



1701 NORTH FORT MYER DRIVE
Financial Report
July 31, 2015



Rosslyn Portfolio

Building 1701 N. Ft. Myer Drive

Financial Report

Month Ended July 31, 2015



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SECTION 1

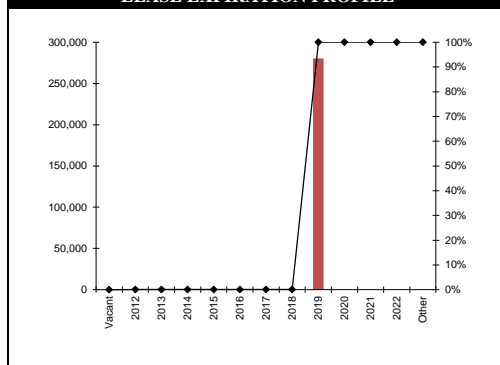
Executive Summary

**PROPERTY INFORMATION**

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

MAJOR TENANTS

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

LEASE EXPIRATION PROFILE**STRATEGY**

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

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

CRITICAL ISSUES

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

ASSET-LEVEL DEBT

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

CASH FLOW PERFORMANCE

Period	Jul-15 YTD	Actual	Budget	PSF
Projected Occupancy		100.0%	100.0%	
Effective Gross Revenue		\$ 6,213,633	\$ 6,814,619	\$ 24
Real Estate Taxes		(822,532)	(763,364)	(3)
Operating Expenses		(1,195,377)	(1,371,380)	(5)
Net Operating Income		4,195,724	4,679,875	17
Capital Improvements		(17,930)	(82,400)	(0)
Tenant Improvements		-	-	-
Leasing Commissions		(1,631,380)	(5,946,265)	(21)
Total Leasing and Capital		(1,649,310)	(6,028,665)	(22)
CF before Senior Debt Service		2,546,414	(1,348,790)	(5)
Senior Debt Service		(634,322)	(690,362)	
DSCR on NOI		6.61x	6.78x	
DSCR on CF before Senior Debt Service		4.01x	0.00x	
CF after Senior Debt Service		\$ 1,912,093	\$ (2,039,152)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

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

RECENT LEASING ACTIVITY

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

LEASE PROPOSALS

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

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3470

Trial Balance
Monday Production DB
1701 N Ft Myer Drive

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Accrual Year to Date Balances for period 07/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	18,406,470.46	
0132-0000	Building	104,303,332.62	
0142-0002	Bldg Impr-Non Escalatable	2,024,905.86	
0142-0020	Bldg Impr-CM Fee	60,624.01	
0202-0001	Def Leasing-Brokerage	951,460.60	
0202-0002	Def Leasing-Legal	6,763.45	
0202-0003	Def Leasing-Other	356,797.73	
0202-0006	Deferred Leas-Monday	356,797.73	
0222-0000	Deferred Financing	456,312.68	
0229-0000	Acc Amort-Def Financing		185,632.55
0250-0000	Def Selling Costs	0.00	
0311-3470	BA9515551400 1701 N.FtMey	2,665,949.72	
0321-3470	BA9515551371 1701NFM RT	560.00	
0412-0101	Tax and Insurance Reserve	578,152.25	
0412-0102	Required Repairs	0.06	
0412-0103	Replacement Reserve		14,711.54
0412-0104	Leasing Reserve	210,198.95	
0491-0010	Due To/From Managing Agen		42,095.11
0491-0025	Due to/from Monday		0.00
0491-3401	I/E-Rosslyn Series	2,848.69	
0491-3430	I/E-1000 Wilson Boulevard	2,140,324.66	
0491-3435	I/E-1100 Wilson Boulevard	704,880.00	
0491-3440	I/E-1101 Wilson Boulevard	172,725.82	
0491-3450	I/E-1400 Key Boulevard		160,265.33
0491-3455	I/E-1401 Wilson Boulevard		182,390.91
0491-3460	I/E-1501 Wilson Boulevard		813,414.92
0491-3465	I/E-1515 Wilson Boulevard	0.00	
0491-3480	I/E-1200 Wilson Boulevard		6,696.68
0511-0000	Tenant A/R	1,782,524.56	
0512-0000	Accr Tenant A/R	14,400.00	
0632-0000	Prepaid Insurance	6,312.10	
0633-0000	Prepaid Taxes	19,811.06	
0711-0001	Due To/From Partner	10,465.98	
2110-0000	Mortgage Notes Payable		26,250,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,660,000.00
2511-0000	Accounts Payable Trade		31,297.02
2552-0000	Accr Miscellaneous		132,921.62
2553-0000	Accr Taxes		113,399.52
2556-0000	Accr Interest/Financing		50,865.42
2591-0000	Prepaid Rents		49,081.40
3311-0001	Retained Earnings		32,764,066.11
3341-0001	Distribution	71,210,352.71	
3421-9999	Mbr Contrib-Misc		138,513,850.05
4111-0000	Office Income		6,025,845.71
4111-0001	Office Income Concession	475,730.30	
4171-0000	Gar/Prkg Income		414,789.00
4331-0000	R/E Tax Rec-Billed		585,923.65
4332-0000	R/E Tax Rec-Accrual	409,634.40	
4371-0000	Utility Reimb Billed		48,892.66
4511-0000	Int Inc-Misc		1,927.54
4521-0000	Int Inc-Bank		111.12
4864-0000	Engineering Reimb		160.00
4891-1000	Antenna Income		4,844.91
4891-1100	Back Chg./Repair		16,503.58
5120-0000	Clean-Contract Interior	184,428.09	
5130-0000	Clean-Window Wash Ext	6,300.00	

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Trial Balance
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5152-0000	Clean-Trash Rem/Recyl-O/S	11,741.00	
5160-0000	Clean-Other	862.54	
5210-0000	Util-Elec-Public Area	214,068.97	
5220-0000	Util-Gas	39,805.11	
5250-0000	Util-Water/Sewer-Water		18,461.54
5310-0000	R&M-Payroll-Gen'l	128,341.04	
5310-1000	R & M Payroll-OT	8,001.16	
5310-2000	R & M Payroll-Taxes	11,127.76	
5310-4000	R & M -Benefits	17,018.09	
5320-0000	R&M-Elev-Maint Contract	22,099.00	
5322-0000	R&M-Elev-Outside Svs	12,859.11	
5330-0000	R&M-HVAC-Contract Svs	7,727.93	
5332-0000	R&M-HVAC-Water Treatment	7,708.88	
5334-0000	R&M-HVAC-Supplies	3,902.96	
5336-0000	R&M-HVAC-Outside Svs	2,704.52	
5340-0000	R&M-Electrical-Supplies	4,247.66	
5360-0000	R&M-Plumbing-Supplies	2,157.69	
5362-0000	R&M-Plumbing-Outside Svs	5,713.00	
5370-0000	R&M-Fire/Life Safety-Supp	363.54	
5372-0000	R&M-Fire/Life Safety-O/S	8,617.45	
5380-0000	R&M-GB Interior-Supplies	991.19	
5381-0000	R&M-GB Interior-O/S	7,371.48	
5384-0000	R&M-GB Interior-Pest Cont	3,098.20	
5390-0000	R&M-Other	12,689.76	
5412-0000	Grounds-Landscape-O/S	2,321.48	
5430-0000	Grounds-Snow Rem-Supplies	683.49	
5432-0000	Grounds-Snow Rem-O/S	1,277.50	
5520-0000	Security-Contract	256.04	
5610-0000	Mgmt Fee-Current Yr	113,339.77	
5710-0000	Adm-Payroll	88,459.43	
5710-1000	Admi-Payroll taxes	6,588.79	
5710-5000	Admin-Other Payroll Exp	9,597.62	
5710-5555	Deferred Compensation	7,219.21	
5730-0000	Adm-Office Exp-Mgmt Rent	17,976.41	
5732-0000	Adm-Office Exp-Mgmt Exps	1,380.46	
5746-0000	Adm-Office Exp-Telecomm	2,563.14	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	6.87	
5756-0000	Adm-Mgmt Exp-Dues & Subs	2,830.79	
5758-0001	Office/Lunchroom Supplies	1,042.65	
5758-0002	Internet/IT Contracts	1,843.75	
5758-0003	Computer Hardware/Software	2,750.65	
5758-0004	Copiers/Office Equipment	967.15	
5758-0005	Phone - Corporate/Teleconferencing	776.18	
5758-0006	Phone - Wireless/Cellular	1,275.04	
5758-0007	Postage/Delivery	167.90	
5758-0008	Car Service	296.67	
5758-0009	Printing/Reproduction	105.62	
5758-0010	Corporate Events/Gifts	216.79	
5758-0011	Temporary Staffing	7,180.86	
5758-0012	Other Corp Admin Exp	2,525.95	
5758-0013	Meals	457.93	
5758-0014	Travel	1,155.95	
5762-0000	Adm-Mgmt Exp-Meals	1.96	
5772-0000	Adm-Other-Tenant Relation	307.58	
5810-0000	Insurance-Policies	38,660.65	
5810-1000	Insurance-Workers Comp	2,963.43	

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Trial Balance
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Accrual

Year to Date Balances for period 07/15
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Account	Description	Debit	Credit
5841-0000	License/Fees/Permits	3.30	
6110-0000	Electric - Sep Tenant Chg	48,892.69	
6212-0000	Svs Costs-Misc Bldg	362.72	
6320-0000	Parking Exp-Misc	82.86	
6410-0000	Promotion and Advertising	14,286.86	
6410-4000	Broker Entertainment & Gifts	11.69	
6411-0000	Leasing Meals & Entertainment	5,358.35	
6630-0000	Legal	59,737.85	
6632-0000	Misc Professional Serv	29,901.70	
6633-0000	Bank & Credit Card Fees	12,638.04	
6634-0000	Charitable Contributions	1,014.34	
6645-0000	Sales & Use Taxes	404.15	
6710-0000	RE Taxes-General	793,796.63	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	27,735.53	
8201-0000	Mortgage Interest Expense	634,321.59	
8302-0000	Amort-Def Financing	89,119.35	
	Total:	210,088,147.89	210,088,147.89

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Report: MRI_BALST

Corporate Balance Sheet
Monday Production DB
1701 N Ft Myer Drive

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Accrual

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Jul 2015

Assets

Cash	3,440,149.44
Receivables	1,807,390.54
Current Assets	1,842,039.38
Building and Other Depreciable Assets	126,467,152.46
Intangible Assets	456,312.68
Accumulated Amortization	(185,632.55)

Total Assets	133,827,411.95
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Liabilities

Accounts Payable	31,297.02
Mortgage/Notes Payable	29,910,000.00
Accrued Expenses	297,186.56
Deferred Income	49,081.40

Total Liabilities	30,287,564.98
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Partners Capital and Prior Year Earnings	100,067,563.45
Current Year Earnings	3,472,283.52

Total Partners Capital and Earnings	103,539,846.97
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Total Liabilities and Equity	133,827,411.95
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Revenues								
Rental Income								
Office Income	887,486.83	910,841.75	(23,354.92)	-2.56%	6,025,845.71	6,375,892.25	(350,046.54)	-5.49%
Office Income Concession	0.00	0.00	0.00	0.00%	(475,730.30)	0.00	(475,730.30)	0.00%
Total Office Income	887,486.83	910,841.75	(23,354.92)	-2.56%	5,550,115.41	6,375,892.25	(825,776.84)	-12.95%
Total Rental Income	887,486.83	910,841.75	(23,354.92)	-2.56%	5,550,115.41	6,375,892.25	(825,776.84)	-12.95%
Recoveries								
Real Estate Tax Reimb								
R/E Tax Rec-Billed	585,923.65	0.00	585,923.65	0.00%	585,923.65	0.00	585,923.65	0.00%
R/E Tax Rec-Accrual	(409,634.40)	0.00	(409,634.40)	0.00%	(409,634.40)	0.00	(409,634.40)	0.00%
Total Real Estate Tax Reimb	176,289.25	0.00	176,289.25		176,289.25	0.00	176,289.25	
Total Recoveries	176,289.25	0.00	176,289.25		176,289.25	0.00	176,289.25	
Garage/Parking Income								
Gar/Prkg Income	63,175.00	49,457.00	13,718.00	27.74%	414,789.00	346,199.00	68,590.00	19.81%
Total Garage/Parking Income	63,175.00	49,457.00	13,718.00	27.74%	414,789.00	346,199.00	68,590.00	19.81%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Misc	0.00	0.00	0.00	0.00%	1,927.54	0.00	1,927.54	0.00%
Int Inc-Bank	5.66	15.00	(9.34)	-62.27%	111.12	105.00	6.12	5.83%
Total Interest and Dividend Income	5.66	15.00	(9.34)	-62.27%	2,038.66	105.00	1,933.66	1841.58%
Utility Reimbursement								
Utility Reimb Billed	7,776.10	7,957.00	(180.90)	-2.27%	48,892.66	49,128.00	(235.34)	-0.48%
Total Utility Reimbursement	7,776.10	7,957.00	(180.90)	-2.27%	48,892.66	49,128.00	(235.34)	-0.48%

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

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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Service Income								
O/T HVAC Serv Income	0.00	8,500.00	(8,500.00)	-100.00%	0.00	11,500.00	(11,500.00)	-100.00%
Engineering Reimb	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%
Total Service Income	0.00	8,500.00	(8,500.00)	-100.00%	160.00	11,500.00	(11,340.00)	-98.61%
Miscellaneous Income								
Antenna Income	692.13	692.13	0.00	0.00%	4,844.91	4,844.91	0.00	0.00%
Back Chg./Repair	0.00	3,850.00	(3,850.00)	-100.00%	16,503.58	26,950.00	(10,446.42)	-38.76%
Total Miscellaneous Income	692.13	4,542.13	(3,850.00)	-84.76%	21,348.49	31,794.91	(10,446.42)	-32.86%
Total Interest and Other Income	8,473.89	21,014.13	(12,540.24)	-59.68%	72,439.81	92,527.91	(20,088.10)	-21.71%
Total Revenue	1,135,424.97	981,312.88	154,112.09	15.70%	6,213,633.47	6,814,619.16	(600,985.69)	-8.82%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(26,346.87)	(26,346.87)	0.00	0.00%	(184,428.09)	(184,428.09)	0.00	0.00%
Clean-Window Wash Ext	(6,300.00)	(700.00)	(5,600.00)	-800.00%	(6,300.00)	(8,800.00)	2,500.00	28.41%
Clean-Trash Rem/Recyl-O/S	(1,525.00)	(1,525.00)	0.00	0.00%	(11,741.00)	(10,925.00)	(816.00)	-7.47%
Clean-Other	(563.51)	0.00	(563.51)	0.00%	(862.54)	(1,400.00)	537.46	38.39%
Total Cleaning	(34,735.38)	(28,571.87)	(6,163.51)	-21.57%	(203,331.63)	(205,553.09)	2,221.46	1.08%
Utilities								
Util-Elec-Public Area	(39,868.97)	(33,385.00)	(6,483.97)	-19.42%	(214,068.97)	(197,810.00)	(16,258.97)	-8.22%
Util-Gas	(19.08)	(25.00)	5.92	23.68%	(39,805.11)	(32,602.00)	(7,203.11)	-22.09%
Util-Water/Sewer-Water	(9,363.38)	(7,724.00)	(1,639.38)	-21.22%	18,461.54	(31,997.00)	50,458.54	157.70%
Total Utilities	(49,251.43)	(41,134.00)	(8,117.43)	-19.73%	(235,412.54)	(262,409.00)	26,996.46	10.29%

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Comparative Income Statement
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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance	
Repair & Maintenance								
R&M-Payroll-Gen'l	(11,756.27)	(22,600.00)	10,843.73	47.98%	(128,341.04)	(150,440.00)	22,098.96	14.69%
R & M Payroll-OT	(680.90)	(864.00)	183.10	21.19%	(8,001.16)	(5,853.00)	(2,148.16)	-36.70%
R & M Payroll-Taxes	(1,267.98)	(1,795.00)	527.02	29.36%	(11,127.76)	(13,402.00)	2,274.24	16.97%
R & M -Benefits	(2,230.60)	(3,092.56)	861.96	27.87%	(17,018.09)	(21,604.73)	4,586.64	21.23%
R&M-Elev-Maint Contract	(3,157.00)	(3,157.00)	0.00	0.00%	(22,099.00)	(22,099.00)	0.00	0.00%
R&M-Elev-Outside Svs	0.00	(3,261.47)	3,261.47	100.00%	(12,859.11)	(9,730.29)	(3,128.82)	-32.16%
R&M-HVAC-Contract Svs	(1,362.75)	(759.42)	(603.33)	-79.45%	(7,727.93)	(7,019.94)	(707.99)	-10.09%
R&M-HVAC-Water Treatment	0.00	(2,835.90)	2,835.90	100.00%	(7,708.88)	(9,301.30)	1,592.42	17.12%
R&M-HVAC-Supplies	0.00	(1,500.00)	1,500.00	100.00%	(3,902.96)	(11,501.00)	7,598.04	66.06%
R&M-HVAC-Outside Svs	0.00	(500.00)	500.00	100.00%	(2,704.52)	(11,500.00)	8,795.48	76.48%
R&M-Electrical-Supplies	(1,239.65)	(2,200.00)	960.35	43.65%	(4,247.66)	(8,200.00)	3,952.34	48.20%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(3,000.00)	3,000.00	100.00%
R&M-Plumbing-Supplies	(799.45)	(880.00)	80.55	9.15%	(2,157.69)	(6,160.00)	4,002.31	64.97%
R&M-Plumbing-Outside Svs	(5,157.00)	0.00	(5,157.00)	0.00%	(5,713.00)	(4,150.00)	(1,563.00)	-37.66%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(363.54)	(500.00)	136.46	27.29%
R&M-Fire/Life Safety-O/S	(1,226.89)	(540.33)	(686.56)	-127.06%	(8,617.45)	(12,669.41)	4,051.96	31.98%
R&M-GB Interior-Supplies	(275.60)	(200.00)	(75.60)	-37.80%	(991.19)	(2,400.00)	1,408.81	58.70%
R&M-GB Interior-O/S	(396.00)	0.00	(396.00)	0.00%	(7,371.48)	(13,000.00)	5,628.52	43.30%
R&M-GB Interior-Pest Cont	(442.60)	(442.60)	0.00	0.00%	(3,098.20)	(5,598.20)	2,500.00	44.66%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	0.00	(4,000.00)	4,000.00	100.00%
R&M-Other	(1,079.29)	(866.00)	(213.29)	-24.63%	(12,689.76)	(14,701.82)	2,012.06	13.69%
License/Fees/Permits	(3.30)	0.00	(3.30)	0.00%	(3.30)	0.00	(3.30)	0.00%
Total Repair & Maintenance	(31,075.28)	(45,494.28)	14,419.00	31.69%	(266,743.72)	(336,830.69)	70,086.97	20.81%
Roads & Grounds								
Grounds-Landscape-O/S	(217.58)	(233.00)	15.42	6.62%	(2,321.48)	(2,273.96)	(47.52)	-2.09%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(683.49)	(1,500.00)	816.51	54.43%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	(1,277.50)	(6,000.00)	4,722.50	78.71%
Total Roads & Grounds	(217.58)	(233.00)	15.42	6.62%	(4,282.47)	(9,773.96)	5,491.49	56.18%
Security								
Security-Contract	(51.21)	(60.00)	8.79	14.65%	(256.04)	(420.00)	163.96	39.04%

Database: MONDAYPROD
 ENTITY: 3470
 Report: MP_CMPINC

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

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Security-Equipment	0.00	0.00	0.00	0.00%	0.00	(1,000.00)	1,000.00	100.00%
Total Security	(51.21)	(60.00)	8.79	14.65%	(256.04)	(1,420.00)	1,163.96	81.97%
Management Fees	(19,058.45)	(19,625.96)	567.51	2.89%	(113,339.77)	(136,290.30)	22,950.53	16.84%
Total Management Fees	(19,058.45)	(19,625.96)	567.51	2.89%	(113,339.77)	(136,290.30)	22,950.53	16.84%
Administrative								
Adm-Payroll	(11,580.77)	(11,280.00)	(300.77)	-2.67%	(88,459.43)	(78,960.00)	(9,499.43)	-12.03%
Admi-Payroll taxes	(725.09)	(857.00)	131.91	15.39%	(6,588.79)	(6,613.00)	24.21	0.37%
Admin-Other Payroll Exp	(807.30)	(1,012.94)	205.64	20.30%	(9,597.62)	(8,286.28)	(1,311.34)	-15.83%
Deferred Compensation	0.00	0.00	0.00	0.00%	(7,219.21)	0.00	(7,219.21)	0.00%
Adm-Office Exp-Mgmt Rent	(2,789.73)	(2,392.60)	(397.13)	-16.60%	(17,976.41)	(16,449.00)	(1,527.41)	-9.29%
Adm-Office Exp-Mgmt Exps	(98.82)	0.00	(98.82)	0.00%	(1,380.46)	0.00	(1,380.46)	0.00%
Adm-Office Exp-Phone	0.00	(355.00)	355.00	100.00%	0.00	(2,485.00)	2,485.00	100.00%
Adm-Office Exp-Telecomm	(113.53)	(306.25)	192.72	62.93%	(2,563.14)	(2,143.75)	(419.39)	-19.56%
Adm-Mgmt Exp-Tuition,Educ	0.00	(548.50)	548.50	100.00%	(6.87)	(1,875.00)	1,868.13	99.63%
Adm-Mgmt Exp-Dues & Subs	(63.22)	0.00	(63.22)	0.00%	(2,830.79)	(3,647.00)	816.21	22.38%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.96)	0.00	(1.96)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(367.00)	367.00	100.00%
Adm-Other-Tenant Relation	0.00	(3,200.00)	3,200.00	100.00%	(307.58)	(3,200.00)	2,892.42	90.39%
Adm - Other - Misc	(2,980.69)	(2,654.25)	(326.44)	-12.30%	(20,763.09)	(21,844.75)	1,081.66	4.95%
Total Administrative	(19,159.15)	(22,606.54)	3,447.39	15.25%	(157,695.35)	(145,870.78)	(11,824.57)	-8.11%
Insurance								
Insurance-Policies	(5,522.95)	(5,415.64)	(107.31)	-1.98%	(38,660.65)	(37,909.47)	(751.18)	-1.98%
Insurance-Workers Comp	(421.17)	(454.19)	33.02	7.27%	(2,963.43)	(3,179.33)	215.90	6.79%
Total Insurance	(5,944.12)	(5,869.83)	(74.29)	-1.27%	(41,624.08)	(41,088.80)	(535.28)	-1.30%
Total Property Exp-Escalatable	(159,492.60)	(163,595.48)	4,102.88	2.51%	(1,022,685.60)	(1,139,236.62)	116,551.02	10.23%

Database: MONDAYPROD	Comparative Income Statement SOP Detail - W/Cash Flow Format Monday Production DB 1701 N Ft Myer Drive							Page: 5
ENTITY: 3470								Date: 8/24/2015
Report: MP_CMPINC								Time: 04:39 PM
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jul 2015	Current Period Budget Jul 2015	Variance		Actual Jul 2015	Year-To-Date Budget Jul 2015	Variance	
Real Estate Taxes								
RE Taxes-General	(113,399.52)	(104,757.75)	(8,641.77)	-8.25%	(793,796.63)	(733,304.25)	(60,492.38)	-8.25%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(3,962.22)	(4,184.97)	222.75	5.32%	(27,735.53)	(29,060.09)	1,324.56	4.56%
Total Real Estate Taxes	(117,361.74)	(108,942.72)	(8,419.02)	-7.73%	(822,532.16)	(763,364.34)	(59,167.82)	-7.75%
Total Escalatable Expenses	(276,854.34)	(272,538.20)	(4,316.14)	-1.58%	(1,845,217.76)	(1,902,600.96)	57,383.20	3.02%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(7,776.10)	(7,957.00)	180.90	2.27%	(48,892.69)	(49,128.00)	235.31	0.48%
Total Non Esc Utilities	(7,776.10)	(7,957.00)	180.90	2.27%	(48,892.69)	(49,128.00)	235.31	0.48%
Service Costs								
Svs Costs-OT HVAC	0.00	(8,500.00)	8,500.00	100.00%	0.00	(11,500.00)	11,500.00	100.00%
Svs Costs-Misc Bldg	0.00	(3,500.00)	3,500.00	100.00%	(362.72)	(24,500.00)	24,137.28	98.52%
Total Service Costs	0.00	(12,000.00)	12,000.00	100.00%	(362.72)	(36,000.00)	35,637.28	98.99%
Parking Expenses								
Parking Exp-Misc	0.00	0.00	0.00	0.00%	(82.86)	(3,500.00)	3,417.14	97.63%
Total Parking Expenses	0.00	0.00	0.00		(82.86)	(3,500.00)	3,417.14	97.63%
Leasing Costs								
Promotion and Advertising	(6,444.93)	(515.00)	(5,929.93)	-1151.44%	(14,286.86)	(12,995.00)	(1,291.86)	-9.94%
Broker Entertainment & Gifts	(11.69)	0.00	(11.69)	0.00%	(11.69)	0.00	(11.69)	0.00%
Leasing Meals & Entertainment	0.00	0.00	0.00	0.00%	(5,358.35)	0.00	(5,358.35)	0.00%
Tenant Relations	0.00	(75.00)	75.00	100.00%	0.00	(525.00)	525.00	100.00%
Lease Obligations	0.00	(12,500.00)	12,500.00	100.00%	0.00	(87,500.00)	87,500.00	100.00%
Total Leasing Costs	(6,456.62)	(13,090.00)	6,633.38	50.68%	(19,656.90)	(101,020.00)	81,363.10	80.54%

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ENTITY: 3470	SOP Detail - W/Cash Flow Format					Date: 8/24/2015
Report: MP_CMPINC	Monday Production DB					Time: 04:39 PM
	1701 N Ft Myer Drive					
Accrual						
Report includes an open period. Entries are not final.						
	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jul 2015	Jul 2015	Variance	Jul 2015	Jul 2015	Variance

Owner Costs								
Legal	(8,863.39)	(2,083.00)	(6,780.39)	-325.51%	(59,737.85)	(14,581.00)	(45,156.85)	-309.70%
Misc Professional Serv	(8,539.30)	0.00	(8,539.30)	0.00%	(29,901.70)	(5,961.02)	(23,940.68)	-401.62%
Bank & Credit Card Fees	(1,736.52)	(1,650.00)	(86.52)	-5.24%	(12,638.04)	(18,550.00)	5,911.96	31.87%
Charitable Contributions	0.00	0.00	0.00	0.00%	(1,014.34)	(1,070.00)	55.66	5.20%
Sales & Use Taxes	0.00	(333.33)	333.33	100.00%	(404.15)	(2,333.31)	1,929.16	82.68%
Total Owner Costs	(19,139.21)	(4,066.33)	(15,072.88)	-370.68%	(103,696.08)	(42,495.33)	(61,200.75)	-144.02%
Total Property Exp-Non Escalatable	(33,371.93)	(37,113.33)	3,741.40	10.08%	(172,691.25)	(232,143.33)	59,452.08	25.61%
Total Operating Expenses	(310,226.27)	(309,651.53)	(574.74)	-0.19%	(2,017,909.01)	(2,134,744.29)	116,835.28	5.47%
Net Operating Income (Loss)	825,198.70	671,661.35	153,537.35	22.86%	4,195,724.46	4,679,874.87	(484,150.41)	-10.35%
Interest Expense								
Mortgage Interest Expense	(92,754.58)	(100,949.00)	8,194.42	8.12%	(634,321.59)	(690,362.00)	56,040.41	8.12%
Total Interest Expense	(92,754.58)	(100,949.00)	8,194.42	8.12%	(634,321.59)	(690,362.00)	56,040.41	8.12%
Amort of Financing Costs								
Amort-Def Financing	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(89,119.35)	(88,368.63)	(750.72)	-0.85%
Total Amort of Financing Costs	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(89,119.35)	(88,368.63)	(750.72)	-0.85%
Net Income(Loss)	719,768.77	558,088.26	161,680.51	28.97%	3,472,283.52	3,901,144.24	(428,860.72)	-10.99%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	12,675.35	0.00	12,675.35		89,119.35	0.00	89,119.35	

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ENTITY: 3470	SOP Detail - W/Cash Flow Format						Date: 8/24/2015
Report: MP_CMPINC	Monday Production DB						Time: 04:39 PM
1701 N Ft Myer Drive							
Accrual							
Report includes an open period. Entries are not final.							
	Current Period				Year-To-Date		
Thru:	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance
Debt Service Accrual	2,992.09	0.00	2,992.09		0.00	0.00	0.00
Real Estate Tax Accrual	113,399.52	0.00	113,399.52		113,399.52	0.00	113,399.52
Real Estate Tax Prepayment	3,962.22	0.00	3,962.22		(19,811.06)	0.00	(19,811.06)
Insurance Prepayment	5,944.12	0.00	5,944.12		41,563.08	0.00	41,563.08
Change in Capital Assets:							
Building Improvements	(4,110.00)	0.00	(4,110.00)		(17,930.26)	(82,400.00)	64,469.74 78.24%
Leasing Expenses	0.00	(5,946,265.00)	5,946,265.00	100.00%	(1,631,379.73)	(5,946,265.00)	4,314,885.27 72.56%
Other Balance Sheet Adjustments:							
Change in A/R	(189,823.13)	0.00	(189,823.13)		(490,929.58)	0.00	(490,929.58)
Change in A/P	(13,657.20)	0.00	(13,657.20)		(11,655.17)	0.00	(11,655.17)
Change in Other Liabilities	21,675.90	0.00	21,675.90		23,418.87	0.00	23,418.87
Change in I/C Balances	129,305.41	0.00	129,305.41		(449,637.78)	0.00	(449,637.78)
Total Cash Flow Adjustments	82,364.28	0.00	6,028,629.28	101.39%	(2,353,842.76)	0.00	3,674,822.24 60.96%
Cash Balances:							
Cash Balance - Beginning of Period	2,638,016.39	0.00	2,638,016.39	0.00%	2,321,708.68	0.00	2,321,708.68 0.00%
Net Income/(Loss)	719,768.77	0.00	161,680.51		3,472,283.52	0.00	(428,860.72)
+/- Cash Flow Adjustments	82,364.28	0.00	6,028,629.28		(2,353,842.76)	0.00	3,674,822.24
Cash Balance - End of Period	3,440,149.44	0.00	8,828,326.17		3,440,149.44	0.00	5,567,670.19
Cash Balance Composition:							
Operating Cash	2,666,509.72	0.00	2,666,509.72		2,666,509.72	0.00	2,666,509.72
Escrow Cash	773,639.72	0.00	773,639.72		773,639.72	0.00	773,639.72
Total Cash	3,440,149.44	0.00	3,440,149.44		3,440,149.44	0.00	3,440,149.44

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

(Note A) - Ending Cash consists of:

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

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

Notes:

A	\$	(825,777)	The negative variance in Rental Income is primarily due to:
		(350,047)	Budgeted is higher than actual due to actual rent increased to \$38/sf as of March 2015 instead of \$39/sf as of January 2015 (Permanent Variance)
		(475,730)	Budgeted is higher than actual due to unbudgeted concession of \$475,730.30 (Permanent Variance)
		<u>\$ (825,777)</u>	
B	\$	176,289	The positive variance in Recoveries income is primarily due to:
		176,289	Budgeted is lower than actual due to not budgeting RET recoveries for 2015 (Permanent Variance)
		<u>\$ 176,289</u>	
C	\$	68,590	The positive variance in Parking Income is primarily due to:
		68,590	Budgeted is lower than actual due to actual parking rent increased to \$175/parking space as of March 2015 (Permanent Variance)
		<u>\$ 68,590</u>	
D	\$	(20,088)	The negative variance in Interest/Other income is primarily due to:
		(11,500)	Budgeted OT HVAC Serv Income higher than actual due to lower OT requests by tenant (Permanent Variance)
		(10,446)	Budget higher than than actual due to fewer tenant's service requests (Permanent Variance)
		1,858	Miscellaneous variance
		<u>\$ (20,088)</u>	
E	\$	26,996	The positive variance in Utilities expense is primarily due to:
		(16,259)	Budgeted Electric lower than actual due to higher than budgeted KWH cost (Permanent Variance)
		(7,203)	Budgeted Gas lower than actual due to colder than anticipated winter (Permanent Variance)
		50,459	Budgeted Water/Sewer higher than actual due to refund from Arlington county for account reconciliation based on actual consumption for prior years (Permanent Variance)
		<u>\$ 26,996</u>	
F	\$	70,087	The positive variance in Repairs and Maintenance expenses is primarily due to:
		26,686	Budgeted R&M-Payroll-Gen'l higher than actual due to over budget of payroll (Permanent Variance)
		7,598	Budgeted HVAC Supplies is higher than actual due to anticipated repairs not yet needed (Timing Variance)
		8,795	Budgeted HVAC Outside Services is higher than actual due to anticipated repairs not required (Timing Variance)
		3,952	Budgeted R&M electrical supplies higher than actual due to reversal of duplicate payments in June and lamp recycle charge not yet invoiced (Timing Variance)
		3,000	Budgeted R&M electrical outside services higher than actual due to annual infrared testing less than budgeted and rooftop lights not yet invoiced (Permanent Variance)
		4,002	Budgeted plumbing supplies is higher than actual due to supplies not required (Permanent Variance)
		4,052	Budgeted Fire/Life Safety O/S is higher than actual due to anticipated repairs not required (Timing Variance)
		5,629	Budgeted R&M GB Interior O/S higher than actual due to anticipated garage repairs not required (Permanent Variance)
		4,000	Budgeted R&M GB Exterior higher than actual due to anticipated repairs not required (Permanent Variance)
		2,373	Miscellaneous variance
		<u>\$ 70,087</u>	
G	\$	22,951	The positive variance in Management Expenses is primarily due to:
		-	Budgeted Management Fees higher than actual due to TI allowance used by tenant (Permanent Variance)
		<u>\$ 22,951</u>	
H	\$	(11,825)	The negative variance in Administrative expense is primarily due to:
		-	Budgeted Adm.-Payroll lower than actual due to under budget of payroll (Permanent Variance)
		(1,311)	Budgeted Deferred Compensation lower than actual due to under budget of deferred compensation (Permanent Variance)
		(10,513)	Miscellaneous variance
		<u>\$ (11,825)</u>	
I	\$	(59,168)	The negative variance in Real Estate Tax expense is primarily due to:
		-	Budgeted real estate tax lower than actual due to budgeted 103,549,700 assessed valuation at 1.214% tax rate and actual assessed value of 113,494,100 at 1.199% tax rate (Permanent Variance)
		(59,168)	Miscellaneous variance
		<u>\$ (59,168)</u>	
J	\$	59,452	The positive variance in Non-Escalatable expenses is primarily due to:
		-	Budgeted service costs higher than actual due to no request received for repairs (Timing Variance)
		(1,292)	Budgeted Leasing Meals & Entertainment lower than actual due to no money budgeted for 2015 (Permanent Variance)
		(5,358)	Budgeted lease obligation costs higher than actual due to feasibility study not yet conducted (Timing Variance)
		-	Budgeted legal fees lower than actual due to pursuit costs for a new lease with GSA (Permanent Variance)
		-	Budgeted misc. professional fees lower than actual due to unbudgeted costs for property appraisal and lobbyist (Permanent Variance)
		(45,157)	Budgeted bank & credit card fees higher than actual due to loan admin fee not incurred (Permanent Variance)
		111,259	Miscellaneous variance
		<u>\$ 59,452</u>	
K	\$	56,040	The positive variance in Interest Expense is primarily due to:
		-	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>\$ -</u>	
L	\$	64,470	The positive variance in Building Improvements is primarily due to:
		24,801	Budgeted Building Improvements is lower than actual due to garage repairs not yet completed (Timing Variance)
		41,272	Budgeted Building Improvements is higher than actual due to recaulking of exterior not being completed in 2015. (Permanent Variance)
		(3,600)	Unbudgeted recaulking of the exterior 2014 Soft Costs for budgeted Mezzanine & Lobby Recaulking (Permanent Variance)
		1,997	CM Fee
		<u>\$ 64,470</u>	

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

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

M	\$	4,314,885	The negative variance in Leasing Costs is primarily due to:
		3,003,326	Budgeted deferred leasing-Brokerage Suite E Bldg. DoS higher than actual due reduced renewal term from 15 to only 5 years (Permanent Variance)
		631,899	Budgeted deferred leasing-Other Suite E Bldg. DoS higher than actual due reduced renewal term from 15 to only 5 years (Permanent Variance)
		667,643	Budgeted deferred leasing-Monday Suite E Bldg. DoS higher than actual due reduced renewal term from 15 to only 5 years (Permanent Variance)
		12,017	Budgeted deferred leasing-legal Suite E Bldg. DoS higher than actual due reduced renewal term from 15 to only 5 years (Permanent Variance)
	\$	<u>4,314,885</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
ENTITY: 3470	Monday Production DB	Date: 8/18/2015
	1701 N Ft Myer Drive	Time: 03:51 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3470-003433	General Services Adminstrtn	Master Occupant Id: Gen1701-1			Day Due: 1	Delq Day:		
	Krystal Payton	01101	Inactive		Last Payment:	8/11/2015	665.52	
	(202) 690-9186							

9/28/2011	REB	RE Tax/BID Escalation	NC	-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
8/1/2014	BCI	Back Charge Inc	CH	2,042.28	0.00	0.00	0.00	0.00	2,042.28
9/13/2014	HVA	O/T HVAC	CH	2,846.76	0.00	0.00	0.00	0.00	2,846.76
9/14/2014	HVA	O/T HVAC	CH	4,270.14	0.00	0.00	0.00	0.00	4,270.14
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	0.00	640.00
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	0.00	640.00
9/21/2014	HVA	O/T HVAC	CH	8,540.28	0.00	0.00	0.00	0.00	8,540.28
11/1/2014	CLN	Cleaning	CH	613.26	0.00	0.00	0.00	0.00	613.26
12/31/2014	RET	Real Estate Tax	CH	11,656.08	0.00	0.00	0.00	0.00	11,656.08
12/31/2014	RET	Real Estate Tax	NC	-23,312.13	0.00	0.00	0.00	0.00	-23,312.13
3/1/2015	GAR	Garage	CH	49,457.00	0.00	0.00	0.00	0.00	49,457.00
3/1/2015	RNT	Commercial Rent	CH	665.52	0.00	0.00	0.00	0.00	665.52
4/1/2015	GAR	Garage	CH	13,718.00	0.00	0.00	0.00	13,718.00	0.00
5/1/2015	ELS	Electric Submeter	CH	0.01	0.00	0.00	0.01	0.00	0.00
6/1/2015	ELS	Electric Submeter	CH	0.01	0.00	0.01	0.00	0.00	0.00

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	0.00	0.00	0.00	613.26
ELS	Electric Submeter	0.02	0.00	0.01	0.01	0.00	0.00	0.00
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage	63,175.00	0.00	0.00	0.00	13,718.00	49,457.00	
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	0.00	15,657.18	
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	
REB	RE Tax/BID Escalation	-15,363.13	0.00	0.00	0.00	0.00	-15,363.13	
RET	Real Estate Tax	-11,656.05	0.00	0.00	0.00	0.00	-11,656.05	
RNT	Commercial Rent	665.52	0.00	0.00	0.00	0.00	665.52	

General Services Adminstrtn Total:		56,414.08	0.00	0.01	0.01	13,718.00	42,696.06
Prepaid:		-48,389.27					
Balance:		8,024.81					

3470-010590	General Services Adminstrtn	Master Occupant Id: Gen1701-2			Day Due: 1	Delq Day:		
	Krystal Payton	01101	Current		Last Payment:	8/3/2015	887,486.83	
	(202) 690-9186							

4/1/2015	GAR	Garage	CH	63,175.00	0.00	0.00	0.00	63,175.00	0.00
5/1/2015	GAR	Garage	CH	63,175.00	0.00	0.00	63,175.00	0.00	0.00
6/1/2015	GAR	Garage	CH	63,175.00	0.00	63,175.00	0.00	0.00	0.00
7/1/2015	GAR	Garage	CH	63,175.00	63,175.00	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	73,954.33	73,954.33	0.00	0.00	0.00	0.00
7/28/2015	RET	Real Estate Tax	CH	585,923.65	585,923.65	0.00	0.00	0.00	0.00

GAR	Garage	252,700.00	63,175.00	63,175.00	63,175.00	63,175.00	0.00
RET	Real Estate Tax	585,923.65	585,923.65	0.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
ENTITY: 3470	Monday Production DB	Date: 8/18/2015
	1701 N Ft Myer Drive	Time: 03:51 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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RNT	Commercial Rent		887,486.83	887,486.83	0.00	0.00	0.00	0.00
General Services Adminstrtn Total:			1,726,110.48	1,536,585.48	63,175.00	63,175.00	63,175.00	0.00

3470-003721	MCI, Inc. Nancy Wright, Lease Admin (972) 718-4483	Master Occupant Id: MCI-1701-1 PAR01 Current	Day Due: 1 Last Payment:	Delq Day: 7/28/2015	692.13
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
MCI, Inc. Total:			0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:		-692.13					
	Balance:		-692.13					

BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning		613.26	0.00	0.00	0.00	0.00	613.26
ELS	Electric Submeter		0.02	0.00	0.01	0.01	0.00	0.00
ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage		315,875.00	63,175.00	63,175.00	63,175.00	76,893.00	49,457.00
HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		574,267.60	585,923.65	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent		888,152.35	887,486.83	0.00	0.00	0.00	665.52
ENTITY 3470 Total:			1,782,524.56	1,536,585.48	63,175.01	63,175.01	76,893.00	42,696.06
	Prepaid:		-49,081.40					
	Balance:		1,733,443.16					

BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning		613.26	0.00	0.00	0.00	0.00	613.26
ELS	Electric Submeter		0.02	0.00	0.01	0.01	0.00	0.00
ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage		315,875.00	63,175.00	63,175.00	63,175.00	76,893.00	49,457.00
HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		574,267.60	585,923.65	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent		888,152.35	887,486.83	0.00	0.00	0.00	665.52
Grand Total:			1,782,524.56	1,536,585.48	63,175.01	63,175.01	76,893.00	42,696.06
	Prepaid:		-49,081.40					
	Balance:		1,733,443.16					

Database:	MONDAYPROD	Open Status Report							Page:	1
		Monday Production DB							Date:	8/18/2015
ENTITY:	3470	1701 N Ft Myer Drive							Time:	05:50 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/13

Vendor: KAS001 KASTLE SYSTEMS

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

Expense Period: 07/15

Vendor: CDW001 CDW DIRECT LLC

ALWF87097	6/15/2015		319- X 230 CHARGER	5758-0003	2.35	0.00	2.35	8/4/2015	13736	08/15
ALWQ89763	7/13/2015		319- SYNOLOGY HD	5758-0003	6.28	0.00	6.28	8/4/2015	13738	08/15
ALWQ96671	7/13/2015		319-SYNOLOGY HD	5758-0003	13.57	0.00	13.57	8/4/2015	13740	08/15
ALWT9967	7/20/2015		319- VA WIFI	5758-0003	2.98	0.00	2.98	8/4/2015	13743	08/15

Vendor: CIN001 CINTAS CORPORATION #145

44F103153	7/1/2015		uniform w/e 7/1/15	5390-0000	50.87	0.00	50.87	8/11/2015	5474	08/15
44F104026	7/8/2015		uniform w/e 7/8/15	5390-0000	148.80	0.00	148.80	8/11/2015	5474	08/15
44F104895	7/15/2015		uniform w/e 7/15/15	5390-0000	62.53	0.00	62.53	8/11/2015	5474	08/15
44F105792	7/22/2015		uniform w/e 7/22/15	5390-0000	142.09	0.00	142.09	8/11/2015	5474	08/15

Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC

4288	7/23/2015		Reinst smoke detecto	5372-0000	170.00	0.00	170.00			
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Vendor: DOM004 DOMINION MECHANICAL CONTRACTORS

20871	7/23/2016		sewer ejector pit cl	5362-0000	1,555.00	0.00	1,555.00	8/11/2015	5476	08/15
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Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	8/18/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	05:50 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

21242	7/15/2015		rplc storm drain pip	5362-0000	3,602.00	0.00	3,602.00	8/11/2015	5476	08/15
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Vendor: FOR013 The Ford Agency, Inc

AL26259	7/27/2015		VA 07/20-07/24/15 Te	5758-0011	191.80	0.00	191.80	8/4/2015	13749	08/15
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Vendor: HEM003 HEM IT, INC

AL1219	6/28/2015		212- HEM IT	5758-0002	182.54	0.00	182.54	8/4/2015	13751	08/15
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Vendor: KAR001 KARDIN SYSTEMS

AL25046	7/1/2015		334-KBLANCO	5758-0003	59.54	0.00	59.54	8/4/2015	13754	08/15
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AL25047	7/1/2015		334-MHATCHER	5758-0003	125.02	0.00	125.02	8/4/2015	13755	08/15
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AL25049	7/1/2015		334-ASPEY	5758-0003	178.60	0.00	178.60	8/4/2015	13756	08/15
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AL25055	7/1/2015		334-ABEAUCHEMIN	5758-0003	59.53	0.00	59.53	8/4/2015	13759	08/15
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AL25671	7/1/2015		334-LMONTES	5758-0003	110.14	0.00	110.14	8/4/2015	13762	08/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3470_00000000001	7/31/2015		Management Fee	5610-0000	19,058.45	0.00	19,058.45	8/11/2015	5482	08/15
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Vendor: NOV006 Nova Offset Corp

AL56291	7/15/2015		NY - business cards	5758-0001	13.25	0.00	13.25	8/4/2015	13766	08/15
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AL56293	7/15/2015		Business card master	5758-0001	9.33	0.00	9.33	8/4/2015	13768	08/15
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Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7991415	6/16/2015		OEI Strategy	6632-0000	19.07	0.00	19.07	8/11/2015	5484	08/15
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7997863	10/20/2014		OEI strategy	6632-0000	218.94	0.00	218.94	8/11/2015	5484	08/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	8/18/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	05:50 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: REA002 REALDATA MANAGEMENT INC

AL8098K.Q3.15	7/1/2015		335- WEBDOCZ	5758-0003	132.32	0.00	132.32	8/4/2015	13771	08/15
AL8098Z.Q3.15	7/1/2015		7/15-9/15 SVCS	6410-0000	491.63	0.00	491.63	8/4/2015	13772	08/15

Vendor: RVC001 R & V Contractor, Inc.

3555	7/18/2015		L200 mold abatement	5381-0000	396.00	0.00	396.00	8/11/2015	5486	08/15
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Vendor: SCH016 Schneider Electric Building

011096	7/2/2015		July2015 BAS Service	5342-0000	759.42	0.00	759.42	8/17/2015	13829	08/15
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Vendor: SEA005 SEAMLESSWEB PROFESSIONAL

2140221	7/12/2015		Lunch For Eric	5732-0000	98.82	0.00	98.82	8/10/2015	13815	08/15
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Vendor: TIM009 Time Warner Cable

AL07012015	7/1/2015		210- TWC 7/15	5758-0002	8.26	0.00	8.26	8/4/2015	13777	08/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

AL208506	7/9/2015		Realize Rosslyn	6630-0000	3,928.69	0.00	3,928.69	8/4/2015	13783	08/15
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Vendor: XER005 Xerox Financial Services LLC

AL346527	7/13/2015		NY - copiers	5758-0004	17.39	0.00	17.39	8/4/2015	13786	08/15
Expense Period 07/15 Total:					31,815.21	0.00	31,815.21			

1701 N Ft Myer Drive Total: 31,297.02 0.00 31,297.02

Grand Total: 31,297.02 0.00 31,297.02

Database: MONDAYPROD	Check Register							Page: 1		
ENTITY: 3470	Monday Production DB							Date: 8/18/2015		
1701 N Ft Myer Drive								Time: 06:11 PM		
07/15 Through 07/15										
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

5445	7/8/2015	07/15	CIN001	CINTAS CORPORATION #145					
3470	uniforms w/e 6/17/15			5390-0000	44F101338	6/17/2015	7/17/2015	52.50	52.50
3470	uniform w/e 6/24/15			5390-0000	44F102189	6/24/2015	7/24/2015	51.30	51.30
							<i>Check Total:</i>	<i>103.80</i>	<i>103.80</i>
5446	7/8/2015	07/15	DAT003	Datawatch Systems Inc.					
3470	Aug2015 fire monitor			5372-0000	709172	7/1/2015	7/31/2015	40.00	40.00
							<i>Check Total:</i>	<i>40.00</i>	<i>40.00</i>
5447	7/8/2015	07/15	DOM004	DOMINION MECHANICAL CONTRACTORS					
3470	Camera Drain		347006152	5362-0000	21004	6/15/2015	7/15/2015	556.00	556.00
							<i>Check Total:</i>	<i>556.00</i>	<i>556.00</i>
5448	7/8/2015	07/15	ELE012	Elevator Control Service					
3470	June2015 Elev Maint			5320-0000	0183431-IN	6/10/2015	7/10/2015	3,157.00	3,157.00
							<i>Check Total:</i>	<i>3,157.00</i>	<i>3,157.00</i>
5449	7/8/2015	07/15	EMC002	Emcor Services					
3470	semi-annual generato			5372-0000	007505256	5/15/2015	6/14/2015	497.00	497.00
							<i>Check Total:</i>	<i>497.00</i>	<i>497.00</i>
5450	7/8/2015	07/15	GOT005	Gotham Technologies					
3470	July2015 wtr treatmn			5332-0000	7468	7/1/2015	7/31/2015	784.30	784.30
							<i>Check Total:</i>	<i>784.30</i>	<i>784.30</i>
5451	7/8/2015	07/15	ITC	I.T.C. INC					
3470	urinal, dispenser,et		347003154	5360-0000	43290	3/26/2015	4/25/2015	876.40	876.40
							<i>Check Total:</i>	<i>876.40</i>	<i>876.40</i>
5452	7/8/2015	07/15	KCS001	KCS Landscape Management, Inc.					
3470	April2015landscape m			5412-0000	15396-01	4/1/2015	5/1/2015	127.58	127.58
							<i>Check Total:</i>	<i>127.58</i>	<i>127.58</i>
5453	7/8/2015	07/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3470	Monday Production DB	Date:	8/18/2015
		1701 N Ft Myer Drive	Time:	06:11 PM
07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

3470	Management Fee			5610-0000	3470_0000000001	6/30/2015	6/30/2015	17,756.09	0.00	17,756.09
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								17,756.09	0.00	17,756.09
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5454	7/8/2015	07/15	OTJ001	OTJ ARCHITECTS						
3470	BAR Report			6632-0000	155222	5/31/2015	6/30/2015	2,125.00	0.00	2,125.00

								2,125.00	0.00	2,125.00
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5455	7/8/2015	07/15	SHA007	Shalom Baranes Associates						
3470	wilson blvd studies			6632-0000	21068	5/14/2015	6/13/2015	578.55	0.00	578.55

								578.55	0.00	578.55
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5456	7/8/2015	07/15	TOT006	TOTAL FILTRATION SERVICES, INC.						
3470	filters		347005156	5334-0000	PSV1358628	6/17/2015	7/17/2015	916.25	0.00	916.25

								916.25	0.00	916.25
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5457	7/8/2015	07/15	WBM001	W.B. MASON						
3470	engineer supplies			5732-0000	126267348	6/12/2015	7/12/2015	235.47	0.00	235.47

								235.47	0.00	235.47
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5458	7/8/2015	07/15	ZEE001	ZEE MEDICAL INC						
3470	first aid supplies r			5372-0000	0136129475	6/22/2015	7/22/2015	118.91	0.00	118.91

								118.91	0.00	118.91
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5459	7/21/2015	07/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						
3470	June2015 Day Cleanin			5120-0000	8254815	7/6/2015	8/5/2015	23,617.74	0.00	23,617.74
3470	deodorizer,urinal sc		347005155	5160-0000	8255444	7/6/2015	8/5/2015	563.51	0.00	563.51
3470	June2015 Day Porter			5120-0000	8254815	7/6/2015	8/5/2015	2,729.13	0.00	2,729.13

								26,910.38	0.00	26,910.38
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5460	7/21/2015	07/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3470	Repl smoke detector			5372-0000	4245	7/10/2015	8/9/2015	245.00	0.00	245.00

								245.00	0.00	245.00
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5461	7/21/2015	07/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC						
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Database: MONDAYPROD		Check Register						Page: 3	
ENTITY: 3470		Monday Production DB						Date: 8/18/2015	
		1701 N Ft Myer Drive						Time: 06:11 PM	
07/15 Through 07/15									
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
3470	DUPLICATE PAYMENT			5340-0000	101757745002	1/25/2013	2/24/2013	-59.97	-59.97
3470	DUPLICATE PAYMENT			5340-0000	101774729002	2/15/2013	3/17/2013	-518.70	-518.70
3470	lamps, ballasts		347006153	5340-0000	S102488897.001	6/24/2015	7/24/2015	998.81	998.81
3470	lamps, ballasts			5340-0000	S102488897.002	6/25/2015	7/25/2015	158.69	158.69
3470	lamps, ballasts			5340-0000	S102488897.003	6/30/2015	7/30/2015	37.78	37.78
3470	lamps, ballasts			5340-0000	S102488897.004	6/30/2015	7/30/2015	44.37	44.37
Check Total:								660.98	660.98
5462	7/21/2015	07/15	ENG003	Engineers Outlet					
3470	Ceiling Tiles		347006156	5380-0000	278311	7/13/2015	8/12/2015	275.60	275.60
Check Total:								275.60	275.60
5463	7/21/2015	07/15	ITC	I.T.C. INC					
3470	plumbing supplies		347007151	5360-0000	44514	7/15/2015	8/14/2015	799.45	799.45
Check Total:								799.45	799.45
5464	7/21/2015	07/15	KAS002	KASTLE SYSTEMS (VA)					
3470	Apr2015 Operations			5520-0000	548667	3/1/2015	3/31/2015	51.21	51.21
Check Total:								51.21	51.21
5465	7/21/2015	07/15	KCS001	KCS Landscape Management, Inc.					
3470	July2015 maint			5412-0000	15396-04	7/1/2015	7/31/2015	127.58	127.58
3470	2015Handwatering		347005151	5412-0000	15396-302	7/6/2015	8/5/2015	90.00	90.00
Check Total:								217.58	217.58
5466	7/21/2015	07/15	MAY003	Mayer Brown LLP					
3470	oei strategy			6632-0000	34967621	6/9/2015	7/9/2015	568.76	568.76
Check Total:								568.76	568.76
5467	7/21/2015	07/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3470	DUE TO MPS 4/15			0491-0010	WTDTF0415ROSS6/12/2015	7/12/2015		16,430.50	16,430.50
Check Total:								16,430.50	16,430.50
5468	7/21/2015	07/15	ORK001	Orkin LLC					

Database: MONDAYPROD		Check Register						Page: 4	
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		1701 N Ft Myer Drive						Time: 06:11 PM	
07/15 Through 07/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
3470	June2015 exterminato			5384-0000	40228100	7/9/2015	8/8/2015	442.60	442.60
							Check Total:	442.60	442.60
5469	7/21/2015	07/15	OTJ001	OTJ ARCHITECTS					
3470	BAR Report			6632-0000	156242	6/30/2015	7/30/2015	4,270.28	4,270.28
							Check Total:	4,270.28	4,270.28
5470	7/21/2015	07/15	TEL005	Telco Experts LLC					
3470	July2015 acct2370			5746-0000	2370150701	7/1/2015	7/31/2015	113.53	113.53
							Check Total:	113.53	113.53
5471	7/21/2015	07/15	THO013	Thornton Tomasetti, Inc.					
3470	garage repairs			0142-0002	L15020.00-3	6/9/2015	7/9/2015	1,560.00	1,560.00
3470	facade repairs			0142-0002	L15023.00-4	6/9/2015	7/9/2015	2,550.00	2,550.00
							Check Total:	4,110.00	4,110.00
13558	7/14/2015	07/15	ZAC001	Accenture LLP *** VOID ***			Voided Check		
3470	lost in transit			5758-0011	AL1100023983	6/3/2015	7/3/2015	-309.30	-309.30
							Check Total:	-309.30	-309.30
13622	7/6/2015	07/15	ATS002	At Site Real Estate					
3470	June2015 BPMS			5390-0000	2015207	6/15/2015	7/15/2015	675.00	675.00
							Check Total:	675.00	675.00
13627	7/6/2015	07/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3470	realize rosslyn			6632-0000	AL207565	6/10/2015	7/10/2015	3,462.25	3,462.25
							Check Total:	3,462.25	3,462.25
13629	7/13/2015	07/15	AME048	ARIN					
3470	209-ARIN FEE			5758-0003	ALSI240652	6/16/2015	7/16/2015	2.70	2.70
							Check Total:	2.70	2.70
13632	7/13/2015	07/15	COM032	COMCAST					
3470	Acct# 05613951384012			5758-0001	ALCOMCAST 7/156/21/2015	7/21/2015		8.15	8.15

Database:	MONDAYPROD	Check Register	Page:	5
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Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 8.15 0.00 8.15

13635 7/13/2015 07/15 MPA004 MDISTRICT PARK 1
3470 7/1/15 Elcon Parkers 5322-0000 122254 6/22/2015 7/22/2015 149.91 0.00 149.91

Check Total: 149.91 0.00 149.91

13636 7/13/2015 07/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk63342602 6/29/2015 7/29/2015 4.74 0.00 4.74

Check Total: 4.74 0.00 4.74

13638 7/13/2015 07/15 RED007 Redirect, Inc.
3470 215-SUPPORT 5758-0002 AL15208 6/5/2015 7/5/2015 108.17 0.00 108.17

Check Total: 108.17 0.00 108.17

13640 7/13/2015 07/15 SAG003 Sage Communications, LLC
3470 Marketing Brochure MNDSRV06155 6410-0000 AL0007381 6/2/2015 7/2/2015 515.57 0.00 515.57

Check Total: 515.57 0.00 515.57

13641 7/13/2015 07/15 SCH016 Schneider Electric Building
3470 June2015 BAS srvc 5342-0000 010917 6/8/2015 7/8/2015 759.42 0.00 759.42

Check Total: 759.42 0.00 759.42

13643 7/13/2015 07/15 SEA005 SEAMLESSWEB PROFESSIONAL
3470 Lunch for R. Mitchel 5758-0013 AL2133518 6/28/2015 7/28/2015 35.22 0.00 35.22

Check Total: 35.22 0.00 35.22

13647 7/13/2015 07/15 SOL007 The Solutions Group
3470 211-TSG 4/15 5758-0002 AL26329 4/16/2015 5/16/2015 31.30 0.00 31.30

Check Total: 31.30 0.00 31.30

13651 7/13/2015 07/15 XER005 Xerox Financial Services LLC
3470 NY - Lease Payment 5758-0004 AL332811 6/12/2015 7/12/2015 21.73 0.00 21.73

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Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
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				Discount
				Amount
				Check
				Amount

Check Total: 21.73 0.00 21.73

13653 7/13/2015 07/15 ZAC001 Accenture LLP
3470 5/15 LEASE ADMIN 5758-0011 AL1100023983 6/3/2015 7/3/2015 309.30 0.00 309.30

Check Total: 309.30 0.00 309.30

13656 7/20/2015 07/15 BIS001 Bisnow Media
3470 Bisnow 3rd Qtr Ad MNDSRV07151 6410-0000 AL01128 7/1/2015 7/31/2015 1,762.64 0.00 1,762.64

Check Total: 1,762.64 0.00 1,762.64

13658 7/20/2015 07/15 CAR026 Carr Business Systems, Inc.
3470 VA-Customer# 50L400 5758-0009 AL517181 12/18/2014 1/17/2015 99.70 0.00 99.70

Check Total: 99.70 0.00 99.70

13660 7/20/2015 07/15 CIT006 Recall Total Information Management
3470 NY-document storage 5758-0001 AL1320002899 6/1/2015 7/1/2015 9.76 0.00 9.76

Check Total: 9.76 0.00 9.76

13663 7/20/2015 07/15 FOR013 The Ford Agency, Inc
3470 admin support 5758-0011 AL26139 7/8/2015 8/7/2015 151.20 0.00 151.20

Check Total: 151.20 0.00 151.20

13664 7/20/2015 07/15 FOR013 The Ford Agency, Inc
3470 Admin support 5758-0011 AL26187 7/14/2015 8/13/2015 214.20 0.00 214.20

Check Total: 214.20 0.00 214.20

13667 7/20/2015 07/15 FRE013 Freshdirect
3470 NY office fruit 5758-0001 AL201506 7/7/2015 7/22/2015 2.80 0.00 2.80

Check Total: 2.80 0.00 2.80

13671 7/20/2015 07/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk63593691 7/6/2015 8/5/2015 3.96 0.00 3.96

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ENTITY:	3470	Monday Production DB	Date:	8/18/2015
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07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
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				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 3.96 0.00 3.96

13673 **7/20/2015** **07/15** **RED005** **Red Top Cab of Arlington**
3470 Account# 2840200 5758-0008 AL037337 6/30/2015 7/30/2015 1.17 0.00 1.17

Check Total: 1.17 0.00 1.17

13674 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3470 Retainer Fee MNDSRV06156 6410-0000 AL0007287 4/29/2015 5/29/2015 2,125.89 0.00 2,125.89

Check Total: 2,125.89 0.00 2,125.89

13675 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3470 Sage 7/15 PR MNDSRV07152 6410-0000 AL0007468 7/1/2015 7/31/2015 1,062.82 0.00 1,062.82

Check Total: 1,062.82 0.00 1,062.82

13677 **7/20/2015** **07/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
3470 VA-Customer# MONPRC 5758-0005 ALSI687423 7/10/2015 8/9/2015 42.30 0.00 42.30

Check Total: 42.30 0.00 42.30

13680 **7/20/2015** **07/15** **TEL005** **Telco Experts LLC**
3470 NY - T1 5758-0005 AL1197150701 7/1/2015 7/28/2015 29.53 0.00 29.53

Check Total: 29.53 0.00 29.53

13681 **7/20/2015** **07/15** **TEL005** **Telco Experts LLC**
3470 VA-Acct# 1775 5758-0005 AL1775150701 7/1/2015 7/31/2015 53.65 0.00 53.65

Check Total: 53.65 0.00 53.65

13687 **7/20/2015** **07/15** **VER013** **VERIZON WIRELESS**
3470 VA-Acct#720396355000 5758-0006 AL9748127483 6/28/2015 7/28/2015 176.32 0.00 176.32

Check Total: 176.32 0.00 176.32

13692 **7/20/2015** **07/15** **WBM001** **W.B. MASON**
3470 NY - Rental Fee 5758-0004 ALIS0372575 6/30/2015 7/30/2015 0.68 0.00 0.68
3470 NY - Office Supplies 5758-0001 ALIS0372575 6/30/2015 7/30/2015 7.54 0.00 7.54

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ENTITY:	3470	Monday Production DB	Date:	8/18/2015
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07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
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				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 8.22 0.00 8.22

13694 **7/20/2015** **07/15** **WBM001** **W.B. MASON**
 3470 VA-Machine rental 5758-0004 ALIS0372621 6/30/2015 7/30/2015 4.36 0.00 4.36
 3470 VA-Office supplies 5758-0001 ALIS0372621 6/30/2015 7/30/2015 48.84 0.00 48.84

Check Total: 53.20 0.00 53.20

13695 **7/20/2015** **07/15** **XER005** **Xerox Financial Services LLC**
 3470 VA-Con#010000055900: 5758-0004 AL340574 7/5/2015 8/4/2015 104.18 0.00 104.18

Check Total: 104.18 0.00 104.18

13697 **7/20/2015** **07/15** **ZAC001** **Accenture LLP**
 3470 6/15 LEASE ADMIN 5758-0011 AL1100033625 7/6/2015 8/5/2015 216.51 0.00 216.51

Check Total: 216.51 0.00 216.51

13699 **7/22/2015** **07/15** **FJI001** **Fresh Julienne, Inc.**
 3470 NY - new space 5758-0010 07222015 7/22/2015 7/22/2015 19.06 0.00 19.06

Check Total: 19.06 0.00 19.06

13701 **7/27/2015** **07/15** **ALL019** **Allied Telecom Group LLC**
 3470 208- ALLIED JULY 15 5758-0002 AL1036208 7/5/2015 8/4/2015 40.64 0.00 40.64

Check Total: 40.64 0.00 40.64

13702 **7/27/2015** **07/15** **ARE003** **Arent Fox LLP**
 3470 Follow-up State Dept 6630-0000 AL1607299 6/17/2015 7/17/2015 4,934.70 0.00 4,934.70

Check Total: 4,934.70 0.00 4,934.70

13703 **7/27/2015** **07/15** **ATS002** **At Site Real Estate**
 3470 July2015 BPMS 5390-0000 2015246 7/15/2015 8/14/2015 675.00 0.00 675.00

Check Total: 675.00 0.00 675.00

13708 **7/27/2015** **07/15** **ELE012** **Elevator Control Service**
 3470 July215 Elev Maint 5320-0000 0184182-IN 7/10/2015 8/9/2015 3,157.00 0.00 3,157.00

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ENTITY:	3470	Monday Production DB	Date:	8/18/2015
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07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 3,157.00 0.00 3,157.00

13710	7/27/2015	07/15	FOR013	The Ford Agency, Inc				
3470	Ashley Williams7/19/			5758-0011	AL26219	7/20/2015	8/19/2015	170.80

Check Total: 170.80 0.00 170.80

13711	7/27/2015	07/15	ICO002	iContact LLC				
3470	Icontact 8/1-8/31			6410-0000	AL5801115	7/10/2015	8/9/2015	9.99

Check Total: 9.99 0.00 9.99

13716	7/27/2015	07/15	LOC016	Local News Now LLC				
3470	12 Weekly Ads			6410-0000	AL1993	7/16/2015	8/15/2015	476.39

Check Total: 476.39 0.00 476.39

13719	7/27/2015	07/15	PEA004	Peapod, LLC				
3470	Customer ID ox82558			5758-0001	ALk63829556	7/13/2015	8/12/2015	3.77

Check Total: 3.77 0.00 3.77

13720	7/27/2015	07/15	PEA004	Peapod, LLC				
3470	Customer ID ox82558			5758-0001	ALk64075544	7/20/2015	8/19/2015	3.58

Check Total: 3.58 0.00 3.58

13722	7/27/2015	07/15	REA024	Realogic Analytics Inc				
3470	340-ABSTRACT			5758-0003	AL34266	5/31/2015	6/30/2015	75.00

Check Total: 75.00 0.00 75.00

13724	7/27/2015	07/15	RED007	Redirect, Inc.				
3470	215- REDIRECT HD			5758-0002	AL15284	7/1/2015	7/31/2015	270.90

Check Total: 270.90 0.00 270.90

13728	7/27/2015	07/15	SOL007	The Solutions Group				
3470	211- TSG 4/15			5758-0002	AL26474	5/1/2015	5/31/2015	22.60

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ENTITY:	3470	Monday Production DB							Date:	8/18/2015
		1701 N Ft Myer Drive							Time:	06:11 PM
07/15 Through 07/15										
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

<i>Check Total:</i>								22.60	0.00	22.60
13731	7/27/2015	07/15	VIR007	Virginia Newsletters LLC						
3470	Arlington Newsltr Su			5756-0000	AL2015-209	6/6/2015	7/6/2015	63.22	0.00	63.22
<i>Check Total:</i>								63.22	0.00	63.22
13732	7/27/2015	07/15	WAS007	THE WASHINGTON POST						
3470	Acct# 3791437			5758-0012	AL3791437 7/15	7/8/2015	8/7/2015	3.60	0.00	3.60
<i>Check Total:</i>								3.60	0.00	3.60
WT072015	7/13/2015	07/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3470	7/15 REPLACEMENT D			0611-1600	WT07202015	7/20/2015	8/19/2015	96,464.75	0.00	96,464.75
<i>Check Total:</i>								96,464.75	0.00	96,464.75
070122015	7/17/2015	07/15	1400OW	1400 Key			Hand Check			
3470	7/15 LOAN PAYMNT			0491-3450	WT0717151400	7/17/2015	8/16/2015	264,204.56	0.00	264,204.56
<i>Check Total:</i>								264,204.56	0.00	264,204.56
071515234	7/15/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3470	715 Portfolio Intere			8201-0000	WT617002340715	7/15/2015	8/14/2015	54,687.50	0.00	54,687.50
3470	715 Reserve			0611-1600	WT617002340715	7/15/2015	8/14/2015	176,742.55	0.00	176,742.55
<i>Check Total:</i>								231,430.05	0.00	231,430.05
071515236	7/15/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3470	0715 Mezz Loan Pmt			8201-0000	WT417002360715	7/15/2015	8/14/2015	35,074.99	0.00	35,074.99
<i>Check Total:</i>								35,074.99	0.00	35,074.99
470062215	7/13/2015	07/15	WAS004	WASHINGTON GAS			Hand Check			
3470	5/19-6/18 #361717201			5220-0000	WT3470062215	6/22/2015	7/15/2015	21.30	0.00	21.30
<i>Check Total:</i>								21.30	0.00	21.30
470070615	7/27/2015	07/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3470	5/27-6/25 9144109144			5250-0000	WT3470070615	7/6/2015	7/27/2015	5,666.29	0.00	5,666.29

Database:	MONDAYPROD	Check Register	Page:	11
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07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

							Check Total:	5,666.29	0.00	5,666.29
470070715	7/7/2015	07/15	1101OW	1101 Owner LLC			Hand Check			
3470	Jul7 Interprop Tsfr			0491-3440	WT0707151701	7/7/2015	8/6/2015	175,000.00	0.00	175,000.00
							Check Total:	175,000.00	0.00	175,000.00
707151701	7/7/2015	07/15	1000OW	1000 - 1100 Wilson Owners			Hand Check			
3470	Jul7 interprop tsfr			0491-3430	WT0707151701	7/7/2015	8/6/2015	526,000.00	0.00	526,000.00
							Check Total:	526,000.00	0.00	526,000.00
717151501	7/17/2015	07/15	1501OW	1501 Wilson			Hand Check			
3470	7/15 LOAN PAYMENT			0491-3460	WT0717151501	7/17/2015	8/16/2015	541,108.25	0.00	541,108.25
3470	7/15 LOAN PAYMENT			0491-3465	WT0717151501	7/17/2015	8/16/2015	-108,072.92	0.00	-108,072.92
							Check Total:	433,035.33	0.00	433,035.33
T07171401	7/17/2015	07/15	1401OW	1401 Wilson			Hand Check			
3470	7/15 LOAN PAYMENT			0491-3455	WT0717151401	7/17/2015	8/16/2015	132,610.43	0.00	132,610.43
							Check Total:	132,610.43	0.00	132,610.43
TAMEX0615	7/27/2015	07/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	*** VOID	Voided Check				
3470	to be picked up in			5758-0014	ALAMEXTP0515	5/29/2015	6/28/2015	0.44	0.00	0.44
							Check Total:	0.44	0.00	0.44
							1701 N Ft Myer Drive Total:	2,004,294.82	0.00	2,004,294.82
							Grand Total:	2,004,294.82	0.00	2,004,294.82

1701 North Ft. Myer	ACCT	LM 08.06.2015		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 8/17/15																			
Management Fees	MGMT	MH 8/12/15			17,062	16,887	17,440	8,245	16,890	17,756	19,058	19,716	19,971	19,476	19,417	19,452	211,371	234,322	(22,951)		
					17,062	16,887	17,440	8,245	16,890	17,756	19,058	19,716	19,971	19,476	19,417	19,452	211,371	234,322	(22,951)		
Leasing Commission - OB																					
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance		
DoS - 5 year Renewal			34701503	Y	-	0	951,461	-	-	-	-	-	-	-	-	-	951,461	3,954,787	(3,003,326)		
DOS - 15 year Renewal						0	-	-	-	-	-	-	-	-	-	1,118,233	1,118,233	-	1,118,233		
						-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	0	-	-	-	-	-	-	-	-	-	-	-	-		
						-	0	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 951,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,118,233	\$ 2,069,694	\$ 3,954,787	(1,885,093)		
Leasing Commission - CO																					
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance		
DoS - 5 year Renewal			34701504	Y	-	0	356,798	-	-	-	-	-	-	-	-	-	356,798	988,697	(631,899)		
DOS - 15 year Renewal						0	-	-	-	-	-	-	-	-	-	319,495	319,495	-	319,495		
						-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	0	-	-	-	-	-	-	-	-	-	-	-	-		
						-	0	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 356,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,495	\$ 676,293	\$ 988,697	(312,404)		
Leasing Commission - MPS																					
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance		
DoS - 5 year Renewal			34701505	Y	-	0	321,054	-	-	-	-	-	-	-	-	-	321,054	988,697	(667,643)		
DOS - 15 year Renewal						0	-	-	-	-	-	-	-	-	-	519,180	519,180	-	519,180		
						-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	0	-	-	-	-	-	-	-	-	-	-	-	-		
						-	0	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 321,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519,180	\$ 840,234	\$ 988,697	(148,463)		
Leasing Commission - Legal																					
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance		
DoS - 5 year Renewal					-	0	-	-	2,067	-	-	5,000	-	-	-	-	7,067	14,084	(7,017)		
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	-	-	15,000	15,000	-	15,000		
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
					-	0	-	-	-	-	-	-	-	0	-	-	-	-	-		
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ -	\$ -	\$ 2,067	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 15,000	\$ 22,067	\$ 14,084	7,983		
TI - LL			Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite All, DoS Renewal #1						-	-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					-	-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)	
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,450	(27,450)	
BI - Non Esc			Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Garage Repair (\$30K every year in accordance with Goldman PCA)			34701502	Y	-	-	-	1,040	2,600	-	1,560	11,620	13,180	-	-	-	30,000	30,000	-	-	
Recaulk Lobby & Mezzanin Levels			34701501	Y				1,700	4,478		2,550	-	-	-	-	-	8,728	50,000	(41,272)	-	
Unbudgeted:																	-	-	-	-	
Recaulk Lobby & Mezzanin Levels			34701401	Y				3,600									3,600	-	3,600	-	
																	-	-	-	-	
																	-	-	-	-	
																	-	-	-	-	
TOTAL 1701 North Ft. Myer					-	-	3,600	2,740	7,078	-	4,110	11,620	13,180	-	-	-	42,328	80,000	(37,672)	-	
					-	-	108	82	212	-	123	349	395	-	-	-	1,270	2,400	(1,130)	-	
					-	-	108	82	212	-	123	349	395	-	-	-	1,270	29,850	(28,580)	-	


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1701 North Fort Myer Drive

Leasing Status Report

as of July 31, 2015

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

2015 -2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total			0	

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

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

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

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

1701 N. Fort Myer Drive

as of July 31, 2015

[illegible]

Total Available RSF:		60,585	43,702	12,621	30,791	18,833	2,100	5,000	69,589
Total RSF:	280,259	409,148	303,262	113,993	152,308	143,754	365,000	165,225	154,922
Direct Availability:		14.8%	14.4%	11.1%	20.2%	13.1%	0.6%	3.0%	44.9%
Asking Rent:	NA	\$40.00	\$48.00 - \$52.00	\$22.00 - \$29.00	\$39.00 - \$42.00	\$36.00 - \$40.00	\$40.00	Withheld	\$31.00 - \$33.00
Floor Plate:	20,052	22,253	15,501	8,900	11,890	20,536	40,500	24,981	25,476
Listing Broker:	Monday Properties	JLL	DTZ	JBG Companies	JBG Companies	Brookfield Properties	Avision Young	DTZ	CBRE
Owner:	Monday Properties	Am Real Estate Partners	TIAA-CREF	JBG Companies	JBG Companies	Brookfield Properties	MetLife	Philips Realty Capital	Penzance

Sublease Availability
Direct Availability

Rosslyn Class A
Lease Comparables
as of
July 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Jul-15	2300 Wilson Blvd	E5-P6	Freedom Partners	50,342	12	\$39.75	\$82.50	16	\$25.81
Jul-15	1515 N Courthouse Dr	3rd	NACCRA	15,422	11.25	\$38.50	\$82.50	12	\$25.33
Jun-15	3001 Washington Blvd Clarendon		HDR	23,000	10.83	\$52.00	\$85.00	10	\$36.85
Jun-15	2511 Jefferson Davis Hwy Crystal City		BAM Technologies	11,592	7.83	\$33.50	\$65.00	9	\$19.45
Apr-15	4250 N Fairfax		Nixon Vanderhye	45,040	10.75	43.65	\$70.00	8	\$32.14
Apr-15	1300 N 17th St Rosslyn	19-20th	Promontory	36,000	11.00	\$56.95	\$81.00	17	\$37.30
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
**TIA includes Lease Liability Assumption									
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
Includes FF&E									

Rosslyn Class B

Lease Comparables

as of

July 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Jun-15	1911 N Ft Myer Rosslyn		Rosslyn BID	3,817	10.33	\$32.00	\$72.50	4	\$20.96
May-15	1501 Wilson Blvd	10th	SeKON Enterprise Inc	3,113	5.00	\$40.00	\$57.00	0	\$29.03
May-15	1530 Wilson Blvd	4th	Changeis	2,131	5.50	\$40.00	\$62.00	6	\$23.97
May-15	1530 Wilson Blvd	4th	Remote Medicine	1,712	5.40	\$40.50	\$62.50	5	\$24.94
May-15	1560 Wilson Blvd	4th	Edge Research	4,996	11.00	\$36.50	\$80.00	12	\$22.28
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70

Rosslyn Retail

Lease Comparables

as of

July 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
May-14	1501 Wilson Blvd Direct Rosslyn	Ground	SpinFire Pizza	2,474	10.00	\$42.50 \$3.50 CAM 5% Rent	\$45.00	0	50.57
May-13	1501 Wilson Blvd Direct Ballston	Ground	Heavy Seas Alehouse	5,495	10.00	\$35.00 NNN	\$115.00	6	18.56
Oct-12	800 N Glebe Road Direct Ballston	Ground	Mussle Bar	7,500	10.00	\$36.00 NNN	\$150.00	3	15.39
Sep-12	1515 Wilson Blvd Direct Rosslyn	Ground	Tom Yum	2,181	10.00	\$40.00	\$40.00	6	36.09
Oct-11	1735 N Lynn St Direct Rosslyn	Ground	Perfect Pita	1,094	10.00	\$52.00		0	59.61
Jun-11	1501 Wilson Blvd Direct Rosslyn	Ground	Roti Mediterranean	2,700	10.00	\$46.00 NNN	\$32.50	0	\$47.44
May-11	Washington Harbor Direct District	Ground	Confidential	10,000	10.00	\$42.00 3% esc.	\$200.00	0	\$12.14
May-11	1201 Penn Ave Direct District	Ground	Del Frisco's Grill	7,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Passion Fish	8,000	10.00	\$39.00 3% esc.	\$120.00	0	\$21.61
May-11	Reston Town Center Direct Reston	Ground	Jacksons	10,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Mon Ami Gabi	7,000	10.00	\$40.00 3% esc.	\$110.00	0	\$24.22
May-11	1220 N. Fillmore (Station Square) Direct Clarendon	Ground	Cava	4,000	10.00	\$42.00 3% esc.	\$65.00	0	\$33.38
May-11	875 N Randolph Direct Ballston	Ground	Rustico	7,500	10.00	\$33.00 YR 3: \$40 3% esc.	\$140.00	0	\$15.69
Apr-11	1100 Wilson Direct Rosslyn	Mall	Gallery Group	1,536	10.00	\$45.00	\$45.00	0	\$44.26
Nov-10	1401 Wilson Direct Rosslyn	Ground	Subway	1,379	10.00	\$42.50	\$0.00	0	\$48.72
Dec-10	1000 Wilson Boulevard Rosslyn	Ground	Great Eatery	5,171	10.00	\$43.50	\$0.00	0	\$52.23
Oct-10	1100 Wilson Boulevard	Ground	Zpizza	1,180	1.00	\$48.50	\$0.00	3	\$35.28
Sep-10	1100 Wilson Boulevard Rosslyn	Ground	CVS	9,722	15.00	\$62.00	\$0.00	0	\$82.76

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

Rent Roll
1701 N. Ft. Myer Drive
7/31/2015

Page: 1
Date: 8/18/2015
Time: 05:58 PM

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

Occupied Suites

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

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

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

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

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

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

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

Expiration Key

2015

2016

2017

2018

2019+

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

Storage

280,259	281,677
0	0
280,259	281,677

