street Property Associates, LLC, Berkley Property Associates, LLC and Starwood Property Mortgage, L.L.C., to the best of the undersigned's knowledge, each rent roll is proper and accurate, each leasing report is proper and accurate and each financial statement has been kept proper and accurate in accordance with GAAP, and the Borrowers are in compliance with all applicable covenants.

Sincerely,

By: Theresa Piscitelli
Chief Financial Officer

Rosslyn Pool B Assets
Monday Properties MRI Production DB
Combining Statement of Operations
For The Period of January 1, 2014 Through December 31, 2014
(Unaudited)

Accrual

	1701 North Fort Myer Drive	1400 Key Boulevard	1401 Wilson Boulevard	1501 Wilson Boulevard	1515 Wilson Boulevard	1200 Wilson Boulevard	Total
Revenues							
Rental Income	9,530,469	3,825,214	3,220,275	3,113,580	4,038,152	5,651,560	29,379,250
Recoveries	828,342	62,699	10,956	119,308	82,906	175,517	1,279,728
Parking Income	593,484	920,499	-	735,562	-	536,373	2,785,918
Interest and Other Income	201,666	85,532	60,288	63,939	102,554	91,381	605,360
Total Revenue	11,153,961	4,893,944	3,291,519	4,032,389	4,223,612	6,454,831	34,050,256
Operating Expenses							
Escalatable Expenses							
Property Exp-Escalatable	(1,882,070)	(1,551,379)	(1,651,674)	(1,243,031)	(1,238,535)	(1,377,557)	(8,944,246)
Real Estate Taxes	(1,304,396)	(603,051)	(689,814)	(499,181)	(363,664)	(682,949)	(4,143,055)
Total Escalatable Expenses	(3,186,466)	(2,154,430)	(2,341,488)	(1,742,212)	(1,602,199)	(2,060,506)	(13,087,301)
Property Exp-Non Escalatable	(339,926)	(565,652)	(327,168)	(651,143)	(268,663)	(168,688)	(2,321,240)
General & Administrative	(12)	(15)	(15)	(15)	(12)	(15)	(84)
Total Operating Expenses	(3,526,404)	(2,720,097)	(2,668,671)	(2,393,370)	(1,870,874)	(2,229,209)	(15,408,625)
Net Operating Income (Loss)	7,627,557	2,173,847	622,848	1,639,019	2,352,738	4,225,622	18,641,631
Interest Expense	(2,661,964)	(1,698,277)	(1,827,757)	(1,474,474)	(1,805,759)	(1,619,101)	(11,087,332)
Net Income (Loss)	4,965,593	475,570	(1,204,909)	164,545	546,979	2,606,521	7,554,299

Database: MONDAYPROD
Bldg Status: Active only
1400 Key Boulevard

Rent Roll
1400 Key Boulevard
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

New Leases

3450	-00C02	GSA 11B-01862	7/10/2015	7/31/2019	10,606								
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Vacant Suites

3450	-00A10	Vacant			5,206								
3450	-00B01	Vacant			7,594								
3450	-00B02	Vacant			200								
3450	-00B03	Vacant			763								
3450	-05501	Vacant			9,506								
3450	-06601	Vacant			9,506								
3450	-08801	Vacant			9,506								
3450	-12001	Vacant			9,400								

Occupied Suites

3450	-00A01	Boundless Spatial, Inc	2/1/2014	12/31/2016	2,091	5,663.13	32.50					RNT	3/1/2015	5,947.15	34.13
												RNT	3/1/2016	6,245.12	35.84
	Additional Space	3450	-00A02	2/1/2014	12/31/2016	1,744	4,723.33	32.50				RNT	3/1/2015	4,960.23	34.13
												RNT	3/1/2016	5,208.75	35.84
				Total		3,835	10,386.46		0.00		0.00				
3450	-00A03	EHR TOTAL SOLUTIONS, LLC	11/1/2013	8/31/2018	1,418	4,016.49	33.99	6.07				OPE	1/1/2015	0.00	0.00
												RET	1/1/2015	0.00	0.00
												RNT	8/1/2015	4,137.02	35.01
												RNT	8/1/2016	4,261.09	36.06
												RNT	8/1/2017	4,388.71	37.14
3450	-00A04	LIVESAFE, INC.	9/1/2013	4/30/2015	1,818	5,149.49	33.99	5.05				OPE	1/1/2015	0.00	0.00
												RET	1/1/2015	0.00	0.00
3450	-00A05	Performyard Inc	3/1/2014	8/31/2015	1,415	3,832.29	32.50					CON	3/1/2015	-4,024.50	-34.13
												RNT	3/1/2015	4,024.50	34.13
3450	-00A06	CURIOSITY MEDIA, INC.	9/1/2013	2/28/2015	2,026	5,618.77	33.28	5.64				RET	1/1/2015	0.00	0.00
3450	-00A07	Oblong Industries Inc	5/1/2014	4/30/2019	1,948	4,951.17	30.50					CON	5/1/2015	-5,149.21	-31.72
												RNT	5/1/2015	5,149.21	31.72
												RNT	5/1/2016	5,355.38	32.99
												RNT	5/1/2017	5,569.66	34.31
												RNT	5/1/2018	5,792.05	35.68

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3450	-00A08	Global Voice Hall, Inc.	9/18/2013	9/30/2018	2,179	6,059.99	33.37	6.07		OPE	1/1/2015	0.00	0.00
										RET	1/1/2015	0.00	0.00
										RNT	10/1/2015	6,164.75	33.95
										RNT	10/1/2016	6,349.97	34.97
										RNT	10/1/2017	6,540.63	36.02
3450	-00A09	Alqimi Analytics & Intelligenc	8/8/2014	9/30/2017	1,621	4,052.50	30.00			CON	1/1/2016	-4,255.13	-31.50
										RNT	10/1/2015	4,255.13	31.50
										RNT	10/1/2016	4,468.56	33.08
3450	-00C01	Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00		75.00	RTL	10/1/2015	21,961.88	15.30
										RTL	10/1/2016	22,401.11	15.61
										RTL	10/1/2017	22,849.14	15.92
										RTL	10/1/2018	23,306.12	16.24
										RTL	10/1/2019	23,772.24	16.56
										RTL	10/1/2020	24,247.68	16.89
3450	-00C02	GSA 11B-01862	7/10/2010	7/9/2015	10,606	34,606.90	39.16						
3450	-01101	Uber Offices Arlington, LLC	4/15/2013	9/30/2020	8,542	22,728.84	31.93	23.78		OPE	1/1/2015	0.00	0.00
										RET	1/1/2015	0.00	0.00
										RNT	10/1/2015	23,412.20	32.89
										RNT	10/1/2016	24,116.91	33.88
										RNT	10/1/2017	24,842.98	34.90
										RNT	10/1/2018	25,590.41	35.95
										RNT	10/1/2019	26,359.19	37.03
3450	-02201	GSA GS 11B-01727	8/1/2014	7/31/2019	9,262	30,325.11	39.29						
		Additional Space	3450	-03301	8/1/2014	7/31/2019	9,262	30,325.11	39.29				
		Additional Space	3450	-04401	8/1/2014	7/31/2019	7,452	24,398.90	39.29				
				Total			25,976	85,049.12					
								0.00				0.00	
3450	-04402	U.S. CREST	1/1/2013	6/30/2016	1,822	5,629.98	37.08	5.07		OPE	1/1/2015	0.00	0.00
										RET	1/1/2015	0.00	0.00
										RNT	1/1/2015	5,798.52	38.19
										RNT	1/1/2016	5,973.12	39.34
3450	-07701	Health Communications, Inc.	3/29/2010	3/31/2020	7,831	27,173.57	41.64	1,677.74		HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										OPE	1/1/2015	130.50	0.20
										RET	1/1/2015	868.58	1.33
										RNT	4/1/2015	27,989.30	42.89
										RNT	4/1/2016	28,831.13	44.18
										RNT	4/1/2017	29,699.07	45.51
										RNT	4/1/2018	30,593.11	46.88
										RNT	4/1/2019	31,513.25	48.29
		Additional Space	3450	-STR01	4/2/2010	3/31/2020	450	759.72	20.26	STR	4/1/2015	782.51	20.87
										STR	4/1/2016	805.99	21.49
										STR	4/1/2017	830.16	22.14

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										Cat	Date	Monthly Amount	PSF
	Additional Space	3450	-STR04	4/2/2010	3/31/2020	331	558.82	20.26		STR	4/1/2018	855.07	22.80
										STR	4/1/2019	880.72	23.49
										STR	4/1/2015	575.58	20.87
										STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
										STR	4/1/2019	647.82	23.49
										Total		8,612	28,492.11
3450	-07702	Digital Barriers Services Ltd.	3/6/2013	2/28/2016	1,675	5,607.06	40.17	161.21		OPE	1/1/2015	100.23	0.72
									RET	1/1/2015	0.00	0.00	
									RNT	4/1/2015	5,775.96	41.38	
3450	-09901	LCG, Inc.	4/1/2014	8/15/2019	9,506	27,329.75	34.50			CON	4/1/2015	-14,076.80	-17.77
									CON	4/1/2016	-14,500.61	-18.30	
									RNT	4/1/2015	28,153.60	35.54	
									RNT	4/1/2016	29,001.22	36.61	
									RNT	4/1/2017	29,872.61	37.71	
									RNT	4/1/2018	30,767.75	38.84	
									RNT	4/1/2019	31,694.59	40.01	
3450	-10001	Starfish Retention Solutions	4/8/2014	12/31/2017	4,562	13,305.83	16.80			OPE	1/1/2015	0.00	0.00
										RET	1/1/2015	0.00	0.00
										RNT	4/8/2015	13,705.01	17.30
										RNT	4/8/2016	14,115.59	17.82
										RNT	4/8/2017	14,537.57	18.35
3450	-10002	Starfish Retention Solutions	4/8/2014	12/31/2017	4,944	14,420.00	35.00		-7,210.00	OPE	1/1/2015	0.00	0.00
										RET	1/1/2015	0.00	0.00
										RNT	4/8/2015	14,852.60	36.05
										RNT	4/8/2016	15,297.56	37.13
										RNT	4/8/2017	15,754.88	38.24
3450	-11001	Crown Consulting, Inc.	1/1/2014	6/30/2019	9,506	26,933.67	34.00			CON	4/1/2015	-27,741.68	-35.02
										CON	4/1/2016	-28,573.45	-36.07
										CON	4/1/2017	-29,428.99	-37.15
										CON	4/1/2018	-30,308.30	-38.26
										OPE	1/1/2015	0.00	0.00
										RET	1/1/2015	0.00	0.00
										RNT	1/1/2015	27,741.68	35.02
										RNT	1/1/2016	28,573.45	36.07
										RNT	1/1/2017	29,428.99	37.15
										RNT	1/1/2018	30,308.30	38.26
										RNT	1/1/2019	31,219.29	39.41
3450	-LICS	MCI Telecommunications Lease	4/8/1998	12/31/2007	330	1,444.16	52.51						
3450	-STR02	Caitland Construction Company	8/6/2012	7/31/2016	313	541.50	20.76						
3450	-STR03	Clark Construction Group	11/1/2010	6/30/2012	1,412				1,118.00				

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Totals:	Occupied Sqft:	70.12%	27 Units	121,291	331,687.33		1,890.63		-6,017.00				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	29.88%	8 Units	51,681									
	Total Sqft:		35 Units	172,972	331,687.33								

Total 1400 Key Boulevard:	Occupied Sqft:	70.12%	27 Units	121,291	331,687.33		1,890.63		-6,017.00				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	29.88%	8 Units	51,681									
	Total Sqft:		35 Units	172,972	331,687.33								

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1501 Wilson Boulevard

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

Vacant Suites

3460	-02201	Vacant		2,118									
3460	-04401	Vacant		4,520									
3460	-05501	Vacant		3,113									
3460	-05502	Vacant		2,898									
3460	-05503	Vacant		2,628									
3460	-05504	Vacant		2,498									
3460	-09903	Vacant		850									
3460	-10001	Vacant		3,113									
3460	-10002	Vacant		2,898									
3460	-10003	Vacant		2,628									
3460	-10004	Vacant		2,498									
3460	-12002	Vacant		8,331									
3460	-14001	Vacant		2,000									
3460	-14002	Vacant		6,280									
3460	-ST2AB	Vacant		269									
3460	-STR01	Vacant		1,425									
3460	-STR04	Vacant		590									
3460	-STR05	Vacant		176									
3460	-STR2B	Vacant		1,012									

Occupied Suites

3460	-01102	Roti Mediterranean	1/6/2012	1/31/2022	2,600	10,573.33	48.80	1,688.82			OPF	2/1/2015	829.83	3.83
											OPF	2/1/2016	853.67	3.94
											OPF	2/1/2017	879.67	4.06
											OPF	2/1/2018	905.67	4.18
											OPF	2/1/2019	933.83	4.31

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----													
										Cat	Date	Monthly Amount	PSF										
3460	-01103	Miracles Hair Salon	4/15/1994	8/31/2021	1,500	5,470.00	43.76			OPF	2/1/2020	962.00	4.44										
										OPF	2/1/2021	990.17	4.57										
										RET	1/1/2015	838.76	3.87										
										RTL	2/1/2015	10,889.67	50.26										
										RTL	2/1/2016	11,216.83	51.77										
										RTL	2/1/2017	11,552.67	53.32										
										RTL	2/1/2018	11,899.33	54.92										
										RTL	2/1/2019	12,256.83	56.57										
										RTL	2/1/2020	12,625.17	58.27										
										RTL	2/1/2021	13,004.33	60.02										
3460	-01104	Heavy Seas Alehouse	2/28/2014	7/21/2024	5,495	16,027.08	35.00	1,602.71		RTL	4/15/2015	5,633.75	45.07										
										RTL	4/15/2016	5,802.50	46.42										
										RTL	4/15/2017	5,976.25	47.81										
										RTL	4/15/2018	6,155.00	49.24										
										RTL	4/15/2019	6,340.00	50.72										
										RTL	4/15/2020	6,530.00	52.24										
										RTL	4/15/2021	6,726.25	53.81										
										OPF	3/1/2017	1,749.24	3.82										
										OPF	3/1/2020	1,904.93	4.16										
										OPF	3/1/2023	2,074.36	4.53										
	Additional Space	3460	-STR02	2/28/2014	2/28/2024	677	987.29	17.50		RET	1/1/2015	1,770.83	3.87										
										RTL	3/1/2017	17,469.52	38.15										
										RTL	3/1/2020	19,040.18	41.58										
										RTL	3/1/2023	20,752.78	45.32										
										STR	2/1/2017	1,076.43	19.08										
										STR	2/1/2019	1,172.90	20.79										
										STR	2/1/2021	1,278.40	22.66										
										Total				6,172	17,014.37	1,602.71	0.00						
										3460	-01105	Spinfire Rosslyn LLC	12/18/2014	12/31/2024	2,474	8,762.08	42.50	721.58		OPF	1/1/2016	744.26	3.61
																				OPF	1/1/2017	766.94	3.72
OPF	1/1/2018	789.62	3.83																				
OPF	1/1/2019	812.30	3.94																				
OPF	1/1/2020	837.04	4.06																				
OPF	1/1/2021	861.78	4.18																				
OPF	1/1/2022	888.58	4.31																				
OPF	1/1/2023	915.38	4.44																				
OPF	1/1/2024	942.18	4.57																				
RET	1/1/2015	797.28	3.87																				
RTL	1/1/2016	9,025.98	43.78																				
RTL	1/1/2017	9,296.06	45.09																				
RTL	1/1/2018	9,574.38	46.44																				
RTL	1/1/2019	9,860.95	47.83																				
RTL	1/1/2020	10,155.77	49.26																				
RTL	1/1/2021	10,460.90	50.74																				

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										Cat	Date	Monthly Amount	PSF								
3460	-01106	Sip Wine	12/8/2014	5/31/2025	3,523	13,064.46	44.50		-13,064.46	RTL	1/1/2022	10,774.27	52.26								
										RTL	1/1/2023	11,097.95	53.83								
										RTL	1/1/2024	11,429.88	55.44								
										OPF	5/7/2015	1,027.54	3.50								
										OPF	6/1/2016	1,059.84	3.61								
										OPF	6/1/2017	1,092.13	3.72								
										OPF	6/1/2018	1,124.42	3.83								
										OPF	6/1/2019	1,156.72	3.94								
										OPF	6/1/2020	1,191.95	4.06								
										OPF	6/1/2021	1,227.18	4.18								
										OPF	6/1/2022	1,265.34	4.31								
										OPF	6/1/2023	1,303.51	4.44								
										OPF	6/1/2024	1,341.68	4.57								
										RET	5/7/2015	1,137.96	3.88								
										RTL	5/7/2015	13,064.46	44.50								
										RTL	6/1/2016	13,457.86	45.84								
										RTL	6/1/2017	13,863.01	47.22								
										RTL	6/1/2018	14,279.89	48.64								
										RTL	6/1/2019	14,708.53	50.10								
										RTL	6/1/2020	15,148.90	51.60								
RTL	6/1/2021	15,603.95	53.15																		
RTL	6/1/2022	16,070.75	54.74																		
RTL	6/1/2023	16,522.23	56.28																		
RTL	6/1/2024	17,048.38	58.07																		
3460	-04400	RMC Research Corp.	11/25/2013	11/30/2023	6,515	24,328.10	44.81			RET	1/1/2015	203.29	0.37								
										RNT	12/1/2015	25,055.60	46.15								
										RNT	12/1/2016	25,804.83	47.53								
										RNT	12/1/2017	26,581.20	48.96								
										RNT	12/1/2018	27,379.29	50.43								
										RNT	12/1/2019	28,199.09	51.94								
										RNT	12/1/2020	29,046.04	53.50								
										RNT	12/1/2021	29,920.14	55.11								
										RNT	12/1/2022	30,815.95	56.76								
										STR	12/1/2015	755.89	19.10								
										STR	12/1/2016	778.57	19.67								
										STR	12/1/2017	801.93	20.26								
										STR	12/1/2018	825.98	20.87								
										STR	12/1/2019	850.76	21.49								
STR	12/1/2020	876.29	22.14																		
STR	12/1/2021	902.57	22.80																		
STR	12/1/2022	929.65	23.49																		
Total				6,990	25,061.98		0.00		0.00												
3460	-06601	GS #11B-01456	3/15/2012	3/14/2017	10,860	36,014.02	39.79		162.92												
	Additional Space	3460	-07701	3/15/2012	3/14/2017	10,860	36,014.02	39.79													

Database: MONDAYPROD
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1501 Wilson Boulevard

Rent Roll
1501 Wilson Boulevard
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Bldg Id-Suit Id	Occupant Name			Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----		
												Cat	Date	Monthly Amount PSF
	Additional Space	3460	-08801	3/15/2012	3/14/2017	10,862	36,020.66	39.79						
	Additional Space	3460	-STR06	3/15/2012	3/14/2017	1,200	2,000.00	20.00						
					Total	33,782	110,048.70		0.00		162.92			
3460	-09901	The North Highland Company		5/16/2011	5/31/2018	8,125	29,229.69	43.17	886.70			OPE	1/1/2015	722.06 1.07
												RET	1/1/2015	738.19 1.09
												RNT	6/1/2015	30,109.90 44.47
												RNT	6/1/2016	31,010.42 45.80
												RNT	6/1/2017	31,938.02 47.17
3460	-09902	Strategic Science & Tech Plnrs		9/1/2013	8/31/2015	2,152	7,627.19	42.53	578.28			OPE	1/1/2015	322.35 1.80
												RET	1/1/2015	272.76 1.52
3460	-11001	County Board of Arlington Cty		11/2/2009	11/30/2019	11,132	37,635.44	40.57	3,004.26			HLD	11/1/2019	63,104.52 68.02
												HLD	2/1/2020	84,139.36 90.70
												OPE	1/1/2015	1,871.94 2.02
												RET	1/1/2015	1,163.32 1.25
												RNT	11/1/2015	38,767.19 41.79
												RNT	11/1/2016	39,926.77 43.04
												RNT	11/1/2017	41,123.46 44.33
												RNT	11/1/2018	42,069.68 45.35
3460	-12001	GS11B-01814		4/5/2011	4/4/2016	2,605	8,492.70	39.12						
Totals:		Occupied Sqft:		61.92%	16 Units	81,055	272,979.94		8,482.35		-12,901.54			
		Leased/Unoccupied Sqft:			0 Units	0								
		Vacant Sqft:		38.08%	19 Units	49,845								
		Total Sqft:			35 Units	130,900	272,979.94							
Total 1501 Wilson Boulevard:		Occupied Sqft:		61.92%	16 Units	81,055	272,979.94		8,482.35		-12,901.54			
		Leased/Unoccupied Sqft:			0 Units	0								
		Vacant Sqft:		38.08%	19 Units	49,845								
		Total Sqft:			35 Units	130,900	272,979.94							

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Bldg Status: Active only
1515 Wilson Boulevard

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1515 Wilson Boulevard
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

Vacant Suites													
3465	-01102	Vacant		1,596									
3465	-08801	Vacant		5,982									
3465	-08802	Vacant		5,982									
3465	-STR02	Vacant		1,727									
Occupied Suites													
3465	-01101	Tom Yum Rosslyn	6/14/2013	6/30/2023	2,181	7,488.10	41.20	656.12		OPF	7/1/2015	676.11	3.72
										OPF	7/1/2016	696.10	3.83
										OPF	7/1/2017	716.10	3.94
										OPF	7/1/2018	737.91	4.06
										OPF	7/1/2019	759.72	4.18
										OPF	7/1/2020	783.34	4.31
										OPF	7/1/2021	806.97	4.44
										OPF	7/1/2022	830.60	4.57
										RET	1/1/2015	542.95	2.99
										RTL	7/1/2015	7,712.74	42.44
										RTL	7/1/2016	7,944.13	43.71
										RTL	7/1/2017	8,182.45	45.02
										RTL	7/1/2018	8,427.92	46.37
										RTL	7/1/2019	8,680.76	47.76
										RTL	7/1/2020	8,941.18	49.19
3465	-01103	G. LaVecchia & McIntire	10/1/2012	11/30/2027	4,095	16,140.70	47.30	88.70		RTL	7/1/2021	9,209.42	50.67
										RTL	7/1/2022	9,485.70	52.19
										OPE	1/1/2015	127.26	0.37
										RTL	10/1/2015	16,407.30	48.08
										RTL	10/1/2016	16,898.70	49.52
										RTL	10/1/2017	17,407.16	51.01
										RTL	10/1/2018	17,929.28	52.54
										RTL	10/1/2019	18,468.45	54.12
										RTL	10/1/2020	19,021.28	55.74
										RTL	10/1/2021	19,591.16	57.41
										RTL	10/1/2022	20,178.11	59.13
										RTL	10/1/2023	20,782.13	60.90
										RTL	10/1/2024	21,406.61	62.73
										RTL	10/1/2025	22,048.16	64.61
										RTL	10/1/2026	22,710.19	66.55
										STR	2/1/2015	217.48	0.64
										STR	2/1/2016	224.01	0.66
										STR	2/1/2017	230.73	0.68
										STR	2/1/2018	237.65	0.70
										STR	2/1/2019	244.78	0.72

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----- Future Rent Increases -----														
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	Cat	Date	Monthly Amount	PSF	
										STR	2/1/2020	252.12	0.74	
										STR	2/1/2021	259.69	0.76	
										STR	2/1/2022	267.48	0.78	
										STR	2/1/2023	275.50	0.81	
										STR	2/1/2024	283.77	0.83	
										STR	2/1/2025	292.28	0.86	
										STR	2/1/2026	301.05	0.88	
										3465	-01104	Monday Properties	3/8/2013	4/30/2018
									MFA	4/1/2016	-1,794.22	-8.96		
									MFA	4/1/2017	-1,848.00	-9.22		
									RA3	4/1/2015	-2,336.39	-11.66		
									RA3	4/1/2016	-2,406.31	-12.01		
									RA3	4/1/2017	-2,478.42	-12.37		
									RA4	4/1/2015	-2,676.48	-13.36		
									RA4	4/1/2016	-2,756.57	-13.76		
									RA4	4/1/2017	-2,839.18	-14.17		
									RA5	4/1/2015	-1,747.19	-8.72		
									RA5	4/1/2016	-1,799.48	-8.98		
									RA5	4/1/2017	-1,853.41	-9.25		
									RNT	4/1/2015	8,502.15	42.44		
									RNT	4/1/2016	8,756.57	43.71		
									RNT	4/1/2017	9,019.01	45.02		
3465	-06601	GSA 11P-12637	10/28/2013	10/27/2018	11,953	37,978.72	38.13							
		Additional Space	3465	-05501	10/30/2013	10/27/2018	11,953	37,978.72	38.13					
						Total	23,906	75,957.44		0.00		0.00		
3465	-07701	Meta Engineers, P.C.	7/1/2011	6/30/2021	7,533	26,415.72	42.08	1,354.37			OPE	1/1/2015	1,628.42	2.59
										RET	1/1/2015	180.76	0.29	
										RNT	7/1/2015	27,206.69	43.34	
										RNT	7/1/2016	28,022.76	44.64	
										RNT	7/1/2017	28,863.95	45.98	
										RNT	7/1/2018	29,730.24	47.36	
										RNT	7/1/2019	30,621.65	48.78	
										RNT	7/1/2020	31,538.16	50.24	
3465	-07702	GSA 11B-30114	10/28/2013	10/27/2018	3,969	12,568.50	38.00							
		Additional Space	3465	-04401	10/28/2013	10/27/2018	11,814	37,411.00	38.00			227.58		
						Total	15,783	49,979.50		0.00		227.58		
3465	-09901	Tetra Tech	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
											RNT	12/1/2015	0.00	0.00
		Additional Space	3465	-03301	8/1/2010	11/30/2015	10,943	38,492.00	42.21	1,922.62	OPE	1/1/2015	2,391.64	2.62
											RET	1/1/2015	205.21	0.23
											RNT	8/1/2015	39,650.14	43.48

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1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
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Bldg Id-Suit Id	Occupant Name			Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
												Cat	Date	Monthly Amount	PSF
		Additional Space	3465	-10001	12/1/1999	11/30/2015	11,449	33,909.18	35.54						
												HLD	12/1/2015	95,154.00	99.73
												RNT	12/1/2015	0.00	0.00
		Additional Space	3465	-11001	12/1/1999	11/30/2015	11,449	33,909.18	35.54			HLD	12/1/2015	95,154.00	99.73
												RNT	12/1/2015	0.00	0.00
		Additional Space	3465	-12001	12/1/1999	11/30/2015	6,630	19,636.46	35.54						
					Total		51,920	159,856.00		1,922.62				0.00	
3465	-STR01	Tetra Tech			12/1/1999	11/30/2015	864	980.00	13.61						
3465	-STR1A	Arlington Transporation Prtnrs			11/1/2011	6/30/2017	1,600	2,331.16	17.48			STR	11/1/2015	2,401.09	18.01
												STR	11/1/2016	2,473.13	18.55
Totals:		Occupied Sqft:		87.83%	15 Units	110,286	347,402.35		4,021.81		-8,026.15				
		Leased/Unoccupied Sqft:			0 Units	0									
		Vacant Sqft:		12.17%	4 Units	15,287									
		Total Sqft:			19 Units	125,573	347,402.35								
Total 1515 Wilson Boulevard:		Occupied Sqft:		87.83%	15 Units	110,286	347,402.35		4,021.81		-8,026.15				
		Leased/Unoccupied Sqft:			0 Units	0									
		Vacant Sqft:		12.17%	4 Units	15,287									
		Total Sqft:			19 Units	125,573	347,402.35								

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Bldg Status: Active only
1701 N Ft Myer Drive

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1701 N. Ft. Myer Drive
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

Occupied Suites

3470	-01101	General Services Adminstrtn	7/1/2004	2/28/2015	23,355	66,184.05	34.01		49,457.00				
		Additional Space	3470	-02201	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-03301	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-04401	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-05501	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-06601	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-07701	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-08801	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-09901	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-10001	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-11001	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-12001	7/1/2004	2/28/2015	23,354	66,181.23	34.01				
		Total			280,259	794,205.78		0.00	49,457.00				
3470	-PAR01	MCI, Inc.	6/1/1992	5/31/2003	0	692.13							
Totals:		Occupied Sqft:	100.00%	12 Units	280,259	794,897.91		0.00	49,457.00				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	794,897.91							
Total 1701 N Ft Myer Drive:		Occupied Sqft:	100.00%	12 Units	280,259	794,897.91		0.00	49,457.00				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	794,897.91							

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1200 Wilson Boulevard

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

New Leases

3480	-GARG	LAZ Parking Mid-Atlantic, LLC	1/1/2015	12/31/2015	0								
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Occupied Suites

3480	-01101	Boeing Realty Corporation	1/1/2010	12/31/2014	6,134	21,438.33	41.94	27,858.00				44,697.79	
	Additional Space	3480 -01102	1/1/2010	12/31/2014	4,326								
	Additional Space	3480 -02201	1/1/2010	12/31/2014	11,397	39,832.51	41.94						
	Additional Space	3480 -03301	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -04401	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -05501	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -06601	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -07701	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -08801	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -09901	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -10001	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -11001	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -12001	1/1/2010	12/31/2014	11,434	39,961.83	41.94						
	Additional Space	3480 -12002	1/1/2010	12/31/2014	2,501	8,741.00	41.94						
	Additional Space	3480 -12003	1/1/2010	12/31/2014	5,541								
	Additional Space	3480 -STR01	1/1/2010	12/31/2014	1,453	1,333.13	11.01						
				Total	145,692	470,963.27		27,858.00				44,697.79	

Totals:	Occupied Sqft:	100.00%	16 Units	145,692	470,963.27		27,858.00		44,697.79
	Leased/Unoccupied Sqft:		0 Units	0					
	Vacant Sqft:		0 Units	0					
	Total Sqft:		16 Units	145,692	470,963.27				


Total 1200 Wilson Boulevard:	Occupied Sqft:	100.00%	16 Units	145,692	470,963.27		27,858.00		44,697.79
	Leased/Unoccupied Sqft:		0 Units	0					
	Vacant Sqft:		0 Units	0					
	Total Sqft:		16 Units	145,692	470,963.27				

Grand Total:	Occupied Sqft:	86.34%	86 Units	738,583	2,217,930.80		42,252.79		67,210.10
	Leased/Unoccupied Sqft:		0 Units	0					
	Vacant Sqft:	13.66%	31 Units	116,813					
	Total Sqft:		117 Units	855,396	2,217,930.80				

1200 Wilson Boulevard

Leasing Status Report

as of December 31, 2014

BUILDING INFORMATION				
	YR Built:	1964	RSF Office	144,239
	Renovated:	1997	RSF Retail	-
	Stories:	13	RSF Storage	1,453
			Total Building	145,692
	Occupancy:	0.00%	Vacant Office	144,239
			Vacant Retail	-
			Vacant Storage	1,453
			Total Vacancy	145,692

2014 - 2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Boeing	145,692	All	Dec-14	Vacated
Total	145,692			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	145,692	100.00%
2013		0.00%
2014	145,692	100.00%
2015	-	0.00%
2016		0.00%
2017	-	0.00%
2018	-	0.00%
thereafter	-	0.00%
	291,384	200.00%

LEASES UNDER NEGOTIATION / LOIs																	
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	\$ 34.26	\$ 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


OUTSTANDING PROPOSALS																	
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										\$ -		\$ -		\$ -	\$ -



1400 Key Boulevard

Leasing Status Report

as of December 31, 2014

BUILDING INFORMATION				
	YR Built:	1965	RSF Office	152,911
	Renovated:	1994	RSF Retail	17,225
	Stories:	12	RSF Storage	2,836
			Total Building	172,972
	Occupancy:	70.12%	Vacant Office	51,681
			Vacant Retail	0
			Vacant Storage	0
			Total Vacancy	51,681

2014 -2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
LiveSafe	1,818	A Level	Apr-15	
Curiosity Media	2,026	A Level	Feb-15	
PerformYard	1,415	A Level	Aug-15	
Total	5,259			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	51,681	29.88%
2014	1,742	1.01%
2015	5,259	3.04%
2016	7,645	4.42%
2017	11,127	6.43%
2018	3,597	2.08%
thereafter	91,921	53.14%
	172,972	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
B Level	8,557	
5th Floor	9,506	
6th Floor	9,506	
8th Floor	9,506	
12th Floor	9,400	
A Level	5,206	Common Area
Total	51,681	

OTHER MAJOR TENANT EXPIRATIONS			
Tenant	SF	Floor	LXP Status
GSA-DOD	10,606		Jul-19
Gold's	17,225		Sep-21
Total	27,831		

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

OUTSTANDING PROPOSALS																	
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
STS	New	4,344	8th	Jul-15	LPC	5.0 yrs	\$ 30.00	2.75%	6 months	\$ 23.52	\$ 9.51	\$ 41,306	\$ 16.00	\$ 69,504	\$ -	\$ -	\$ 110,810
Total		4,344									\$ 41,306		\$ 69,504	\$ -	\$ -	\$ 110,810	

DEALS SIGNED 2014																	
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
Curiosity Media	New	4,146	P12	Mar-15		3.0 yrs	\$ 30.00	4.00%	6 months	\$ 25.18	\$ 5.62	\$ 23,296	\$ -	\$ -	\$ -	\$ -	\$ 23,296
PerformYard	New	1,415	A Level #5	Mar-14	None	1.5 yrs	\$ 32.50	3.00%	2 months	\$ 28.92	\$ 2.97	\$ 4,201	\$ -	\$ -	\$ -	\$ -	\$ 4,201
Alqimi	New	1,621	Ground	Jul-14	Summit	3.0 yrs	\$ 30.00	5.00%	3 months	\$ 28.51	\$ 5.67	\$ 9,198	\$ -	\$ -	\$ -	\$ -	\$ 9,198
Oblong Industries	New	1,948	A Level #7	May-14	Summit	5.0 yrs	\$ 31.00	4.00%	5 months	\$ 30.17	\$ 10.07	\$ 19,625	\$ -	\$ -	\$ -	\$ -	\$ 19,625
Starfish	Expansion	4,944	10th	Jan-14	PREP	4.0 yrs	\$ 35.00	3.00%	6 months	\$ 31.09	\$ 8.79	\$ 43,436	\$ -	\$ -	\$ 15.00	\$ 74,160	\$ 117,596
Crown	Renewing	9,481	11th	Apr-14	JM Zell	5.6 yrs	\$ 34.00	3.00%	6 months	\$ 32.54	\$ 12.32	\$ 116,767	\$ -	\$ -	\$ -	\$ -	\$ 116,767
Gold's Gym	Renewal	17,225	C-Level	Oct-14	N/A	7.0 yrs	\$ 15.00	2.00%	0 months	\$ 14.74	\$ 6.69	\$ 115,250	\$ 5.80	\$ 99,905	\$ -	\$ -	\$ 215,155
Total		36,634										\$ 308,477		\$ 99,905		\$ 74,160	\$ 482,542

DEALS SIGNED 2013																	
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
LCG Inc	Renewal	9,506	9th	Apr-14	Ezra	5.4 yrs	\$ 34.50	3.00%	4 months	\$ 31.79	\$ 11.87	\$ 112,828	\$ 8.00	\$ 76,048	\$ -	\$ -	\$ 188,876
Boundless/OpenGeo	New	3,835	A Level #1	Dec-13	Broad	3.0 yrs	\$ 32.50	5.00%	3 months	\$ 30.88	\$ 6.15	\$ 23,575	\$ -	\$ 2.50	\$ 9,588	\$ -	\$ 33,163
LiveSafe.ly.com	New	1,818	A Level #4	Sep-13	Cresa	1.4 yrs	\$ 32.00	3.00%	2 months	\$ 27.73	\$ 2.69	\$ 4,887	\$ -	\$ -	\$ -	\$ -	\$ 4,887
Curiosity Media	New	2,026	A Level #6	Sep-13	N/A	1.3 yrs	\$ 32.00	3.00%	2 months	\$ 27.90	\$ 2.53	\$ 5,133	\$ -	\$ 3.70	\$ 7,496	\$ -	\$ 12,629
EMD Strategies, LLC	New	1,621	A Level #9	Dec-13	NA	3.0 yrs	\$ 31.00	5.00%	3 months	\$ 29.46	\$ 5.86	\$ 9,505	\$ -	\$ -	\$ -	\$ -	\$ 9,505
Global Voice	New	2,091	A Level #8	Jul-13	TSC Real	5.0 yrs	\$ 32.00	3.00%	0 months	\$ 33.98	\$ 10.19	\$ 21,315	\$ -	\$ -	\$ -	\$ -	\$ 21,315
EvEMR	New	2,179	A Level #3	Jul-13	Buck	5.0 yrs	\$ 33.00	3.00%	1 months	\$ 34.31	\$ 10.51	\$ 22,906	\$ -	\$ -	\$ -	\$ -	\$ 22,906
GS-01862	Renewal	10,606	C Level	Jul-15	FDSStone	4.1 yrs	\$ 39.00	0.00%	0 months	\$ 39.00	\$ 9.59	\$ 101,754	\$ -	\$ -	\$ -	\$ -	\$ 101,754
GS-01727	Renewal	25,976	2nd-4th	Aug-14	FDSStone	5.0 yrs	\$ 39.00	0.00%	0 months	\$ 39.00	\$ 11.70	\$ 303,919	\$ -	\$ -	\$ -	\$ -	\$ 303,919
Total		59,658									\$ 605,821	\$ 605,821	\$ 76,048	\$ 76,048	\$ 17,084	\$ 17,084	\$ 698,953

SPACE VACATED 2014					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				



1401 Wilson Boulevard

Leasing Status Report

as of December 31, 2014



BUILDING INFORMATION

YR Built:	1965	RSF Office	187,881
Renovated:	NA	RSF Retail	8,401
Stories:	12	RSF Storage	185
		Total Building	196,467
Occupancy:	47.53%	Vacant Office	102,895
		Vacant Retail	-
		Vacant Storage	185
		Total Vacancy	103,080

2014 - 2015 EXPIRATIONS

Tenant	SF	Floor	LXP	Status
McKeller Corporation	3,586	1st	Jun-15	Renewing
Kanpai	1,983	1st	Apr-15	
GS-01833	5,436	2nd	May-15	
GS-01781	6,624	2nd	Mar-15	
Total	17,629			

EXPIRATION SCHEDULE

Year	SF	% of Total
Vacant	103,080	52.47%
2014	648	0.33%
2015	17,629	8.97%
2016	3,737	1.90%
2017	1,984	1.01%
2018	1,983	1.01%
thereafter	67,406	34.31%
	196,467	100.00%

CURRENT VACANCY

Floor/ Suite	SF	General Space Condition
2nd	6,686	Office / Storage ready
3-5th	45,876	Office former GSA
6th	15,292	Office former GSA
8th	7,803	Vacant
9th	15,292	Vacant
10th	4,216	Vacant
B Level Storage	185	Storage
B Level	7,730	Former GSA Storage Space
Total	103,080	

OTHER MAJOR TENANT EXPIRATIONS

Tenant	SF	Floor	LXP	Status
CPS Healthcare	12,410	P12	May-20	
SRA	15,292	E11	Oct-21	
PRMS	15,292	7th	Mar-22	
Total	42,994			

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
GSA-SS	Renewal	6,624	P2	Mar-15		3 yrs	\$ 38.50	0.00%	0 months	\$ 38.50	\$ 6.93	\$ 45,904	\$ -	\$ -	\$ -	\$ -	\$ 45,904
Total		6,624									\$ 6.93	\$ 45,904	\$ -	\$ -	\$ -	\$ -	\$ 45,904

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
Total		0									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DEALS SIGNED 2014

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	Total
TEG	New	2,970	P B-Level	Mar-15	AY	3 yrs	\$ 25.00	3.00%	0 months	\$ 17.72	\$ 4.64	\$ 13,770	\$ 20.00	\$ 59,400	\$ -	\$ -	\$ 73,170
ASG	New	2,995	8th	Oct-14	None	3 yrs	\$ 35.50	3.00%	3 months	\$ 33.01	\$ 6.58	\$ 19,718	\$ -	\$ -	\$ -	\$ -	\$ 19,718
McKellar	Renewal	3,586	1st	Jan-15	Studley	1 yrs	\$ 38.75	3.00%	0 months	\$ 39.92	\$ 1.20	\$ 4,295	\$ -	\$ -	\$ -	\$ -	\$ 4,295
Farmer, Lumpe, & McLellen	New	1,984	8th	May-14	Cassidy	3 yrs	\$ 35.00	2.75%	3 months	\$ 30.44	\$ 6.47	\$ 12,846	\$ 5.00	\$ 9,920	\$ -	\$ -	\$ 22,766
EMD Strategies	New	2,511	8th	Jun-14	N/A	3 yrs	\$ 35.50	2.75%	2 months	\$ 34.11	\$ 6.57	\$ 16,491	\$ -	\$ -	\$ -	\$ -	\$ 16,491
VIP Cleaners	Renewal	654	1st	Apr-14	NA	5 yrs	\$ 39.00	3.00%	0 months	\$ 40.18	\$ 12.05	\$ 7,884	\$ -	\$ -	\$ -	\$ -	\$ 7,884
Total		14,700									\$ 75,003	\$ 69,320	\$ -	\$ -	\$ -	\$ -	\$ 144,323

DEALS SIGNED 2013

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	Total
SRA	Expansion	1,983	10th	Mar-13	JLL	5 yrs	\$ 37.50	3.00%	4 months	\$ 36.52	\$ 11.95	\$ 23,688	\$ -	\$ -	\$ -	\$ -	\$ 23,688
Owens-Illinois, Inc	New	1,779	10th	Dec-13	CBRE	6 yrs	\$ 37.00	3.00%	5 months	\$ 28.09	\$ 13.44	\$ 23,903	\$ 31.50	\$ 56,039	\$ 35.00	\$ 62,265	\$ 142,207
Ellumen	Expansion	3,311	10th	May-13	Ezra	7 yrs	\$ 37.50	3.00%	4 months	\$ 31.29	\$ 17.24	\$ 57,083	\$ 35.00	\$ 115,885	\$ -	\$ -	\$ 172,968
Total		7,073									\$ 104,675	\$ 171,924	\$ 62,265	\$ 62,265	\$ -	\$ -	\$ 338,863


SPACE VACATED 2014

Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
	0				
Total	0				

1501 Wilson Boulevard

Leasing Status Report

as of December 31, 2014

BUILDING INFORMATION			
	YR Built:	1967	RSF Office 107,985
	Renovated:		RSF Retail 16,173
	Stories:	13	RSF Storage 6,742
			Total Building 130,900
	Occupancy:	61.92%	Vacant Office 44,255
			Vacant Retail
			Vacant Storage 5,590
			Total Vacancy 49,845

2014 - 2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
SSTP	2,152	9th	Aug-15	Extending
Total	2,152			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	49,845	38.08%
2014	-	0.00%
2015	2,152	1.64%
2016	2,605	1.99%
2017	33,782	25.81%
2018	8,125	6.21%
thereafter	34,391	26.27%
	130,900	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
14th Floor	2,000	
14th Floor	6,280	
12th	5,834	
12th	2,497	
10th	11,137	White Box
9th	850	
5th	11,137	White Box
4th	4,520	White Box
2nd	2,118	Storage Ready
Storage	3,472	Storage Ready
Total	49,845	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GS-11B-01456	32,582	6-8	2016-2017	
N. Highland	8,125	P 9	May-18	TT termination right Mar-16
Arlington Cnty	11,132	E 11	Sep-19	
Total	51,839			

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
ICA Language	New	17,000	P12, E13	Dec-15 CBRE	13.5 yrs	\$ 39.00	2.75%	18 months	\$ 27.66	\$ 37.91	\$ 644,428	\$ 80.00	\$ 1,360,000	\$ -	\$ -	\$ 2,004,428
Total		17,000								\$	644,428	\$	1,360,000	\$ -	\$ -	\$ 2,004,428

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
Urban Compass	New	5,000	P10th	Apr-15 STREAM	5.0 yrs	\$ 41.00	3.00%	3 months	\$ 40.83	\$ 13.06	\$ 65,302	\$ -	\$ 90.93	\$ 454,650	\$ 519,952	
Total		5,000								\$ 65,302	\$ -	\$ 454,650	\$ 519,952			

DEALS SIGNED 2014																									
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs															
					Term	Start	Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI	TI Total	LL (\$/psf)	LL Total	Total								
SpinFire	New	2,474	1st	Jan-14 Cushman	10.0 yrs	\$	46.00	3.00%	0 months	\$	45.41	\$	31.64	\$	78,278	\$	45.00	\$	111,330	\$	77.77	\$	192,403	\$	382,011
Sip Wine	New	3,523	1st	Aug-14 Cana	10.5 yrs	\$	44.50	3.00%	0 months	\$	40.34	\$	32.14	\$	113,226	\$	67.50	\$	237,803	\$	49.67	\$	174,987	\$	526,016
Total		5,997											\$	191,504		\$	349,133		\$	367,390		\$	908,027		

DEALS SIGNED 2013																
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
Heavy Seas Alehouse	New	5,495	1st	Nov-13 Cana	10.0 yrs	\$ 38.50	2.36%	6 months	\$ 21.01	\$ 25.71	\$ 141,299	\$ 115.00	\$ 631,925	\$ 25.00	\$ 137,375	\$ 910,599
RMC Research Corp.	New	6,515	4th	Aug-13 Studley	10.0 yrs	\$ 43.50	3.00%	1 months	\$ 40.33	\$ 29.92	\$ 194,934	\$ 55.00	\$ 358,325	\$ 20.00	\$ 130,300	\$ 683,559
Definitive Logic	Renewal	2,497	12th	Oct-13 Studley	0.6 yrs	\$ 44.50	3.00%	0 months	\$ 44.50	\$ 1.60	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Total		14,507									\$ 340,233	\$ 990,250	\$ 267,675	\$ 1,598,158		


SPACE VACATED 2014					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
N/A	0				
Total	0				



1515 Wilson Boulevard

Leasing Status Report

as of December 31, 2014

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

2014 - 2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9th - 12th	Nov-15	
Total	52,784			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	15,287	12.17%
2014		0.00%
2015	52,784	42.03%
2016	-	0.00%
2017	1,600	1.27%
2018	42,093	33.52%
thereafter	13,809	11.00%
	125,573	100.00%

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

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

LEASES UNDER NEGOTIATION / LOIs															
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs					
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
Total		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
Tetra Tech	Renewal	52,784	9th -PH	CBRE	5 yrs	\$ 37.00	2.50%	5 months	\$27.61	\$ 12.60	\$ 665,214	\$ 30.00	\$ 1,583,520	\$ 5.00	\$ 263,920
Total		52,784								\$ 665,214		\$ 1,583,520		\$ 263,920	\$ 2,512,654

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

DEALS SIGNED 2013															
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								\$ -		\$ -		\$ -	\$ -


SPACE VACATED 2014					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				



1701 North Fort Myer Drive

Leasing Status Report

as of December 31, 2014

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	280,259
	Renovated:		RSF Retail	-
	Stories:	13	RSF Storage	-
			Total Building	<u>280,259</u>
	Occupancy:	100.00%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			Total Vacancy	<u>-</u>

2014 - 2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GSA	280,259	All	Dec-14	
Total	<u>280,259</u>			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	-	0.00%
2013	-	0.00%
2014	280,259	100.00%
2015	-	0.00%
2016	-	0.00%
2017	-	0.00%
2018	-	0.00%
thereafter	-	0.00%
	<u>280,259</u>	<u>100.00%</u>

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
N/A		0									\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -
Total		<u>0</u>									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

OUTSTANDING PROPOSALS																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	Projected Leasing Costs						
GSA	Renewal	280,259	All	Jul-14		5.00	\$ 38.00	0.00%	0 months	\$38.00	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Total		280,259									\$ 11.40	\$ 3,194,953	\$ -	\$ -	\$ -	\$ -	\$ 3,194,953
											\$ 3,194,953		\$ -		\$ -	\$ -	\$ 3,194,953

DEALS SIGNED 2014																	
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	Total
GSA	Renewal	280,259	All	Jul-14	CBRE	0.50	\$ 34.01	0.00%	0 months	\$34.01	\$ 0.77	\$ 214,400	\$ -	\$ -	\$ -	\$ -	\$ 214,400
Total		280,259									\$ 214,400	\$ -	\$ -	\$ -	\$ -	\$ 214,400	