



1515 WILSON BOULEVARD
Financial Report
April 30, 2015



Rosslyn Portfolio

Building 1515 Wilson Boulevard

Financial Report

Month Ended April 30, 2015



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SECTION 1

Executive Summary



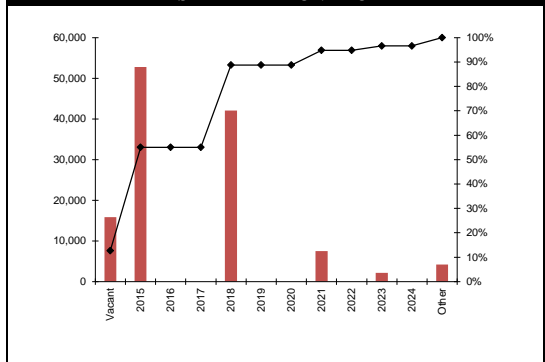
PROPERTY INFORMATION

Property Name	1515 Wilson
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	12
Asset Quality	B
Total SF	125,573
Leased	88%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
Tetra Tech	51,920	Nov-15
GSA-DoD	23,628	Oct-18
GSA-DoD	15,783	Oct-18

LEASE EXPIRATION PROFILE



STRATEGY

The newly repositioned retail spaces, exterior facade and renovated interior common areas together with the full lobby renovation has positioned the asset as premium, top quality Class B building (together with 1501 Wilson). Given the current competitive landscape as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to absorb the approximate 12k rsf of current vacant office space.

The buildings anchor tenant, Tetra Tech, has a lease expiring in Q4 2015. MP management is negotiating a lease renewal with Tetra Tech.

CRITICAL ISSUES

* Finalize agreement with Tetra Tech for a lease renewal.

ASSET-LEVEL DEBT

Appraised Value	\$ 40,900,000	as of	Dec-14
Senior Debt	\$ 20,375,000	50% LTV	LIBOR + 548
			May-17

CASH FLOW PERFORMANCE

Period	Apr-15 YTD	Actual	Budget	PSF
Projected Occupancy		87.8%	84.1%	
Effective Gross Revenue		1,461,835	1,419,968	\$ 11
Real Estate Taxes		(126,051)	(126,102)	(1)
Operating Expenses		(513,777)	(495,787)	(4)
Net Operating Income		822,007	798,079	6
Tenant Improvements		(3,078)	(49,440)	(0)
Leasing Commissions		-	(566,158)	(5)
Capital Improvements		(1,353)	(156,560)	(1)
Total Leasing and Capital		(4,431)	(772,158)	(6)
CF before Senior Debt Service		817,577	25,921	0
Senior Debt Service		(432,299)	(508,126)	
DSCR on NOI		1.90x	1.57x	
DSCR on CF before Senior Debt Service		1.89x	0.05x	
CF after Senior Debt Service		\$ 385,277	\$ (482,205)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The property is 88% leased, with primary focus on securing the Tetra Tech renewal.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Dec-14/ Oct-13	GSA DoD	5th-6th	23,628	Renewal	\$38.00	0.00%	2 mos.	\$5.00	5 yrs.	\$36.75

LEASE PROPOSALS

Date / LCD	Tenant	Suite	Type	SF	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Nov-15	Tetra Tech	8-12th	Renewal	51,940	No	\$36.00	2.50%	6 mos.	\$65.00	6.5 yrs.	\$21.95

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3465

Trial Balance
Monday Production DB
1515 Wilson Boulevard

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Accrual Year to Date Balances for period 04/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	9,221,652.46	
0132-0000	Building	30,872,488.67	
0142-0002	Bldg Impr-Non Escalatable	4,805,665.58	
0142-0020	Bldg Impr-CM Fee	143,092.32	
0152-0001	Equip-Furniture/Fixtures	4,555.22	
0162-0001	TI-Construction	633,522.60	
0162-0004	TI-Landlord Work	1,264,741.19	
0162-0020	TI-CM Fee	54,105.11	
0202-0001	Def Leasing-Brokerage	360,098.52	
0202-0002	Def Leasing-Legal	69,044.10	
0202-0006	Deferred Leas-Monday	357,020.71	
0222-0000	Deferred Financing	310,981.94	
0229-0000	Acc Amort-Def Financing		100,595.44
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	0.00	
0491-0010	Due To/From Managing Agen		12,651.34
0491-0025	Due to/from Monday		0.00
0491-3435	I/E-1100 Wilson Boulevard	15,554.15	
0491-3450	I/E-1400 Key Boulevard	51,760.27	
0491-3455	I/E-1401 Wilson Boulevard	65,711.99	
0491-3460	I/E-1501 Wilson Boulevard	7,768,745.83	
0491-3470	I/E-1701 N.Ft. MyerDrive	159.98	
0491-3480	I/E-1200 Wilson Boulevard	317.63	
0511-0000	Tenant A/R	275,770.07	
0512-0000	Accr Tenant A/R	25,821.50	
0513-0000	Accr Tenant Recovery A/R	33,653.72	
0581-0000	Res for Bad Debts-Billed		157,413.30
0632-0000	Prepaid Insurance	13,671.75	
0633-0000	Prepaid Taxes	12,107.69	
0711-0001	Due To/From Partner	14,656.92	
2110-0000	Mortgage Notes Payable		11,625,000.00
2122-0000	Sr Mezzanine Mtge Pay		8,750,000.00
2511-0000	Accounts Payable Trade		45,364.84
2514-0000	A/P-Seller Obligations		35,004.42
2517-0000	A/P-Tenant		6,136.39
2552-0000	Accr Miscellaneous		113,515.30
2553-0000	Accr Taxes		118,997.08
2556-0000	Accr Interest/Financing		57,638.89
2571-0000	Security Deposits		203,308.39
2572-0001	Tenant LOC		182,090.00
2572-0002	Tenant LOC Offset	182,090.00	
2591-0000	Prepaid Rents		230,128.25
3311-0001	Retained Earnings		4,385,363.11
3341-0001	Distribution	19,280,438.69	
3421-9999	Mbr Contrib-Misc		49,459,489.77
4111-0000	Office Income		1,282,769.54
4121-0000	Retail Income		93,670.60
4151-0000	Storage Income		18,890.88
4311-0000	Oper Exp Rec-Billed		19,213.76
4331-0000	R/E Tax Rec-Billed		4,070.48
4332-0000	R/E Tax Rec-Accrual		13,964.16
4333-0000	R/E Tax Rec-Prev Yr Adj	7,401.13	
4371-0000	Utility Reimb Billed		15,607.74
4521-0000	Int Inc-Bank		43.57
4861-2000	HVAC Maintenance Serv Income		18,472.20
4862-1500	Locks/Keys Income		1,063.64

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Trial Balance
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Accrual Year to Date Balances for period 04/15
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Account	Description	Debit	Credit
4863-2700	Cleaning		1,137.90
4864-0000	Engineering Reimb		160.00
4891-1100	Back Chg./Repair		171.93
5120-0000	Clean-Contract Interior	47,601.36	
5121-0000	Clean- Vacancy Credit		3,003.12
5130-0000	Clean-Window Wash Ext	7,500.00	
5132-0000	Clean-Window Wash Int	1,500.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	3,511.83	
5160-0000	Clean-Other	1,307.12	
5210-0000	Util-Elec-Public Area	64,108.04	
5220-0000	Util-Gas	27,632.78	
5250-0000	Util-Water/Sewer-Water	3,075.60	
5310-0000	R&M-Payroll-Gen'l	46,024.80	
5310-1000	R & M Payroll-OT	7,629.24	
5310-2000	R & M Payroll-Taxes	4,794.97	
5310-4000	R & M -Benefits	9,972.84	
5320-0000	R&M-Elev-Maint Contract	5,999.94	
5322-0000	R&M-Elev-Outside Svs	3,552.38	
5330-0000	R&M-HVAC-Contract Svs	3,656.68	
5332-0000	R&M-HVAC-Water Treatment	2,134.05	
5334-0000	R&M-HVAC-Supplies	2,736.09	
5336-0000	R&M-HVAC-Outside Svs	6,079.91	
5340-0000	R&M-Electrical-Supplies	223.30	
5342-0000	R&M-Electrical-Outside Svs	1,225.79	
5360-0000	R&M-Plumbing-Supplies	924.58	
5372-0000	R&M-Fire/Life Safety-O/S	9,859.32	
5380-0000	R&M-GB Interior-Supplies	3,156.11	
5381-0000	R&M-GB Interior-O/S	11,354.92	
5384-0000	R&M-GB Interior-Pest Cont	1,696.96	
5385-0000	R&M-GB Interior-Plant Mnt	1,319.04	
5388-0000	R&M-GB Exterior	2,952.00	
5390-0000	R&M-Other	7,780.39	
5412-0000	Grounds-Landscape-O/S	2,760.86	
5430-0000	Grounds-Snow Rem-Supplies	2,166.89	
5432-0000	Grounds-Snow Rem-O/S	5,835.31	
5520-0000	Security-Contract	14,105.71	
5530-0000	Security-Equipment	515.00	
5540-0000	Security-Other	398.60	
5610-0000	Mgmt Fee-Current Yr	31,534.89	
5710-0000	Adm-Payroll	31,832.45	
5710-1000	Admi-Payroll taxes	2,658.60	
5710-5000	Admin-Other Payroll Exp	4,434.14	
5710-5555	Deferred Compensation	10,121.72	
5730-0000	Adm-Office Exp-Mgmt Rent	14,131.89	
5732-0000	Adm-Office Exp-Mgmt Exps	2,713.88	
5734-0000	Adm-Office Exp-Phone	1,764.15	
5740-0000	Adm-Office Exp-Equip Leas	596.42	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	17.32	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,505.07	
5758-0001	Office/Lunchroom Supplies	322.67	
5758-0002	Internet/IT Contracts	641.61	
5758-0003	Computer Hardware/Software	1,180.98	
5758-0004	Copiers/Office Equipment	260.66	
5758-0005	Phone - Corporate/Teleconferencing	226.33	
5758-0006	Phone - Wireless/Cellular	468.99	
5758-0007	Postage/Delivery	87.39	

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Accrual
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Account	Description	Debit	Credit
5758-0008	Car Service	100.67	
5758-0009	Printing/Reproduction	3.84	
5758-0010	Corporate Events/Gifts	45.45	
5758-0011	Temporary Staffing	3,392.33	
5758-0012	Other Corp Admin Exp	331.44	
5758-0013	Meals	295.10	
5758-0014	Travel	444.65	
5762-0000	Adm-Mgmt Exp-Meals	1.18	
5772-0000	Adm-Other-Tenant Relation	2,867.34	
5810-0000	Insurance-Policies	10,930.08	
5810-1000	Insurance-Workers Comp	2,586.00	
6110-0000	Electric - Sep Tenant Chg	14,246.23	
6111-0000	Water/Sewer - Sep Tenant Chg	1,361.51	
6212-0000	Svs Costs-Misc Bldg	19,325.05	
6214-0000	Svs Costs-Cleaning	2,207.00	
6312-0000	Parking Exp-Non Operator	1,250.00	
6320-0000	Parking Exp-Misc	3,694.69	
6410-0000	Promotion and Advertising	1,775.31	
6411-0000	Leasing Meals & Entertainment	3,259.31	
6412-0000	Leasing Miscellaneous	8,542.03	
6420-0000	Lease Obligations	4,388.67	
6630-0000	Legal	2,171.70	
6632-0000	Misc Professional Serv	11,817.46	
6634-0000	Charitable Contributions	902.71	
6645-0000	Sales & Use Taxes	1,248.48	
6710-0000	RE Taxes-General	118,997.08	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	6,053.84	
8102-0000	Int Exp-Security Deposit	7.76	
8201-0000	Mortgage Interest Expense	432,291.68	
8302-0000	Amort-Def Financing	34,976.14	
Total:		76,954,936.04	76,954,936.04

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Balance Sheet
Monday Production DB
1515 Wilson Boulevard

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

Apr 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	9,221,652.46
Building	30,872,488.67
BLDG IMPROVEMENTS	4,948,757.90
EQUIPMENT	4,555.22
TENANT IMPROVEMENTS	1,952,368.90
DEFERRED LEASING	786,163.33

Total Direct Investments in Real Property	47,785,986.48
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Indirect Investments in Real Property

Mortgage Note Rec	14,656.92
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Total Indirect Investments in Real Property	14,656.92
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Total Investments in Real Property	47,800,643.40
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Accounts and Notes Receivable, net

I/E-Unallocated	(12,651.34)
Tenant A/R	275,770.07
Accr Tenant A/R	25,821.50
Accr Tenant Recovery A/R	33,653.72
Res for Bad Debts-Billed	(157,413.30)

Total Accounts and Notes Receivable, net	165,180.65
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	310,981.94
Acc Amort-Def Financing	(100,595.44)

Total Deferred Financing	210,386.50
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Other Assets

Deposits	0.00
Prepaid Insurance	13,671.75
Prepaid Taxes	12,107.69

Total Other Assets	25,779.44
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Total Def Financing & Other Assets	236,165.94
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TOTAL ASSETS	48,201,989.99
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LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable	11,625,000.00
Sr Mezzanine Mtge Pay	8,750,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	20,375,000.00
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Balance Sheet
Monday Production DB
1515 Wilson Boulevard

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

Apr 2015

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade	45,364.84
A/P-Seller Obligations	35,004.42
A/P-Tenant	6,136.39
Accr Miscellaneous	113,515.30
Accr Taxes	118,997.08
Accr Interest/Financing	57,638.89
Deferred Liability	0.00
Security Deposits	203,308.39
Prepaid Rents	230,128.25

Total Accounts Payable, Accrued Exp & Other	810,093.56
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TOTAL LIABILITIES	21,185,093.56
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EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL	4,385,363.11
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Total Partners'/Members' Equity	4,385,363.11
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Partners'/Members' Contributions

MEMBERS CONTRIB	49,459,489.77
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Total Partners'/Members' Contributions	49,459,489.77
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Partners'/Members' Distributions

PARTNERS DISTRIB	(19,280,438.69)
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Total Partners'/Members' Distributions	(19,280,438.69)
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I/E Adjustments

I/E-RosslynOfficeProp LLC	(7,902,249.85)
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Total I/E Adjustments	(7,902,249.85)
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Current Year Profit (Loss)	354,732.09
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Total Current & Prior Profit (Loss)	354,732.09
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TOTAL EQUITY ACCOUNTS	27,016,896.43
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TOTAL LIABILITY AND EQUITY	48,201,989.99
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ENTITY:	3465	SOP Detail - W/Cash Flow Format					Date:	5/19/2015
Report:	MP_CMPINC	Monday Production DB					Time:	11:46 AM
1515 Wilson Boulevard								
Accrual								
Report includes an open period. Entries are not final.								
		Current Period			Year-To-Date			
	Actual	Budget		Actual	Budget			
Thru:	Apr 2015	Apr 2015	Variance	Apr 2015	Apr 2015	Variance		

Revenues

Rental Income								
Office Income	320,710.81	320,525.37	185.44	0.06%	1,282,769.54	1,281,356.22	1,413.32	0.11%
Total Office Income	320,710.81	320,525.37	185.44	0.06%	1,282,769.54	1,281,356.22	1,413.32	0.11%
Retail Income								
Retail Income	23,417.65	23,417.65	0.00	0.00%	93,670.60	93,670.60	0.00	0.00%
Total Retail Income	23,417.65	23,417.65	0.00		93,670.60	93,670.60	0.00	
Storage Income	3,528.64	3,243.26	285.38	8.80%	18,890.88	12,973.04	5,917.84	45.62%
Storage Income	3,528.64	3,243.26	285.38	8.80%	18,890.88	12,973.04	5,917.84	45.62%
Total Rental Income	347,657.10	347,186.28	470.82	0.14%	1,395,331.02	1,387,999.86	7,331.16	0.53%

Recoveries

Operating Expense Reimb								
Oper Exp Rec-Billed	4,803.44	2,763.95	2,039.49	73.79%	19,213.76	11,055.80	8,157.96	73.79%
Total Operating Expense Reimb	4,803.44	2,763.95	2,039.49	73.79%	19,213.76	11,055.80	8,157.96	73.79%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	1,017.62	1,978.13	(960.51)	-48.56%	4,070.48	7,912.52	(3,842.04)	-48.56%
R/E Tax Rec-Accrual	9,041.88	0.00	9,041.88	0.00%	13,964.16	0.00	13,964.16	0.00%
R/E Tax Rec-Prev Yr Adj	(7,401.13)	0.00	(7,401.13)	0.00%	(7,401.13)	0.00	(7,401.13)	0.00%
Total Real Estate Tax Reimb	2,658.37	1,978.13	680.24	34.39%	10,633.51	7,912.52	2,720.99	34.39%
Total Recoveries	7,461.81	4,742.08	2,719.73	57.35%	29,847.27	18,968.32	10,878.95	57.35%

Interest and Other Income
Interest and Dividend Income

Database: MONDAYPROD
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1515 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Int Inc-Bank	3.59	44.00	(40.41)	-91.84%	43.57	176.00	(132.43)	-75.24%
Total Interest and Dividend Income	3.59	44.00	(40.41)	-91.84%	43.57	176.00	(132.43)	-75.24%
Utility Reimbursement								
Utility Reimb Billed	5,681.63	2,933.00	2,748.63	93.71%	15,607.74	11,732.00	3,875.74	33.04%
Total Utility Reimbursement	5,681.63	2,933.00	2,748.63	93.71%	15,607.74	11,732.00	3,875.74	33.04%
Service Income								
HVAC Maintenance Serv Income	7,354.20	0.00	7,354.20	0.00%	18,472.20	0.00	18,472.20	0.00%
Locks/Keys Income	169.40	0.00	169.40	0.00%	1,063.64	0.00	1,063.64	0.00%
Cleaning	227.58	223.00	4.58	2.05%	1,137.90	892.00	245.90	27.57%
Engineering Reimb	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%
Total Service Income	7,751.18	223.00	7,528.18	3375.87%	20,833.74	892.00	19,941.74	2235.62%
Miscellaneous Income								
Misc Other Income	0.00	100.00	(100.00)	-100.00%	0.00	200.00	(200.00)	-100.00%
Back Chg./Repair	0.00	0.00	0.00	0.00%	171.93	0.00	171.93	0.00%
Total Miscellaneous Income	0.00	100.00	(100.00)	-100.00%	171.93	200.00	(28.07)	-14.04%
Total Interest and Other Income	13,436.40	3,300.00	10,136.40	307.16%	36,656.98	13,000.00	23,656.98	181.98%
Total Revenue	368,555.31	355,228.36	13,326.95	3.75%	1,461,835.27	1,419,968.18	41,867.09	2.95%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(11,900.34)	(11,900.00)	(0.34)	0.00%	(47,601.36)	(47,600.00)	(1.36)	0.00%
Clean- Vacancy Credit	750.78	718.00	32.78	4.57%	3,003.12	2,872.00	131.12	4.57%
Clean-Window Wash Ext	(7,500.00)	0.00	(7,500.00)	0.00%	(7,500.00)	0.00	(7,500.00)	0.00%

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ENTITY: 3465	SOP Detail - W/Cash Flow Format							Date: 5/19/2015
Report: MP_CMPINC	Monday Production DB							Time: 11:46 AM
1515 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
	Current Period				Year-To-Date			
Thru:	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Clean-Window Wash Int	(1,500.00)	0.00	(1,500.00)	0.00%	(1,500.00)	0.00	(1,500.00) 0.00%	
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00 100.00%	
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	25.72	(703.50)	729.22	103.66%	(3,511.83)	(2,816.00)	(695.83) -24.71%	
Clean-Other	(665.66)	0.00	(665.66)	0.00%	(1,307.12)	(250.00)	(1,057.12) -422.85%	
Total Cleaning	(20,789.50)	(11,885.50)	(8,904.00)	-74.91%	(58,417.19)	(48,544.00)	(9,873.19) -20.34%	
Utilities								
Util-Elec-Public Area	(13,429.06)	(13,905.00)	475.94	3.42%	(64,108.04)	(53,019.00)	(11,089.04) -20.92%	
Util-Gas	2,022.78	(3,744.00)	5,766.78	154.03%	(27,632.78)	(23,533.00)	(4,099.78) -17.42%	
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00 100.00%	
Util-Water/Sewer-Water	(67.80)	(983.00)	915.20	93.10%	(3,075.60)	(4,927.00)	1,851.40 37.58%	
Total Utilities	(11,474.08)	(18,632.00)	7,157.92	38.42%	(94,816.42)	(81,979.00)	(12,837.42) -15.66%	
Repair & Maintenance								
R&M-Payroll-Gen'l	(11,327.84)	(10,608.00)	(719.84)	-6.79%	(46,024.80)	(41,587.00)	(4,437.80) -10.67%	
R & M Payroll-OT	(870.75)	(392.00)	(478.75)	-122.13%	(7,629.24)	(1,626.00)	(6,003.24) -369.20%	
R & M Payroll-Taxes	(735.57)	(841.00)	105.43	12.54%	(4,794.97)	(4,085.00)	(709.97) -17.38%	
R & M -Benefits	(2,222.23)	(2,281.40)	59.17	2.59%	(9,972.84)	(7,772.52)	(2,200.32) -28.31%	
R&M-Elev-Maint Contract	(1,499.94)	(1,500.00)	0.06	0.00%	(5,999.94)	(6,000.00)	0.06 0.00%	
R&M-Elev-Outside Svs	(752.34)	(808.00)	55.66	6.89%	(3,552.38)	(3,732.00)	179.62 4.81%	
R&M-HVAC-Contract Svs	(973.67)	(1,359.67)	386.00	28.39%	(3,656.68)	(4,042.68)	386.00 9.55%	
R&M-HVAC-Water Treatment	(386.82)	(447.00)	60.18	13.46%	(2,134.05)	(3,788.00)	1,653.95 43.66%	
R&M-HVAC-Supplies	(2,472.35)	(200.00)	(2,272.35)	-1136.18%	(2,736.09)	(800.00)	(1,936.09) -242.01%	
R&M-HVAC-Outside Svs	(646.50)	(25,350.00)	24,703.50	97.45%	(6,079.91)	(26,650.00)	20,570.09 77.19%	
R&M-Electrical-Supplies	0.00	(400.00)	400.00	100.00%	(223.30)	(1,600.00)	1,376.70 86.04%	
R&M-Electrical-Outside Svs	(1,126.00)	0.00	(1,126.00)	0.00%	(1,225.79)	(250.00)	(975.79) -390.32%	
R&M-Plumbing-Supplies	(486.95)	(250.00)	(236.95)	-94.78%	(924.58)	(1,000.00)	75.42 7.54%	
R&M-Plumbing-Outside Svs	0.00	(300.00)	300.00	100.00%	0.00	(1,200.00)	1,200.00 100.00%	
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(600.00)	600.00 100.00%	
R&M-Fire/Life Safety-O/S	(1,381.61)	(831.50)	(550.11)	-66.16%	(9,859.32)	(5,576.00)	(4,283.32) -76.82%	
R&M-GB Interior-Supplies	(637.51)	(500.00)	(137.51)	-27.50%	(3,156.11)	(2,000.00)	(1,156.11) -57.81%	
R&M-GB Interior-O/S	(2,300.34)	(225.00)	(2,075.34)	-922.37%	(11,354.92)	(3,400.00)	(7,954.92) -233.97%	
R&M-GB Interior-Pest Cont	(424.24)	(473.00)	48.76	10.31%	(1,696.96)	(2,142.00)	445.04 20.78%	

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Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance	
R&M-GB Interior-Plant Mnt	(329.76)	(340.00)	10.24	3.01%	(1,319.04)	(1,360.00)	40.96	3.01%
R&M-GB Exterior	(1,476.00)	0.00	(1,476.00)	0.00%	(2,952.00)	0.00	(2,952.00)	0.00%
R&M-Other	(881.78)	(850.00)	(31.78)	-3.74%	(7,780.39)	(9,070.00)	1,289.61	14.22%
Total Repair & Maintenance	(30,932.20)	(48,106.57)	17,174.37	35.70%	(133,073.31)	(128,281.20)	(4,792.11)	-3.74%
Roads & Grounds								
Grounds-Landscape-O/S	(2,295.86)	(1,513.00)	(782.86)	-51.74%	(2,760.86)	(4,978.00)	2,217.14	44.54%
Grounds-Snow Rem-Supplies	(4.29)	0.00	(4.29)	0.00%	(2,166.89)	(4,000.00)	1,833.11	45.83%
Grounds-Snow Rem-O/S	(2,017.56)	0.00	(2,017.56)	0.00%	(5,835.31)	0.00	(5,835.31)	0.00%
Total Roads & Grounds	(4,317.71)	(1,513.00)	(2,804.71)	-185.37%	(10,763.06)	(8,978.00)	(1,785.06)	-19.88%
Security								
Security-Contract	(3,767.60)	(7,623.00)	3,855.40	50.58%	(14,105.71)	(22,158.00)	8,052.29	36.34%
Security-Equipment	(515.00)	0.00	(515.00)	0.00%	(515.00)	(3,887.00)	3,372.00	86.75%
Security-Other	0.00	0.00	0.00	0.00%	(398.60)	0.00	(398.60)	0.00%
Total Security	(4,282.60)	(7,623.00)	3,340.40	43.82%	(15,019.31)	(26,045.00)	11,025.69	42.33%
Management Fees								
	(7,734.67)	(7,103.69)	(630.98)	-8.88%	(31,534.89)	(28,395.85)	(3,139.04)	-11.05%
Total Management Fees	(7,734.67)	(7,103.69)	(630.98)	-8.88%	(31,534.89)	(28,395.85)	(3,139.04)	-11.05%
Administrative								
Adm-Payroll	(7,607.66)	(8,683.00)	1,075.34	12.38%	(31,832.45)	(34,732.00)	2,899.55	8.35%
Admi-Payroll taxes	(467.82)	(664.00)	196.18	29.55%	(2,658.60)	(3,118.00)	459.40	14.73%
Admin-Other Payroll Exp	(640.42)	(713.74)	73.32	10.27%	(4,434.14)	(3,486.23)	(947.91)	-27.19%
Deferred Compensation	0.00	0.00	0.00	0.00%	(10,121.72)	0.00	(10,121.72)	0.00%
Adm-Office Exp-Mgmt Rent	(3,798.12)	(3,505.69)	(292.43)	-8.34%	(14,131.89)	(13,870.06)	(261.83)	-1.89%
Adm-Office Exp-Mgmt Exps	(806.97)	(276.00)	(530.97)	-192.38%	(2,713.88)	(1,304.00)	(1,409.88)	-108.12%
Adm-Office Exp-Phone	(628.51)	(240.00)	(388.51)	-161.88%	(1,764.15)	(960.00)	(804.15)	-83.77%
Adm-Office Exp-Equip Leas	0.00	(95.00)	95.00	100.00%	(596.42)	(380.00)	(216.42)	-56.95%
Adm-Mgmt Exp-Tuition,Educ	(17.32)	(244.00)	226.68	92.90%	(17.32)	(865.00)	847.68	98.00%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(1,505.07)	(2,122.00)	616.93	29.07%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
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Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Apr 2015	Apr 2015			Apr 2015	Apr 2015		
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.18)	0.00	(1.18)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(102.00)	102.00	100.00%
Adm-Other-Tenant Relation	(969.61)	(1,400.00)	430.39	30.74%	(2,867.34)	(20,300.00)	17,432.66	85.88%
Adm - Other - Misc	(1,522.34)	(3,356.00)	1,833.66	54.64%	(7,802.11)	(10,426.00)	2,623.89	25.17%
Total Administrative	(16,458.77)	(19,177.43)	2,718.66	14.18%	(80,446.27)	(91,665.29)	11,219.02	12.24%
Insurance								
Insurance-Policies	(2,732.52)	(2,681.58)	(50.94)	-1.90%	(10,930.08)	(10,726.31)	(203.77)	-1.90%
Insurance-Workers Comp	(646.50)	(679.49)	32.99	4.86%	(2,586.00)	(2,717.96)	131.96	4.86%
Total Insurance	(3,379.02)	(3,361.07)	(17.95)	-0.53%	(13,516.08)	(13,444.27)	(71.81)	-0.53%
Total Property Exp-Escalatable	(99,368.55)	(117,402.26)	18,033.71	15.36%	(437,586.53)	(427,332.61)	(10,253.92)	-2.40%
Real Estate Taxes								
RE Taxes-General	(29,749.27)	(29,749.25)	(0.02)	0.00%	(118,997.08)	(118,997.00)	(0.08)	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	(1,513.46)	(1,527.29)	13.83	0.91%	(6,053.84)	(6,105.09)	51.25	0.84%
Total Real Estate Taxes	(31,262.73)	(31,276.54)	13.81	0.04%	(126,050.92)	(126,102.09)	51.17	0.04%
Total Escalatable Expenses	(130,631.28)	(148,678.80)	18,047.52	12.14%	(563,637.45)	(553,434.70)	(10,202.75)	-1.84%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(5,470.38)	(2,555.00)	(2,915.38)	-114.10%	(14,246.23)	(10,220.00)	(4,026.23)	-39.40%
Water/Sewer - Sep Tenant Chg	(211.25)	(378.00)	166.75	44.11%	(1,361.51)	(1,512.00)	150.49	9.95%
Total Non Esc Utilities	(5,681.63)	(2,933.00)	(2,748.63)	-93.71%	(15,607.74)	(11,732.00)	(3,875.74)	-33.04%
Service Costs								
Svs Costs-Misc Bldg	(7,140.00)	0.00	(7,140.00)	0.00%	(19,325.05)	0.00	(19,325.05)	0.00%

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Accrual								
Report includes an open period. Entries are not final.								
		Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget		
	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Svs Costs-Cleaning	(551.75)	(223.00)	(328.75)	-147.42%	(2,207.00)	(892.00)	(1,315.00)	-147.42%
Svc Costs - Cleaning - NonBillable	0.00	(330.79)	330.79	100.00%	0.00	(1,323.16)	1,323.16	100.00%
Total Service Costs	(7,691.75)	(553.79)	(7,137.96)	-1288.93%	(21,532.05)	(2,215.16)	(19,316.89)	-872.03%
Parking Expenses								
Parking Exp-Non Operator	(250.00)	(250.00)	0.00	0.00%	(1,250.00)	(1,000.00)	(250.00)	-25.00%
Parking Exp-Misc	(688.98)	(1,941.91)	1,252.93	64.52%	(3,694.69)	(18,285.65)	14,590.96	79.79%
Total Parking Expenses	(938.98)	(2,191.91)	1,252.93	57.16%	(4,944.69)	(19,285.65)	14,340.96	74.36%
Leasing Costs								
Promotion and Advertising	(186.06)	(3,230.00)	3,043.94	94.24%	(1,775.31)	(21,615.00)	19,839.69	91.79%
Leasing Meals & Entertainment	(859.76)	(100.00)	(759.76)	-759.76%	(3,259.31)	(400.00)	(2,859.31)	-714.83%
Leasing Miscellaneous	(4,628.72)	0.00	(4,628.72)	0.00%	(8,542.03)	0.00	(8,542.03)	0.00%
Lease Obligations	(728.59)	0.00	(728.59)	0.00%	(4,388.67)	0.00	(4,388.67)	0.00%
Total Leasing Costs	(6,403.13)	(3,330.00)	(3,073.13)	-92.29%	(17,965.32)	(22,015.00)	4,049.68	18.40%
Owner Costs								
Legal	(2,092.89)	(2,000.00)	(92.89)	-4.64%	(2,171.70)	(8,000.00)	5,828.30	72.85%
Misc Professional Serv	(6,630.40)	(25.00)	(6,605.40)	-6421.60%	(11,817.46)	(3,733.12)	(8,084.34)	-216.56%
Charitable Contributions	(220.35)	0.00	(220.35)	0.00%	(902.71)	(307.00)	(595.71)	-194.04%
Sales & Use Taxes	0.00	(291.67)	291.67	100.00%	(1,248.48)	(1,166.68)	(81.80)	-7.01%
Total Owner Costs	(8,943.64)	(2,316.67)	(6,626.97)	-286.06%	(16,140.35)	(13,206.80)	(2,933.55)	-22.21%
Total Property Exp-Non Escalatable	(29,659.13)	(11,325.37)	(18,333.76)	-161.88%	(76,190.15)	(68,454.61)	(7,735.54)	-11.30%
Total Operating Expenses	(160,290.41)	(160,004.17)	(286.24)	-0.18%	(639,827.60)	(621,889.31)	(17,938.29)	-2.88%
Net Operating Income (Loss)	208,264.90	195,224.19	13,040.71	6.68%	822,007.67	798,078.87	23,928.80	3.00%
Interest Expense								

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Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance	
Int Exp-Security Deposit	(1.94)	0.00	(1.94)	0.00%	(7.76)	0.00	(7.76)	0.00%
Mortgage Interest Expense	(108,072.92)	(127,032.00)	18,959.08	14.92%	(432,291.68)	(508,126.00)	75,834.32	14.92%
Total Interest Expense	(108,074.86)	(127,032.00)	18,957.14	14.92%	(432,299.44)	(508,126.00)	75,826.56	14.92%
Amort of Financing Costs								
Amort-Def Financing	(8,638.39)	(8,587.12)	(51.27)	-0.60%	(34,976.14)	(34,348.48)	(627.66)	-1.83%
Total Amort of Financing Costs	(8,638.39)	(8,587.12)	(51.27)	-0.60%	(34,976.14)	(34,348.48)	(627.66)	-1.83%
Net Income(Loss)	91,551.65	59,605.07	31,946.58	53.60%	354,732.09	255,604.39	99,127.70	38.78%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	8,638.39	0.00	8,638.39		34,976.14	0.00	34,976.14	
Debt Service Accrual	(3,602.43)	0.00	(3,602.43)		(3,602.43)	0.00	(3,602.43)	
Real Estate Tax Accrual	29,749.27	0.00	29,749.27		118,997.08	0.00	118,997.08	
Real Estate Tax Prepayment	1,513.46	0.00	1,513.46		(12,107.69)	0.00	(12,107.69)	
Insurance Prepayment	3,379.02	0.00	3,379.02		13,516.08	0.00	13,516.08	
Other Prepaid Expenses	0.00	0.00	0.00		4,285.14	0.00	4,285.14	
Change in Capital Assets:								
Building Improvements	1,380.28	0.00	1,380.28		(1,352.96)	(156,560.00)	155,207.04	99.14%
Equipment	0.00	0.00	0.00		(4,555.22)	(125,000.00)	120,444.78	96.36%
Tenant Improvements	0.00	0.00	0.00		(3,077.60)	(49,440.00)	46,362.40	93.78%
Leasing Expenses	0.00	0.00	0.00		0.00	(566,158.30)	566,158.30	100.00%
Other Balance Sheet Adjustments:								
Change in A/R	(10,316.96)	0.00	(10,316.96)		(63,677.47)	0.00	(63,677.47)	
Change in A/P	20,689.02	0.00	20,689.02		22,804.67	0.00	22,804.67	
Change in Other Liabilities	(19,784.72)	0.00	(19,784.72)		170,030.15	0.00	170,030.15	
Change in I/C Balances	(123,196.98)	0.00	(123,196.98)		(630,967.98)	0.00	(630,967.98)	

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

Total Cash Flow Adjustments	<u>(91,551.65)</u>	<u>0.00</u>	<u>(91,551.65)</u>	<u>(354,732.09)</u>	<u>0.00</u>	<u>542,426.21</u>	60.46%
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Cash Balances:

Net Income/(Loss)	91,551.65	0.00	31,946.58	354,732.09	0.00	99,127.70
+/- Cash Flow Adjustments	<u>(91,551.65)</u>	<u>0.00</u>	<u>(91,551.65)</u>	<u>(354,732.09)</u>	<u>0.00</u>	<u>542,426.21</u>
Cash Balance - End of Period	<u>0.00</u>	<u>0.00</u>	<u>(59,605.07)</u>	<u>0.00</u>	<u>0.00</u>	<u>641,553.92</u>

Cash Balance Composition:

Escrow Cash	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Cash	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

1515 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis

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

Year to Date					
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	1,395,331	\$1,388,000	7,331	0.53%	
Recoveries	29,847	18,968	10,879	57.35%	A
Parking Income	-	-	-	100.00%	
Interest and Other Income	36,657	13,000	23,657	181.98%	B
Total Rental Income	1,461,835	1,419,968	41,867	2.95%	
Operating Expenses:					
Cleaning	(58,417)	(48,544)	(9,873)	-20.34%	
Utilities	(94,816)	(81,979)	(12,837)	-15.66%	C
Repairs and Maintenance	(133,073)	(128,281)	(4,792)	-3.74%	
Roads and Grounds	(10,763)	(8,978)	(1,785)	-19.88%	
Security	(15,019)	(26,045)	11,026	42.33%	D
Management Fees	(31,535)	(28,396)	(3,139)	-11.05%	
Administrative	(80,446)	(91,665)	11,219	12.24%	E
Insurance	(13,516)	(13,444)	(72)	-0.53%	
Real Estate Taxes	(126,051)	(126,102)	51	0.04%	
Non- Escalatable Expenses	(76,190)	(68,455)	(7,736)	-11.30%	
Professional Services/ Other	-	-	-	100.00%	
Total Expenses	(639,828)	(621,889)	(17,938)	-2.88%	
Net Operating Income (Loss)	\$822,008	\$798,079	\$23,929	3.00%	
Other Income and Expenses:					
Interest Expense	(432,299)	(508,126)	75,827	14.92%	F
Amortization - Financing Costs	(34,976)	(34,348)	(628)	-1.83%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(467,276)	(542,474)	75,199	13.86%	
Net Income (Loss)	\$354,732	\$255,604	\$99,128	38.78%	
CASH BASIS					
Property Activity					
Net Income (Loss)	354,732	255,604	99,128	38.78%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	34,976	34,348	628	-1.83%	
Capital Expenditures	(1,353)	(156,560)	155,207	99.14%	G
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	(3,078)	(49,440)	46,362	93.78%	H
Leasing Costs	-	(566,158)	566,158	100.00%	I
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	(385,278)	-	(385,278)	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Total Property Activity	-	(\$482,205)	\$482,205	-100.00%	
Operating Cash Activity					
Plus: Beginning of Year Cash Balance	\$ -		(Note A) - Ending Cash consists of:	\$ -	
Less: Ending Cash Balance (Note A)	-		Operating & lockbox	-	
Total Property Activity	\$ -		Money Market	-	
			Sweep Investment	-	
			Escrows	-	
(Distributions)/Contributions	\$ -		Total	\$ -	

1515 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	10,879	The positive variance in Recoveries is primarily due to:
		3,350	2015 Meta's budgeted pool missing gross up for electricity, water & sewage and management fees (Permanent Variance)
		4,299	Budgeted pool adjustments not included in current billing for Tetra Tech (Permanent Variance)
		509	Budget is missing OPE for G. LaVecchia (Permanent Variance)
		2,722	Miscellaneous variance
		<u>10,879</u>	
B	\$	23,657	The positive variance in Interest & Other Income is primarily due to:
		18,472	Budgeted other income lower than actual due to unbudgeted GSA service income (Permanent Variance)
		5,025	Miscellaneous variance
		<u>23,657</u>	
C	\$	(12,837)	The negative variance in Utilities is primarily due to:
		(3,608)	Budgeted electric is lower than actual primarily due to under accrual of 2014 electricity expense (Permanent variance)
		(7,481)	Budgeted electric is lower than actual due to retail service meter not budgeted (Permanent variance)
		(1,748)	Miscellaneous variance
		<u>\$ (12,837)</u>	
D	\$	11,026	The positive variance in Security Expenses is primarily due to:
		8,052	Budgeted security contract higher than actual do to the new lobby desk attendant/guard to occur in Q3 (Timing Variance)
		3,372	Budgeted security equipment is higher than actual due to the camera upgrades to occur in Q2/Q3 (Timing Variance)
		(399)	Miscellaneous variance
		<u>\$ 11,026</u>	
E	\$	11,219	The positive variance in Administrative Expenses is primarily due to:
		17,433	Budgeted Admin other tenant relation is higher than actual due to additional AMTI tenant relations events/gifts as we are in lease negotiations (Permanent Variance)
		(6,214)	Miscellaneous variance
		<u>\$ 11,219</u>	
F	\$	75,827	The positive variance in Interest Expense is primarily due to:
		75,834	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		(8)	Miscellaneous variance
		<u>\$ 75,827</u>	
G	\$	155,207	The positive variance in Capital Expenditure is primarily due to:
		99,883	Budgeted façade lighting project is higher than actual due to lighting project to occur in Q3 (Timing Variance)
		44,000	Budgeted 2014 carryover façade lighting project is higher than actual due to lighting project to occur in Q3 (Timing Variance)
		8,000	Budgeted window film replacement will occur later in the year. Pending direction from leasing (Timing Variance)
		(818)	Budgeted garage repair soft costs commenced earlier than anticipated (Timing Variance)
		(394)	Unbudgeted 2014 carryover for the elevator cab upgrades (Permanent Variance)
		4,536	CM Fee
		<u>\$ 155,207</u>	
H	\$	46,362	The positive variance in Tenant Improvements is primarily due to:
		48,000	Budgeted Tetra Tech Window Film Removal is on hold pending direction from leasing (Timing Variance)
		(2,988)	Unbudgeted 2014 carryover for the 8th floor restroom upgrades (Permanent Variance)
		1,350	CM Fee
		<u>\$ 46,362</u>	
I	\$	566,158	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		368,785	Budgeted leasing commissions for Tetra Tech to occur in Q2 (Timing Variance)
			<i>Monday LCs</i>
		184,393	Budgeted leasing commissions for Tetra Tech to occur in Q2 (Timing Variance)
			<i>Legal</i>
		12,980	Budgeted leasing legal for Tetra Tech to occur in Q2 (Timing Variance)
		<u>\$ 566,158</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database:	MONDAYPROD	Aged Delinquencies	Page:	1
BLDG:	3465	Monday Production DB	Date:	5/14/2015
		1515 Wilson Boulevard	Time:	03:23 PM
		Period: 04/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3465-010397	G. LaVecchia & McIntire Greg L. LaVecchia DMD	Master Occupant Id: 00003119-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 6 5/11/2015	892.78			
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4/1/2015	OPE	Operating Escalation	CH	127.26	127.26	0.00	0.00	0.00	0.00
4/1/2015	RET	Real Estate Tax	CH	88.70	88.70	0.00	0.00	0.00	0.00
4/1/2015	RTT	RET True-up	NC	-0.02	-0.02	0.00	0.00	0.00	0.00
4/1/2015	STR	Storage Rent	CH	217.48	217.48	0.00	0.00	0.00	0.00

	OPE	Operating Escalation		127.26	127.26	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Tax		88.70	88.70	0.00	0.00	0.00	0.00
	RTT	RET True-up		-0.02	-0.02	0.00	0.00	0.00	0.00
	STR	Storage Rent		217.48	217.48	0.00	0.00	0.00	0.00

G. LaVecchia & McIntire Total:				433.42	433.42	0.00	0.00	0.00	0.00
	Prepaid:			-16,522.99					
	Balance:			-16,089.57					

3465-010444	Tom Yum Rosslyn	Master Occupant Id: 00003150-1 01101 Current	Day Due: 1 Last Payment:	Delq Day: 6 5/4/2015	8,687.17			
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4/1/2015	OPF	Operating Fixed	CH	656.12	656.12	0.00	0.00	0.00	0.00
4/1/2015	RTL	Retail Rent	CH	7,488.10	7,488.10	0.00	0.00	0.00	0.00
4/1/2015	RTT	RET True-up	CH	4,228.67	4,228.67	0.00	0.00	0.00	0.00

	OPF	Operating Fixed		656.12	656.12	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
	RTL	Retail Rent		7,488.10	7,488.10	0.00	0.00	0.00	0.00
	RTT	RET True-up		4,228.67	4,228.67	0.00	0.00	0.00	0.00

Tom Yum Rosslyn Total:				12,372.89	12,372.89	0.00	0.00	0.00	0.00
	Prepaid:			-9,768.52					
	Balance:			2,604.37					

3465-010573	GSA 11P-12637 Anita Gay-Craig (202) 260-0475	Master Occupant Id: 00003226-1 06601 Current	Day Due: 1 Last Payment:	Delq Day: 5/8/2015	1,333.98			
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2/1/2015	RNT	Commercial Rent	CH	127.72	0.00	127.72	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	37,978.72	37,978.72	0.00	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	37,978.72	37,978.72	0.00	0.00	0.00	0.00

	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
	RNT	Commercial Rent		76,085.16	75,957.44	127.72	0.00	0.00	0.00

GSA 11P-12637 Total:				76,085.16	75,957.44	127.72	0.00	0.00	0.00
	Prepaid:			-0.30					
	Balance:			76,084.86					

3465-010219	Tetra Tech Ms. Tammy Smith 703-841-2677	Master Occupant Id: Advance-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 4/24/2015	162,452.85			
Additional space Occupant: Tetra Tech		Contact: Mr. John Coon						

10/1/2014	OPT	Operating True-up	NC	-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
4/1/2015	RTT	RET True-up	NC	-7,511.17	-7,511.17	0.00	0.00	0.00	0.00

	OPT	Operating True-up		-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00

Database:	MONDAYPROD	Aged Delinquencies	Page:	2
BLDG:	3465	Monday Production DB	Date:	5/14/2015
		1515 Wilson Boulevard	Time:	03:23 PM
		Period: 04/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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RTT	RET True-up		-7,511.17	-7,511.17	0.00	0.00	0.00	0.00
Tetra Tech Total:			-12,513.17	-7,511.17	0.00	0.00	0.00	-5,002.00
		Prepaid:	-162,452.85					
		Balance:	-174,966.02					

3465-004081	Tetra Tech Ms.Tammy Smith 703-841-2677	Master Occupant Id: AMTSTR-1 STR01 Current	Day Due: 1 Last Payment:	Delq Day: 6 4/24/2015	980.00			
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
Tetra Tech Total:			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-980.00					
		Balance:	-980.00					

3465-003457	GSA 11B-30114 Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA 11B--1 07702 Inactive	Day Due: 1 Last Payment:	Delq Day: 6 6/27/2014	759.21			
Additional space Occupant: GSA 11B-30114			Contact:					
11/1/2012	RET	Real Estate Tax	CH	75,078.30	0.00	0.00	0.00	75,078.30
12/1/2012	RET	Real Estate Tax	CH	22,634.04	0.00	0.00	0.00	22,634.04
12/1/2012	RET	Real Estate Tax	CH	59,700.97	0.00	0.00	0.00	59,700.97

RET	Real Estate Tax		157,413.31	0.00	0.00	0.00	0.00	157,413.31
GSA 11B-30114 Total:			157,413.31	0.00	0.00	0.00	0.00	157,413.31

3465-010169	GSA 11B-30114 Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA 11B--2 07702 Current	Day Due: 1 Last Payment:	Delq Day: 6 5/1/2015	52,607.23			
Additional space Occupant: GSA 11B-30114			Contact: Terry Reid					
7/1/2014	RNT	Commercial Rent	NC	-3,940.11	0.00	0.00	0.00	-3,940.11
3/1/2015	CLN	Cleaning	CH	227.58	0.00	227.58	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	37,411.00	37,411.00	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	12,568.50	12,568.50	0.00	0.00	0.00

CLN	Cleaning		227.58	0.00	227.58	0.00	0.00	0.00
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
RNT	Commercial Rent		46,039.39	49,979.50	0.00	0.00	0.00	-3,940.11
GSA 11B-30114 Total:			46,266.97	49,979.50	227.58	0.00	0.00	-3,940.11
		Prepaid:	-40,403.59					
		Balance:	5,863.38					

3465-010247	Meta Engineers, P.C. Mr. Paul McDonald 202-898-1188	Master Occupant Id: MET001-2 07701 Current	Day Due: 1 Last Payment:	Delq Day: 6 5/11/2015	28,224.90			
5/1/2014	OPT	Operating True-up	CH	880.05	0.00	0.00	0.00	880.05
4/1/2015	RTT	RET True-up	NC	-5,168.56	-5,168.56	0.00	0.00	0.00

OPT	Operating True-up		880.05	0.00	0.00	0.00	0.00	880.05
RTT	RET True-up		-5,168.56	-5,168.56	0.00	0.00	0.00	0.00
Meta Engineers, P.C. Total:			-4,288.51	-5,168.56	0.00	0.00	0.00	880.05

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	CLN	Cleaning	227.58	0.00	227.58	0.00	0.00	0.00
	OPE	Operating Escalation	127.26	127.26	0.00	0.00	0.00	0.00
	OPF	Operating Fixed	656.12	656.12	0.00	0.00	0.00	0.00
	OPT	Operating True-up	-4,121.95	0.00	0.00	0.00	0.00	-4,121.95
	PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Tax	157,502.01	88.70	0.00	0.00	0.00	157,413.31
	RNT	Commercial Rent	122,124.55	125,936.94	127.72	0.00	0.00	-3,940.11
	RTL	Retail Rent	7,488.10	7,488.10	0.00	0.00	0.00	0.00
	RTT	RET True-up	-8,451.08	-8,451.08	0.00	0.00	0.00	0.00
	STR	Storage Rent	217.48	217.48	0.00	0.00	0.00	0.00
BLDG 3465 Total:			275,770.07	126,063.52	355.30	0.00	0.00	149,351.25
		Prepaid:	-230,128.25					
		Balance:	45,641.82					

	CLN	Cleaning	227.58	0.00	227.58	0.00	0.00	0.00
	OPE	Operating Escalation	127.26	127.26	0.00	0.00	0.00	0.00
	OPF	Operating Fixed	656.12	656.12	0.00	0.00	0.00	0.00
	OPT	Operating True-up	-4,121.95	0.00	0.00	0.00	0.00	-4,121.95
	PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Tax	157,502.01	88.70	0.00	0.00	0.00	157,413.31
	RNT	Commercial Rent	122,124.55	125,936.94	127.72	0.00	0.00	-3,940.11
	RTL	Retail Rent	7,488.10	7,488.10	0.00	0.00	0.00	0.00
	RTT	RET True-up	-8,451.08	-8,451.08	0.00	0.00	0.00	0.00
	STR	Storage Rent	217.48	217.48	0.00	0.00	0.00	0.00
Grand Total:			275,770.07	126,063.52	355.30	0.00	0.00	149,351.25
		Prepaid:	-230,128.25					
		Balance:	45,641.82					

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:15 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC

30394	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: MPA003 MPARK

118483	1/21/2015		ELCONParking-Credit	0142-0002	-146.33	0.00	-146.33			
118483	1/21/2015		ELCONParking	0142-0002	146.33	0.00	146.33			
119422	2/20/2015		ELCON Parking	0142-0002	73.17	0.00	73.17			
119422	2/20/2015		ELCON Parking	0142-0002	-73.17	0.00	-73.17			
Expense Period 02/15 Total:					0.00	0.00	0.00			

Expense Period: 04/15

Vendor: BRO021 Broadband Technology Corporation

BTC-4775	4/29/2015		TroubleShootElevPhon	5734-0000	250.00	0.00	250.00	5/5/2015	8512	05/15
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Vendor: CDW001 CDW DIRECT LLC

ALTS08931	4/9/2015		324 VA RECEPTION	5758-0003	5.84	0.00	5.84	5/4/2015	13324	05/15
ALTS36161	4/10/2015		324 VA RECEPTION	5758-0003	2.21	0.00	2.21	5/4/2015	13326	05/15

Vendor: CLE010 Clean & Polish Bldg Solutions, Inc.

30940	4/21/2015		Exterior Cleaning	5130-0000	7,500.00	0.00	7,500.00			
30940	4/21/2015		Interior Cleaning	5132-0000	1,500.00	0.00	1,500.00			

Database:	MONDAYPROD			Open Status Report				Page:	2	
				Monday Production DB				Date:	5/18/2015	
ENTITY:	3465			1515 Wilson Boulevard				Time:	12:15 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: COM032 COMCAST

4/21 969424016	4/21/2015		4/21 969424016	5732-0000	198.06	0.00	198.06	5/5/2015	8514	05/15
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Vendor: COR020 CoreNet Global Inc.

ALERS2015001	2/13/2015		Cornet event	6411-0000	693.59	0.00	693.59	5/4/2015	13327	05/15
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Vendor: COS004 COSTAR REALTY INFORMATION INC

AL192895PSI	2/10/2015		Jan 31 day Ad Run Ro	6410-0000	54.83	0.00	54.83	5/4/2015	13329	05/15
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Vendor: DAT003 Datawatch Systems Inc.

695024	5/1/2015		Jun2015FireMonitorin	5372-0000	40.00	0.00	40.00	5/5/2015	8516	05/15
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Vendor: ENE003 Energy Watch, Inc.

4253	3/20/2015		QtrlyEngAprJun15	5390-0000	195.73	0.00	195.73	5/11/2015	13354	05/15
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Vendor: ENG003 Engineers Outlet

247678	4/22/2015		Door Closer	5380-0000	331.63	0.00	331.63	5/5/2015	8517	05/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	1.64	0.00	1.64	5/4/2015	13332	05/15
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Vendor: GBS001 GB Shades, LLC

4946	4/29/2015		ReplacementBlinds	5381-0000	480.00	0.00	480.00	5/5/2015	8519	05/15
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Vendor: GOT005 Gotham Technologies

7197	5/1/2015		May2015HVACWtrTreatm	5332-0000	386.82	0.00	386.82	5/5/2015	8520	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:15 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: KCS001 KCS Landscape Management, Inc.

15395-401	4/20/2015		Spring2015MulchInsta	5412-0000	858.60	0.00	858.60	5/5/2015	8523	05/15
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Vendor: LIM002 Limbach

000294646	1/21/2015		Suite400HVAC	6212-0000	3,570.00	0.00	3,570.00	5/5/2015	8524	05/15
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000294647	2/21/2015		Suite400HVAC	6212-0000	3,570.00	0.00	3,570.00	5/5/2015	8524	05/15
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Vendor: LOC016 Local News Now LLC

AL1824	4/16/2015		ArlNow 12 Ad Run	6410-0000	69.36	0.00	69.36	5/4/2015	13335	05/15
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Vendor: MME111 Mitchell's Music and Entertainment

15042201	4/6/2015		Earth Day2015 MusicD	5772-0000	33.61	0.00	33.61	5/4/2015	13336	05/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0315ROSS	4/26/2015		DUE TO MGT AGNT 3/15	0491-0010	6,629.81	0.00	6,629.81	5/5/2015	8526	05/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3465_0000000000	4/30/2015		Management Fee	5610-0000	325.28	0.00	325.28	5/5/2015	8527	05/15
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3465_0000000000	4/30/2015		Management Fee	5610-0000	422.77	0.00	422.77	5/5/2015	8527	05/15
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3465_0000000000	4/30/2015		Management Fee	5610-0000	0.00	0.00	0.00			
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3465_0000000000	4/30/2015		Management Fee	5610-0000	6,986.62	0.00	6,986.62	5/5/2015	8527	05/15
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Vendor: MPA006 MDISTRICT PARK 15

121168	4/21/2015		5/2015 PARKING	6312-0000	250.00	0.00	250.00	5/5/2015	8528	05/15
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Vendor: ORK001 Orkin LLC

34315910	4/24/2015		Apr2015PestControl	5384-0000	424.24	0.00	424.24	5/5/2015	8529	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:15 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: PEA004 Peapod, LLC

ALk61277967	4/20/2015		Customer ID ox82558	5758-0001	1.78	0.00	1.78	5/4/2015	13339	05/15
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Vendor: RED005 Red Top Cab of Arlington

AL033831	4/15/2015		Account# 2840200	5758-0008	0.64	0.00	0.64	5/4/2015	13341	05/15
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Vendor: RED013 Red Coats, Inc.

225460	4/20/2015		LobbyGrout	5160-0000	665.66	0.00	665.66	5/5/2015	8531	05/15
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Vendor: SCO003 SCOOPS2U Inc.

E00092	4/29/2015		FitnessCtrOpeningEve	5772-0000	930.69	0.00	930.69	5/5/2015	8532	05/15
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Vendor: TOY002 To Your Taste Catering, LLC

168172	4/15/2015		EngineersHolidayLunc	5732-0000	65.70	0.00	65.70	5/11/2015	13367	05/15
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Vendor: TWI005 TWIN TOWERS FLORIST

046674	4/27/2015		Lobby Flowers	5385-0000	82.44	0.00	82.44	5/5/2015	8534	05/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

187835	11/13/2013		OEI Strategy	6632-0000	1,488.93	0.00	1,488.93	5/5/2015	8535	05/15
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Vendor: WAS004 WASHINGTON GAS

WT3465032415	3/24/2015		2/19-3/23/15 3621085	5220-0000	4,296.69	0.00	4,296.69	4/30/2015	8510	05/15
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*** This invoice was REOPENED in Expense Period 04/15 ***

WT3465042215	4/22/2015		3/23-4/21/15 3621085	5220-0000	1,300.83	0.00	1,300.83	4/30/2015	8510	05/15
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Vendor: ZAC001 Accenture LLP

VC1100005427	4/3/2015		3/15 LSE ADMIN	5758-0011	274.84	0.00	274.84	5/6/2015	13345	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:15 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period 04/15 Total:	43,888.84	0.00	43,888.84
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1515 Wilson Boulevard Total:	45,364.84	0.00	45,364.84
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Grand Total:	45,364.84	0.00	45,364.84
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Database: MONDAYPROD			Check Register						Page: 1	
ENTITY: 3465			Monday Production DB						Date: 5/20/2015	
			1515 Wilson Boulevard						Time: 02:55 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice	Invoice	Due Date	Invoice	Discount	Check
			P.O. Number	Account Number	Number	Date		Amount	Amount	Amount
8456	4/7/2015	04/15	AAP001	AA Painting & Drywall						
3465	3rdFlrCorridor		346504152	5381-0000	316	3/16/2015	4/15/2015	600.00	0.00	600.00
3465	11thFlrCorridor		346504153	5381-0000	317	3/17/2015	4/16/2015	600.00	0.00	600.00
3465	ConferenceRoom		3465031510	5381-0000	319	3/19/2015	4/18/2015	1,400.00	0.00	1,400.00
Check Total:								2,600.00	0.00	2,600.00
8457	4/7/2015	04/15	AME033	AMERICAN BOILER INC						
3465	BoilerRepair		346504154	5336-0000	36553	3/19/2015	4/18/2015	646.50	0.00	646.50
Check Total:								646.50	0.00	646.50
8459	4/7/2015	04/15	CAP036	Captivate Network						
3465	Apr2015ElevScreens			5322-0000	0000041225	4/1/2015	5/1/2015	508.64	0.00	508.64
Check Total:								508.64	0.00	508.64
8460	4/7/2015	04/15	CLE010	Clean & Polish Bldg Solutions, Inc.						
3465	Flag Hanging & Remov		346504155	5388-0000	30394	1/15/2015	2/14/2015	1,476.00	0.00	1,476.00
Check Total:								1,476.00	0.00	1,476.00
8461	4/7/2015	04/15	DAT003	Datawatch Systems Inc.						
3465	May2015FireMonitorin			5372-0000	688533	4/1/2015	5/1/2015	40.00	0.00	40.00
Check Total:								40.00	0.00	40.00
8462	4/7/2015	04/15	ELE012	Elevator Control Service						
3465	March20115 Elev Main			5320-0000	0181043-IN	3/10/2015	4/9/2015	1,500.00	0.00	1,500.00
Check Total:								1,500.00	0.00	1,500.00
8463	4/7/2015	04/15	ENG003	Engineers Outlet						
3465	Tile		3460031513	5380-0000	273454	3/25/2015	4/24/2015	325.74	0.00	325.74
Check Total:								325.74	0.00	325.74
8465	4/7/2015	04/15	FED007	FEDERAL LOCK & SAFE, INC						
3465	MgmtBackDoor		346503159	5381-0000	0110183-IN	3/25/2015	4/24/2015	345.74	0.00	345.74
3465	Cut Keys			5381-0000	0110205-IN	3/25/2015	4/24/2015	178.16	0.00	178.16

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ENTITY: 3465	Monday Production DB	Date: 5/20/2015								
	1515 Wilson Boulevard	Time: 02:55 PM								
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Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 523.90 0.00 523.90

8466 4/7/2015 04/15 GOT005 Gotham Technologies

3465	Apr2015HVACWtrTreatr	5332-0000	7033	4/1/2015	5/1/2015	386.82	0.00	386.82
3465	FlowSwitch	5332-0000	7064	3/25/2015	4/24/2015	199.95	0.00	199.95

Check Total: 586.77 0.00 586.77

8467 4/7/2015 04/15 MON020 MONDAY PROPERTIES SERVICES, LLC

3465	DUE TO MPS 2/15	0491-0010	DTF0215ROSS	3/16/2015	4/15/2015	6,344.71	0.00	6,344.71
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Check Total: 6,344.71 0.00 6,344.71

8468 4/7/2015 04/15 MONMGT MONDAY PROPERTIES SERVICES LLC

3465	Management Fee	5610-0000	3465_0000000001	4/1/2015	4/1/2015	7,292.94	0.00	7,292.94
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Check Total: 7,292.94 0.00 7,292.94

8470 4/7/2015 04/15 NEW002 CONSTELLATION NEWENERGY, INC

3465	Feb2015Gas	5220-0000	3/23 829370094	3/23/2015	4/22/2015	6,267.05	0.00	6,267.05
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Check Total: 6,267.05 0.00 6,267.05

8471 4/7/2015 04/15 PRO025 IESI-MD Corporation

3465	Feb2015TrashRemoval	5152-0000	1300342520	2/28/2015	3/30/2015	1,001.40	0.00	1,001.40
3465	Apr2015Recycling	5152-0000	1300345566	4/1/2015	5/1/2015	219.50	0.00	219.50

Check Total: 1,220.90 0.00 1,220.90

8472 4/7/2015 04/15 RED013 Red Coats, Inc.

3465	PressureWashSidewalk	5160-0000	223875	3/25/2015	4/24/2015	336.48	0.00	336.48
3465	Snow Removal	346503152	5432-0000	222904	3/11/2015	4/10/2015	2,361.68	0.00
3465	Snow Removal	346503153	5432-0000	222905	3/11/2015	4/10/2015	1,456.07	0.00

Check Total: 4,154.23 0.00 4,154.23

8473 4/7/2015 04/15 SEC009 SecurAmerica LLC

3465	Feb2015SecurityRover	5520-0000	INV901016	3/11/2015	4/10/2015	657.37	0.00	657.37
3465	Feb2015 Rovers	5520-0000	INV901018	3/11/2015	4/10/2015	2,374.63	0.00	2,374.63

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ENTITY: 3465	Monday Production DB							Date: 5/20/2015		
	1515 Wilson Boulevard							Time: 02:55 PM		
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Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 3,032.00 0.00 3,032.00

8474 4/7/2015 04/15 TWI005 TWIN TOWERS FLORIST
3465 Lobby Flowers 5385-0000 045647 3/30/2015 4/29/2015 82.44 0.00 82.44

Check Total: 82.44 0.00 82.44

8475 4/7/2015 04/15 WBM001 W.B. MASON
3465 A-Level 6420-0000 IS0334083 2/28/2015 3/30/2015 848.23 0.00 848.23
3465 BreakRoom Supplies 5732-0000 IS0334083 2/28/2015 3/30/2015 841.08 0.00 841.08

Check Total: 1,689.31 0.00 1,689.31

8477 4/28/2015 04/15 ARL004 ARLINGTON COUNTY, VIRGINIA *** VOID ***
3465 PermitFees 0142-0002 346034654115 4/1/2015 5/1/2015 428.40 0.00 428.40
3465 s/b sep checks 0142-0002 346034654115 4/1/2015 5/1/2015 -428.40 0.00 -428.40

Check Total: 0.00 0.00 0.00

8480 4/28/2015 04/15 CIN001 CINTAS CORPORATION #145
3465 Uniforms 5390-0000 145219888 3/25/2015 4/24/2015 31.87 0.00 31.87
3465 Uniforms 5390-0000 145223290 4/1/2015 5/1/2015 24.50 0.00 24.50
3465 Uniforms 5390-0000 145226669 4/8/2015 5/8/2015 24.50 0.00 24.50

Check Total: 80.87 0.00 80.87

8481 4/28/2015 04/15 COM029 COMMERCIAL PROTECTION SYSTEMS, INC
3465 FirePanelTrouble 5372-0000 4089 4/21/2015 5/21/2015 170.00 0.00 170.00
3465 RelocatePipe 3465041513 5372-0000 4097 4/21/2015 5/21/2015 261.13 0.00 261.13

Check Total: 431.13 0.00 431.13

8482 4/28/2015 04/15 COM032 COMCAST
3465 3/21 969424016 5732-0000 3/21 96942401 3/21/2015 4/20/2015 92.01 0.00 92.01
3465 4/1 964068025 5732-0000 4/1 964068025 4/1/2015 5/1/2015 285.43 0.00 285.43

Check Total: 377.44 0.00 377.44

8483 4/28/2015 04/15 ELE012 Elevator Control Service
3465 April2015 Elev Maint 5320-0000 0181848-IN 4/10/2015 5/10/2015 1,499.94 0.00 1,499.94

Database: MONDAYPROD	Check Register							Page: 4		
ENTITY: 3465	Monday Production DB							Date: 5/20/2015		
	1515 Wilson Boulevard							Time: 02:55 PM		
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 1,499.94 0.00 1,499.94

8484	4/28/2015	04/15	ENG003	Engineers Outlet						
3465	MechanicsGloves		345503159	5380-0000	273849	4/1/2015	5/1/2015	83.28	0.00	83.28
3465	DumpsterDeodor			5380-0000	273919	4/2/2015	5/2/2015	222.60	0.00	222.60

Check Total: 305.88 0.00 305.88

8487	4/28/2015	04/15	FED007	FEDERAL LOCK & SAFE, INC						
3465	TetraTechDoorHinge		3465031511	5381-0000	0110265-IN	4/3/2015	5/3/2015	620.34	0.00	620.34

Check Total: 620.34 0.00 620.34

8490	4/28/2015	04/15	ITC	I.T.C. INC						
3465	Toilet&UrinalPar		3460031516	5360-0000	43456	4/9/2015	5/9/2015	220.47	0.00	220.47
3465	DrainCleaner		3460041514	5360-0000	43535	4/16/2015	5/16/2015	266.48	0.00	266.48

Check Total: 486.95 0.00 486.95

8491	4/28/2015	04/15	KCS001	KCS Landscape Management, Inc.						
3465	2015SpringPansy		3460031521	5412-0000	15394-501	4/6/2015	5/6/2015	1,282.26	0.00	1,282.26

Check Total: 1,282.26 0.00 1,282.26

8492	4/28/2015	04/15	MON026	Mona Electric Group, Inc.						
3465	10thFICircuits		346503155	5342-0000	266336	4/9/2015	5/9/2015	1,126.00	0.00	1,126.00

Check Total: 1,126.00 0.00 1,126.00

8494	4/28/2015	04/15	MTB001	Metro Test & Balance, Inc.						
3465	AMTI AHU		346504156	6412-0000	300686-1	4/14/2015	5/14/2015	3,300.00	0.00	3,300.00

Check Total: 3,300.00 0.00 3,300.00

8495	4/28/2015	04/15	ORK001	Orkin LLC						
3465	Mar2015PestControl			5384-0000	25843825	4/7/2015	5/7/2015	424.24	0.00	424.24

Check Total: 424.24 0.00 424.24

8498	4/28/2015	04/15	PRO025	IESI-MD Corporation						
3465	Mar2015Trash			5152-0000	1300348116	3/31/2015	4/30/2015	487.84	0.00	487.84

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ENTITY: 3465	Monday Production DB	Date: 5/20/2015					
	1515 Wilson Boulevard	Time: 02:55 PM					
04/15 Through 04/15							
Check #	Check Date	Check Pd	Vendor/Alternate	Invoice	Invoice	Discount	Check
Entity	Reference		Address ID	Date	Amount	Amount	Amount
			P.O. Number	Due Date			
			Vendor Name	Invoice Number			
			Account Number				

Check Total: 487.84 0.00 487.84

8500	4/28/2015	04/15	RED013	Red Coats, Inc.						
3465	SnowRemoval		3465031513	5432-0000	223876	3/25/2015	4/24/2015	2,017.56	0.00	2,017.56
3465	Apr2015CleaningServi			5120-0000	224297	3/27/2015	4/26/2015	11,900.34	0.00	11,900.34
3465	AMTIDayMaid		346504157	6412-0000	223705	3/25/2015	4/24/2015	1,328.72	0.00	1,328.72
3465	Apr2015GaragePorter			6320-0000	224297	3/27/2015	4/26/2015	688.98	0.00	688.98
3465	Apr2015VacancyCredit			5121-0000	224297	3/27/2015	4/26/2015	-750.78	0.00	-750.78
3465	Apr2015Differential			6214-0000	224297	3/27/2015	4/26/2015	551.75	0.00	551.75

Check Total: 15,736.57 0.00 15,736.57

8501	4/28/2015	04/15	SCH016	Schneider Electric Building						
3465	8th Flr - Modules		346512143	5334-0000	009732	12/18/2014	1/17/2015	2,472.35	0.00	2,472.35
3465	April2015 BAS			5342-0000	010441	4/8/2015	5/8/2015	759.67	0.00	759.67

Check Total: 3,232.02 0.00 3,232.02

8502	4/28/2015	04/15	SEC009	SecurAmerica LLC						
3465	Mar2015SecurityRover			5520-0000	04/08/2015	4/8/2015	5/8/2015	723.11	0.00	723.11

Check Total: 723.11 0.00 723.11

8503	4/28/2015	04/15	SHA007	Shalom Baranes Associates						
3465	wilson studies			6632-0000	20935	4/13/2015	5/13/2015	1,242.56	0.00	1,242.56
3465	OEI			6632-0000	34949470	4/22/2015	5/22/2015	253.90	0.00	253.90

Check Total: 1,496.46 0.00 1,496.46

8504	4/28/2015	04/15	TEL005	Telco Experts LLC						
3465	Apr2015PhoneLines			5734-0000	2049150401	4/1/2015	5/1/2015	172.77	0.00	172.77
3465	Apr2015FireMonitor			5372-0000	1681150401	4/1/2015	5/1/2015	528.48	0.00	528.48
3465	Apr2015ElevLines			5322-0000	1681150401	4/1/2015	5/1/2015	176.15	0.00	176.15

Check Total: 877.40 0.00 877.40

8505	4/28/2015	04/15	THO013	Thornton Tomasetti, Inc.						
3465	FacadeLightingCADfil			0142-0002	M11015.00-22	5/9/2014	6/8/2014	109.75	0.00	109.75

Check Total: 109.75 0.00 109.75

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ENTITY: 3465	Monday Production DB	Date: 5/20/2015								
	1515 Wilson Boulevard	Time: 02:55 PM								
04/15 Through 04/15										
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

8506	4/28/2015	04/15	TWI005	TWIN TOWERS FLORIST						
3465	Lobby Flowers			5385-0000	045966	4/6/2015	5/6/2015	82.44	0.00	82.44
3465	Lobby Flowers			5385-0000	046166	4/13/2015	5/13/2015	82.44	0.00	82.44
3465	Lobby Flowers			5385-0000	046409	4/20/2015	5/20/2015	82.44	0.00	82.44
Check Total:								247.32	0.00	247.32
8508	4/28/2015	04/15	WBM001	W.B. MASON						
3465	Office Supplies			5732-0000	IS0343558	3/31/2015	4/30/2015	67.46	0.00	67.46
3465	A-Level			6420-0000	IS0343558	3/31/2015	4/30/2015	728.59	0.00	728.59
Check Total:								796.05	0.00	796.05
8509	4/29/2015	04/15	ARL004	ARLINGTON COUNTY, VIRGINIA						
3465	PermitFees			0142-0002	346034654115	4/1/2015	5/1/2015	428.40	0.00	428.40
Check Total:								428.40	0.00	428.40
13009	4/22/2015	04/15	TIM005	TIME WARNER CABLE OF NYC *** VOID ***			Voided Check			
3465	lost check			5758-0001	AL24835084	2/22/2015	3/24/2015	-0.77	0.00	-0.77
Check Total:								-0.77	0.00	-0.77
13141	4/6/2015	04/15	DEN005	Deniz Yener						
3465	Broker Events			6411-0000	ALDY032415	3/24/2015	4/23/2015	10.84	0.00	10.84
Check Total:								10.84	0.00	10.84
13144	4/6/2015	04/15	KBUR01	Kevin Burns						
3465	Staff lunch			5758-0013	KevinB.3/19/15	3/19/2015	4/18/2015	3.39	0.00	3.39
Check Total:								3.39	0.00	3.39
13146	4/6/2015	04/15	PEA004	Peapod, LLC						
3465	Customer ID ox82558			5758-0001	ALk60561695	3/23/2015	4/22/2015	1.75	0.00	1.75
Check Total:								1.75	0.00	1.75
13149	4/6/2015	04/15	REA002	REALDATA MANAGEMENT INC						
3465	NY 8098Z SUPPORT S\			6410-0000	AL8098Z.Q2.15	4/1/2015	5/1/2015	162.98	0.00	162.98

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ENTITY:	3465	Monday Production DB						Date:		5/20/2015
		1515 Wilson Boulevard						Time:		02:55 PM
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 162.98 0.00 162.98

13151	4/6/2015	04/15	TIM007	TIM HELMIG				
3465	Cab from airport			5758-0008	ALTHPers0315	3/17/2015	4/16/2015	0.35
3465	Broker Event GLove			6411-0000	ALTHPers0315	3/17/2015	4/16/2015	24.27

Check Total: 24.62 0.00 24.62

13162	4/13/2015	04/15	COM032	COMCAST				
3465	Acct# 05613951384012			5758-0001	Comcast3/15	3/21/2015	4/20/2015	3.10

Check Total: 3.10 0.00 3.10

13163	4/13/2015	04/15	CUS003	CUSHMAN & WAKEFIELD				
3465	APPRAISING 10 PROP			6632-0000	AL14260019558	1/5/2015	2/4/2015	3,500.00

Check Total: 3,500.00 0.00 3,500.00

13166	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE				
3465	ArtPrpAssc2014DELLCF			6632-0000	AL3949574-2015	3/25/2015	4/24/2015	150.00

Check Total: 150.00 0.00 150.00

13168	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE				
3465	RossSeries2014DELLCF			6632-0000	AL4331175-2015	3/25/2015	4/24/2015	30.00

Check Total: 30.00 0.00 30.00

13169	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE				
3465	Ros15JrMzz2014DELLC			6632-0000	AL5128035-2015	3/25/2015	4/24/2015	150.00

Check Total: 150.00 0.00 150.00

13170	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE				
3465	Ros15SrMzz2014DELLC			6632-0000	AL5128036-2015	3/25/2015	4/24/2015	150.00

Check Total: 150.00 0.00 150.00

13172	4/13/2015	04/15	INS004	INSTITUTE OF REAL ESTATE MGMT				
3465	IREMGalaCommittee			6634-0000	VA04032015	4/3/2015	5/3/2015	76.22

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ENTITY:	3465	Monday Production DB	Date:	5/20/2015
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04/15 Through 04/15				
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: 76.22 0.00 76.22

13173	4/13/2015	04/15	JBUR01	Jennifer Burns					
3465	StaffMeals			5732-0000	JBurns03312015	3/31/2015	4/30/2015	58.79	58.79
3465	Gas			5430-0000	JBurns03312015	3/31/2015	4/30/2015	4.29	4.29
3465	EngineersWorkbook			5754-0000	JBurns03312015	3/31/2015	4/30/2015	14.23	14.23

Check Total: 77.31 0.00 77.31

13174	4/13/2015	04/15	MAY003	Mayer Brown LLP					
3465	OEI Strategy			6632-0000	34932741	3/16/2015	4/15/2015	253.50	253.50

Check Total: 253.50 0.00 253.50

13176	4/13/2015	04/15	MME111	Mitchell's Music and Entertainment					
3465	Earth Day sound syst			5772-0000	15042201.1	4/6/2015	5/6/2015	8.40	8.40

Check Total: 8.40 0.00 8.40

13179	4/13/2015	04/15	PEA004	Peapod, LLC					
3465	Customer ID ox82558			5758-0001	ALk60746588	3/30/2015	4/29/2015	1.77	1.77

Check Total: 1.77 0.00 1.77

13182	4/13/2015	04/15	RED005	Red Top Cab of Arlington					
3465	Acct# 2840200			5758-0008	AL022192	3/15/2015	4/14/2015	1.79	1.79

Check Total: 1.79 0.00 1.79

13183	4/13/2015	04/15	REM004	REMLU, INC					
3465	EAPprog QtyJan-Mar20			5372-0000	REM 15-017	3/12/2015	4/11/2015	1,250.00	1,250.00

Check Total: 1,250.00 0.00 1,250.00

13185	4/13/2015	04/15	TEL005	Telco Experts LLC					
3465	VA-Acct# 1775 4/1/15			5758-0005	AL1775150401	4/1/2015	5/1/2015	27.76	27.76

Check Total: 27.76 0.00 27.76

13187	4/13/2015	04/15	UNI005	UNITED PARCEL SERVICE					
3465	VA0721WH/A148V1 4/4			5758-0007	AL000A148V1145	4/4/2015	5/4/2015	15.69	15.69

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		1515 Wilson Boulevard	Time:	02:55 PM
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13195 4/20/2015 04/15 PET005 PETTY CASH
3465 Ny Office supply 5758-0001 ALPC041315 4/13/2015 4/20/2015 0.45 0.00 0.45

Check Total: 0.45 0.00 0.45

13197 4/21/2015 04/15 ALL019 Allied Telecom Group LLC
3465 208 INTRNT ACCESS 5758-0002 AL1031984 4/5/2015 5/5/2015 14.52 0.00 14.52

Check Total: 14.52 0.00 14.52

13201 4/21/2015 04/15 CDW001 CDW DIRECT LLC
3465 324 R POTTERTON 5758-0003 ALTK59011 3/26/2015 4/25/2015 51.22 0.00 51.22

Check Total: 51.22 0.00 51.22

13208 4/21/2015 04/15 COS004 COSTAR REALTY INFORMATION INC
3465 28 Day Ad Run MNDSRV03159 6410-0000 AL193086PSI 3/10/2015 4/9/2015 58.87 0.00 58.87

Check Total: 58.87 0.00 58.87

13214 4/21/2015 04/15 FIR010 FIRST CORPORATE SEDANS CORP
3465 Andrew McGeorge 5758-0008 AL793780 4/9/2015 5/9/2015 1.55 0.00 1.55

Check Total: 1.55 0.00 1.55

13217 4/21/2015 04/15 FRE013 Freshdirect
3465 NY 11717338932-20150 5758-0001 AL201503 4/7/2015 4/22/2015 3.36 0.00 3.36

Check Total: 3.36 0.00 3.36

13218 4/21/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC
3465 Costar Contract Revi 6630-0000 AL176370 3/4/2015 4/3/2015 18.08 0.00 18.08

Check Total: 18.08 0.00 18.08

13221 4/21/2015 04/15 ICO002 iContact LLC
3465 5/1-5/31 Monthy Subs 6410-0000 AL5658874 4/10/2015 5/10/2015 3.00 0.00 3.00

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				Date
				Due Date
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				Discount Amount
				Check Amount

Check Total: 3.00 0.00 3.00

13223 **4/21/2015** **04/15** **MPA004** **MDISTRICT PARK 1**
3465 3/1/15 Elcon Parkers 5322-0000 118769 2/20/2015 3/22/2015 67.55 0.00 67.55

Check Total: 67.55 0.00 67.55

13224 **4/21/2015** **04/15** **MPA004** **MDISTRICT PARK 1**
3465 Jan, Feb, Mar 2015 Elco 5322-0000 118842 2/20/2015 3/22/2015 57.16 0.00 57.16

Check Total: 57.16 0.00 57.16

13225 **4/21/2015** **04/15** **MPA004** **MDISTRICT PARK 1**
3465 April 2015 Elcon Park 5322-0000 119670 3/20/2015 4/19/2015 67.55 0.00 67.55

Check Total: 67.55 0.00 67.55

13226 **4/21/2015** **04/15** **NEX004** **Next Generation Security Concepts**
3465 4/1/15-6/30/15 CCTV 5540-0000 033115-1 3/1/2015 3/31/2015 515.00 0.00 515.00

Check Total: 515.00 0.00 515.00

13229 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
3465 Customer ID ox82558 5758-0001 ALk59941012 3/2/2015 4/1/2015 1.67 0.00 1.67

Check Total: 1.67 0.00 1.67

13231 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
3465 Customer ID ox82558 5758-0001 ALk60966805 4/6/2015 5/6/2015 1.75 0.00 1.75

Check Total: 1.75 0.00 1.75

13233 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
3465 Customer ID ox82558 5758-0001 ALk61146272 4/13/2015 5/13/2015 1.75 0.00 1.75

Check Total: 1.75 0.00 1.75

13234 **4/21/2015** **04/15** **PIL001** **PILLSBURY WINTHROP SHAW PITTMAN LLP**
3465 OEI Strategy 6632-0000 7971294 3/24/2015 4/23/2015 58.03 0.00 58.03

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04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
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				Date
				Due Date
				Invoice Amount
				Discount Amount
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Check Total: 58.03 0.00 58.03

13237 **4/21/2015** **04/15** **REA002** **REALDATA MANAGEMENT INC**
3465 335 RDM DOCS SUBSC 5758-0003 AL8098K.Q2.15 4/1/2015 5/1/2015 88.51 0.00 88.51

Check Total: 88.51 0.00 88.51

13238 **4/21/2015** **04/15** **REA024** **Reallogic Analytics Inc**
3465 340 ABSTRACTING 5758-0003 AL33334 2/28/2015 3/30/2015 150.00 0.00 150.00

Check Total: 150.00 0.00 150.00

13240 **4/21/2015** **04/15** **RED005** **Red Top Cab of Arlington**
3465 Account# 2840200 5758-0008 AL029450 3/31/2015 4/30/2015 0.92 0.00 0.92

Check Total: 0.92 0.00 0.92

13242 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
3465 215 HELP DESK 5758-0002 AL14972 3/4/2015 4/3/2015 58.41 0.00 58.41

Check Total: 58.41 0.00 58.41

13244 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
3465 202 SCORECARD 5758-0002 AL15007 3/12/2015 4/11/2015 25.55 0.00 25.55

Check Total: 25.55 0.00 25.55

13246 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
3465 215 HELP DESK 5758-0002 AL15050 4/3/2015 5/3/2015 59.16 0.00 59.16

Check Total: 59.16 0.00 59.16

13248 **4/21/2015** **04/15** **SEA005** **SEAMLESSWEB PROFESSIONAL**
3465 Staff Meal 5732-0000 2053917 4/12/2015 5/12/2015 39.52 0.00 39.52

Check Total: 39.52 0.00 39.52

13252 **4/21/2015** **04/15** **SEC008** **Secure Shred LLC**
3465 On Site Shredding 5758-0012 AL8911 3/31/2015 4/30/2015 7.16 0.00 7.16

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Check Total: 7.16 0.00 7.16

13253	4/21/2015	04/15	SPE008	Special Olympics District Columbia				
3465	special olympics don			6634-0000	SO41715	4/17/2015	5/17/2015	144.13

Check Total: 144.13 0.00 144.13

13256	4/21/2015	04/15	TEL005	Telco Experts LLC				
3465	Account #1197			5758-0005	AL1197150401	4/1/2015	5/1/2015	17.98

Check Total: 17.98 0.00 17.98

13258	4/21/2015	04/15	TIM005	TIME WARNER CABLE OF NYC				
3465	2.22 TO 3.21.15			5758-0001	AL24835084	2/22/2015	3/24/2015	0.77

Check Total: 0.77 0.00 0.77

13260	4/21/2015	04/15	TIM009	Time Warner Cable				
3465	210 4/15 #030065301			5758-0002	AL04012015	4/1/2015	5/1/2015	10.06

Check Total: 10.06 0.00 10.06

13261	4/21/2015	04/15	TRE003	State Corporation Commission				
3465	2015VALLCRegAssessr			6632-0000	ALT03427922015	3/1/2015	3/31/2015	5.00

Check Total: 5.00 0.00 5.00

13263	4/21/2015	04/15	UNI005	UNITED PARCEL SERVICE				
3465	VA 0721WH/A148V1 4/1			5758-0007	AL000A148V1165	4/18/2015	5/18/2015	2.33

Check Total: 2.33 0.00 2.33

13267	4/21/2015	04/15	VER013	VERIZON WIRELESS				
3465	VA-Acct#720396355000			5758-0006	AL9743092113	3/28/2015	4/27/2015	103.93

Check Total: 103.93 0.00 103.93

13276	4/21/2015	04/15	WBM001	W.B. MASON				
3465	NY C2012992 RENTAL			5758-0004	ALIS0343496	3/31/2015	4/30/2015	0.41
3465	NY C2012992 OFF SUP			5758-0001	ALIS0343496	3/31/2015	4/30/2015	9.28

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Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
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Check Total: 9.69 0.00 9.69

13280	4/21/2015	04/15	WBM001	W.B. MASON						
3465	Item for B. Potterso			5758-0001	ALIS0343548	3/31/2015	4/30/2015	3.47	0.00	3.47
3465	Office supplies			5758-0001	ALIS0343548	3/31/2015	4/30/2015	28.57	0.00	28.57
3465	Coffee machine renta			5758-0004	ALIS0343548	3/31/2015	4/30/2015	1.60	0.00	1.60

Check Total: 33.64 0.00 33.64

13282	4/21/2015	04/15	XER005	Xerox Financial Services LLC						
3465	VA-Con#010000055900			5758-0004	AL296677	4/5/2015	5/5/2015	47.62	0.00	47.62

Check Total: 47.62 0.00 47.62

13284	4/28/2015	04/15	AMT002	AmTrust North America, Inc.						
3465	2015 DisabilityPremi			5710-5000	04022015	4/2/2015	5/2/2015	4.26	0.00	4.26

Check Total: 4.26 0.00 4.26

13285	4/28/2015	04/15	ATS002	At Site Real Estate						
3465	March2015 BPM serv			5390-0000	2015092	3/15/2015	4/14/2015	605.18	0.00	605.18

Check Total: 605.18 0.00 605.18

13289	4/28/2015	04/15	CAH001	CAHILL, AILEEN						
3465	VA Travel			5758-0014	AC04162015	4/16/2015	5/16/2015	29.31	0.00	29.31
3465	VA Taxi			5758-0008	AC04162015	4/16/2015	5/16/2015	0.51	0.00	0.51
3465	VA Meals			5758-0013	AC04162015	4/16/2015	5/16/2015	2.87	0.00	2.87

Check Total: 32.69 0.00 32.69

13291	4/28/2015	04/15	CIT006	CITISTORAGE INC.						
3465	NY #2510 STORAGE FE			5758-0001	AL0800439	4/1/2015	5/1/2015	4.09	0.00	4.09

Check Total: 4.09 0.00 4.09

13294	4/28/2015	04/15	DCJ001	DCJOBS.Com						
3465	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	5/1/2015	98.77	0.00	98.77

Check Total: 98.77 0.00 98.77

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
13295	4/28/2015	04/15	DEN005	Deniz Yener						
3465	Broker lunch/drinks			6411-0000	ALDY042015	4/20/2015	5/20/2015	6.38	0.00	6.38
							Check Total:	6.38	0.00	6.38
13298	4/28/2015	04/15	INT023	Interior Foliage Design Inc						
3465	NY #3980 4/15 MNTNA			5758-0012	AL188307	4/10/2015	5/10/2015	0.79	0.00	0.79
							Check Total:	0.79	0.00	0.79
13300	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)						
3465	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	4/17/2015	1.41	0.00	1.41
							Check Total:	1.41	0.00	1.41
13301	4/28/2015	04/15	NOV006	Nova Offset Corp						
3465	bus. cards J. Tackti			5758-0001	AL55630	4/16/2015	5/16/2015	17.03	0.00	17.03
							Check Total:	17.03	0.00	17.03
13304	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
3465	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	11.00	0.00	11.00
							Check Total:	11.00	0.00	11.00
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
3465	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	110.21	0.00	110.21
							Check Total:	110.21	0.00	110.21
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3465	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	14.94	0.00	14.94
							Check Total:	14.94	0.00	14.94
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES						
3465	Customer# MONPROVA			5758-0005	ALS1663065	4/17/2015	5/17/2015	19.84	0.00	19.84
							Check Total:	19.84	0.00	19.84
13314	4/28/2015	04/15	TEL005	Telco Experts LLC						
3465	Apr2015PhoneLines			5734-0000	1645150401	4/1/2015	5/1/2015	205.74	0.00	205.74

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									Amount

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13316	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC						
3465	NY 8150200070312472			5758-0001	AL25071831	4/20/2015	5/20/2015	0.69	0.00	0.69
							Check Total:	0.69	0.00	0.69
13319	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3465	Realize Rosslyn			6630-0000	AL204619	3/11/2015	4/10/2015	515.08	0.00	515.08
							Check Total:	515.08	0.00	515.08
13320	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3465	Realize Rosslyn			6630-0000	AL205602	4/13/2015	5/13/2015	1,559.73	0.00	1,559.73
							Check Total:	1,559.73	0.00	1,559.73
WT031715	3/17/2015	04/15	1701NF	1701 NORTH FORT MEYER						
3465	03-15 Leasing Draw R			0491-3470	WT031715	3/17/2015	3/17/2015	451,164.95	0.00	451,164.95
							Check Total:	451,164.95	0.00	451,164.95
011515234	1/15/2015	04/15	WEL001	WELLS FARGO BANK						
3465	01-15 PORT INT PYMN'			8201-0000	WT61702340115A	1/15/2015	1/15/2015	25,026.04	0.00	25,026.04
							Check Total:	25,026.04	0.00	25,026.04
0215STAMP	2/28/2015	04/15	STA034	Stamps.com, Inc.						
3465	STAMP.COM			5758-0004	WT0215STAMP	4/7/2015	4/7/2015	0.89	0.00	0.89
3465	VA POSTAGE			5758-0007	WT0215STAMP	4/7/2015	4/7/2015	3.35	0.00	3.35
							Check Total:	4.24	0.00	4.24
041515234	4/15/2015	04/15	WEL001	WELLS FARGO BANK						
3465	0415 PortfolioIntere			8201-0000	WT617002340415	4/15/2015	4/15/2015	25,026.04	0.00	25,026.04
							Check Total:	25,026.04	0.00	25,026.04
041515236	4/15/2015	04/15	WEL001	WELLS FARGO BANK						
3465	0415MezzLoanInterest			8201-0000	WT417002360415	4/15/2015	4/15/2015	86,649.31	0.00	86,649.31

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416151501	4/16/2015	04/15	1000OW	1000 - 1100 Wilson Owners			Hand Check			
3465	416 InterProp Tsfr34			0491-3430	WT0416151501	4/16/2015	4/16/2015	18,339.84	0.00	18,339.84
							Check Total:	18,339.84	0.00	18,339.84
465032415	4/13/2015	04/15	WAS004	WASHINGTON GAS *** VOID ***			Voided Check			
3465	2/19-3/23/15 3621085			5220-0000	WT3465032415	3/24/2015	4/20/2015	4,296.69	0.00	4,296.69
3465	payment by check			5220-0000	WT3465032415	3/24/2015	4/20/2015	-4,296.69	0.00	-4,296.69
							Check Total:	0.00	0.00	0.00
65033115A	4/11/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3465	2/26-3/30/15 2451986			5210-0000	WT3465033115A	3/31/2015	4/11/2015	17,565.54	0.00	17,565.54
							Check Total:	17,565.54	0.00	17,565.54
65033115B	4/5/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3465	3/1-3/31/15 12369139			5210-0000	WT3465033115B	3/31/2015	4/5/2015	2,547.62	0.00	2,547.62
							Check Total:	2,547.62	0.00	2,547.62
65040615A	4/27/2015	04/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3465	2/19-4/1/15 0913642			5250-0000	WT3465040615A	4/6/2015	4/27/2015	991.04	0.00	991.04
							Check Total:	991.04	0.00	991.04
C10142015	10/14/2014	04/15	ZAC001	Accenture LLP			Hand Check			
3465	200 9/14 LSE ADMIN			5758-0002	VC1000711633	10/7/2014	11/6/2014	266.67	0.00	266.67
							Check Total:	266.67	0.00	266.67
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3465	03/2015 EXPENSES			0222-0000	WTAMEX032015	3/30/2015	4/29/2015	110.01	0.00	110.01
3465	367 03/2015 EXPENSES			5758-0003	WTAMEX032015	3/30/2015	4/29/2015	0.59	0.00	0.59
3465	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	8.01	0.00	8.01
3465	03/2015 EXPENSES			5758-0014	WTAMEX032015	3/30/2015	4/29/2015	51.74	0.00	51.74
3465	03/2015 EXPENSES			6411-0000	WTAMEX032015	3/30/2015	4/29/2015	159.79	0.00	159.79

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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

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<i>Grand Total:</i>	711,104.60	0.00	711,104.60

1515 Wilson	ACCT	LM 05.06.15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	af 5.15.15																
Management Fees	MGMT	AK 5.13.15		9,562	6,945	7,293	7,735	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	85,408	82,270	3,138
				9,562	6,945	7,293	7,735	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	85,408	82,270	3,138

Leasing Commission - OB																		
1515 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	-	-	484,000	-	-	-	-	-	-	484,000	368,785	115,215
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	41,605	-	-	41,605	41,605	-
Suite 01102, Vacant				-	-	-	-	-	-	-	-	-	17,813	-	-	17,813	17,813	-
																-	-	-
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484,000	\$ -	\$ -	\$ -	\$ 59,418	\$ -	\$ -	\$ 543,418	\$ 428,203	115,215

Leasing Commission - CO																		
1515 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 01102, Vacant				-	-	-	-	-	-	-	17,813	-	-	-	-	17,813	17,813	-
																-	-	-
																-	-	-
																-	-	-
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ 17,813	-

Leasing Commission - MPS																		
1515 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	-	-	242,000	-	-	-	-	-	-	242,000	184,393	57,607
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	20,802	-	-	20,802	20,802	-
																-	-	-
																-	-	-
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242,000	\$ -	\$ -	\$ -	\$ 20,802	\$ -	\$ -	\$ 262,802	\$ 205,195	57,607

Leasing Commission - Legal																		
1515 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	-	7,500	7,500	-	-	-	-	-	-	15,000	12,980	2,020
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	2,991	-	-	2,991	2,991	-
Suite 01102, Vacant				-	-	-	-	-	-	-	-	-	3,192	-	-	3,192	3,192	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ -	\$ 6,183	\$ -	\$ -	\$ 21,183	\$ 19,163	2,020

TI - Construction	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 09901, 03301, 1000, 111001, 12001, Tetra Tech	2,474,250					-	-	-	-	-	-	-	-	618,563	618,563	618,563	618,563	2,474,250	2,076,800	397,450
Suite 08801, Vacant	194,415					-	-	-	-	-	-	-	-	-	-	97,208	97,208	194,415	388,830	(194,415)
Suite 01102, Vacant	47,880					-	-	-	-	-	-	-	-	-	-	23,940	23,940	47,880	95,760	(47,880)
	0									-	-	-	-	-	-	-	-	-	-	-
																		-	-	-
TOTAL 1515 Wilson						-	-	-	-	-	-	-	-	618,563	618,563	739,710	739,710	2,716,545	2,561,390	155,155
	Total CM FEE 3%					-	-	-	-	-	-	-	-	18,557	18,557	22,191	22,191	81,496	76,842	4,655

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
																		-	-	-
Tetra Tech Window Film Removal/Replacement	48,000												24,000	24,000	-	-	-	48,000	48,000	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	1,564,000					-	-	-	-	-	-	-	312,800	312,800	312,800	312,800	312,800	1,564,000	1,080,000	484,000
Suite 08801, Vacant	62,500					-	-	-	-	-	-	-	-	-	62,500	-	-	62,500	125,000	(62,500)
Suite 08802, Vacant	37,500					-	-	-	-	-	-	-	-	-	37,500	-	-	37,500	75,000	(37,500)

Suite 01102, Vacant	50,000					-	-	-	-	-	-	-	-	-	-	50,000	-	50,000	50,000	-
1515 8th floor Restroom			34658RRC	Y		2,988												2,988	-	2,988
																		-	-	-
TOTAL 1515 Wilson	4,478,545	-	-			-	2,988	-	-	-	-	-	336,800	336,800	412,800	362,800	312,800	1,764,988	1,378,000	386,988
	Total CM FEE 3%					-	90	-	-	-	-	-	10,104	10,104	12,384	10,884	9,384	52,950	41,340	11,610

BI - Non Esc	Full Cost of Proj.	Original	Revised	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
		MPC Job	MPC Job																	
																		-	-	-
Window Film Removal/Replacement	8,000				Y								8,000					8,000	8,000	0
Façade Lighting Project	117			34651408	Y	6.96			110									117	100,000	-99883.29
Garage Repairs	15,000			34651501	Y		390		428			14,181						15,000	15,000	-0.37
2014 Carry Over Façade Lighting Project (shared cost with 1501)	44,000				Y								22,000	22,000				44,000	44,000	0
Elevator Cab Upgrades - Carryover				3465ECRU	Y		394													
Elevator Modernization - Carryover				3465ELMO	Y						11,400							11,400	-	11,400
TOTAL 1515 Wilson		-	-			7	784	-	538	-	11,400	14,181	30,000	22,000	-	-	-	78,516	167,000	(88,484)
	Total CM FEE 3%					0	24	-	16	-	342	425	900	660	-	-	-	2,355	5,010	(2,655)
	Total CM Fee					0	113	-	16	-	342	425	11,004	29,321	30,941	33,075	31,575	136,801	123,192	13,610


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1515 Wilson Boulevard

Leasing Status Report

as of April 30, 2015

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

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	3rd, 9th - 12th	Nov-15	Lease Renewal Pending
Total	52,784			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	15,287	12.17%
2015	52,784	42.03%
2016		0.00%
2017	1,600	1.27%
2018	42,093	33.52%
2019		0.00%
thereafter	13,809	11.00%
	125,573	100.00%

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

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GSA-DoD	15,783	4th, P7	Oct-18	
Total	15,783			

LEASES UNDER NEGOTIATION / LOIs																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Tetra Tech	Renewal	51,940	8th -PH	CBRE	6.5	\$ 36.00	2.50%	6 months	\$21.95	\$ 15.14	\$ 786,267	\$ 65.00	\$ 3,376,100	\$ 10.50	\$ 545,370	\$ 4,707,737
Total		51,940								\$	786,267	\$	3,376,100		\$ 545,370	\$ 4,707,737

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

DEALS SIGNED 2015																	
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	
Total		0								\$	-	\$	-	\$	-	\$	-

DEALS SIGNED 2014																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Term	Start Rent	Lease Terms Rent Increase	Free (mo)	NER	Projected Leasing Costs						
										LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
GSA DoD	Renewal	23,628	5th-6th	Oct-13 NA	5 yrs	\$ 38.00	0.00%	2 months	\$36.81	\$ 5.61	\$ 132,435	\$ -	\$ -	\$ 5.00	\$ 118,140	\$ 250,575
Total		23,628								\$	132,435	\$	-		\$ 118,140	\$ 250,575

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



Rosslyn Class A
Lease Comparables
as of
April 30, 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
April 30, 2015

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



Rosslyn Retail

Lease Comparables

as of

April 30, 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

1515 Wilson Boulevard

as of April 30, 2015

[illegible]

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
4/30/2015

Page: 1
Date: 5/22/2015
Time: 10:09 AM

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

Vacant Suites

3465	-01102	Vacant		1,596									
3465	-08801	Vacant		11,964									
3465	-STR02	Vacant		1,727									

Occupied Suites

3465	-01101	Tom Yum Rosslyn	6/14/2013	6/30/2023	2,181	7,488.10	41.20	1,199.07		OPF	7/1/2015	676.11	3.72
										OPF	7/1/2016	696.10	3.83
										OPF	7/1/2017	716.10	3.94
										OPF	7/1/2018	737.91	4.06
										OPF	7/1/2019	759.72	4.18
										OPF	7/1/2020	783.34	4.31
										OPF	7/1/2021	806.97	4.44
										OPF	7/1/2022	830.60	4.57
										RTL	7/1/2015	7,712.74	42.44
										RTL	7/1/2016	7,944.13	43.71
										RTL	7/1/2017	8,182.45	45.02
										RTL	7/1/2018	8,427.92	46.37
										RTL	7/1/2019	8,680.76	47.76
										RTL	7/1/2020	8,941.18	49.19
										RTL	7/1/2021	9,209.42	50.67
3465	-01103	G. LaVecchia & McIntire	10/1/2012	11/30/2027	4,095	16,147.03	47.32	215.96		RTL	7/1/2022	9,485.70	52.19
										RTL	10/1/2015	16,407.30	48.08
										RTL	10/1/2016	16,898.70	49.52
										RTL	10/1/2017	17,407.16	51.01
										RTL	10/1/2018	17,929.28	52.54
										RTL	10/1/2019	18,468.45	54.12
										RTL	10/1/2020	19,021.28	55.74
										RTL	10/1/2021	19,591.16	57.41
										RTL	10/1/2022	20,178.11	59.13
										RTL	10/1/2023	20,782.13	60.90
										RTL	10/1/2024	21,406.61	62.73
										RTL	10/1/2025	22,048.16	64.61
										RTL	10/1/2026	22,710.19	66.55
										STR	2/1/2016	224.01	0.66
										STR	2/1/2017	230.73	0.68
										STR	2/1/2018	237.65	0.70
										STR	2/1/2019	244.78	0.72
										STR	2/1/2020	252.12	0.74
										STR	2/1/2021	259.69	0.76
										STR	2/1/2022	267.48	0.78
										STR	2/1/2023	275.50	0.81
										STR	2/1/2024	283.77	0.83

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
4/30/2015

Page: 2
Date: 5/22/2015
Time: 10:09 AM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3465	-01104 Monday Properties	3/8/2013	4/30/2018	2,404	8,502.15	42.44			-8,502.15	STR	2/1/2025	292.28	0.86
										STR	2/1/2026	301.05	0.88
										MFA	4/1/2016	-1,794.22	-8.96
										MFA	4/1/2017	-1,848.00	-9.22
										RA3	4/1/2016	-2,406.31	-12.01
										RA3	4/1/2017	-2,478.42	-12.37
										RA4	4/1/2016	-2,756.57	-13.76
										RA4	4/1/2017	-2,839.18	-14.17
										RA5	4/1/2016	-1,799.48	-8.98
										RA5	4/1/2017	-1,853.41	-9.25
										RNT	4/1/2016	8,756.57	43.71
										RNT	4/1/2017	9,019.01	45.02
3465	-06601 GSA 11P-12637	10/28/2013	10/27/2018	11,953	37,978.72	38.13							
	Additional Space 3465 -05501	10/30/2013	10/27/2018	11,953	37,978.72	38.13							
				23,906	75,957.44		0.00					0.00	
3465	-07701 Meta Engineers, P.C.	7/1/2011	6/30/2021	7,533	26,415.72	42.08	1,809.18			RNT	7/1/2015	27,206.69	43.34
										RNT	7/1/2016	28,022.76	44.64
										RNT	7/1/2017	28,863.95	45.98
										RNT	7/1/2018	29,730.24	47.36
										RNT	7/1/2019	30,621.65	48.78
										RNT	7/1/2020	31,538.16	50.24
3465	-07702 GSA 11B-30114	10/28/2013	10/27/2018	3,969	12,568.50	38.00							
	Additional Space 3465 -04401	10/28/2013	10/27/2018	11,814	37,411.00	38.00						3,904.68	
				15,783	49,979.50		0.00					3,904.68	
3465	-09901 Tetra Tech	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
										RNT	8/1/2015	39,650.14	43.48
										HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
										HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465 -12001	12/1/1999	11/30/2015	6,630	19,636.46	35.54							
				51,920	159,856.00		2,596.85					0.00	
3465	-STR01 Tetra Tech	12/1/1999	11/30/2015	864	980.00	13.61							
3465	-STR1A Arlington Transporation Prtnrs	11/1/2011	6/30/2017	1,600	2,331.16	17.48				STR	11/1/2015	2,401.09	18.01
										STR	11/1/2016	2,473.13	18.55

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
4/30/2015

Page: 3
Date: 5/22/2015
Time: 10:09 AM

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

Totals:	Occupied Sqft:	87.83%	15 Units	110,286	347,657.10		5,821.06		-4,597.47				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	12.17%	3 Units	15,287									
	Total Sqft:		18 Units	125,573	347,657.10								

Total 1515 Wilson Boulevard:	Occupied Sqft:	87.83%	15 Units	110,286	347,657.10		5,821.06		-4,597.47				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	12.17%	3 Units	15,287									
	Total Sqft:		18 Units	125,573	347,657.10								

Grand Total:	Occupied Sqft:	87.83%	15 Units	110,286	347,657.10		5,821.06		-4,597.47				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	12.17%	3 Units	15,287									
	Total Sqft:		18 Units	125,573	347,657.10								

Floor	S to S					Current	Re-measured
PH	16'	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewal: 1, 5 year option w/ 12 months notice - [ROFO on entire Building]				6,630	7,738
11	11' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
10	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
9	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
8	10' 8"	Vacant: 11,964 sf				11,964	11,964
7	10' 8"	Meta Engineers (Ste. 710): 7,533 sf (\$44.24, 3.5%) LXP 6/30/2021 Renewals: 2, 5 year options w/ 12 months notice [ROFO on balance of 7th floor]		DOD - Chemical Demilitarization (GS 11B-30114) (Ste 720): 3,969 sf TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Ren: None Term: TT right in 2017		11,502	11,964
6	10' 8"	Selective Service (GS 11B-12637): 11,953 sf (\$38.13,CPI) LXP 10/27/2018 Renewals: None				11,953	11,964
5	10' 8"	Selective Service (GS 11B-12637): 11,953 sf (\$38.13, CPI) LXP 10/27/2018 Renewals: None				11,953	11,964
4	10' 8"	DOD - General Counsel (GS 11B-30114): 11,814 sf, TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Renewals: None Termination: TT right on 10/27/2017 with notice by 10/27/2016				11,814	11,964
3	10' 8"	Tetra Tech [AMTI] (Ste. 300): 51,920 sf (\$40.88, 3%) LXP 11/30/2015 Renewals: None Termination: None				10,943	10,943
2	10' 2"	GARAGE				0	0
1	11' 10"	Tom Yum: 2,181 sf -(\$44.81 LXP 6/30/23	Vacant: 1,596 sf	Dr. LeVechia 4,095 sf (\$45.32, 3%) LXP 11/30/2027 Renewals: None	Monday Properties: 2,404 sf LXP 4/30/18	10,276	12,543
						121,382	126,936
						4,191	303
						125,573	127,239
RSF Office		112,990	Vacant Office		11,964	Storage	
						Expiration Key	

