



**1401 WILSON BOULEVARD**  
**Financial Report**  
**March 31, 2015**



**Rosslyn Portfolio**

**Building**      1401 Wilson Boulevard

**Financial Report**

**Month Ended March 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

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**SECTION 3**

Aged Delinquency Report

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Rent Roll

Stacking Plan

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# **SECTION 1**

## Executive Summary



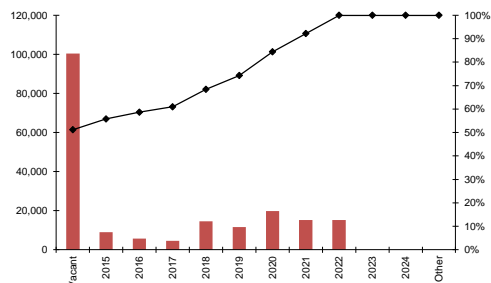
## PROPERTY INFORMATION

Property Name	1401 Wilson
Submarket	Rosslyn
Year Built/Renovated	1965
Year Acquired	2007
No. of Stories	12
Asset Quality	B
Total SF	196,467
Leased	49%
Ownership	USREO (89%) / Monday (11%)

## MAJOR TENANTS

Tenant Name	SF	LXP
PRMS	15,292	Mar-22
SRA	15,292	Oct-21
CPS Healthcare	12,410	May-20

## LEASE EXPIRATION PROFILE



## STRATEGY

The asset, currently at a 49% occupancy rate, was significantly impacted by GSA's BRAC-related termination of approximately 105,000 rsf. MP will continue to seek prospects whom require minimal investment to mitigate recent vacancy. Similar to 1400 Key Blvd, All renewal and new lease tied to redevelopment transactions contain landlord termination rights at the end of 2017, which enable the venture to maximize its optionality.

## CRITICAL ISSUES

\* Continue relet strategy for groups seeking quick occupancy and minimal tenant improvements.

## ASSET-LEVEL DEBT

Appraised Value	\$ 66,000,000	as of	Dec-14
Senior Debt	\$ 18,715,000	28% LTV	LIBOR + 500 May-17

## CASH FLOW PERFORMANCE

Period	Mar-15 YTD	Actual	Budget	PSF
Projected Occupancy	49.0%	46.0%		
Effective Gross Revenue		\$ 931,593	\$ 905,035	\$ 5
Real Estate Taxes		(184,118)	(184,471)	(1)
Operating Expenses		(514,340)	(471,744)	(2)
Net Operating Income		233,135	248,820	1
Tenant Improvements		(546)	(129,324)	(1)
Leasing Commissions		(28,321)	(74,156)	(0)
Capital Improvements		(25,845)	(1,310,379)	(7)
Total Leasing and Capital		(54,712)	(1,513,859)	(8)
CF before Senior Debt Service		178,423	(1,265,039)	(6)
Senior Debt Service		(200,556)	(224,704)	
DSCR on NOI		1.16x	1.11x	
DSCR on CF before Senior Debt Service		0.89x	0.00x	
CF after Senior Debt Service		\$ (22,133)	\$ (1,489,743)	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

MP leasing team's objective is to aggressively market the vacancy created by the GSA decision to terminate their occupancy under BRAC. MP will look to lease space to users with low cost capital improvements as quickly as possible and minimize downtime/vacancy to the project.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Mar-15/Mar-15	GSA-SSA	P2	6624	Renewal	39	0%	0 mos.	\$0	3 yrs	\$39.00
Dec-14 / 11-14	TEG	B-Level	2,970	New	\$25.00	3.00%	0 mos.	\$20.00	3 yrs.	\$17.72

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ June-15	Global Voice	P10	4,216	Exp	No	\$27.00	3%	3	\$2.00	5.25 yrs.	\$25.60

## MAJOR CAPITAL PROJECTS

2015



## **SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3455

Trial Balance  
**Monday Production DB**  
**1401 Wilson Boulevard**

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Date: 4/22/2015  
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Accrual Year to Date Balances for period 03/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	14,900,066.68	
0132-0000	Building	47,183,544.49	
0142-0002	Bldg Impr-Non Escalatable	1,951,367.46	
0142-0020	Bldg Impr-CM Fee	58,472.39	
0145-0001	Bldg Impr-Redvpmt Sft Co	5,398,670.37	
0162-0001	TI-Construction	1,790,216.35	
0162-0002	TI-Space Planning	1,125.00	
0162-0004	TI-Landlord Work	2,404,605.93	
0162-0020	TI-CM Fee	123,311.37	
0202-0001	Def Leasing-Brokerage	996,303.92	
0202-0002	Def Leasing-Legal	208,512.00	
0202-0006	Deferred Leas-Monday	807,569.91	
0222-0000	Deferred Financing	286,199.84	
0229-0000	Acc Amort-Def Financing		84,629.03
0250-0000	Def Selling Costs	0.00	
0311-3455	BA9515551267 1401Wilson	265,259.56	
0321-3455	BA9515551355 1401WilsonRT	119,672.53	
0412-0101	Tax and Insurance Reserve	522,286.50	
0412-0102	Required Repairs		0.00
0412-0103	Replacement Reserve	40,943.59	
0412-0104	Leasing Reserve	21,487.75	
0491-0010	Due To/From Managing Agen		7,883.47
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard	40,772.99	
0491-3440	I/E-1101 Wilson Boulevard	32,336.21	
0491-3450	I/E-1400 Key Boulevard	83,906.17	
0491-3460	I/E-1501 Wilson Boulevard		1,753.57
0491-3465	I/E-1515 Wilson Boulevard		63,035.51
0491-3470	I/E-1701 N.Ft. MyerDrive	229,696.39	
0491-3480	I/E-1200 Wilson Boulevard	367.98	
0511-0000	Tenant A/R	709,167.31	
0512-0000	Accr Tenant A/R	6,900.30	
0513-0000	Accr Tenant Recovery A/R		81,100.51
0561-0001	A/R Other	10,600.23	
0581-0000	Res for Bad Debts-Billed		110,392.64
0632-0000	Prepaid Insurance	20,950.36	
0633-0000	Prepaid Taxes	10,615.15	
0711-0001	Due To/From Partner	21,331.56	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,715,000.00
2511-0000	Accounts Payable Trade		84,432.48
2514-0000	A/P-Seller Obligations		6,930.86
2552-0000	Accr Miscellaneous		93,742.93
2553-0000	Accr Taxes		179,579.49
2556-0000	Accr Interest/Financing		37,882.85
2571-0000	Security Deposits		259,310.92
2572-0001	Tenant LOC		157,193.32
2572-0002	Tenant LOC Offset	157,193.32	
2591-0000	Prepaid Rents		225,784.94
3311-0001	Retained Earnings		9,084,296.72
3341-0001	Distribution	38,131,491.40	
3421-9999	Mbr Contrib-Misc		87,333,705.72
4111-0000	Office Income		770,770.10
4111-0001	Office Income Concession	12,926.82	
4121-0000	Retail Income		138,510.15
4311-0000	Oper Exp Rec-Billed		3,097.35

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Trial Balance  
**Monday Production DB**  
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Accrual  
Year to Date Balances for period 03/15  
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Account	Description	Debit	Credit
4331-0000	R/E Tax Rec-Billed		9,921.95
4332-0000	R/E Tax Rec-Accrual		5,520.00
4371-0000	Utility Reimb Billed		11,640.37
4512-0000	Int Inc-Deposits		16.22
4521-0000	Int Inc-Bank		75.61
4862-1400	Other Income	25.00	
4862-1600	Carpentry/Repair Income		2,282.06
4863-1600	Rubbish Removal		478.62
4891-2400	Late Chg Income		1,442.18
4891-2500	Electric Repair Income		790.13
5120-0000	Clean-Contract Interior	52,309.83	
5121-0000	Clean- Vacancy Credit		17,123.52
5152-0000	Clean-Trash Rem/Recyl-O/S	2,235.45	
5160-0000	Clean-Other	167.91	
5210-0000	Util-Elec-Public Area	51,073.20	
5220-0000	Util-Gas	41,237.10	
5250-0000	Util-Water/Sewer-Water	5,817.34	
5310-0000	R&M-Payroll-Gen'l	53,869.01	
5310-1000	R & M Payroll-OT	10,353.91	
5310-2000	R & M Payroll-Taxes	6,249.99	
5310-4000	R & M -Benefits	11,803.01	
5320-0000	R&M-Elev-Maint Contract	9,150.00	
5322-0000	R&M-Elev-Outside Svs	384.74	
5330-0000	R&M-HVAC-Contract Svs	2,880.50	
5332-0000	R&M-HVAC-Water Treatment	1,809.24	
5334-0000	R&M-HVAC-Supplies	3,181.63	
5336-0000	R&M-HVAC-Outside Svs	6,444.45	
5340-0000	R&M-Electrical-Supplies	7,686.85	
5342-0000	R&M-Electrical-Outside Svs	153.60	
5360-0000	R&M-Plumbing-Supplies	1,450.10	
5362-0000	R&M-Plumbing-Outside Svs	950.46	
5372-0000	R&M-Fire/Life Safety-O/S	4,658.00	
5380-0000	R&M-GB Interior-Supplies	1,869.28	
5381-0000	R&M-GB Interior-O/S	14,920.41	
5384-0000	R&M-GB Interior-Pest Cont	1,282.68	
5385-0000	R&M-GB Interior-Plant Mnt	930.52	
5388-0000	R&M-GB Exterior	6,406.00	
5390-0000	R&M-Other	7,768.73	
5412-0000	Grounds-Landscape-O/S	1,036.74	
5430-0000	Grounds-Snow Rem-Supplies	2,363.38	
5520-0000	Security-Contract	17,828.04	
5540-0000	Security-Other	612.31	
5610-0000	Mgmt Fee-Current Yr	14,306.82	
5710-0000	Adm-Payroll	25,936.19	
5710-1000	Admi-Payroll taxes	2,316.65	
5710-5000	Admin-Other Payroll Exp	4,004.84	
5710-5555	Deferred Compensation	45,099.34	
5730-0000	Adm-Office Exp-Mgmt Rent	24,360.20	
5732-0000	Adm-Office Exp-Mgmt Exps	1,527.53	
5734-0000	Adm-Office Exp-Phone	1,748.01	
5740-0000	Adm-Office Exp-Equip Leas	947.49	
5756-0000	Adm-Mgmt Exp-Dues & Subs	837.77	
5758-0001	Office/Lunchroom Supplies	192.33	
5758-0002	Internet/IT Contracts	262.93	
5758-0003	Computer Hardware/Software	1,248.63	
5758-0004	Copiers/Office Equipment	200.39	

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Trial Balance  
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Account	Description	Debit	Credit
5758-0005	Phone - Corporate/Teleconferencing	177.60	
5758-0006	Phone - Wireless/Cellular	477.91	
5758-0007	Postage/Delivery	132.93	
5758-0008	Car Service	117.45	
5758-0009	Printing/Reproduction	5.64	
5758-0010	Corporate Events/Gifts	61.51	
5758-0011	Temporary Staffing	4,408.54	
5758-0012	Other Corp Admin Exp	139.43	
5758-0013	Meals	101.26	
5758-0014	Travel	370.33	
5762-0000	Adm-Mgmt Exp-Meals	1.45	
5772-0000	Adm-Other-Tenant Relation	269.73	
5810-0000	Insurance-Policies	11,652.81	
5810-1000	Insurance-Workers Comp	938.22	
6110-0000	Electric - Sep Tenant Chg	10,830.28	
6111-0000	Water/Sewer - Sep Tenant Chg	310.09	
6212-0000	Svs Costs-Misc Bldg	2,201.00	
6214-0000	Svs Costs-Cleaning	185.48	
6312-0000	Parking Exp-Non Operator	21,000.00	
6320-0000	Parking Exp-Misc	7,087.89	
6410-0000	Promotion and Advertising	2,884.30	
6411-0000	Leasing Meals & Entertainment	788.04	
6412-0000	Leasing Miscellaneous	1,500.00	
6630-0000	Legal	595.31	
6632-0000	Misc Professional Serv	7,774.29	
6633-0000	Bank & Credit Card Fees	5,085.69	
6634-0000	Charitable Contributions	126.76	
6645-0000	Sales & Use Taxes	365.69	
6710-0000	RE Taxes-General	179,579.49	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	3,538.38	
8201-0000	Mortgage Interest Expense	200,556.26	
8302-0000	Amort-Def Financing	24,289.10	
Total:		117,488,323.23	117,488,323.23



Database: MONDAYPROD  
ENTITY: 3455  
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**Balance Sheet**  
**Monday Production DB**  
**1401 Wilson Boulevard**

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

Mar 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	14,900,066.68
Building	47,183,544.49
BLDG IMPROVEMENTS	2,009,839.85
Bldg Impr-Redevelopment	5,398,670.37
TENANT IMPROVEMENTS	4,319,258.65
DEFERRED LEASING	2,012,385.83

Total Direct Investments in Real Property	75,823,765.87
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Indirect Investments in Real Property

Mortgage Note Rec	21,331.56
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Total Indirect Investments in Real Property	21,331.56
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Total Investments in Real Property	75,845,097.43
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Cash and Cash Equivalents

OPERATING CASH	265,259.56
RENT CASH	119,672.53

Total Cash and Cash Equivalents	384,932.09
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Restricted Cash

MORTGAGE ESCROWS	584,717.84
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Total Restricted Cash	584,717.84
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Accounts and Notes Receivable, net

I/E-Unallocated	(7,883.48)
Tenant A/R	709,167.31
Accr Tenant A/R	6,900.30
Accr Tenant Recovery A/R	(81,100.51)
Other A/R	10,600.23
Res for Bad Debts-Billed	(110,392.64)

Total Accounts and Notes Receivable, net	527,291.21
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	286,199.84
Acc Amort-Def Financing	(84,629.03)

Total Deferred Financing	201,570.81
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Other Assets

Prepaid Insurance	20,950.36
Prepaid Taxes	10,615.15

Total Other Assets	31,565.51
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Total Def Financing & Other Assets	233,136.32
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Database: MONDAYPROD  
ENTITY: 3455  
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**Balance Sheet**  
**Monday Production DB**  
**1401 Wilson Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Mar 2015

TOTAL ASSETS

77,575,174.90

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

15,000,000.00

Sr Mezzanine Mtge Pay

3,715,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

18,715,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

84,432.48

A/P-Seller Obligations

6,930.86

A/P-Tenant

0.00

Accr Miscellaneous

93,742.93

Accr Taxes

179,579.49

Accr Interest/Financing

37,882.85

Accrued Sales Tax

0.00

Deferred Liability

0.00

Security Deposits

259,310.92

Prepaid Rents

225,784.94

Total Accounts Payable, Accrued Exp & Other

887,664.47

TOTAL LIABILITIES

19,602,664.47

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

9,084,296.72

Total Partners'/Members' Equity

9,084,296.72

Partners'/Members' Contributions

MEMBERS CONTRIB

87,333,705.72

Total Partners'/Members' Contributions

87,333,705.72

Partners'/Members' Distributions

PARTNERS DISTRIB

(38,131,491.40)

Total Partners'/Members' Distributions

(38,131,491.40)

I/E Adjustments

I/E-RosslynOfficeProp LLC

(322,290.66)

Total I/E Adjustments

(322,290.66)

Current Year Profit (Loss)

8,290.05

Total Current & Prior Profit (Loss)

8,290.05

Database: MONDAYPROD  
ENTITY: 3455  
Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1401 Wilson Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Mar 2015

TOTAL EQUITY ACCOUNTS

57,972,510.43

TOTAL LIABILITY AND EQUITY

77,575,174.90

Database: MONDAYPROD  
 ENTITY: 3455  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1401 Wilson Boulevard**

Page: 1  
 Date: 4/22/2015  
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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:	Mar 2015	Mar 2015			Mar 2015	Mar 2015		
<b>Revenues</b>								
Rental Income								
Office Income	261,357.98	241,345.63	20,012.35	8.29%	770,770.10	736,370.28	34,399.82	4.67%
Office Income Concession	(4,066.61)	0.00	(4,066.61)	0.00%	(12,926.82)	0.00	(12,926.82)	0.00%
Total Office Income	257,291.37	241,345.63	15,945.74	6.61%	757,843.28	736,370.28	21,473.00	2.92%
Retail Income								
Retail Income	46,170.05	46,170.05	0.00	0.00%	138,510.15	138,510.15	0.00	0.00%
Total Retail Income	46,170.05	46,170.05	0.00		138,510.15	138,510.15	0.00	
Total Rental Income	303,461.42	287,515.68	15,945.74	5.55%	896,353.43	874,880.43	21,473.00	2.45%
<b>Recoveries</b>								
Operating Expense Reimb								
Oper Exp Rec-Billed	1,036.91	1,031.01	5.90	0.57%	3,097.35	3,079.65	17.70	0.57%
Total Operating Expense Reimb	1,036.91	1,031.01	5.90	0.57%	3,097.35	3,079.65	17.70	0.57%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	3,307.31	4,177.84	(870.53)	-20.84%	9,921.95	13,447.34	(3,525.39)	-26.22%
R/E Tax Rec-Accrual	1,840.00	0.00	1,840.00	0.00%	5,520.00	0.00	5,520.00	0.00%
Total Real Estate Tax Reimb	5,147.31	4,177.84	969.47	23.21%	15,441.95	13,447.34	1,994.61	14.83%
Total Recoveries	6,184.22	5,208.85	975.37	18.73%	18,539.30	16,526.99	2,012.31	12.18%
<b>Interest and Other Income</b>								
Interest and Dividend Income								
Int Inc-Deposits	16.22	0.00	16.22	0.00%	16.22	0.00	16.22	0.00%
Int Inc-Bank	9.26	16.00	(6.74)	-42.13%	75.61	48.00	27.61	57.52%
Total Interest and Dividend Income	25.48	16.00	9.48	59.25%	91.83	48.00	43.83	91.31%

Database: MONDAYPROD  
 ENTITY: 3455  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1401 Wilson Boulevard**

Page: 2  
 Date: 4/22/2015  
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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
Utility Reimbursement								
Utility Reimb Billed	4,013.55	3,883.00	130.55	3.36%	11,640.37	11,649.00	(8.63)	-0.07%
Total Utility Reimbursement	4,013.55	3,883.00	130.55	3.36%	11,640.37	11,649.00	(8.63)	-0.07%
Service Income								
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	1,452.00	(1,452.00)	-100.00%
Other Income	0.00	0.00	0.00	0.00%	(25.00)	0.00	(25.00)	0.00%
Carpentry/Repair Income	2,282.06	0.00	2,282.06	0.00%	2,282.06	0.00	2,282.06	0.00%
Painting Income	(1,081.74)	0.00	(1,081.74)	0.00%	0.00	0.00	0.00	0.00%
Rubbish Removal	159.54	159.54	0.00	0.00%	478.62	478.62	0.00	0.00%
Total Service Income	1,359.86	643.54	716.32	111.31%	2,735.68	1,930.62	805.06	41.70%
Miscellaneous Income								
Late Chg Income	748.24	0.00	748.24	0.00%	1,442.18	0.00	1,442.18	0.00%
Electric Repair Income	0.00	0.00	0.00	0.00%	790.13	0.00	790.13	0.00%
Total Miscellaneous Income	748.24	0.00	748.24		2,232.31	0.00	2,232.31	
Total Interest and Other Income	6,147.13	4,542.54	1,604.59	35.32%	16,700.19	13,627.62	3,072.57	22.55%
Total Revenue	315,792.77	297,267.07	18,525.70	6.23%	931,592.92	905,035.04	26,557.88	2.93%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(17,436.61)	(17,436.00)	(0.61)	0.00%	(52,309.83)	(52,308.00)	(1.83)	0.00%
Clean- Vacancy Credit	5,089.44	5,785.00	(695.56)	-12.02%	17,123.52	17,355.00	(231.48)	-1.33%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(250.00)	250.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,160.95)	(545.00)	(615.95)	-113.02%	(2,235.45)	(1,885.00)	(350.45)	-18.59%
Clean-Other	(517.91)	(250.00)	(267.91)	-107.16%	(167.91)	(2,250.00)	2,082.09	92.54%

Database: MONDAYPROD	Comparative Income Statement						Page: 3
ENTITY: 3455	SOP Detail - W/Cash Flow Format						Date: 4/22/2015
Report: MP_CMPINC	Monday Production DB						Time: 03:29 PM
1401 Wilson Boulevard							
Accrual	Report includes an open period. Entries are not final.						
	Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget	
	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance
Total Cleaning	(14,026.03)	(12,446.00)	(1,580.03)	-12.70%	(37,589.67)	(39,338.00)	1,748.33 4.44%
Utilities							
Util-Elec-Public Area	(18,566.94)	(17,477.00)	(1,089.94)	-6.24%	(51,073.20)	(51,508.00)	434.80 0.84%
Util-Gas	(18,604.72)	(25,220.00)	6,615.28	26.23%	(41,237.10)	(52,122.00)	10,884.90 20.88%
Util-Fuel Oil	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00 100.00%
Util-Water/Sewer-Water	(3,070.01)	(3,288.00)	217.99	6.63%	(5,817.34)	(6,017.00)	199.66 3.32%
Total Utilities	(40,241.67)	(46,485.00)	6,243.33	13.43%	(98,127.64)	(110,147.00)	12,019.36 10.91%
Repair & Maintenance							
R&M-Payroll-Gen'l	(18,939.18)	(16,451.40)	(2,487.78)	-15.12%	(53,869.01)	(48,043.20)	(5,825.81) -12.13%
R & M Payroll-OT	(4,193.34)	(653.00)	(3,540.34)	-542.17%	(10,353.91)	(1,915.00)	(8,438.91) -440.67%
R & M Payroll-Taxes	(1,588.81)	(1,382.00)	(206.81)	-14.96%	(6,249.99)	(5,033.00)	(1,216.99) -24.18%
R & M -Benefits	(3,856.23)	(3,219.05)	(637.18)	-19.79%	(11,803.01)	(8,512.60)	(3,290.41) -38.65%
R&M-Elev-Maint Contract	(3,050.00)	(3,050.00)	0.00	0.00%	(9,150.00)	(9,150.00)	0.00 0.00%
R&M-Elev-Outside Svs	(193.93)	(1,300.00)	1,106.07	85.08%	(384.74)	(2,900.00)	2,515.26 86.73%
R&M-HVAC-Contract Svs	(759.50)	(742.00)	(17.50)	-2.36%	(2,880.50)	(3,026.00)	145.50 4.81%
R&M-HVAC-Water Treatment	(452.31)	(741.00)	288.69	38.96%	(1,809.24)	(2,223.00)	413.76 18.61%
R&M-HVAC-Supplies	(381.50)	(1,000.00)	618.50	61.85%	(3,181.63)	(3,000.00)	(181.63) -6.05%
R&M-HVAC-Outside Svs	(2,201.50)	(500.00)	(1,701.50)	-340.30%	(6,444.45)	(2,500.00)	(3,944.45) -157.78%
R&M-Electrical-Supplies	(1,158.57)	(600.00)	(558.57)	-93.10%	(7,686.85)	(6,900.00)	(786.85) -11.40%
R&M-Electrical-Outside Svs	0.00	(200.00)	200.00	100.00%	(153.60)	(850.00)	696.40 81.93%
R&M-Plumbing-Supplies	(315.03)	(400.00)	84.97	21.24%	(1,450.10)	(1,200.00)	(250.10) -20.84%
R&M-Plumbing-Outside Svs	(950.46)	(250.00)	(700.46)	-280.18%	(950.46)	(750.00)	(200.46) -26.73%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(450.00)	450.00 100.00%
R&M-Fire/Life Safety-O/S	(3,397.00)	(1,982.00)	(1,415.00)	-71.39%	(4,658.00)	(3,396.00)	(1,262.00) -37.16%
R&M-GB Interior-Supplies	(1,483.29)	(1,075.00)	(408.29)	-37.98%	(1,869.28)	(2,225.00)	355.72 15.99%
R&M-GB Interior-O/S	(171.80)	(400.00)	228.20	57.05%	(14,920.41)	(3,700.00)	(11,220.41) -303.25%
R&M-GB Interior-Pest Cont	(427.56)	(477.00)	49.44	10.36%	(1,282.68)	(1,551.00)	268.32 17.30%
R&M-GB Interior-Plant Mnt	73.19	(197.00)	270.19	137.15%	(930.52)	(591.00)	(339.52) -57.45%
R&M-GB Exterior	0.00	(2,500.00)	2,500.00	100.00%	(6,406.00)	(2,500.00)	(3,906.00) -156.24%
R&M-Other	(1,198.27)	(1,143.00)	(55.27)	-4.84%	(7,768.73)	(9,469.00)	1,700.27 17.96%
Total Repair & Maintenance	(44,645.09)	(38,412.45)	(6,232.64)	-16.23%	(154,203.11)	(119,884.80)	(34,318.31) -28.63%

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**Comparative Income Statement**  
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Roads & Grounds								
Grounds-Landscape-O/S	(345.58)	(561.00)	215.42	38.40%	(1,036.74)	(1,683.00)	646.26	38.40%
Grounds-Snow Rem-Supplies	(1,210.70)	0.00	(1,210.70)	0.00%	(2,363.38)	(4,000.00)	1,636.62	40.92%
Total Roads & Grounds	(1,556.28)	(561.00)	(995.28)	-177.41%	(3,400.12)	(5,683.00)	2,282.88	40.17%
Security								
Security-Contract	(5,899.42)	(4,441.00)	(1,458.42)	-32.84%	(17,828.04)	(13,323.00)	(4,505.04)	-33.81%
Security-Equipment	0.00	(4,095.00)	4,095.00	100.00%	0.00	(4,095.00)	4,095.00	100.00%
Security-Other	0.00	0.00	0.00	0.00%	(612.31)	0.00	(612.31)	0.00%
Total Security	(5,899.42)	(8,536.00)	2,636.58	30.89%	(18,440.35)	(17,418.00)	(1,022.35)	-5.87%
Management Fees								
	(6,121.31)	(5,945.02)	(176.29)	-2.97%	(14,306.82)	(18,099.74)	3,792.92	20.96%
Total Management Fees	(6,121.31)	(5,945.02)	(176.29)	-2.97%	(14,306.82)	(18,099.74)	3,792.92	20.96%
Administrative								
Adm-Payroll	(8,165.36)	(10,148.93)	1,983.57	19.54%	(25,936.19)	(30,446.80)	4,510.61	14.81%
Admi-Payroll taxes	(493.79)	(787.00)	293.21	37.26%	(2,316.65)	(2,858.00)	541.35	18.94%
Admin-Other Payroll Exp	(807.90)	(655.62)	(152.28)	-23.23%	(4,004.84)	(1,186.41)	(2,818.43)	-237.56%
Deferred Compensation	0.00	0.00	0.00	0.00%	(45,099.34)	0.00	(45,099.34)	0.00%
Adm-Office Exp-Mgmt Rent	(9,902.87)	(4,705.44)	(5,197.43)	-110.46%	(24,360.20)	(14,116.32)	(10,243.88)	-72.57%
Adm-Office Exp-Mgmt Exps	(408.56)	(339.00)	(69.56)	-20.52%	(1,527.53)	(967.00)	(560.53)	-57.97%
Adm-Office Exp-Phone	(581.72)	(270.00)	(311.72)	-115.45%	(1,748.01)	(810.00)	(938.01)	-115.80%
Adm-Office Exp-Equip Leas	(439.89)	(223.33)	(216.56)	-96.97%	(947.49)	(669.99)	(277.50)	-41.42%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(832.00)	832.00	100.00%
Adm-Mgmt Exp-Dues & Subs	0.00	(1,200.00)	1,200.00	100.00%	(837.77)	(2,681.00)	1,843.23	68.75%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.45)	0.00	(1.45)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(165.00)	165.00	100.00%
Adm-Other-Tenant Relation	0.00	(350.00)	350.00	100.00%	(269.73)	(1,700.00)	1,430.27	84.13%
Adm - Other - Misc	(1,173.74)	(2,760.42)	1,586.68	57.48%	(7,896.88)	(9,780.75)	1,883.87	19.26%
Total Administrative	(21,973.83)	(21,439.74)	(534.09)	-2.49%	(114,946.08)	(66,213.27)	(48,732.81)	-73.60%

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Insurance								
Insurance-Policies	(3,884.27)	(3,879.94)	(4.33)	-0.11%	(11,652.81)	(11,639.82)	(12.99)	-0.11%
Insurance-Workers Comp	(312.74)	(339.62)	26.88	7.91%	(938.22)	(1,018.86)	80.64	7.91%
Total Insurance	(4,197.01)	(4,219.56)	22.55	0.53%	(12,591.03)	(12,658.68)	67.65	0.53%
Total Property Exp-Escalatable	(138,660.64)	(138,044.77)	(615.87)	-0.45%	(453,604.82)	(389,442.49)	(64,162.33)	-16.48%
Real Estate Taxes								
RE Taxes-General	(59,859.83)	(59,859.81)	(0.02)	0.00%	(179,579.49)	(179,579.43)	(0.06)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,179.46)	(1,278.18)	98.72	7.72%	(3,538.38)	(3,891.44)	353.06	9.07%
Total Real Estate Taxes	(61,039.29)	(61,137.99)	98.70	0.16%	(184,117.87)	(184,470.87)	353.00	0.19%
Total Escalatable Expenses	(199,699.93)	(199,182.76)	(517.17)	-0.26%	(637,722.69)	(573,913.36)	(63,809.33)	-11.12%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(3,381.45)	(3,748.00)	366.55	9.78%	(10,830.28)	(11,244.00)	413.72	3.68%
Water/Sewer - Sep Tenant Chg	(132.10)	(135.00)	2.90	2.15%	(310.09)	(405.00)	94.91	23.43%
Total Non Esc Utilities	(3,513.55)	(3,883.00)	369.45	9.51%	(11,140.37)	(11,649.00)	508.63	4.37%
Service Costs								
Svs Costs-Misc Bldg	(315.00)	(545.00)	230.00	42.20%	(2,201.00)	(1,635.00)	(566.00)	-34.62%
Svs Costs-Cleaning	(185.48)	0.00	(185.48)	0.00%	(185.48)	0.00	(185.48)	0.00%
Total Service Costs	(500.48)	(545.00)	44.52	8.17%	(2,386.48)	(1,635.00)	(751.48)	-45.96%
Parking Expenses								
Parking Exp-Non Operator	(7,350.00)	(6,925.00)	(425.00)	-6.14%	(21,000.00)	(20,775.00)	(225.00)	-1.08%



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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Parking Exp-Misc	(4,090.70)	(4,278.58)	187.88	4.39%	(7,087.89)	(13,083.74)	5,995.85	45.83%
Total Parking Expenses	(11,440.70)	(11,203.58)	(237.12)	-2.12%	(28,087.89)	(33,858.74)	5,770.85	17.04%
Leasing Costs								
Promotion and Advertising	(737.88)	(5,665.00)	4,927.12	86.97%	(2,884.30)	(18,755.00)	15,870.70	84.62%
Leasing Meals & Entertainment	(184.38)	0.00	(184.38)	0.00%	(788.04)	0.00	(788.04)	0.00%
Leasing Miscellaneous	(1,500.00)	0.00	(1,500.00)	0.00%	(1,500.00)	0.00	(1,500.00)	0.00%
Total Leasing Costs	(2,422.26)	(5,665.00)	3,242.74	57.24%	(5,172.34)	(18,755.00)	13,582.66	72.42%
Owner Costs								
Legal	0.00	(1,500.00)	1,500.00	100.00%	(595.31)	(4,500.00)	3,904.69	86.77%
Misc Professional Serv	(3,448.88)	(1,000.00)	(2,448.88)	-244.89%	(7,774.29)	(4,640.00)	(3,134.29)	-67.55%
Bank & Credit Card Fees	(1,562.54)	(1,700.00)	137.46	8.09%	(5,085.69)	(5,100.00)	14.31	0.28%
Charitable Contributions	(126.76)	(494.00)	367.24	74.34%	(126.76)	(494.00)	367.24	74.34%
Sales & Use Taxes	0.00	(1,670.00)	1,670.00	100.00%	(365.69)	(1,670.00)	1,304.31	78.10%
Total Owner Costs	(5,138.18)	(6,364.00)	1,225.82	19.26%	(13,947.74)	(16,404.00)	2,456.26	14.97%
Total Property Exp-Non Escalatable	(23,015.17)	(27,660.58)	4,645.41	16.79%	(60,734.82)	(82,301.74)	21,566.92	26.20%
Total Operating Expenses	(222,715.10)	(226,843.34)	4,128.24	1.82%	(698,457.51)	(656,215.10)	(42,242.41)	-6.44%
Net Operating Income (Loss)	93,077.67	70,423.73	22,653.94	32.17%	233,135.41	248,819.94	(15,684.53)	-6.30%
Interest Expense								
Mortgage Interest Expense	(69,080.49)	(77,398.00)	8,317.51	10.75%	(200,556.26)	(224,704.00)	24,147.74	10.75%
Total Interest Expense	(69,080.49)	(77,398.00)	8,317.51	10.75%	(200,556.26)	(224,704.00)	24,147.74	10.75%
Amort of Financing Costs								
Amort-Def Financing	(7,950.00)	(7,886.00)	(64.00)	-0.81%	(24,289.10)	(23,658.00)	(631.10)	-2.67%
Total Amort of Financing Costs	(7,950.00)	(7,886.00)	(64.00)	-0.81%	(24,289.10)	(23,658.00)	(631.10)	-2.67%

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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Net Income(Loss)	16,047.18	(14,860.27)	30,907.45	207.99%	8,290.05	457.94	7,832.11	1710.29%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	7,950.00	0.00	7,950.00		24,289.10	0.00	24,289.10	
Debt Service Accrual	6,685.21	0.00	6,685.21		0.00	0.00	0.00	
Real Estate Tax Accrual	59,859.83	0.00	59,859.83		179,579.49	0.00	179,579.49	
Real Estate Tax Prepayment	1,179.46	0.00	1,179.46		(10,615.15)	0.00	(10,615.15)	
Insurance Prepayment	4,197.01	0.00	4,197.01		12,591.03	0.00	12,591.03	
Change in Capital Assets:								
Redevelopment Costs	(3,403.79)	(435,579.40)	432,175.61	99.22%	(15,986.94)	(1,310,379.20)	1,294,392.26	98.78%
Building Improvements	(287.13)	0.00	(287.13)		(9,858.06)	0.00	(9,858.06)	
Tenant Improvements	(15.90)	0.00	(15.90)		(545.90)	(129,324.23)	128,778.33	99.58%
Leasing Expenses	(24,836.02)	0.00	(24,836.02)		(28,320.52)	(74,156.31)	45,835.79	61.81%
Other Balance Sheet Adjustments:								
Change in A/R	(1,773.41)	0.00	(1,773.41)		(99,548.12)	0.00	(99,548.12)	
Change in A/P	62,517.66	0.00	62,517.66		85,463.66	0.00	85,463.66	
Change in Other Liabilities	23,138.98	0.00	23,138.98		(168,784.79)	0.00	(168,784.79)	
Change in I/C Balances	(426,396.43)	0.00	(426,396.43)		(322,223.34)	0.00	(322,223.34)	
Change in Equity	146,000.00	0.00	146,000.00		359,000.00	0.00	359,000.00	
Total Cash Flow Adjustments	(145,184.53)	0.00	290,394.87	66.67%	5,040.46	0.00	1,518,900.20	100.33%
Cash Balances:								
Cash Balance - Beginning of Period	1,098,787.28	0.00	1,098,787.28	0.00%	956,319.42	0.00	956,319.42	0.00%
Net Income/(Loss)	16,047.18	0.00	30,907.45		8,290.05	0.00	7,832.11	
+/- Cash Flow Adjustments	(145,184.53)	0.00	290,394.87		5,040.46	0.00	1,518,900.20	

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

Cash Balance - End of Period	<u>969,649.93</u>	<u>0.00</u>	<u>1,420,089.60</u>	<u>969,649.93</u>	<u>0.00</u>	<u>2,483,051.74</u>
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Cash Balance Composition:

Operating Cash	<u>384,932.09</u>	<u>0.00</u>	<u>384,932.09</u>	<u>384,932.09</u>	<u>0.00</u>	<u>384,932.09</u>
Escrow Cash	<u>584,717.84</u>	<u>0.00</u>	<u>584,717.84</u>	<u>584,717.84</u>	<u>0.00</u>	<u>584,717.84</u>
Total Cash	<u>969,649.93</u>	<u>0.00</u>	<u>969,649.93</u>	<u>969,649.93</u>	<u>0.00</u>	<u>969,649.93</u>

1401 Wilson Boulevard  
BUDGET COMPARISON REPORT  
Period Ended March 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date

	<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>	
<b>Rental Income:</b>					
Rental Income	896,353	\$874,880	\$21,473	2.45%	
Recoveries	18,539	16,527	2,012	12.18%	
Interest and Other Income	16,700	13,628	3,073	22.55%	
<b>Total Rental Income</b>	<b>931,593</b>	<b>905,035</b>	<b>26,558</b>	<b>2.93%</b>	
<b>Operating Expenses:</b>					
Cleaning	(37,590)	(39,338)	1,748	4.44%	
Utilities	(98,128)	(110,147)	12,019	10.91%	A
Repairs and Maintenance	(154,203)	(119,885)	(34,318)	-28.63%	B
Roads and Grounds	(3,400)	(5,683)	2,283	40.17%	
Security	(18,440)	(17,418)	(1,022)	-5.87%	
Management Fees	(14,307)	(18,100)	3,793	20.96%	
Administrative	(114,946)	(66,213)	(48,733)	-73.60%	C
Insurance	(12,591)	(12,659)	68	0.53%	
Real Estate Taxes	(184,118)	(184,471)	353	0.19%	
Non- Escalatable Expenses	(60,735)	(82,302)	21,567	26.20%	D
Professional Services/ Other	-	-	-	0.00%	
<b>Total Expenses</b>	<b>(698,458)</b>	<b>(656,215)</b>	<b>(42,242)</b>	<b>-6.44%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$233,135</b>	<b>\$248,820</b>	<b>(\$15,685)</b>	<b>-6.30%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(200,556)	(224,704)	24,148	10.75%	E
Amortization - Financing Costs	(24,289)	(23,658)	(631)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>(224,845)</b>	<b>(248,362)</b>	<b>23,517</b>	<b>9.47%</b>	
<b>Net Income (Loss)</b>	<b>\$8,290</b>	<b>\$458</b>	<b>\$7,832</b>	<b>1710.29%</b>	

**CASH BASIS**

**Property Activity**

Net Income (Loss)	8,290	458	7,832	1710.29%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(24,289)	(23,658)	(631)	-2.67%	
Capital Expenditures	(9,858)	-	(9,858)	100.00%	
Bldg Impr - Redevelopment Soft Costs	(15,987)	(1,310,379)	1,294,392	98.78%	F
Tenant Improvements	(546)	(129,324)	128,778	99.58%	G
Leasing Costs	(28,321)	(74,156)	45,836	61.81%	H
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	359,000	-	359,000	-100.00%	
Other Changes in Assets/Liabilities, Net	(274,959)	-	(274,959)	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
<b>Total Property Activity</b>	<b>\$13,331</b>	<b>(\$1,537,060)</b>	<b>\$1,550,390</b>	<b>-100.87%</b>	

**Operating Cash Activity**

Plus: Beginning of Year Cash Balance	\$ 956,319		(Note A) - Ending Cash consists of:	
Less: Ending Cash Balance (Note A)	969,650		Operating & lockbox	384,932
<b>Total Property Activity</b>	<b>\$ 13,331</b>		Money Market	-
			Sweep Investment	-
			Escrows	584,718
(Distributions)/Contributions	\$ 359,000		<b>Total</b>	<b>\$ 969,650</b>

1401 Wilson Boulevard  
**BUDGET COMPARISON REPORT**  
Period Ended March 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

**Notes:**

<b>A</b>	<b>\$</b>	<b>12,019</b>	<b>The positive variance in Utilities is primarily due to:</b>
			<i>Gas expenses</i>
		4,167	Budgeted natural gas is higher than actual due to over accrual of prior year gas expense (Permanent Variance)
		6,718	Budgeted natural gas is higher than actual due to lower usage (Timing Variance)
		1,134	Miscellaneous variance
		<u>\$</u>	<u>12,019</u>
<b>B</b>	<b>\$</b>	<b>(34,318)</b>	<b>The negative variance in Repair &amp; Maintenance is primarily due to:</b>
		(8,439)	Budget R&M payroll overtime is lower than actual due to additional OT needed for snow removal (Permanent Variance)
		(3,944)	Budgeted HVAC o/s is lower than actual due to additional HVAC repairs (heat exchanger motor & compressor). This variance will offset over the course of the year (Timing Variance)
		(11,220)	Budgeted GB-interior o/s is lower than actual due to glass entrance door repairs and budgeted window film installation that was completed ahead of schedule. This variance will offset over the course of the year (Timing Variance)
		(3,906)	Budgeted GB exterior is lower than actual primarily due to glass replacements. This cost will be offset over the course of the year (Timing Variance)
		(6,809)	Miscellaneous variance
		<u>\$</u>	<u>(34,318)</u>
<b>C</b>	<b>\$</b>	<b>(48,733)</b>	<b>The negative variance in Administrative is primarily due to:</b>
		(45,099)	Unbudgeted deferred compensation (Permanent Variance)
		(3,633)	Miscellaneous variance
		<u>\$</u>	<u>(48,733)</u>
<b>D</b>	<b>\$</b>	<b>21,567</b>	<b>The positive variance in Non- Escalatable Expenses is primarily due to:</b>
		15,871	Budgeted promotion and advertising is higher than actual due to costs not yet utilized to dates, anticipate using later in the year (Timing Variance)
		3,905	Budgeted legal costs not yet utilized to date. Anticipate spending later in the year (Timing Variance)
		1,792	Miscellaneous variance
		<u>\$</u>	<u>21,567</u>
<b>E</b>	<b>\$</b>	<b>24,148</b>	<b>The positive variance in Interest Expense is primarily due to:</b>
		24,148	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
		<u>\$</u>	<u>24,148</u>
<b>F</b>	<b>\$</b>	<b>1,294,392</b>	<b>The positive variance in Bldg. Impr - Redevelopment Soft Costs is primarily due to:</b>
		1,294,392	Budgeted re-development fees are higher than actual due to costs not yet utilized to date. Project on hold (Timing Variance)
		0	Miscellaneous variance
		<u>\$</u>	<u>1,294,392</u>
<b>G</b>	<b>\$</b>	<b>128,778</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		63,240	Budgeted TI Landlord work for suite 10002 to occur in Q2 (Timing Variance)
		(530)	Budgeted TI Landlord work for suite 80004 has been moved to 2016 (Permanent Variance)
		62,318	Budgeted TI Landlord work for suite 02204 has been reduced by 50% and moved to Q4 (Timing Variance)
		3,750	CM Fee
		0	Miscellaneous variance
		<u>\$</u>	<u>128,778</u>
<b>H</b>	<b>\$</b>	<b>45,836</b>	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<i>Broker LCs</i>
		13,140	Budgeted leasing commissions for suite 10002 is scheduled to occur in Q2 (Timing Variance)
		28,527	Budgeted leasing commissions for suite 02203 is scheduled to occur in April (Timing Variance)
		5,634	Budgeted leasing commissions for suite 01101 is scheduled to occur in Nov. (Timing Variance)
		(9,180)	Unbudgeted leasing commissions for Triangle Experience Group (Permanent Variance)
			<i>Monday LCs</i>
		6,570	Budgeted leasing commissions for suite 10002 is scheduled to occur in Q2 (Timing Variance)
		14,264	Budgeted leasing commissions for suite 02203 is scheduled to occur in April (Timing Variance)
		2,817	Budgeted leasing commissions for suite 01101 is scheduled to occur in Nov. (Timing Variance)
		(4,590)	Unbudgeted leasing commissions for Triangle Experience Group (Permanent Variance)
			<i>Legal Leasing</i>
		1,054	Budgeted leasing legal for suite 10002 is scheduled to occur in Q2 (Timing Variance)
		(9,410)	Budgeted leasing legal for suite 02203 occurred in March (Permanent Variance)
		(416)	Budgeted leasing legal for suite 01101 Kanpai is complete (Permanent Variance)
		(413)	Unbudgeted leasing legal for RCC (Permanent Variance)
		(2,160)	Unbudgeted leasing legal for the Triangle Experience Group lease (Permanent Variance)
		0	Miscellaneous variance
		<u>\$</u>	<u>45,838</u>

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3455	Monday Production DB	Date: 4/22/2015
	1401 Wilson Boulevard	Time: 03:43 PM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3455-010188	<b>Ellumen, Inc.</b> William J. McCollough		Master Occupant Id: 00003000-1 12001 Current Security Deposit: 0.00		Exp. Date: 5/31/2020 Day Due: 1 Delq Day: 6 Last Payment: 3/31/2015	SQFT: 0 55,204.42		
5/27/2014	PPR	Prepaid Rent	CR	-4,483.65	0.00	0.00	0.00	-4,483.65
6/23/2014	PPR	Prepaid Rent	CR	-10,346.88	0.00	0.00	0.00	-10,346.88
8/1/2014	CON	Concession	NC	-333.77	0.00	0.00	0.00	-333.77
3/31/2015	PPR	Prepaid Rent	CR	-55,204.42	-55,204.42	0.00	0.00	0.00
	CON	Concession		-333.77	0.00	0.00	0.00	-333.77
	PPR	Prepaid Rent		-70,034.95	-55,204.42	0.00	0.00	-14,830.53
	<b>Ellumen, Inc. Total:</b>			-70,368.72	-55,204.42	0.00	0.00	-15,164.30
3455-010258	<b>Subway Real Estate, LLC</b> Mr. Nabil Asad 540-659-7812		Master Occupant Id: 00003040-1 01106 Current Security Deposit: 14,651.88		Exp. Date: 11/30/2020 Day Due: 1 Delq Day: 6 Last Payment: 4/7/2015	SQFT: 0 6,255.90		
5/23/2014	PPR	Prepaid Rent	CR	-153.96	0.00	0.00	0.00	-153.96
	PPR	Prepaid Rent		-153.96	0.00	0.00	0.00	-153.96
	<b>Subway Real Estate, LLC Total:</b>			-153.96	0.00	0.00	0.00	-153.96
3455-010349	<b>SRA International, Inc.</b> Justin Friedman 703-227-7053		Master Occupant Id: 00003089-1 11001 Current Security Deposit: 0.00		Exp. Date: 8/23/2021 Day Due: 1 Delq Day: 6 Last Payment: 3/25/2015	SQFT: 0 63,830.90		
1/1/2015	ELS	Electric Submeter	CH	1,664.85	0.00	0.00	1,664.85	0.00
1/1/2015	OPE	Operating Escalation	CH	271.24	0.00	0.00	271.24	0.00
1/28/2015	PPR	Prepaid Rent	CR	-15.77	0.00	0.00	-15.77	0.00
2/1/2015	OPE	Operating Escalation	CH	387.91	0.00	387.91	0.00	0.00
2/1/2015	RET	Real Estate Tax	CH	1,046.67	0.00	1,046.67	0.00	0.00
2/25/2015	PPR	Prepaid Rent	CR	-191.69	0.00	-191.69	0.00	0.00
3/25/2015	PPR	Prepaid Rent	CR	-63,830.90	-63,830.90	0.00	0.00	0.00
	ELS	Electric Submeter		1,664.85	0.00	0.00	1,664.85	0.00
	OPE	Operating Escalation		659.15	0.00	387.91	271.24	0.00
	PPR	Prepaid Rent		-64,038.36	-63,830.90	-191.69	-15.77	0.00
	RET	Real Estate Tax		1,046.67	0.00	1,046.67	0.00	0.00
	<b>SRA International, Inc. Total:</b>			-60,667.69	-63,830.90	1,242.89	1,920.32	0.00
3455-010356	<b>Professional Risk Management</b> Joe Detorie		Master Occupant Id: 00003094-1 07701 Current Security Deposit: 49,699.00		Exp. Date: 3/31/2022 Day Due: 1 Delq Day: 6 Last Payment: 3/31/2015	SQFT: 0 54,752.22		
3/1/2015	LPC	Late Pay Charge	CH	748.24	748.24	0.00	0.00	0.00
3/31/2015	PPR	Prepaid Rent	CR	-54,752.22	-54,752.22	0.00	0.00	0.00
	LPC	Late Pay Charge		748.24	748.24	0.00	0.00	0.00
	PPR	Prepaid Rent		-54,752.22	-54,752.22	0.00	0.00	0.00
	<b>Professional Risk Management Total:</b>			-54,003.98	-54,003.98	0.00	0.00	0.00
3455-010391	<b>McKellar Corporation</b> Jessica Frost (757) 965-4306		Master Occupant Id: 00003117-1 01105 Current Security Deposit: 21,814.84		Exp. Date: 6/30/2015 Day Due: 1 Delq Day: 6 Last Payment: 3/25/2015	SQFT: 0 11,677.08		
3/25/2015	PPR	Prepaid Rent	CR	-11,677.08	-11,677.08	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3455	Monday Production DB	Date: 4/22/2015
	1401 Wilson Boulevard	Time: 03:43 PM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months	
	PPR	Prepaid Rent		-11,677.08	-11,677.08	0.00	0.00	0.00	0.00
McKellar Corporation Total:				-11,677.08	-11,677.08	0.00	0.00	0.00	0.00
3455-010509	Owens-Illionois General INC. Kandi Owens 412-208-8223		Master Occupant Id: 00003181-1 10003 Current Security Deposit: 0.00			Exp. Date: 7/31/2019 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 4/3/2015 5,649.81			
11/5/2014	PPR	Prepaid Rent	CR	-2,666.54	0.00	0.00	0.00	0.00	-2,666.54
1/1/2015	RET	Real Estate Tax	CH	34.86	0.00	0.00	34.86	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	164.56	0.00	0.00	164.56	0.00	0.00
2/1/2015	RET	Real Estate Tax	CH	34.86	0.00	34.86	0.00	0.00	0.00
3/1/2015	RET	Real Estate Tax	CH	34.86	34.86	0.00	0.00	0.00	0.00
3/5/2015	PPR	Prepaid Rent	CR	-5,649.81	-5,649.81	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-8,316.35	-5,649.81	0.00	0.00	0.00	-2,666.54
	RET	Real Estate Tax		104.58	34.86	34.86	34.86	0.00	0.00
	RNT	Commercial Rent		164.56	0.00	0.00	164.56	0.00	0.00
Owens-Illionois General INC. Total:				-8,047.21	-5,614.95	34.86	199.42	0.00	-2,666.54
3455-010560	Farmer, Lumpe & McClelland Donna Roby 614-601-5199		Master Occupant Id: 00003217-1 08802 Current Security Deposit: 11,573.34			Exp. Date: 4/30/2017 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 4/13/2015 5,786.67			
3/11/2015	PPR	Prepaid Rent	CR	-5,786.67	-5,786.67	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-5,786.67	-5,786.67	0.00	0.00	0.00	0.00
Farmer, Lumpe & McClelland Total:				-5,786.67	-5,786.67	0.00	0.00	0.00	0.00
3455-010562	EMD Strategies LLC		Master Occupant Id: 00003219-1 08801 Current Security Deposit: 6,481.60			Exp. Date: 5/31/2017 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 3/31/2015 7,428.38			
3/31/2015	PPR	Prepaid Rent	CR	-7,428.38	-7,428.38	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-7,428.38	-7,428.38	0.00	0.00	0.00	0.00
EMD Strategies LLC Total:				-7,428.38	-7,428.38	0.00	0.00	0.00	0.00
3455-010161	GS11B-00202 Ifeoma Ezejiofor 202-219-3113		Master Occupant Id: GSA003-2 00B01 Inactive Security Deposit: 0.00			Exp. Date: 9/30/2012 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 12/14/2012 73,256.91			
12/1/2012	RET	Real Estate Tax	CH	29,353.63	0.00	0.00	0.00	0.00	29,353.63
	RET	Real Estate Tax		29,353.63	0.00	0.00	0.00	0.00	29,353.63
GS11B-00202 Total:				29,353.63	0.00	0.00	0.00	0.00	29,353.63
3455-003521	GS11B-01833 Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA004-1 02202 Inactive Security Deposit: 0.00			Exp. Date: 5/8/2010 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 7/1/2010 822.29			
4/1/2012	RNT	Commercial Rent	CH	28.74	0.00	0.00	0.00	0.00	28.74
	RNT	Commercial Rent		28.74	0.00	0.00	0.00	0.00	28.74
GS11B-01833 Total:				28.74	0.00	0.00	0.00	0.00	28.74



Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3455	Monday Production DB	Date:	4/22/2015
		1401 Wilson Boulevard	Time:	03:43 PM
		Period: 03/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3455-010160		GS11B-01833		Master Occupant Id: GSA004-2			Exp. Date: 5/8/2015		SQFT: 0	
		Anita Gay-Craig		02202 Current			Day Due: 1		Delq Day:	
		(202) 260-0475		Security Deposit: 0.00			Last Payment:		2/20/2014 111.28	
Additional space		Occupant: GS11B-01833		Contact:		Natalie Moneyhun				
4/1/2012	RNT	Commercial Rent	CH	73.69	0.00	0.00	0.00	0.00	0.00	73.69
5/1/2012	RNT	Commercial Rent	CH	17.75	0.00	0.00	0.00	0.00	0.00	17.75
5/1/2012	RNT	Commercial Rent	CH	45.52	0.00	0.00	0.00	0.00	0.00	45.52
6/1/2012	RNT	Commercial Rent	CH	33.84	0.00	0.00	0.00	0.00	0.00	33.84
7/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	0.00	0.00	15.95
8/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	0.00	0.00	15.95
9/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	0.00	0.00	15.95
10/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	0.00	0.00	15.95
11/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	0.00	0.00	15.95
12/1/2012	RET	Real Estate Tax	CH	780.03	0.00	0.00	0.00	0.00	0.00	780.03
12/1/2012	RET	Real Estate Tax	CH	9,716.96	0.00	0.00	0.00	0.00	0.00	9,716.96
12/1/2012	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	0.00	0.00	15.94
12/3/2012	PPR	Prepaid Rent	CR	-69.32	0.00	0.00	0.00	0.00	0.00	-69.32
1/1/2013	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	0.00	0.00	15.94
2/1/2013	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	0.00	0.00	15.94
3/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	0.00	0.00	4,965.77
3/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	0.00	0.00	12,735.15
4/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	0.00	0.00	4,965.77
4/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	0.00	0.00	12,735.15
5/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	0.00	0.00	4,965.77
5/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	0.00	0.00	12,735.15
5/9/2013	RNT	Commercial Rent	CH	7.19	0.00	0.00	0.00	0.00	0.00	7.19
5/9/2013	RNT	Commercial Rent	CH	5.33	0.00	0.00	0.00	0.00	0.00	5.33
6/1/2013	RNT	Commercial Rent	CH	13.69	0.00	0.00	0.00	0.00	0.00	13.69
6/1/2013	RNT	Commercial Rent	CH	18.45	0.00	0.00	0.00	0.00	0.00	18.45
6/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	0.00	0.00	4,965.77
6/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	0.00	0.00	12,735.15
7/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
7/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
8/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
8/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
9/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
9/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
10/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
10/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
11/1/2013	RET	Real Estate Tax	CH	9,157.04	0.00	0.00	0.00	0.00	0.00	9,157.04
11/1/2013	RET	Real Estate Tax	CH	576.10	0.00	0.00	0.00	0.00	0.00	576.10
11/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
11/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
12/1/2013	RET	Real Estate Tax	CH	202.68	0.00	0.00	0.00	0.00	0.00	202.68
12/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
12/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
1/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
1/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
2/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
2/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
3/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
3/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
4/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
4/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
5/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96
5/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	0.00	0.00	12,753.59
6/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	0.00	0.00	4,972.96

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BLDG: 3455	Monday Production DB	Date: 4/22/2015
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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
6/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
7/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
7/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
8/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
8/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
9/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
9/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
10/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
10/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
11/1/2014	RET	Real Estate Tax	CH	496.41	0.00	0.00	0.00	496.41
11/1/2014	RET	Real Estate Tax	CH	7,986.19	0.00	0.00	0.00	7,986.19
11/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
11/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
12/1/2014	RET	Real Estate Tax	CH	625.20	0.00	0.00	625.20	0.00
12/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	12,753.59	0.00
12/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	4,972.96	0.00
1/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	4,972.96	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	12,753.59	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	4,972.96	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	12,753.59	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	4,972.96	4,972.96	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	12,753.59	12,753.59	0.00	0.00	0.00

PPR	Prepaid Rent	-69.32	0.00	0.00	0.00	0.00	-69.32
RET	Real Estate Tax	29,540.61	0.00	0.00	0.00	625.20	28,915.41
RNT	Commercial Rent	443,404.26	17,726.55	17,726.55	17,726.55	17,726.55	372,498.06
<b>GS11B-01833 Total:</b>		472,875.55	17,726.55	17,726.55	17,726.55	18,351.75	401,344.15

3455-003524				GS11B-01781 (SSA)		Master Occupant Id: GSA005-1		Exp. Date: 3/17/2018		SQFT: 0	
				Loretta McGee		02203 Current		Day Due: 1		Delq Day:	
				202-708-4586		Security Deposit: 0.00		Last Payment:		4/1/2015 17,611.73	
Letter of Credit Info:											
7/8/2014	PPR	Prepaid Rent	CR	-1,240.14	0.00	0.00	0.00	0.00	0.00	-1,240.14	
9/1/2014	RNT	Commercial Rent	CH	14,386.59	0.00	0.00	0.00	0.00	0.00	14,386.59	
10/1/2014	RNT	Commercial Rent	CH	14,386.59	0.00	0.00	0.00	0.00	0.00	14,386.59	
11/1/2014	RNT	Commercial Rent	CH	14,386.59	0.00	0.00	0.00	0.00	0.00	14,386.59	
12/1/2014	RET	Real Estate Tax	CH	764.14	0.00	0.00	0.00	764.14	0.00		
12/1/2014	RNT	Commercial Rent	CH	14,386.59	0.00	0.00	0.00	14,386.59	0.00		
1/1/2015	RNT	Commercial Rent	CH	14,386.59	0.00	0.00	14,386.59	0.00	0.00		
2/1/2015	RNT	Commercial Rent	CH	14,386.59	0.00	14,386.59	0.00	0.00	0.00		
3/1/2015	RNT	Commercial Rent	CH	14,386.59	14,386.59	0.00	0.00	0.00	0.00		
3/12/2015	RNT	Commercial Rent	NC	-6,497.17	-6,497.17	0.00	0.00	0.00	0.00		
3/18/2015	RNT	Commercial Rent	CH	9,722.32	9,722.32	0.00	0.00	0.00	0.00		

PPR	Prepaid Rent	-1,240.14	0.00	0.00	0.00	0.00	-1,240.14
RET	Real Estate Tax	764.14	0.00	0.00	0.00	764.14	0.00
RNT	Commercial Rent	103,931.28	17,611.74	14,386.59	14,386.59	14,386.59	43,159.77
<b>GS11B-01781 (SSA) Total:</b>		103,455.28	17,611.74	14,386.59	14,386.59	15,150.73	41,919.63

3455-010173		<b>GS-11B-01637</b> Ifeoma Ezeiofor 202-219-3113		Master Occupant Id: GSA006-2 06602 Inactive Security Deposit: 0.00			Exp. Date: 5/31/2013      SQFT: 0 Day Due: 1    Delq Day: Last Payment: 8/27/2013    183,894.18		
12/1/2012	RET	Real Estate Tax	CH	11,025.69	0.00	0.00	0.00	0.00	11,025.69

RET	Real Estate Tax	11,025.69	0.00	0.00	0.00	0.00	11,025.69
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**GS-11B-01637 Total:** 11,025.69 0.00 0.00 0.00 0.00 11,025.69

3455-010172	<b>GS#11B01713</b>	Master Occupant Id: GSA007-2	Exp. Date: 5/31/2013	SQFT: 0
	Anita Gay-Craig	08801 Inactive	Day Due: 1	Delq Day:
	(202) 260-0473	Security Deposit: 0.00	Last Payment: 9/1/2013	379,526.56
Additional space Occupant: GS#11B01713		Contact: Natalie Moneyhun		
12/1/2012	RET Real Estate Tax	CH	47,440.82	0.00 0.00 0.00 0.00 47,440.82
12/1/2012	RET Real Estate Tax	CH	7,226.54	0.00 0.00 0.00 0.00 7,226.54
12/1/2012	RET Real Estate Tax	CH	15,345.96	0.00 0.00 0.00 0.00 15,345.96

RET Real Estate Tax 70,013.32 0.00 0.00 0.00 0.00 70,013.32

**GS#11B01713 Total:** 70,013.32 0.00 0.00 0.00 0.00 70,013.32

3455-003502	<b>Kanpai</b>	Master Occupant Id: Kanpai-1	Exp. Date: 5/31/2016	SQFT: 0
	Mr. or Mrs. Suh	01101 Current	Day Due: 1	Delq Day: 11
	703-527-8400	Security Deposit: 0.00	Last Payment: 4/2/2015	4,058.28
<b>Letter of Credit Info:</b>				

1/17/2014	NSF	NSF Check Fee	CH	25.00	0.00	0.00	0.00	0.00	25.00
2/18/2014	NSF	NSF Check Fee	CH	25.00	0.00	0.00	0.00	0.00	25.00
6/19/2014	NSF	NSF Check Fee	CH	25.00	0.00	0.00	0.00	0.00	25.00
9/22/2014	NSF	NSF Check Fee	CH	25.00	0.00	0.00	0.00	0.00	25.00
10/1/2014	LPC	Late Pay Charge	CH	711.66	0.00	0.00	0.00	0.00	711.66
10/1/2014	RTL	Retail Rent	CH	1,233.12	0.00	0.00	0.00	0.00	1,233.12
10/21/2014	NSF	NSF Check Fee	CH	25.00	0.00	0.00	0.00	0.00	25.00
11/1/2014	ELS	Electric Submeter	CH	500.00	0.00	0.00	0.00	0.00	500.00
11/1/2014	LPC	Late Pay Charge	CH	1,130.71	0.00	0.00	0.00	0.00	1,130.71
12/1/2014	ELS	Electric Submeter	CH	500.00	0.00	0.00	0.00	500.00	0.00
1/1/2015	ELS	Electric Submeter	CH	500.00	0.00	0.00	500.00	0.00	0.00
1/1/2015	LPC	Late Pay Charge	CH	355.83	0.00	0.00	355.83	0.00	0.00
1/1/2015	RTL	Retail Rent	CH	7,116.56	0.00	0.00	7,116.56	0.00	0.00
2/1/2015	RTL	Retail Rent	CH	3,061.56	0.00	3,061.56	0.00	0.00	0.00
3/31/2015	CON	Concession	NC	-8.27	-8.27	0.00	0.00	0.00	0.00

CON Concession -8.27 -8.27 0.00 0.00 0.00 0.00  
ELS Electric Submeter 1,500.00 0.00 0.00 500.00 500.00 500.00  
LPC Late Pay Charge 2,198.20 0.00 0.00 355.83 0.00 1,842.37  
NSF NSF Check Fee 125.00 0.00 0.00 0.00 0.00 125.00  
RTL Retail Rent 11,411.24 0.00 3,061.56 7,116.56 0.00 1,233.12

**Kanpai Total:** 15,226.17 -8.27 3,061.56 7,972.39 500.00 3,700.49

3455-010454	<b>Rosslyn Children's Center, Inc</b>	Master Occupant Id: ROS001-3	Exp. Date: 3/31/2019	SQFT: 0
	Parks Talley	00A01 Current	Day Due: 1	Delq Day: 6
	703-524-0202	Security Deposit: 0.00	Last Payment: 4/3/2015	26,054.19
5/1/2014	OPT	Operating True-up	CH	1,483.60 0.00 0.00 0.00 1,483.60
5/1/2014	RTT	RET True-up	CH	341.59 0.00 0.00 0.00 341.59

OPT Operating True-up 1,483.60 0.00 0.00 0.00 0.00 1,483.60  
RTT RET True-up 341.59 0.00 0.00 0.00 0.00 341.59

**Rosslyn Children's Center, Inc Total:** 1,825.19 0.00 0.00 0.00 0.00 1,825.19

3455-010545	<b>VIP Cleaners</b>	Master Occupant Id: VIP001-3	Exp. Date: 3/31/2019	SQFT: 0
	Kyo Soon Park	01107 Current	Day Due: 1	Delq Day: 6
	703-525-7467	Security Deposit: 0.00	Last Payment: 3/31/2015	2,287.51
3/31/2015	PPR	Prepaid Rent	CR	-2,287.51 -2,287.51 0.00 0.00 0.00 0.00

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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PPR	Prepaid Rent		-2,287.51	-2,287.51	0.00	0.00	0.00	0.00
<b>VIP Cleaners Total:</b>			-2,287.51	-2,287.51	0.00	0.00	0.00	0.00

CON	Concession		-342.04	-8.27	0.00	0.00	0.00	-333.77
ELS	Electric Submeter		3,164.85	0.00	0.00	2,164.85	500.00	500.00
LPC	Late Pay Charge		2,946.44	748.24	0.00	355.83	0.00	1,842.37
NSF	NSF Check Fee		125.00	0.00	0.00	0.00	0.00	125.00
OPE	Operating Escalation		659.15	0.00	387.91	271.24	0.00	0.00
OPT	Operating True-up		1,483.60	0.00	0.00	0.00	0.00	1,483.60
PPR	Prepaid Rent		-225,784.94	-206,616.99	-191.69	-15.77	0.00	-18,960.49
RET	Real Estate Tax		141,848.64	34.86	1,081.53	34.86	1,389.34	139,308.05
RNT	Commercial Rent		547,528.84	35,338.29	32,113.14	32,277.70	32,113.14	415,686.57
RTL	Retail Rent		11,411.24	0.00	3,061.56	7,116.56	0.00	1,233.12
RTT	RET True-up		341.59	0.00	0.00	0.00	0.00	341.59
<b>BLDG 3455 Total:</b>			483,382.37	-170,503.87	36,452.45	42,205.27	34,002.48	541,226.04

CON	Concession		-342.04	-8.27	0.00	0.00	0.00	-333.77
ELS	Electric Submeter		3,164.85	0.00	0.00	2,164.85	500.00	500.00
LPC	Late Pay Charge		2,946.44	748.24	0.00	355.83	0.00	1,842.37
NSF	NSF Check Fee		125.00	0.00	0.00	0.00	0.00	125.00
OPE	Operating Escalation		659.15	0.00	387.91	271.24	0.00	0.00
OPT	Operating True-up		1,483.60	0.00	0.00	0.00	0.00	1,483.60
PPR	Prepaid Rent		-225,784.94	-206,616.99	-191.69	-15.77	0.00	-18,960.49
RET	Real Estate Tax		141,848.64	34.86	1,081.53	34.86	1,389.34	139,308.05
RNT	Commercial Rent		547,528.84	35,338.29	32,113.14	32,277.70	32,113.14	415,686.57
RTL	Retail Rent		11,411.24	0.00	3,061.56	7,116.56	0.00	1,233.12
RTT	RET True-up		341.59	0.00	0.00	0.00	0.00	341.59

<b>Grand Total:</b>	483,382.37	-170,503.87	36,452.45	42,205.27	34,002.48	541,226.04
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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 12/13

**Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC**

3455CMF1013	10/31/2013		GARAGE REPAIRS PROJ	0142-0020	56.66	0.00	56.66			
3455CMF1013	10/31/2013		EMS UPGRADES	0142-0020	236.16	0.00	236.16			
3455CMF1013	10/31/2013		PLZ DECK PAVER REP/W	0142-0020	-2,133.48	0.00	-2,133.48			
3455CMF1013	10/31/2013		STE#10005-VACATE	0162-0020	230.88	0.00	230.88			
3455CMF1013	10/31/2013		PLZ DECK ENHANCEMENT	0142-0020	-2,287.50	0.00	-2,287.50			
3455CMF1013	10/31/2013		10FL RSTRM UPGRADES	0162-0020	33.94	0.00	33.94			
3455CMF1013	10/31/2013		8FL SPEC STE#3 CORR/	0162-0020	84.42	0.00	84.42			
Expense Period 12/13 Total:					-3,778.92	0.00	-3,778.92			

Expense Period: 01/15

**Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC**

30398	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
Expense Period 01/15 Total:					1,476.00	0.00	1,476.00			

Expense Period: 02/15

**Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC**

3455CM1114	2/4/2015		8FL SPEC STE COR/RES	0162-0020	19.33	0.00	19.33			
3455CM1114	2/4/2015		OWENS ILL 10TH LI WR	0162-0020	-527.42	0.00	-527.42			
3455CM1114	2/4/2015		GRAGE RPR PCR #2 3 6	0142-0020	279.82	0.00	279.82			
Expense Period 02/15 Total:					-228.27	0.00	-228.27			

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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 03/15

**Vendor: DEL002 DELAWARE SECRETARY OF STATE**

3949570-2015	3/25/2015		OakAssoc2014DELLCFee	6632-0000	300.00	0.00	300.00	4/7/2015	7450	04/15
5128030-2015	3/25/2015		Rs141JrMzz2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	7451	04/15
5128032-2015	3/25/2015		Rs141SrMzz2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	7452	04/15

**Vendor: DEN005 Deniz Yener**

ALDY032415	3/24/2015		Broker Events	6411-0000	31.85	0.00	31.85	4/6/2015	13141	04/15
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**Vendor: DIS004 Distinctive Plantings**

29661	3/27/2015		Mar2015PlantMaint	5385-0000	135.92	0.00	135.92	4/7/2015	7453	04/15
29668	3/27/2015		Mar2015PlantMaint	5385-0000	62.73	0.00	62.73	4/7/2015	7453	04/15

**Vendor: ELE012 Elevator Control Service**

0181043-IN	3/10/2015		March20115 Elev Main	5320-0000	3,050.00	0.00	3,050.00	4/7/2015	7454	04/15
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**Vendor: ENG003 Engineers Outlet**

273346	3/23/2015		SpotCoolerRental	5336-0000	1,210.00	0.00	1,210.00	4/7/2015	7455	04/15
273434	3/24/2015		MiscSupplies	5380-0000	73.44	0.00	73.44	4/7/2015	7455	04/15

**Vendor: EXT002 EXTINGUISH FIRE CORPORATION**

5263-S	3/11/2015		Sprinkler Work	5372-0000	675.00	0.00	675.00	4/7/2015	7456	04/15
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**Vendor: FAS002 FastSigns**

272-31851	3/20/2015		SurfaceLot	6320-0000	413.15	0.00	413.15	4/7/2015	7457	04/15
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**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0110184-IN	3/25/2015		Duplicate Keys	5381-0000	171.80	0.00	171.80	4/7/2015	7458	04/15
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**Vendor: GOT005 Gotham Technologies**

7031	4/1/2015		Apr2015HVACWTrTreatm	5332-0000	452.31	0.00	452.31	4/7/2015	7459	04/15
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**Vendor: JAM011 James J. Madden, Inc.**

22533	3/13/2015		EmergencyRepair	5362-0000	950.46	0.00	950.46	4/7/2015	7460	04/15
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**Vendor: KBUR01 Kevin Burns**

KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	5.27	0.00	5.27	4/6/2015	13144	04/15
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**Vendor: MAY003 Mayer Brown LLP**

34932741	3/16/2015		OEI Strategy	6632-0000	391.00	0.00	391.00	4/13/2015	13174	04/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

3455012015DUE	3/9/2015		DUE TO MPS 1/15	0145-0001	969.06	0.00	969.06	4/7/2015	7462	04/15
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3455DUE022815	2/28/2015		DUE TO MPS 2/28/15	0145-0001	1,546.12	0.00	1,546.12	4/7/2015	7462	04/15
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DTF0215ROSS	3/16/2015		DUE TO MPS 2/15	0491-0010	8,980.01	0.00	8,980.01	4/7/2015	7462	04/15
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3455_0000000001	3/31/2015		Management Fee	5610-0000	6,121.31	0.00	6,121.31	4/7/2015	7463	04/15
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**Vendor: MPA004 MDISTRICT PARK 1**

118769	2/20/2015		3/1/15 Elcon Parkers	5322-0000	105.05	0.00	105.05	4/21/2015	13223	04/15
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118842	2/20/2015		Jan,Feb,Mar2015 Elco	5322-0000	88.88	0.00	88.88	4/21/2015	13224	04/15
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All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: MPA007 MDISTRICT PARK 14**

115670	10/20/2014		BILLING FOR 11/1/14	6312-0000	6,775.00	0.00	6,775.00			
116635	11/24/2014		BILLING FOR 12/1/14	6312-0000	6,775.00	0.00	6,775.00			
117475	12/19/2014		BILLING FOR PRKS 1/1	6312-0000	6,775.00	0.00	6,775.00			
118308	1/21/2015		BILLING FOR PRKS 2/1	6312-0000	6,875.00	0.00	6,875.00			
119247	2/20/2015		BILLING FOR PKRS 3/1	6312-0000	7,000.00	0.00	7,000.00			
120147	3/20/2015		BILLING FOR PKR 4/1/	6312-0000	7,125.00	0.00	7,125.00			

**Vendor: PEA004 Peapod, LLC**

ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	1.93	0.00	1.93	4/6/2015	13146	04/15
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**Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP**

7971294	3/24/2015		OEI Strategy	6632-0000	89.50	0.00	89.50	4/21/2015	13234	04/15
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**Vendor: PIP002 DLA PIPER RUDNICK GRAY CARY US LLP**

3073583	11/13/2014		SSA Lease	0202-0002	2,233.80	0.00	2,233.80	4/7/2015	7465	04/15
3073584	11/13/2014		SSA Lease	0202-0002	8,832.41	0.00	8,832.41	4/7/2015	7465	04/15

**Vendor: PRO025 IESI-MD Corporation**

1300345565	4/1/2015		Apr2015Trash	5152-0000	463.59	0.00	463.59	4/7/2015	7466	04/15
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**Vendor: REA002 REALDATA MANAGEMENT INC**

AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	250.86	0.00	250.86	4/6/2015	13149	04/15
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**Vendor: RED013 Red Coats, Inc.**

223875	3/25/2015		PressureWashSidewalk	5160-0000	517.91	0.00	517.91	4/7/2015	7467	04/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	5	
			<b>Monday Production DB</b>					Date:	4/22/2015	
ENTITY:	3455		<b>1401 Wilson Boulevard</b>					Time:	03:47 PM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: REM004 REMLU, INC**

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

INV901016	3/11/2015		Feb2015SecurityRover	5520-0000	1,011.83	0.00	1,011.83	4/7/2015	7468	04/15
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INV901018	3/11/2015		Feb2015 Rovers	5520-0000	3,693.11	0.00	3,693.11	4/7/2015	7468	04/15
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**Vendor: SHA007 Shalom Baranes Associates**

20487	12/3/2014		SBA Project#28012	0145-0001	273.61	0.00	273.61	4/7/2015	7469	04/15
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20487	12/3/2014		SBA Project#28012	0145-0001	240.00	0.00	240.00	4/7/2015	7469	04/15
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**Vendor: TIM007 TIM HELMIG**

ALTHPers0315	3/17/2015		Cab from airport	5758-0008	0.44	0.00	0.44	4/6/2015	13151	04/15
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ALTHPers0315	3/17/2015		Broker Event GLove	6411-0000	71.32	0.00	71.32	4/6/2015	13151	04/15
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**Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C**

197407	8/11/2014		1401 encroachments	0145-0001	375.00	0.00	375.00	4/7/2015	7470	04/15
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Expense Period 03/15 Total:					86,963.67	0.00	86,963.67			
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<b>1401 Wilson Boulevard Total:</b>					<b>84,432.48</b>	<b>0.00</b>	<b>84,432.48</b>			
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<b>Grand Total:</b>					<b>84,432.48</b>	<b>0.00</b>	<b>84,432.48</b>			
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Database: MONDAYPROD		Check Register							Page: 1	
BANK: 345501		Monday Production DB							Date: 4/22/2015	
		Bank of America							Time: 03:51 PM	
03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
7399	3/10/2015	03/15	VAI002	Avison Young-Washington DC LLC						
3455	Broker TEG	Commissi		0202-0001	30803	1/25/2015	2/24/2015	9,179.97	0.00	9,179.97
							Check Total:	9,179.97	0.00	9,179.97
7400	3/10/2015	03/15	AAP001	AA Painting & Drywall						
3455	Drywall		345502158	0142-0002	345012915	1/29/2015	2/28/2015	4,200.00	0.00	4,200.00
							Check Total:	4,200.00	0.00	4,200.00
7401	3/10/2015	03/15	BAY005	Bay Lighting						
3455	StairwellLightFixtur		345501158	5340-0000	045882	1/21/2015	2/20/2015	4,963.80	0.00	4,963.80
3455	Lights			5340-0000	046240	2/24/2015	3/26/2015	241.80	0.00	241.80
3455	RooftopAircraftLight		345502152	5340-0000	046316	3/2/2015	4/1/2015	496.70	0.00	496.70
3455	Lights			5340-0000	046319A	3/4/2015	4/3/2015	222.85	0.00	222.85
							Check Total:	5,925.15	0.00	5,925.15
7402	3/10/2015	03/15	CIN001	CINTAS CORPORATION #145						
3455	Uniforms			5390-0000	145199563	2/11/2015	3/13/2015	46.48	0.00	46.48
3455	Uniforms			5390-0000	145199564	2/11/2015	3/13/2015	45.69	0.00	45.69
3455	Uniforms			5390-0000	145202932	2/18/2015	3/20/2015	69.37	0.00	69.37
3455	Uniforms			5390-0000	145206303	2/25/2015	3/27/2015	37.70	0.00	37.70
							Check Total:	199.24	0.00	199.24
7403	3/10/2015	03/15	COM032	COMCAST						
3455	2/21 969423018			5732-0000	2/21 969423018	2/21/2015	3/23/2015	102.18	0.00	102.18
							Check Total:	102.18	0.00	102.18
7404	3/10/2015	03/15	CSC001	C S C						
3455	2015 Ind Dir Svc Fee			6632-0000	75999965	2/14/2015	3/16/2015	1,200.00	0.00	1,200.00
3455	2015SrMezzIndDirSvcF			6632-0000	76000225	2/14/2015	3/16/2015	1,200.00	0.00	1,200.00
							Check Total:	2,400.00	0.00	2,400.00
7405	3/10/2015	03/15	DAT003	Datawatch Systems Inc.						
3455	Apr2015FireMonitorin			5372-0000	681960	3/1/2015	3/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00

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BANK:	345501	Monday Production DB	Date:	4/22/2015
		Bank of America	Time:	03:51 PM
03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

7406	3/10/2015	03/15	DIS004	Distinctive Plantings						
3455	Feb2015PlantMaint			5385-0000	29564	2/27/2015	3/29/2015	62.73	0.00	62.73
							Check Total:	62.73	0.00	62.73
7407	3/10/2015	03/15	ELE012	Elevator Control Service						
3455	Feb2015 Elevator Mai			5320-0000	0180328-IN	2/10/2015	3/12/2015	3,050.00	0.00	3,050.00
							Check Total:	3,050.00	0.00	3,050.00
7408	3/10/2015	03/15	ENG003	Engineers Outlet						
3455	MiscSupplies			5380-0000	271851	2/19/2015	3/21/2015	79.79	0.00	79.79
3455	MiscSupplies			5380-0000	271858	2/19/2015	3/21/2015	192.33	0.00	192.33
3455	RidgidHead			5380-0000	271978	2/20/2015	3/22/2015	116.77	0.00	116.77
3455	SaltBags		345502159	5430-0000	272255	2/26/2015	3/28/2015	549.41	0.00	549.41
							Check Total:	938.30	0.00	938.30
7409	3/10/2015	03/15	FAS002	FastSigns						
3455	ReservedParkingSigns		3455021513	6320-0000	272-31796	3/3/2015	4/2/2015	599.50	0.00	599.50
							Check Total:	599.50	0.00	599.50
7410	3/10/2015	03/15	FED007	FEDERAL LOCK & SAFE, INC						
3455	ReKeyBLevel		345502155	5381-0000	0109311-IN	1/28/2015	2/27/2015	537.68	0.00	537.68
							Check Total:	537.68	0.00	537.68
7411	3/10/2015	03/15	GOT005	Gotham Technologies						
3455	Mar2015HVACWtrTreatr			5332-0000	6897	3/1/2015	3/31/2015	452.31	0.00	452.31
							Check Total:	452.31	0.00	452.31
7412	3/10/2015	03/15	KCS001	KCS Landscape Management, Inc.						
3455	Mar2015Landscaping			5412-0000	14393-12	3/1/2015	3/31/2015	345.58	0.00	345.58
							Check Total:	345.58	0.00	345.58
7413	3/10/2015	03/15	LIM002	Limbach						
3455	BlevelCoilRepairAttm		345501155	5336-0000	000294849	2/26/2015	3/28/2015	991.50	0.00	991.50

Database:	MONDAYPROD	Check Register	Page:	3
BANK:	345501	Monday Production DB	Date:	4/22/2015
		Bank of America	Time:	03:51 PM
03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 991.50 0.00 991.50

**7414**    **3/10/2015**    **03/15**    **MAY003**    **Mayer Brown LLP**  
           3455    OEI Strategy                    6632-0000    3486870    10/20/2014    11/18/2014    783.44    0.00    783.44  
           3455    OEI Strategy                    6632-0000    34923004    2/25/2015    3/27/2015    392.80    0.00    392.80

Check Total: 1,176.24 0.00 1,176.24

**7415**    **3/10/2015**    **03/15**    **MON\_LC**    **MONDAY PROPERTIES SERVICES LLC**  
           3455    Monday TEG Commissi                    0202-0006    3455TEGMC    3/3/2015    4/2/2015    4,589.84    0.00    4,589.84

Check Total: 4,589.84 0.00 4,589.84

**7416**    **3/10/2015**    **03/15**    **ORK001**    **Orkin LLC**  
           3455    Feb2015PestControl                    5384-0000    25547416    3/2/2015    4/1/2015    427.56    0.00    427.56

Check Total: 427.56 0.00 427.56

**7417**    **3/10/2015**    **03/15**    **PRO025**    **IESI-MD Corporation**  
           3455    Mar2015TrashRemoval                    5152-0000    1300340321    3/1/2015    3/31/2015    463.59    0.00    463.59

Check Total: 463.59 0.00 463.59

**7418**    **3/10/2015**    **03/15**    **REA024**    **Realogic Analytics Inc**  
           3455    340 ABSTRACTING                    5758-0003    32930    2/6/2015    3/8/2015    525.00    0.00    525.00  
           3455    348 ARGUS                    5758-0003    32930    2/6/2015    3/8/2015    175.00    0.00    175.00

Check Total: 700.00 0.00 700.00

**7419**    **3/10/2015**    **03/15**    **SCH016**    **Schneider Electric Building**  
           3455    Feb2015 BAS                    5342-0000    010034    2/5/2015    3/7/2015    759.50    0.00    759.50

Check Total: 759.50 0.00 759.50

**7420**    **3/10/2015**    **03/15**    **SEA005**    **SEAMLESSWEB PROFESSIONAL**  
           3455    Staff Meal                    5732-0000    1997204    2/22/2015    3/24/2015    174.55    0.00    174.55  
           3455    Staff Meal                    5732-0000    2016543    3/1/2015    3/31/2015    46.10    0.00    46.10

Check Total: 220.65 0.00 220.65

**7421**    **3/10/2015**    **03/15**    **TEL005**    **Telco Experts LLC**

Database: MONDAYPROD		Check Register						Page: 4	
BANK: 345501		Monday Production DB						Date: 4/22/2015	
		Bank of America						Time: 03:51 PM	
03/15 Through 03/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
3455	Mar2015PhoneLines			5734-0000	1645150301	3/1/2015	3/31/2015	316.10	316.10
3455	Mar2015PhoneLines			5734-0000	2049150301	3/1/2015	3/31/2015	265.62	265.62
							Check Total:	581.72	581.72
7422	3/10/2015	03/15	THO013	Thornton Tomasetti, Inc.					
3455	AlqimiWtrInfiltratio			0142-0002	L15001.00-1	2/10/2015	3/12/2015	1,840.00	1,840.00
3455	Garage Repairs			0142-0002	L15002.00-1	2/10/2015	3/12/2015	2,030.93	2,030.93
							Check Total:	3,870.93	3,870.93
7423	3/10/2015	03/15	TRE011	Treasurer, Arlington County					
3455	TestCancellation			5372-0000	14-9028a-0711	11/3/2014	12/3/2014	1,040.00	1,040.00
							Check Total:	1,040.00	1,040.00
7424	3/10/2015	03/15	VIK002	VIKA, INC.					
3455	reimbursables			0145-0001	5741	11/23/2014	12/23/2014	192.13	192.13
							Check Total:	192.13	192.13
7425	3/10/2015	03/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3455	land use/zoning			0145-0001	200260	11/11/2014	12/11/2014	135.00	135.00
							Check Total:	135.00	135.00
7426	3/10/2015	03/15	WBM001	W.B. MASON					
3455	BreakroomSupplies			5732-0000	IS0324822	1/31/2015	3/2/2015	383.04	383.04
							Check Total:	383.04	383.04
7427	3/10/2015	03/15	WIL020	WILKES ARTIS, CHARTERED					
3455	2015 TAX ASSMNT			6716-0000	F1529806	2/13/2015	3/15/2015	1,000.00	1,000.00
							Check Total:	1,000.00	1,000.00
7428	3/10/2015	03/15	WON001	Wonderlic, Inc.					
3455	Addtl Svcs R Pottert			5710-5000	6369238	2/13/2015	3/15/2015	6.31	6.31
							Check Total:	6.31	6.31
7429	3/10/2015	03/15	XER005	Xerox Financial Services LLC					

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BANK: 345501		Monday Production DB						Date: 4/22/2015	
		Bank of America						Time: 03:51 PM	
03/15 Through 03/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3455	Mar2015CopierLease			5740-0000	277966	2/24/2015	3/26/2015	388.12	388.12
							Check Total:	388.12	388.12
7430	3/27/2015	03/15	ATS002	At Site Real Estate					
3455	Jan2015 BPMS			5390-0000	2015015	1/23/2015	2/22/2015	750.00	750.00
3455	Feb2015 BPM srvc			5390-0000	2015058	2/15/2015	3/17/2015	605.17	605.17
							Check Total:	1,355.17	1,355.17
7431	3/27/2015	03/15	BAY005	Bay Lighting					
3455	Lights			5340-0000	046319B	3/6/2015	4/5/2015	186.22	186.22
3455	Lights		345503156	5340-0000	046952	3/17/2015	4/16/2015	252.80	252.80
							Check Total:	439.02	439.02
7432	3/27/2015	03/15	CAR026	Carr Business Systems, Inc.					
3455	Jan2015ExcessPrintin			5740-0000	537840	2/4/2015	3/6/2015	29.53	29.53
3455	Feb2015ExcessPrintin			5740-0000	IN06983	2/24/2015	3/26/2015	22.24	22.24
							Check Total:	51.77	51.77
7433	3/27/2015	03/15	CIN001	CINTAS CORPORATION #145					
3455	Uniforms			5390-0000	145186047	1/14/2015	2/13/2015	35.14	35.14
3455	Uniforms			5390-0000	145189412	1/21/2015	2/20/2015	35.14	35.14
3455	Uniforms			5390-0000	145192801	1/28/2015	2/27/2015	35.14	35.14
3455	Uniforms			5390-0000	145192802	1/28/2015	2/27/2015	68.70	68.70
3455	Uniforms			5390-0000	145196202	2/4/2015	3/6/2015	35.14	35.14
3455	Uniforms			5390-0000	145209731	3/4/2015	4/3/2015	37.70	37.70
3455	Uniforms			5390-0000	145213124	3/11/2015	4/10/2015	37.70	37.70
3455	Uniforms			5390-0000	145213125	3/11/2015	4/10/2015	96.63	96.63
3455	Uniforms			5390-0000	145213126	3/11/2015	4/10/2015	67.04	67.04
3455	Uniforms			5390-0000	145216528	3/18/2015	4/17/2015	37.70	37.70
							Check Total:	486.03	486.03
7434	3/27/2015	03/15	COM032	COMCAST					
3455	3/7 951797017			5732-0000	3/7 951797017	3/7/2015	4/6/2015	149.50	149.50
							Check Total:	149.50	149.50

Database: MONDAYPROD	Check Register	Page: 6					
BANK: 345501	Monday Production DB	Date: 4/22/2015					
	Bank of America	Time: 03:51 PM					
03/15 Through 03/15							
Check #	Check Date	Check Pd	Vendor/Alternate	Invoice	Invoice	Discount	Check
Entity	Reference		Address ID	Vendor Name	Invoice	Amount	Amount
			P.O. Number	Account Number	Invoice Number	Date	Due Date

7435	3/27/2015	03/15	DAT004	Datapark USA, Inc.						
3455	ServiceLabor			6320-0000	235895	1/31/2015	3/2/2015	121.91	0.00	121.91
3455	ServiceLabor			6320-0000	235896	1/31/2015	3/2/2015	121.91	0.00	121.91
3455	HelpDeskSupport			6320-0000	235897	1/31/2015	3/2/2015	132.51	0.00	132.51
3455	Maghead&Printhead	345511145		6320-0000	236393	1/31/2015	3/2/2015	1,128.91	0.00	1,128.91
3455	PayStation			6320-0000	236394	1/31/2015	3/2/2015	233.22	0.00	233.22
3455	Intercoms	345503154		6320-0000	236808	1/31/2015	3/2/2015	274.28	0.00	274.28
3455	ServiceLabor			6320-0000	236986	2/28/2015	3/30/2015	121.91	0.00	121.91
3455	PayStation			6320-0000	236989	2/28/2015	3/30/2015	121.91	0.00	121.91
3455	RateChange			6320-0000	237956	2/28/2015	3/30/2015	132.51	0.00	132.51
Check Total:								2,389.07	0.00	2,389.07
7436	3/27/2015	03/15	ENG003	Engineers Outlet						
3455	MiscSupplies			5380-0000	272472	3/3/2015	4/2/2015	242.18	0.00	242.18
3455	Salt Bags	345003151		5430-0000	272722	3/9/2015	4/8/2015	549.41	0.00	549.41
3455	MiscSupplies			5380-0000	272804	3/10/2015	4/9/2015	196.63	0.00	196.63
3455	Shovels			5430-0000	272876	3/11/2015	4/10/2015	111.88	0.00	111.88
3455	Battery/PumiceHand			5380-0000	272950	3/13/2015	4/12/2015	57.47	0.00	57.47
3455	MiscSupplies			5380-0000	273187	3/18/2015	4/17/2015	142.70	0.00	142.70
3455	Sleeve			5380-0000	273263	3/19/2015	4/18/2015	132.50	0.00	132.50
3455	Tile	345503153		5380-0000	272885	3/12/2015	4/11/2015	249.48	0.00	249.48
Check Total:								1,682.25	0.00	1,682.25
7437	3/27/2015	03/15	ITC	I.T.C. INC						
3455	Areator			5360-0000	43195	3/18/2015	4/17/2015	159.21	0.00	159.21
3455	StopRepairKit			5360-0000	43209	3/19/2015	4/18/2015	155.82	0.00	155.82
Check Total:								315.03	0.00	315.03
7438	3/27/2015	03/15	KAS002	KASTLE SYSTEMS (VA)						
3455	Mar2015 Maintenance			5520-0000	548150	2/1/2015	3/3/2015	184.75	0.00	184.75
3455	Mar2015 Operations			5520-0000	548150	2/1/2015	3/3/2015	1,042.24	0.00	1,042.24
Check Total:								1,226.99	0.00	1,226.99
7439	3/27/2015	03/15	LIM002	Limbach						
3455	SSCompressor	345501157		5334-0000	000294550	1/6/2015	2/5/2015	381.50	0.00	381.50

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				Discount
				Amount
				Check
				Amount

Check Total: 381.50 0.00 381.50

**7440**    **3/27/2015**    **03/15**    **MON026**    **Mona Electric Group, Inc.**  
3455    8thFlrEMDPowerPole    3455021511    6212-0000    265293    3/19/2015    4/18/2015    315.00    0.00    315.00

Check Total: 315.00 0.00 315.00

**7441**    **3/27/2015**    **03/15**    **MONCMF**    **MONDAY PROPERTIES SERVICES LLC**  
3455    2015 GARAGE REPAIR    0142-0020    3455CMF0315    3/10/2015    4/9/2015    60.93    0.00    60.93  
3455    2015 PLAZA DECK REF    0162-0020    3455CMF0315    3/10/2015    4/9/2015    226.20    0.00    226.20  
3455    8TH FLR SPEC SUITES    0162-0020    3455CMF0315    3/10/2015    4/9/2015    15.90    0.00    15.90

Check Total: 303.03 0.00 303.03

**7442**    **3/27/2015**    **03/15**    **MONMG1**    **MONDAY PROPERTIES SERVICES LLC**  
3455    Management Fee    5610-0000    3455\_0000000001    2/28/2015    2/28/2015    3,142.66    0.00    3,142.66

Check Total: 3,142.66 0.00 3,142.66

**7443**    **3/27/2015**    **03/15**    **OTJ001**    **OTJ ARCHITECTS**  
3455    10thFlZippyShell    345502151    6412-0000    152450    2/28/2015    3/30/2015    1,500.00    0.00    1,500.00

Check Total: 1,500.00 0.00 1,500.00

**7444**    **3/27/2015**    **03/15**    **PRO025**    **IESI-MD Corporation**  
3455    Feb2015Recycling    5152-0000    1300342519    2/28/2015    3/30/2015    233.77    0.00    233.77

Check Total: 233.77 0.00 233.77

**7445**    **3/27/2015**    **03/15**    **RED013**    **Red Coats, Inc.**  
3455    Feb2015CleaningServi    5120-0000    222560    3/3/2015    4/2/2015    17,436.61    0.00    17,436.61  
3455    Mar2015CleaningServi    5120-0000    222625    3/4/2015    4/3/2015    17,436.61    0.00    17,436.61  
3455    Mar2015GaragePorter    6320-0000    222625    3/4/2015    4/3/2015    688.98    0.00    688.98  
3455    Feb2015GaragePorter    6320-0000    222560    3/3/2015    4/2/2015    688.98    0.00    688.98  
3455    Feb2015VacancyCredit    5121-0000    222560    3/3/2015    4/2/2015    -5,553.24    0.00    -5,553.24  
3455    Mar2015VacancyCredit    5121-0000    222625    3/4/2015    4/3/2015    -5,553.24    0.00    -5,553.24  
3455    Mar2015Differential    6214-0000    222625    3/4/2015    4/3/2015    92.74    0.00    92.74  
3455    Feb2015Differential    6214-0000    222560    3/3/2015    4/2/2015    92.74    0.00    92.74

Check Total: 25,330.18 0.00 25,330.18



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				Amount
				Check
				Amount

7446	3/27/2015	03/15	TRE003	State Corporation Commission							
3455	2015VAAnnualLLCRegF			6632-0000	T027072-0 2015	2/1/2015	3/3/2015	50.00	0.00	50.00	
								Check Total:	50.00	0.00	50.00
55022315A	3/16/2015	03/15	WAS004	WASHINGTON GAS			Hand Check				
3455	1/22-2/19/15 #916204			5220-0000	WT3455022315A	2/23/2015	3/25/2015	4,747.83	0.00	4,747.83	
3455	1/22-2/19/15 #916204			0491-3450	WT3455022315A	2/23/2015	3/25/2015	4,044.45	0.00	4,044.45	
								Check Total:	8,792.28	0.00	8,792.28
55022315B	3/16/2015	03/15	WAS004	WASHINGTON GAS			Hand Check				
3455	1/22-2/19/15 #307503			5220-0000	WT3455022315B	2/23/2015	3/17/2015	13.62	0.00	13.62	
								Check Total:	13.62	0.00	13.62
55030615A	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check				
3455	1/16-2/23/15 #091377			5250-0000	WT3455030615A	3/6/2015	3/25/2015	2,920.96	0.00	2,920.96	
								Check Total:	2,920.96	0.00	2,920.96
55030615B	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check				
3455	1/16-2/23/15 #091381			5250-0000	WT3455030615B	3/6/2015	3/25/2015	117.36	0.00	117.36	
								Check Total:	117.36	0.00	117.36
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<b>021515236</b>	<b>2/17/2015</b>	<b>03/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>			<b>Hand Check</b>			
3455	02-15 MEZZ LOAN INT			8201-0000	WT41700236-215	2/15/2015	2/15/2015	36,788.82	0.00	36,788.82
							<i>Check Total:</i>	<i>36,788.82</i>	<i>0.00</i>	<i>36,788.82</i>
<b>031615234</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>			<b>Hand Check</b>			
3455	0315Portfolio Intere			8201-0000	WT617002340315	3/16/2015	3/16/2015	29,166.67	0.00	29,166.67
3455	0315 Reserve Payment			0611-1600	WT617002340315	3/16/2015	3/16/2015	101,997.23	0.00	101,997.23
							<i>Check Total:</i>	<i>131,163.90</i>	<i>0.00</i>	<i>131,163.90</i>
<b>031615236</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>			<b>Hand Check</b>			
3455	0315 MezzLoan Intere			8201-0000	WT417002360315	3/16/2015	3/16/2015	33,228.61	0.00	33,228.61
							<i>Check Total:</i>	<i>33,228.61</i>	<i>0.00</i>	<i>33,228.61</i>
							<i>Bank of America Total:</i>	<i>201,181.33</i>	<i>0.00</i>	<i>201,181.33</i>

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VCREF150	3/13/2015	03/15	ZAC001	Accenture LLP			Hand Check		
3455	2/15 LSE ADMIN			5758-0011	VC1000757475	3/4/2015	4/3/2015	296.30	296.30
3455	2/15 LSE ADMIN			5758-0011	VC1000757475	3/4/2015	4/3/2015	296.30	296.30
							Check Total:	592.60	592.60
111420115	3/10/2015	03/15	ZAC001	Accenture LLP			Hand Check		
3455	207 01/15 LSE ADMIN			5758-0011	VC1000751145	2/12/2015	3/14/2015	296.30	296.30
							Check Total:	296.30	296.30
							SIGNATURE BANK Total:	888.90	888.90

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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	Amount
<b>12977</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>ALL019</b>	<b>Allied Telecom Group LLC</b>						
3455	208 ALLIED FEB			5758-0002	AL1029354	2/5/2015	3/7/2015	17.62	0.00	17.62
							Check Total:	17.62	0.00	17.62
<b>12979</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>						
3455	319 VA SWITCHES			5758-0003	ALSK23764	2/6/2015	3/8/2015	4.17	0.00	4.17
							Check Total:	4.17	0.00	4.17
<b>12984</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>COM032</b>	<b>COMCAST</b>						
3455	Acct# 05613951384012			5758-0001	ALCOMCAST3/15	2/21/2015	3/23/2015	3.28	0.00	3.28
							Check Total:	3.28	0.00	3.28
<b>12987</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>DAT002</b>	<b>DATA MANAGEMENT INC</b>						
3455	333 TIME CLOCK PLUS			5758-0003	AL351599	2/23/2015	3/25/2015	128.20	0.00	128.20
							Check Total:	128.20	0.00	128.20
<b>12988</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>DEN005</b>	<b>Deniz Yener</b>						
3455	Broker Meals/Cabs			6411-0000	ALDY2315	2/3/2015	3/5/2015	29.75	0.00	29.75
							Check Total:	29.75	0.00	29.75
<b>12995</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>GRE020</b>	<b>Greater Washington Board of Trade</b>						
3455	Board of Trade Mbrsh			5756-0000	AL03721-C5K3Q9	10/6/2014	11/5/2014	441.80	0.00	441.80
							Check Total:	441.80	0.00	441.80
<b>13000</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>PEA004</b>	<b>Peapod, LLC</b>						
3455	Customer ID ox82558			5758-0001	ALk59542657	2/23/2015	3/25/2015	1.89	0.00	1.89
							Check Total:	1.89	0.00	1.89
<b>13003</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>RED005</b>	<b>Red Top Cab of Arlington</b>						
3455	Account # 2840200			5758-0008	AL020035	2/15/2015	3/17/2015	3.24	0.00	3.24
							Check Total:	3.24	0.00	3.24
<b>13005</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>						
3455	215 SCORE CARD			5758-0002	AL14939	2/16/2015	3/18/2015	32.41	0.00	32.41

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Check Total: 32.41 0.00 32.41

13009 3/9/2015 03/15 TIM005 TIME WARNER CABLE OF NYC \*\*\* VOID \*\*\*  
3455 2.22 TO 2.21.15 5758-0001 AL24835084 2/22/2015 3/24/2015 0.42 0.00 0.42

Check Total: 0.42 0.00 0.42

13010 3/9/2015 03/15 TIM007 TIM HELMIG  
3455 Broker Concert Tix 6411-0000 ALTHPER215 2/20/2015 3/22/2015 204.28 0.00 204.28

Check Total: 204.28 0.00 204.28

13012 3/9/2015 03/15 TIM009 Time Warner Cable  
3455 210 2/1/15 #03006530 5758-0002 AL02012015 2/1/2015 3/3/2015 5.80 0.00 5.80

Check Total: 5.80 0.00 5.80

13019 3/9/2015 03/15 USG001 US GREEN BUILDING COUNCIL  
3455 USGBC Membership 5756-0000 AL90843134 2/18/2015 3/20/2015 316.90 0.00 316.90

Check Total: 316.90 0.00 316.90

13020 3/9/2015 03/15 WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C  
3455 Realize Rosslyn 6632-0000 AL203433 2/10/2015 3/12/2015 842.14 0.00 842.14

Check Total: 842.14 0.00 842.14

13023 3/9/2015 03/15 XER005 Xerox Financial Services LLC  
3455 NY - Lease Payment 5758-0004 AL273333 2/10/2015 3/12/2015 7.65 0.00 7.65

Check Total: 7.65 0.00 7.65

13025 3/13/2015 03/15 ICO002 iContact LLC  
3455 3/1-3/31 Monthly Ad 6410-0000 AL5557962 2/10/2015 3/12/2015 8.03 0.00 8.03

Check Total: 8.03 0.00 8.03

13026 3/13/2015 03/15 ICO002 iContact LLC  
3455 Icontact 4/1-4/30 6410-0000 AL5606268 3/10/2015 4/9/2015 9.76 0.00 9.76

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**13029**    **3/16/2015**    **03/15**    **CIT006**    **CITISTORAGE INC.**  
 3455    NY #2510 STORAGE FE    5758-0001    AL0790834    2/2/2015    3/4/2015    5.82    0.00    5.82

Check Total: 5.82 0.00 5.82

**13035**    **3/16/2015**    **03/15**    **FRE013**    **Freshdirect**  
 3455    NY 11717338932-20150    5758-0001    AL201502    3/3/2015    3/18/2015    1.48    0.00    1.48

Check Total: 1.48 0.00 1.48

**13039**    **3/16/2015**    **03/15**    **LAK011**    **LAK Public Relations, Inc.**  
 3455    2/15-3/14 PR Service    MNDSRV02153    6410-0000    AL6503    2/10/2015    3/12/2015    469.23    0.00    469.23

Check Total: 469.23 0.00 469.23

**13046**    **3/16/2015**    **03/15**    **TEL005**    **Telco Experts LLC**  
 3455    Account #1197    5758-0005    AL1197150301    3/1/2015    3/31/2015    19.97    0.00    19.97

Check Total: 19.97 0.00 19.97

**13048**    **3/16/2015**    **03/15**    **TEL005**    **Telco Experts LLC**  
 3455    VA-Acct# 1775 3/1/15    5758-0005    AL1775150301    3/1/2015    3/31/2015    29.03    0.00    29.03

Check Total: 29.03 0.00 29.03

**13052**    **3/16/2015**    **03/15**    **VER013**    **VERIZON WIRELESS**  
 3455    VA-Acct#720396355000    5758-0006    AL9741394070    2/28/2015    3/30/2015    149.24    0.00    149.24

Check Total: 149.24 0.00 149.24

**13057**    **3/16/2015**    **03/15**    **WBM001**    **W.B. MASON**  
 3455    NY C2012992 OFF/ADM    5758-0004    ALIS0334023    2/28/2015    3/30/2015    0.22    0.00    0.22  
 3455    NY C2012992 OFF/ADM    5758-0001    ALIS0334023    2/28/2015    3/30/2015    5.34    0.00    5.34

Check Total: 5.56 0.00 5.56

**13060**    **3/16/2015**    **03/15**    **XER005**    **Xerox Financial Services LLC**  
 3455    VA-Con#010000055900:    5758-0004    AL283094    3/5/2015    4/4/2015    49.92    0.00    49.92

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**13062**    **3/23/2015**    **03/15**    **ALL019**    **Allied Telecom Group LLC**  
3455    208 INTRNT ACCESS    5758-0002    AL1030658    3/5/2015    4/4/2015    17.62    0.00    17.62

Check Total: 17.62 0.00 17.62

**13067**    **3/23/2015**    **03/15**    **CDW001**    **CDW DIRECT LLC**  
3455    319 SPARE HD'S    5758-0003    ALSS10104    2/24/2015    3/26/2015    11.44    0.00    11.44

Check Total: 11.44 0.00 11.44

**13069**    **3/23/2015**    **03/15**    **CDW001**    **CDW DIRECT LLC**  
3455    319 HD AND RAM    5758-0003    ALSS30748    2/24/2015    3/26/2015    21.38    0.00    21.38

Check Total: 21.38 0.00 21.38

**13070**    **3/23/2015**    **03/15**    **DEN005**    **Deniz Yener**  
3455    Broker Events/Meals    6411-0000    ALDY031215    3/13/2015    4/12/2015    18.35    0.00    18.35

Check Total: 18.35 0.00 18.35

**13074**    **3/23/2015**    **03/15**    **SCH016**    **Schneider Electric Building**  
3455    March2015 BAS    5342-0000    010232    3/6/2015    4/5/2015    759.50    0.00    759.50

Check Total: 759.50 0.00 759.50

**13077**    **3/23/2015**    **03/15**    **SEA005**    **SEAMLESSWEB PROFESSIONAL**  
3455    Staff Lunch    5732-0000    AL2018163    3/8/2015    4/7/2015    63.73    0.00    63.73  
3455    SnowRemovalFood    5732-0000    AL2018163    3/8/2015    4/7/2015    47.05    0.00    47.05  
3455    Lunch for N. Morrill    5758-0013    AL2018163    3/8/2015    4/7/2015    14.58    0.00    14.58

Check Total: 125.36 0.00 125.36

**13087**    **3/30/2015**    **03/15**    **CEL003**    **Celine Van Der Linden-Petty Cash**  
3455    misc. office supplie    5758-0001    ALPC03/20/15    3/20/2015    4/19/2015    0.68    0.00    0.68  
3455    lunch reception cove    5758-0013    ALPC03/20/15    3/20/2015    4/19/2015    0.39    0.00    0.39

Check Total: 1.07 0.00 1.07

**13095**    **3/30/2015**    **03/15**    **CIT006**    **CITISTORAGE INC.**

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3455	NY 2510 STORAGE FEI			5758-0001	AL0795598	3/2/2015	4/1/2015	5.88	0.00	5.88
							Check Total:	5.88	0.00	5.88
13104	3/30/2015	03/15	HEM003	HEM IT, INC						
3455	212 HEM Q1			5758-0002	AL1191	3/4/2015	4/3/2015	111.45	0.00	111.45
							Check Total:	111.45	0.00	111.45
13106	3/30/2015	03/15	INT023	Interior Foliage Design Inc						
3455	NY 3980 APRIL MANTN			5758-0012	AL187259	3/12/2015	4/11/2015	0.42	0.00	0.42
							Check Total:	0.42	0.00	0.42
13109	3/30/2015	03/15	KAS004	Kaseya US Sales LLC						
3455	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	99.07	0.00	99.07
							Check Total:	99.07	0.00	99.07
13110	3/30/2015	03/15	NOV006	Nova Offset Corp						
3455	B.C. for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	13.76	0.00	13.76
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13112	3/30/2015	03/15	PEA004	Peapod, LLC						
3455	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	1.86	0.00	1.86
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13114	3/30/2015	03/15	PEA004	Peapod, LLC						
3455	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	1.86	0.00	1.86
							Check Total:	1.86	0.00	1.86
13119	3/30/2015	03/15	RED005	Red Top Cab of Arlington						
3455	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	2.42	0.00	2.42
							Check Total:	2.42	0.00	2.42
13123	3/30/2015	03/15	SOL007	The Solutions Group						
3455	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	17.06	0.00	17.06



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				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

						Check Total:	17.06	0.00	17.06	
13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC						
3455	NY #8150200070312472			5758-0001	AL249538334	3/22/2015	4/21/2015	0.44	0.00	0.44
						Check Total:	0.44	0.00	0.44	
13127	3/30/2015	03/15	TIM009	Time Warner Cable						
3455	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	7.54	0.00	7.54
						Check Total:	7.54	0.00	7.54	
13129	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE						
3455	VA 0721WH/A148V1 3/1			5758-0007	AL000A148V1115	3/14/2015	4/13/2015	15.69	0.00	15.69
						Check Total:	15.69	0.00	15.69	
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE						
3455	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	1.11	0.00	1.11
						Check Total:	1.11	0.00	1.11	
13135	3/30/2015	03/15	WBM001	W.B. MASON						
3455	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	35.35	0.00	35.35
3455	Rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	1.92	0.00	1.92
						Check Total:	37.27	0.00	37.27	
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC						
3455	NY 010-0007854-002			5758-0004	AL288664	3/13/2015	4/2/2015	7.65	0.00	7.65
						Check Total:	7.65	0.00	7.65	
MEX012015	2/2/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3455	01/2015 EXPENSES			5758-0003	WTAMEX012015	1/28/2015	2/2/2015	2.75	0.00	2.75
3455	01/2015 EXPENSES			5758-0008	WTAMEX012015	1/28/2015	2/2/2015	22.78	0.00	22.78
3455	01/2015 EXPENSES			5758-0013	WTAMEX012015	1/28/2015	2/2/2015	8.09	0.00	8.09
3455	01/2015 EXPENSES			0532-0000	WTAMEX012015	1/28/2015	2/2/2015	42.48	0.00	42.48
						Check Total:	76.10	0.00	76.10	

Database: MONDAYPROD	Check Register	Page: 17								
BANK: MPSSIGOP	Monday Production DB	Date: 4/22/2015								
	SIGNATURE BANK	Time: 03:51 PM								
03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

MEX022015	3/6/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3455	02/2015 EXPENSES			5758-0001	WTAMEX022015	2/28/2015	3/6/2015	5.41	0.00	5.41
3455	319 02/2015 EXPENSES			5758-0003	WTAMEX022015	2/28/2015	3/6/2015	6.96	0.00	6.96
3455	02/2015 EXPENSES			5758-0008	WTAMEX022015	2/28/2015	3/6/2015	17.43	0.00	17.43
3455	02/2015 EXPENSES			5758-0012	WTAMEX022015	2/28/2015	3/6/2015	19.32	0.00	19.32
3455	02/2015 EXPENSES			5758-0013	WTAMEX022015	2/28/2015	3/6/2015	12.29	0.00	12.29
3455	02/2015 EXPENSES			5758-0014	WTAMEX022015	2/28/2015	3/6/2015	113.03	0.00	113.03
3455	02/2015 EXPENSES			6411-0000	WTAMEX022015	2/28/2015	3/6/2015	20.38	0.00	20.38
3455	02/2015 EXPENSES			6634-0000	WTAMEX022015	2/28/2015	3/6/2015	126.76	0.00	126.76
Check Total:								321.58	0.00	321.58
SIGNATURE BANK Total:								4,463.47	0.00	4,463.47

Page: 18  
Date: 4/22/2015  
Time: 03:51 PM

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

WT032415	3/24/2015	03/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3455	03-15 Req Repair Dra			0491-3470	WT03172015	3/24/2015	3/24/2015	138,857.45	0.00	138,857.45
							Check Total:	138,857.45	0.00	138,857.45
							Rosslyn Required Repairs Reserve Total:	138,857.45	0.00	138,857.45
							Grand Total:	441,545.11	0.00	441,545.11

1401 Wilson	ACCT	SSA 04/03/2015	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
March 1, 2015	LEASING	4/12/2015																
Management Fees	MGMT	AK 4/13/15		5,043	3,143	5,945	5,828	5,410	5,767	6,038	6,322	6,346	7,365	7,371	7,378	71,956	75,924	(3,968)
				5,043	3,143	5,945	5,828	5,410	5,767	6,038	6,322	6,346	7,365	7,371	7,378	71,956	75,924	(3,968)

Redevelopment Cost	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
1401 Redevelopment Soft Costs	9,016	-	3,404	-	-	-	-	-	-	-	-	-	12,420	7,573,333	#####
Total DV FEE 1.5%	135	-	51	-	-	-	-	-	-	-	-	-	186	113,600	(113,414)

Leasing Commission - OB																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Vacant	4,216			-	-	-	-	-	13,140	-	-	-	-	-	-	13,140	13,140	-
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	15,292	-	-	15,292	15,292	-
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	25,645	-	-	25,645	25,645	-
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	6,309	-	-	6,309	6,309	-
Suite 02203, GSA 01781 - SOCIAL SECURITY??	2,549	CODE?	Y	-	-	-	28,527	-	-	-	-	-	-	-	-	28,527	28,527	-
Suite 01101, Kanpai				-	-	-	-	-	-	-	-	-	-	5,634	-	5,634	5,634	-
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551504	Y			9,180										9,180	-	9,180
																-	-	-
																-	-	-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 9,180	\$ 28,527	\$ -	\$ 13,140	\$ -	\$ -	\$ -	\$ 47,246	\$ 5,634	\$ -	\$ 103,727	\$ 94,547	\$ 9,180

Leasing Commission - MPS																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Vacant	4,216			-	-	-	-	-	6,570	-	-	-	-	-	-	6,570	6,570	-
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	7,646	-	-	7,646	7,646	-
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	12,823	-	-	12,823	12,823	-
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	3,155	-	-	3,155	3,155	-
Suite 02203, GSA 01781 - SOCIAL SECURITY?? - WHY NOV. PAYMENT	2,549	34551507	Y	-	-	-	-	-	-	-	-	-	-	14,264	-	14,264	14,264	-
Suite 01101, Kanpai				-	-	-	2,817	-	-	-	-	-	-	-	-	2,817	2,817	-
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551505	Y			4,590										4,590	-	4,590
																-	-	-
																-	-	-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 4,590	\$ 2,817	\$ -	\$ 6,570	\$ -	\$ -	\$ -	\$ 23,624	\$ 14,264	\$ -	\$ 51,865	\$ 47,275	\$ 4,590

Leasing Commission - Legal																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Vacant	4,216			-	-	-	-	-	1,054	-	-	-	-	-	-	1,054	1,054	-
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	3,823	-	-	3,823	3,823	-
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	1,951	-	-	1,951	1,951	-
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	1,577	-	-	1,577	1,577	-
Suite 02203, GSA 01781	2,549	34551506	Y	-	-	11,066	-	-	-	-	-	-	-	-	-	11,066	1,656	9,410
Suite 01101, Kanpai				-	-	-	-	-	-	-	-	-	-	-	-	-	496	(496)
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551501	Y													-	-	-
																-	-	-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 11,066	\$ -	\$ -	\$ 1,054	\$ -	\$ -	\$ -	\$ 7,351	\$ -	\$ -	\$ 19,471	\$ 10,557	\$ 8,914

TI - Construction	Full Cost of Proj.	MPC Job	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-		-
Suite 02203, GSA 01781	0												-	-	-	-	-	-	66,240	(66,240)
	0													-				-	-	-
<u>Unbudgeted Items</u>																				
Suite 00B01, Triangle Experience Group	29,700									29,700								29,700	-	29,700
																		-		
TOTAL 1401 Wilson			-	-		-	-	-	-	29,700	-	-	-	-	-	-	-	29,700	66,240	(36,540)
Total CM FEE 3%						-	-	-	-	891	-	-	-	-	-	-	-	891	1,987	(1,096)
TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-		
Suite 10002, Vacant	25,000					-	-	-	-	-	25,000	-	-	-	-	-	-	25,000	63,240	(38,240)
Suite 90001, Vacant	61,168					-	-	-	-	-	-	-	-	-	-	61,168	-	61,168	122,336	(61,168)
Suite 80004, Vacant	530			34558THS	Y	-	530	-	-	-	-	-	-	-	-	-	-	530	156,060	(155,530)
Suite 02204, Vacant	31,159					-	-	-	-	-	-	-	-	-	-	31,159	-	31,159	62,318	(31,159)
Suite 01101, Kanpai	0					-	-	-	-	-	-	-	-	-	-	-	-	-	29,745	(29,745)
																		-	-	-
	0																	-	-	-
																		-		
TOTAL 1401 Wilson	147,557		-	-		-	530	-	-	-	25,000	-	-	-	-	92,327	-	117,857	433,699	(315,842)
Total CM FEE 3%						-	16	-	-	-	750	-	-	-	-	2,770	-	3,536	13,011	(9,475)
BI - Non Esc	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-		-
Plaza Deck Repairs/Waterproofing	25,000			34551503	Y	-	7,540	-	-	-	-		17,460	-	-	-	-	25,000	25,000	-
Garage Repairs	46,899			34551502	Y	-	2,031	-	-	-	-	22,434	22,434		-	-	-	46,899	50,000	(3,101)
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
																		-	-	-
TOTAL 1401 Wilson			-	-		-	9,571	-	-	-	-	22,434	39,894	-	-	-	-	71,899	75,000	(3,101)
Total CM FEE 3%						-	287	-	-	-	-	673	1,197	-	-	-	-	2,157	2,250	(93)
Total CM Fee						-	303	-	-	891	750	673	1,197	-	-	2,770	-	6,584	17,248	(10,664)

## **SECTION 4**

Leasing Report


Rent Roll

Stacking Plan

# 1401 Wilson Boulevard

Leasing Status Report

as of March 31, 2015

BUILDING INFORMATION			
	YR Built:	1965	RSF Office 187,881
	Renovated:	NA	RSF Retail 8,401
	Stories:	12	RSF Storage 185
		<b>Total Building</b>	<b>196,467</b>
	Occupancy:	49.04%	Vacant Office 99,925
			Vacant Retail -
			Vacant Storage 185
		<b>Total Vacancy</b>	<b>100,110</b>

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
McKeller Corporation	3,586	1st	Jun-15	
GS-01833	5,436	2nd	May-15	
GS-01781	6,624	2nd	Mar-15	
Kanpai	1,983	Ground	May-16	
All-Spice	2,758	Ground	Jun-16	
Rosslyn Tailors	979	Ground	Feb-16	
Marketing Center	648			
Total	22,014			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	100,110	50.96%
2015	14,311	7.28%
2016	7,703	3.92%
2017	4,495	2.29%
2018	4,978	2.53%
2019	11,568	5.89%
thereafter	53,302	27.13%
	196,467	100.00%

CURRENT VACANCY			
Floor/ Suite	SF	General Space	Condition
10th	4,216	Vacant	
9th	15,292	Vacant	
8th	7,803	Vacant	
6th	15,292	Office former GSA	
3-5th	45,876	Office former GSA	
2nd	6,686	Office / Storage ready	
B Level Storage	185	Storage	
B Level	4,760	Former GSA Storage Space	
Total	100,110		

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																	
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
Global Voice	Expansion	4,216	P10	Jun-15	Montview	5 yrs	\$ 27.00	3.00%	3 months	\$ 25.60	\$ 8.76	\$ 36,944	\$ 2.00	\$ 8,432	\$ -	\$ -	\$ 45,376
Total		4,216									\$ 36,944		\$ 8,432		\$ -	\$ -	\$ 45,376

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	Total
GSA-SSA	Renewal	6,624	P2	Mar-15	N/K	3 yrs	\$ 39.00	0.00%	0 months	\$ 39.00	\$ 7.02	\$ 46,500	\$ -	\$ -	\$ -	\$ -	\$ 46,500
Total		6,624										\$ 46,500	\$ -		\$ -	\$ -	\$ 46,500

DEALS SIGNED 2014																	
Deal Type						Lease Terms					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
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

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

## 1401 Wilson Boulevard

*as of March 31, 2015*

[illegible]



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

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
						**TIA includes Lease Liability Assumption			
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
						Includes FF&E			
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
Mar-14	4401 Wilson Blvd Ballston	10th	Am Assoc of Motor Vehicle Admins	30,095	15.00	\$40.25	\$75.00	12	\$29.19
Mar-14	1001 N 19th St Rosslyn	9th	FD Stonewater	6,500	3.00	\$51.00	\$15.00	4	\$43.32
						Renewal in Place			
Jan-14	1300 N 17th St Rosslyn	10th	Kaspersky Solutions	4,500	5.00	\$52.00	\$15.00	5	\$47.62
Dec-13	1776 Wilson Blvd Rosslyn		Black & Veatch	14,365	7.55	\$47.50	\$80.00	7	\$36.50
Dec-13	1300 N 17th Street Rosslyn	16th-17th	Graham Holdings	30,000	11.00	\$57.25	\$75.00	13	\$39.18

**Rosslyn Class B**
*Lease Comparables*
*as of*
*March 31, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.L.	Months Free	N.E.R.
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 *	1	\$36.95 **
							* Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER		
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488 72,748 rsf Expansion 144,740 rsf Extension	15.00	\$35.50	\$75.00 *	9 *	
							* Expansion Only		



**Rosslyn Retail**

Lease Comparables

as of

March 31, 2015

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

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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**

3455	-00B02	Vacant		4,760									
3455	-02201	Vacant		377									
3455	-02204	Vacant		6,309									
3455	-03301	Vacant		15,292									
3455	-04401	Vacant		15,292									
3455	-05501	Vacant		7,646									
3455	-05502	Vacant		7,646									
3455	-06601	Vacant		15,292									
3455	-08803	Vacant		7,803									
3455	-09901	Vacant		15,292									
3455	-10002	Vacant		4,216									
3455	-STR01	Vacant		185									

**Occupied Suites**

3455	-00A01	Rosslyn Children's Center, Inc	4/1/2012	3/31/2019	9,135	25,037.57	32.89	263.04			RTL	4/1/2015	25,791.15	33.88
											RTL	4/1/2016	26,567.63	34.90
											RTL	4/1/2017	27,366.94	35.95
											RTL	4/1/2018	28,189.09	37.03
3455	-00B01	Triangle Experience Group Inc	2/1/2015	1/31/2018	2,970	6,187.50	25.00				RNT	2/1/2016	6,373.13	25.75
											RNT	2/1/2017	6,563.70	26.52
3455	-01101	Kanpai	7/1/2002	5/31/2016	1,983	7,116.56	43.07		-3,058.28		CON	5/1/2015	-3,665.03	-22.18
											HLD	6/1/2016	14,660.12	88.71
											RTL	5/1/2015	7,330.06	44.36
3455	-01102	Marketing Center	7/1/2010	6/30/2011	648									
3455	-01103	Bonnie Doone Ventures, LLC	3/1/2013	6/30/2016	2,758	6,393.96	27.82	297.77	159.54		HLD	7/1/2016	13,169.46	57.30
											RTL	6/1/2015	6,584.72	28.65
											RTL	6/1/2016	6,584.72	28.65
											RUB	6/1/2015	167.52	0.73
											RUB	6/1/2016	175.90	0.77
3455	-01105	McKellar Corporation	12/21/2011	6/30/2015	3,586	11,573.82	38.73	103.26						

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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
3455	-01106 Subway Real Estate, LLC	11/18/2010	11/30/2020	1,379	5,496.46	47.83	759.44			HLD	12/1/2020	7,963.73	69.30
										HLD	12/11/2020	12,741.96	110.88
										OPF	12/1/2015	333.26	2.90
										OPF	12/1/2016	343.60	2.99
										OPF	12/1/2017	353.94	3.08
										OPF	12/1/2018	364.29	3.17
										OPF	12/1/2019	375.78	3.27
										RTL	12/1/2015	5,660.80	49.26
										RTL	12/1/2016	5,830.87	50.74
										RTL	12/1/2017	6,005.55	52.26
3455	-01107 VIP Cleaners	4/1/2014	3/31/2019	654	2,125.50	39.00	95.37			RTL	12/1/2018	6,185.96	53.83
										RTL	12/1/2019	6,370.98	55.44
										OPF	4/1/2015	98.24	1.80
										OPF	4/1/2016	101.18	1.86
										OPF	4/1/2017	104.22	1.91
										OPF	4/1/2018	107.35	1.97
										RTL	4/1/2015	2,189.27	40.17
										RTL	4/1/2016	2,255.21	41.38
										RTL	4/1/2017	2,322.79	42.62
										RTL	4/1/2018	2,392.55	43.90
3455	-02202 GS11B-01833	5/9/2010	5/8/2015	1,525	4,972.96	39.13							
	Additional Space 3455 -10004	5/9/2010	5/8/2015	3,911	12,753.59	39.13							
				Total 5,436	17,726.55		0.00					0.00	
3455	-02203 GS11B-01781 (SSA)	3/18/2005	3/17/2018	6,624	21,528.00	39.00							
3455	-07701 Professional Risk Management	3/23/2012	3/31/2022	15,292	52,731.91	41.38	440.13			RNT	4/1/2015	54,312.09	42.62
										RNT	4/1/2016	55,943.23	43.90
										RNT	4/1/2017	57,625.35	45.22
										RNT	4/1/2018	59,358.45	46.58
										RNT	4/1/2019	61,142.51	47.98
										RNT	4/1/2020	62,977.55	49.42
										RNT	4/1/2021	64,863.57	50.90
3455	-08800 Atlantic Systems Group	11/1/2014	1/31/2018	2,995	8,860.21	35.50				RNT	11/1/2015	9,127.26	36.57
										RNT	11/1/2016	9,401.80	37.67
										RNT	11/1/2017	9,683.33	38.80
3455	-08801 EMD Strategies LLC	6/20/2014	5/31/2017	2,511	7,428.38	35.50				RNT	7/1/2015	7,800.84	37.28
										RNT	7/1/2016	8,190.05	39.14
3455	-08802 Farmer, Lumpe & McClelland	5/27/2014	4/30/2017	1,984	5,786.67	35.00				RET	6/1/2015	38.35	0.23
										RNT	6/1/2015	5,945.39	35.96
										RNT	6/1/2016	6,109.07	36.95
3455	-10003 Owens-Illionois General INC.	12/15/2013	7/31/2019	1,779	5,649.81	38.11	34.86			RNT	12/1/2015	5,818.81	39.25
										RNT	12/1/2016	5,993.75	40.43
										RNT	12/1/2017	6,173.13	41.64

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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	
3455	-11001	SRA International, Inc.	8/24/2011	8/23/2021	15,292	54,312.09	42.62	1,434.58		RNT	12/1/2018	6,358.44	42.89	
										RNT	8/24/2015	55,943.23	43.90	
										RNT	8/24/2016	57,625.35	45.22	
										RNT	8/24/2017	59,358.45	46.58	
										RNT	8/24/2018	61,142.51	47.98	
										RNT	8/24/2019	62,977.55	49.42	
	Additional Space	3455	-10001	2/5/2013	8/31/2018	1,983	6,575.30	39.79	10.57		RNT	8/24/2020	64,863.57	50.90
											RNT	2/1/2016	6,771.95	40.98
											RNT	2/1/2017	6,975.20	42.21
											RNT	2/1/2018	7,185.07	43.48
Total				17,275	60,887.39		1,445.15		0.00					
3455	-12001	Ellumen, Inc.	6/1/2010	5/31/2020	12,410	44,231.31	42.77	248.22		HLD	6/1/2020	76,895.46	74.35	
										HLD	7/1/2020	102,527.28	99.14	
										RNT	6/1/2015	45,555.04	44.05	
										RNT	6/1/2016	46,920.14	45.37	
										RNT	6/1/2017	48,326.61	46.73	
										RNT	6/1/2018	49,774.44	48.13	
	Additional Space	3455	-10005	3/18/2014	5/31/2020	3,311	10,658.66	38.63	66.23		RNT	6/1/2019	51,263.64	49.57
											RNT	3/18/2016	10,978.72	39.79
											RNT	3/18/2017	11,307.07	40.98
											RNT	3/18/2018	11,646.44	42.21
Total				15,721	54,889.97		314.45		0.00					
3455	-12002	Assoc of State Drinking Water	11/1/2013	10/31/2020	2,648	8,978.93	40.69	52.79		RNT	11/1/2015	9,248.14	41.91	
										RNT	11/1/2016	9,526.18	43.17	
										RNT	11/1/2017	9,813.05	44.47	
										RNT	11/1/2018	10,106.53	45.80	
										RNT	11/1/2019	10,408.85	47.17	
3455	-1st_F	Rosslyn Tailors	3/1/2011	2/28/2016	979	3,213.57	39.39	537.97						
Totals:		Occupied Sqft:	49.04%	22 Units	96,357	311,612.76	4,344.23		-2,898.74					
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	50.96%	12 Units	100,110									
		Total Sqft:		34 Units	196,467	311,612.76								
Total 1401 Wilson Boulevard:														
		Occupied Sqft:	49.04%	22 Units	96,357	311,612.76	4,344.23		-2,898.74					
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	50.96%	12 Units	100,110									
		Total Sqft:		34 Units	196,467	311,612.76								

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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

**Grand Total:**

Occupied Sqft:	49.04%	22 Units	96,357	311,612.76	4,344.23	-2,898.74
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	50.96%	12 Units	100,110			
Total Sqft:		34 Units	196,467	311,612.76		

# 1401 Wilson Boulevard

## Stacking Plan

as of March 31, 2015

Floor	S to S					Current	Re-measured		
12	11' 4"	Ellumen [formerly CPS Healthcare, Inc.] (Ste. 1200): 12,410 sf (\$42.77, 3%) LXP 5/31/2020 Renewals: None Termination: TT / LL right to terminate after year 6 with 270 days notice				ASDWA: 2,648 rsf LXP 10/31/2020 (\$39.50, 2.75%, Nov '06) Renewals: None	15,058	15,292	
11	10' 8"	SRA International (Ste. 1100): 15,292 sf (\$44.71, 3%) LXP 8/23/2021 ROFO					15,292	15,292	
10	10' 8"	Vacant: 4,216 sf	Owens Illinois: 1,779 sf (\$37.00) LXP 7/31/19	SRA International (Ste 10001): 1,983 sf (\$38.63, 3%) LXP 8/31/18	DOD CPMS (GS 11B-01833): 3,911 rsf LXP 5/8/2015 TT total sf - 5,436 (\$38.00, flat) Ren: None	Ellumen: 3,311 sf (\$37.50) LXP 5/31/20	15,200	15,292	
9	10' 8"	Vacant: 15,292 sf					15,292	15,292	
8	10' 8"	Atlantic Systems Group: 2,995 sf LXP 1/31/18 (\$35.50)	EMD Strategies 2,511 sf LXP 5/31/17 (\$35.50)	Farmer, Lumpe& McClelland 1,984 sf LXP 4/30/17 (\$35.00)	Vacant 7,803 sf		15,293	15,292	
7	10' 8"	Professional Risk Management Services, Inc. (Ste. 800): 15,292 sf (\$43.99, 3%) LXP 03/31/2022 ROFO					15,292	15,292	
6	10' 8"	Vacant: 15,292 sf					15,292	15,292	
5	10' 8"	Vacant: 15,292 sf					15,292	15,292	
4	10' 8"	Vacant: 15,292 sf					15,292	15,292	
3	10' 8"	Vacant: 15,292 sf					15,292	15,292	
2	10' 8"	Vacant: 377 sf	DOD NSPS (GS 11B-01833): 1,525 rsf LXP 5/8/2015 TT total sf - 5,436 (\$39.13, flat) Ren: None	Social Security Administration (GS 11B-01781): 6,624 rsf (\$26.00,CPI) LXP 03/17/2018 Ren: None Term: After 5 yr firm term w/ 6 mos Right to lease aprx 6,000 sf on ground level at 1812 N Moore		Vacant: 6,309 sf	14,835	15,292	
1	12' 8"	Kanpai: 1,983 sf (\$43.07, 4%) LXP 5/31/16		Rosslyn Tailors: 979 sf (\$35.00, 3%) Exp. 2/28/2016 LXP None (d/b/a Elim Boutique)		McKellar Corporation: 3,586 rsf LXP 06/30/15 (\$41.42, Net of Elec.)			
		Marketing Ste.: 648 sf MTM		Bonnie Doone Ventures, LLC: 2,758 sf (\$29.61, 3%,Net of Util) LXP 6/30/16 Renewals: None		Subway: 1,379 sf (Ste. 106): (\$53.46, NNN 3%, \$2.50 CAM) LXP 11/30/2020 LL Termination: After year 7.		VIP: 654 sf LXP 3/31/19 (\$40.75, 3%) Ren: None LL Term option after 12/31/16	
A-Level	11' 2"	Rosslyn Children's Center (Ste. A100): 9,135 sf (\$35.58, 2.75%) LXP 3/31/19 Termination Option: LL and TT shall have the option to terminate any time after 2010 with 180 days notice Renewals: None				Core Area		9,135	10,851
B-Level	11' 2"	Vacant: 4,760 sf	TEG 2,970sf (\$25.00) LXP 1/31/18		GARAGE			7,730	7,434

Storage

196,282	198,303
185	0
196,467	198,303

RSF Office	187,881
RSF Retail	8,401
RSF Storage	185
Total Building RSF	196,467

Vacant Office	99,925
Vacant Retail	0
Vacant Storage	185
Total Vacancy	100,110

### Expiration Key

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

