



**2100 2nd Street
Financial Report
April 30, 2015**



Building 2100 2nd Street
Financial Report
Month Ended April 30, 2015



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SECTION 1

Executive Summary



STRATEGY

The GSA tenant (NAVSEA) vacated the premises on 04/30/15 and the lease has been terminated

CRITICAL ISSUES

*DTZ has been engaged to identify both private and public sector backfill tenants and market the property for sale; in parallel, the on-site property management team is evaluating required, future capital improvement costs to support releasing efforts.

PROPERTY INFORMATION

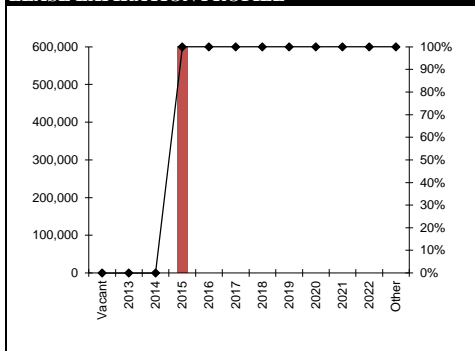
Property Name	Coast Guard Building
Market	Washington, D.C.
Submarket	Southwest
Year Built/Renovated	1973/1995
Year Acquired	2014
Number of Stories	6
Asset Class	B
Total RSF	609,265
Leased %	100%
Ownership	2100 2nd Street Holdings, LLC - 100%

MAJOR TENANTS

Tenant Name	RSF	%	LXD
Coast Guard	592,128	97%	Apr-15
IL Creation*	17,137	3%	Jun-15

*Termination right 2015-2016.

LEASE EXPIRATION PROFILE



CAPITALIZATION

	Amount	LTC	Rate	Type	Maturity
Senior Mortgage	\$ 100,000,000	74%	5.678%	IO	Jan-16
Equity*	35,000,000				
Total Capitalization	135,000,000				

*Previous Mezzanine Loan Balance

CONTRIBUTION / DISTRIBUTION HISTORY

	Contributions	Distributions	Net	Yield
2014	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	0%

CURRENT CASH FLOW PERFORMANCE

Period	Apr-15 YTD	Actual	Budget	Variance	%
Occupancy		100%	100%		
Revenues		\$ 7,331,117	\$ 7,360,025	\$ (28,907)	0%
Expenses		(1,912,608)	(2,045,983)	133,375	7%
Net Operating Income		5,418,509	5,314,042	104,468	2%
Debt Service		(4,794,030)	(4,797,546)	3,516	0%
DSCR		1.13x	1.11x		
Deferred Costs		-	-	-	0%
Leasing Commissions		-	-	-	0%
Capital Improvements		-	-	-	0%
Total Capital		-	-	-	0%
Operating Cash Flow		624,480	516,496	107,984	21%
Accrual To Cash Adjustment		885,401	(516,496)	1,401,897	271%
Reserves		(1,509,881)	-	(1,509,881)	100%
Net Cash Flow		\$ -	\$ -	\$ -	0%

LEASING SUMMARY

Cassidy Turley has been engaged as the project's/landlord third-party leasing agent to source both private and public sector backfill opportunities for the pending GSA lease expiration in May 2015; Cassidy is in the process of developing both speculative single and multi-tenant relet strategies.

RECENT LEASING ACTIVITY

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER

LEASE PROPOSALS

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER

MAJOR CAPITAL PROJECTS

	2015 Budget	Total Project
A/C Through-Wall Units	\$ -	\$ -

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 21D2ND

Trial Balance
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

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

Account	Description	Debit	Credit
0112-0000	Land	22,250,739.00	
0132-0000	Building	96,690,893.83	
0142-0002	Bldg Impr-Non Escalatable	59,480.74	
0193-0000	Accum Depr-Bldgs		3,205,948.47
0194-0000	Accum Depr-Bldg Impr		1,143.02
0222-0000	Deferred Financing	325,979.88	
0229-0000	Acc Amort-Def Financing		201,797.91
0311-0002	Cash - Operating 2	17,834.21	
0412-0100	Cash Management	21,042.77	
0412-0101	Tax and Insurance Reserve	257,892.36	
0412-0104	Leasing Reserve	8,002,622.41	
0412-0108	Operating Expense Reserve	1,108,724.02	
0491-0010	Due To/From Managing Agen		5,643.12
0511-0000	Tenant A/R	878,503.57	
0512-0000	Accr Tenant A/R	18,537.75	
0513-0000	Accr Tenant Recovery A/R		572,332.90
0631-0000	Prepaid Other	55,020.00	
0632-0000	Prepaid Insurance	168,309.62	
0633-0000	Prepaid Taxes	38,000.00	
2110-0000	Mortgage Notes Payable		99,837,234.91
2110-0002	Capitalized Interest		3,640,443.78
2511-0000	Accounts Payable Trade		344,059.12
2552-0000	Accr Miscellaneous		77,592.30
2553-0000	Accr Taxes		225,194.86
2556-0000	Accr Interest/Financing		1,006,032.99
2571-0000	Security Deposits		31,250.01
2591-0000	Prepaid Rents		53.93
3311-0001	Retained Earnings		95,072.00
3421-9999	Mbr Contrib-Misc		20,914,285.81
4111-0000	Office Income		6,688,471.60
4121-0000	Retail Income		48,300.00
4171-0000	Gar/Prkg Income		597,981.44
4331-0000	R/E Tax Rec-Billed	956,724.84	
4332-0000	R/E Tax Rec-Accrual		757,652.29
4521-0000	Int Inc-Bank		1,734.95
4862-1400	Other Income		0.01
4863-1600	Rubbish Removal		638.16
4863-2700	Cleaning		9,075.64
4864-0000	Engineering Reimb		7,880.00
4891-0000	Misc Other Income	1,523.00	
4891-1100	Back Chg./Repair		171,704.09
4891-2500	Electric Repair Income		5,926.99
5120-0000	Clean-Contract Interior	185,105.55	
5121-0000	Clean- Vacancy Credit		36,299.86
5152-0000	Clean-Trash Rem/Recyl-O/S	6,003.38	
5310-0000	R&M-Payroll-Gen'l	89,364.89	
5310-1000	R & M Payroll-OT	2,960.43	
5310-2000	R & M Payroll-Taxes	10,472.27	
5310-4000	R & M -Benefits	16,996.51	
5320-0000	R&M-Elev-Maint Contract	23,352.80	
5322-0000	R&M-Elev-Outside Svs	4,324.98	
5330-0000	R&M-HVAC-Contract Svs	550.00	
5334-0000	R&M-HVAC-Supplies	1,638.20	
5336-0000	R&M-HVAC-Outside Svs	1,800.00	
5360-0000	R&M-Plumbing-Supplies	19.04	
5370-0000	R&M-Fire/Life Safety-Supp	1,714.07	

Database: MONDAYPROD
ENTITY: 21D2ND

Trial Balance
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

Year to Date Balances for period 04/15
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Account	Description	Debit	Credit
5372-0000	R&M-Fire/Life Safety-O/S	3,558.69	
5381-0000	R&M-GB Interior-O/S	696.89	
5384-0000	R&M-GB Interior-Pest Cont	1,501.62	
5385-0000	R&M-GB Interior-Plant Mnt	890.16	
5388-0000	R&M-GB Exterior	518.18	
5390-0000	R&M-Other	8,503.92	
5432-0000	Grounds-Snow Rem-O/S	2,794.44	
5530-0000	Security-Equipment	16,393.50	
5610-0000	Mgmt Fee-Current Yr	147,652.04	
5710-0000	Adm-Payroll	54,244.74	
5710-1000	Admi-Payroll taxes	2,309.68	
5710-5000	Admin-Other Payroll Exp	3,775.22	
5710-5555	Deferred Compensation	3,999.75	
5732-0000	Adm-Office Exp-Mgmt Exps	635.70	
5734-0000	Adm-Office Exp-Phone	1,119.72	
5744-0000	Adm-Office Exp-Computers	2,194.60	
5756-0000	Adm-Mgmt Exp-Dues & Subs	4,893.82	
5758-0001	Office/Lunchroom Supplies	453.72	
5758-0002	Internet/IT Contracts		494.05
5758-0003	Computer Hardware/Software	339.74	
5758-0004	Copiers/Office Equipment	236.38	
5758-0005	Phone - Corporate/Teleconferencing	206.98	
5758-0006	Phone - Wireless/Cellular	311.23	
5758-0007	Postage/Delivery	74.30	
5758-0008	Car Service	166.00	
5758-0009	Printing/Reproduction	5.97	
5758-0010	Corporate Events/Gifts	41.81	
5758-0012	Other Corp Admin Exp	172.09	
5758-0013	Meals	129.29	
5758-0014	Travel	539.55	
5762-0000	Adm-Mgmt Exp-Meals	0.57	
5810-0000	Insurance-Policies	44,096.77	
5810-1000	Insurance-Workers Comp	1,778.32	
6212-0000	Svs Costs-Misc Bldg	157,142.17	
6214-0000	Svs Costs-Cleaning	8,078.00	
6320-0000	Parking Exp-Misc	82.50	
6410-0000	Promotion and Advertising	788.29	
6630-0000	Legal	87.45	
6632-0000	Misc Professional Serv	87,923.46	
6633-0000	Bank & Credit Card Fees	3,957.82	
6645-0000	Sales & Use Taxes	74.79	
6710-0000	RE Taxes-General	878,779.44	
6716-0000	R/E Taxes-Consultant Fees	128,050.50	
6718-0000	RE Taxes-Improvement Tax	35,900.00	
8201-0000	Mortgage Interest Expense	4,794,029.64	
8302-0000	Amort-Def Financing	62,091.41	
8503-0000	Deprec-Bldg	826,384.84	
8504-0000	Deprec-Bldg Improve	508.39	
Total:		138,484,244.21	138,484,244.21

Database: MONDAYPROD
ENTITY: 21D2ND
Report: MRI_BALST

Corporate Balance Sheet
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

Report includes an open period. Entries are not final.

Apr 2015

Assets

Cash	9,408,115.77
Receivables	324,708.42
Current Assets	255,686.50
Building and Other Depreciable Assets	119,001,113.57
Accumulated Depreciation	(3,207,091.49)
Intangible Assets	325,979.88
Accumulated Amortization	(201,797.91)

Total Assets	125,906,714.74
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Liabilities

Accounts Payable	344,059.12
Mortgage/Notes Payable	103,477,678.69
Accrued Expenses	1,308,820.15
Deferred Income	31,303.94

Total Liabilities	105,161,861.90
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Partners Capital and Prior Year Earnings	21,009,357.81
Current Year Earnings	(264,504.97)

Total Partners Capital and Earnings	20,744,852.84
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Total Liabilities and Equity	125,906,714.74
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Database: MONDAYPROD
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 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

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

Revenues

Rental Income								
Office Income	1,672,117.90	1,675,117.90	(3,000.00)	-0.18%	6,688,471.60	6,700,471.60	(12,000.00)	-0.18%
Total Office Income	1,672,117.90	1,675,117.90	(3,000.00)	-0.18%	6,688,471.60	6,700,471.60	(12,000.00)	-0.18%
Retail Income								
Retail Income	12,075.00	12,075.00	0.00	0.00%	48,300.00	48,300.00	0.00	0.00%
Total Retail Income	12,075.00	12,075.00	0.00		48,300.00	48,300.00	0.00	
Total Rental Income	1,684,192.90	1,687,192.90	(3,000.00)	-0.18%	6,736,771.60	6,748,771.60	(12,000.00)	-0.18%

Recoveries

Real Estate Tax Reimb								
R/E Tax Rec-Billed	0.00	0.00	0.00	0.00%	(956,724.84)	0.00	(956,724.84)	0.00%
R/E Tax Rec-Accrual	(49,768.08)	(49,767.82)	(0.26)	0.00%	757,652.29	(199,071.28)	956,723.57	480.59%
Total Real Estate Tax Reimb	(49,768.08)	(49,767.82)	(0.26)	0.00%	(199,072.55)	(199,071.28)	(1.27)	0.00%
Total Recoveries	(49,768.08)	(49,767.82)	(0.26)	0.00%	(199,072.55)	(199,071.28)	(1.27)	0.00%

Garage/Parking Income								
Gar/Prkg Income	149,495.36	149,501.32	(5.96)	0.00%	597,981.44	598,005.28	(23.84)	0.00%
Total Garage/Parking Income	149,495.36	149,501.32	(5.96)	0.00%	597,981.44	598,005.28	(23.84)	0.00%

Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	450.39	420.00	30.39	7.24%	1,734.95	1,680.00	54.95	3.27%
Total Interest and Dividend Income	450.39	420.00	30.39	7.24%	1,734.95	1,680.00	54.95	3.27%

Service Income

Database: MONDAYPROD	Comparative Income Statement							Page: 2
ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format							Date: 5/29/2015
Report: MP_CMPINC	Monday Production DB							Time: 03:21 PM
2100 2nd Street Holdings, LLC								
Accrual, Tax								
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	Current Period				Year-To-Date			
Thru:	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Other Income	0.00	0.00	0.00	0.00%	0.01	0.00	0.01	0.00%
Rubbish Removal	159.54	159.54	0.00	0.00%	638.16	638.16	0.00	0.00%
Cleaning	0.00	5,293.62	(5,293.62)	-100.00%	9,075.64	21,174.48	(12,098.84)	-57.14%
Engineering Reimb	2,960.00	0.00	2,960.00	0.00%	7,880.00	0.00	7,880.00	0.00%
Total Service Income	3,119.54	5,453.16	(2,333.62)	-42.79%	17,593.81	21,812.64	(4,218.83)	-19.34%
Miscellaneous Income								
Misc Other Income	0.00	0.00	0.00	0.00%	(1,523.00)	0.00	(1,523.00)	0.00%
Back Chg./Repair	(5,003.33)	30,700.00	(35,703.33)	-116.30%	171,704.09	188,826.43	(17,122.34)	-9.07%
Electric Repair Income	3,735.97	0.00	3,735.97	0.00%	5,926.99	0.00	5,926.99	0.00%
Total Miscellaneous Income	(1,267.36)	30,700.00	(31,967.36)	-104.13%	176,108.08	188,826.43	(12,718.35)	-6.74%
Total Interest and Other Income	2,302.57	36,573.16	(34,270.59)	-93.70%	195,436.84	212,319.07	(16,882.23)	-7.95%
Total Revenue	1,786,222.75	1,823,499.56	(37,276.81)	-2.04%	7,331,117.33	7,360,024.67	(28,907.34)	-0.39%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(3,416.88)	(62,841.00)	59,424.12	94.56%	(185,105.55)	(251,364.00)	66,258.45	26.36%
Clean- Vacancy Credit	(1,257.34)	0.00	(1,257.34)	0.00%	36,299.86	0.00	36,299.86	0.00%
Clean-Trash Rem/Recyl-O/S	2,704.29	(2,699.09)	5,403.38	200.19%	(6,003.38)	(10,796.36)	4,792.98	44.39%
Total Cleaning	(1,969.93)	(65,540.09)	63,570.16	96.99%	(154,809.07)	(262,160.36)	107,351.29	40.95%
Repair & Maintenance								
R&M-Payroll-Gen'l	(20,584.45)	(23,234.00)	2,649.55	11.40%	(89,364.89)	(90,915.00)	1,550.11	1.71%
R & M Payroll-OT	(20.04)	(1,103.00)	1,082.96	98.18%	(2,960.43)	(4,412.00)	1,451.57	32.90%
R & M Payroll-Taxes	(1,480.82)	(1,862.00)	381.18	20.47%	(10,472.27)	(8,945.00)	(1,527.27)	-17.07%
R & M -Benefits	(3,450.52)	(3,835.51)	384.99	10.04%	(16,996.51)	(17,922.08)	925.57	5.16%
R&M-Elev-Maint Contract	(5,838.20)	(5,838.00)	(0.20)	0.00%	(23,352.80)	(23,352.00)	(0.80)	0.00%

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 ENTITY: 21D2ND
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
R&M-Elev-Outside Svs	(3,498.69)	(350.00)	(3,148.69)	-899.63%	(4,324.98)	(1,775.00)	(2,549.98)	-143.66%
R&M-HVAC-Contract Svs	(550.00)	0.00	(550.00)	0.00%	(550.00)	0.00	(550.00)	0.00%
R&M-HVAC-Supplies	(1,225.77)	0.00	(1,225.77)	0.00%	(1,638.20)	(6,412.43)	4,774.23	74.45%
R&M-HVAC-Outside Svs	0.00	0.00	0.00	0.00%	(1,800.00)	(3,000.00)	1,200.00	40.00%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(2,500.00)	2,500.00	100.00%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Plumbing-Supplies	0.00	(575.00)	575.00	100.00%	(19.04)	(2,300.00)	2,280.96	99.17%
R&M-Fire/Life Safety-Supp	(317.00)	0.00	(317.00)	0.00%	(1,714.07)	(1,397.07)	(317.00)	-22.69%
R&M-Fire/Life Safety-O/S	(498.05)	(1,487.00)	988.95	66.51%	(3,558.69)	(3,588.74)	30.05	0.84%
R&M-GB Interior-O/S	0.00	0.00	0.00	0.00%	(696.89)	(696.89)	0.00	0.00%
R&M-GB Interior-Pest Cont	(126.90)	(458.00)	331.10	72.29%	(1,501.62)	(1,832.00)	330.38	18.03%
R&M-GB Interior-Plant Mnt	(445.08)	(222.54)	(222.54)	-100.00%	(890.16)	(890.16)	0.00	0.00%
R&M-GB Exterior	(518.18)	0.00	(518.18)	0.00%	(518.18)	0.00	(518.18)	0.00%
R&M-Other	(140.00)	(540.00)	400.00	74.07%	(8,503.92)	(6,268.91)	(2,235.01)	-35.65%
Total Repair & Maintenance	(38,693.70)	(40,005.05)	1,311.35	3.28%	(168,862.65)	(178,207.28)	9,344.63	5.24%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(360.00)	360.00	100.00%	0.00	(1,440.00)	1,440.00	100.00%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	0.00	(1,500.00)	1,500.00	100.00%
Grounds-Snow Rem-O/S	(2,794.44)	0.00	(2,794.44)	0.00%	(2,794.44)	(6,750.00)	3,955.56	58.60%
Total Roads & Grounds	(2,794.44)	(360.00)	(2,434.44)	-676.23%	(2,794.44)	(9,690.00)	6,895.56	71.16%
Security								
Security-Equipment	(16,393.50)	(350.00)	(16,043.50)	-4583.86%	(16,393.50)	(350.00)	(16,043.50)	-4583.86%
Total Security	(16,393.50)	(350.00)	(16,043.50)	-4583.86%	(16,393.50)	(350.00)	(16,043.50)	-4583.86%
Management Fees								
	(36,497.57)	(36,461.59)	(35.98)	-0.10%	(147,652.04)	(147,166.89)	(485.15)	-0.33%
Total Management Fees	(36,497.57)	(36,461.59)	(35.98)	-0.10%	(147,652.04)	(147,166.89)	(485.15)	-0.33%
Administrative								
Adm-Payroll	(13,565.01)	(13,509.00)	(56.01)	-0.41%	(54,244.74)	(54,036.00)	(208.74)	-0.39%

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Comparative Income Statement
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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Admi-Payroll taxes	(450.26)	(555.00)	104.74	18.87%	(2,309.68)	(2,530.00)	220.32	8.71%
Admin-Other Payroll Exp	(509.11)	(1,350.90)	841.79	62.31%	(3,775.22)	(5,803.58)	2,028.36	34.95%
Admin-Bonus Compensation	0.00	0.00	0.00	0.00%	0.00	(3,999.75)	3,999.75	100.00%
Deferred Compensation	0.00	0.00	0.00	0.00%	(3,999.75)	0.00	(3,999.75)	0.00%
Adm-Office Exp-Mgmt Exps	(22.53)	(100.00)	77.47	77.47%	(635.70)	(400.00)	(235.70)	-58.93%
Adm-Office Exp-Phone	(311.00)	(250.00)	(61.00)	-24.40%	(1,119.72)	(1,000.00)	(119.72)	-11.97%
Adm-Office Exp-Computers	(432.92)	(432.92)	0.00	0.00%	(2,194.60)	(1,731.68)	(462.92)	-26.73%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(4,893.82)	0.00	(4,893.82)	0.00%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(0.57)	0.00	(0.57)	0.00%
Adm - Other - Misc	(668.09)	(8,666.00)	7,997.91	92.29%	(2,183.01)	(14,500.00)	12,316.99	84.94%
Total Administrative	(15,958.92)	(24,863.82)	8,904.90	35.81%	(75,356.81)	(84,001.01)	8,644.20	10.29%
Insurance								
Insurance-Policies	(11,114.85)	(11,223.30)	108.45	0.97%	(44,096.77)	(45,346.93)	1,250.16	2.76%
Insurance-Workers Comp	(444.58)	(444.58)	0.00	0.00%	(1,778.32)	(1,778.32)	0.00	0.00%
Total Insurance	(11,559.43)	(11,667.88)	108.45	0.93%	(45,875.09)	(47,125.25)	1,250.16	2.65%
Total Property Exp-Escalatable	(123,867.49)	(179,248.43)	55,380.94	30.90%	(611,743.60)	(728,700.79)	116,957.19	16.05%
Real Estate Taxes								
RE Taxes-General	(219,694.86)	(219,694.86)	0.00	0.00%	(878,779.44)	(878,779.44)	0.00	0.00%
R/E Taxes-Consultant Fees	(128,050.50)	(170,734.00)	42,683.50	25.00%	(128,050.50)	(170,734.00)	42,683.50	25.00%
RE Taxes-Improvement Tax	(8,975.00)	(8,975.00)	0.00	0.00%	(35,900.00)	(35,900.00)	0.00	0.00%
Total Real Estate Taxes	(356,720.36)	(399,403.86)	42,683.50	10.69%	(1,042,729.94)	(1,085,413.44)	42,683.50	3.93%
Total Escalatable Expenses	(480,587.85)	(578,652.29)	98,064.44	16.95%	(1,654,473.54)	(1,814,114.23)	159,640.69	8.80%
Property Exp-Non Escalatable								
Service Costs								
Svs Costs-Misc Bldg	2,703.74	(30,671.00)	33,374.74	108.82%	(157,142.17)	(187,450.00)	30,307.83	16.17%

Database: MONDAYPROD
 ENTITY: 21D2ND
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

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		
Svs Costs-Cleaning	0.00	(4,711.72)	4,711.72	100.00%	(8,078.00)	(18,846.88)	10,768.88	57.14%
Total Service Costs	2,703.74	(35,382.72)	38,086.46	107.64%	(165,220.17)	(206,296.88)	41,076.71	19.91%
Parking Expenses								
Parking Exp-Misc	0.00	(1,500.00)	1,500.00	100.00%	(82.50)	(3,000.00)	2,917.50	97.25%
Total Parking Expenses	0.00	(1,500.00)	1,500.00	100.00%	(82.50)	(3,000.00)	2,917.50	97.25%
Leasing Costs								
Promotion and Advertising	0.00	(450.00)	450.00	100.00%	(788.29)	(8,800.00)	8,011.71	91.04%
Total Leasing Costs	0.00	(450.00)	450.00	100.00%	(788.29)	(8,800.00)	8,011.71	91.04%
Owner Costs								
Legal	(87.45)	(2,083.00)	1,995.55	95.80%	(87.45)	(8,332.00)	8,244.55	98.95%
Misc Professional Serv	0.00	0.00	0.00	0.00%	(87,923.46)	(600.00)	(87,323.46)	-14553.91%
Bank & Credit Card Fees	(1,039.49)	(960.00)	(79.49)	-8.28%	(3,957.82)	(3,840.00)	(117.82)	-3.07%
Sales & Use Taxes	0.00	(250.00)	250.00	100.00%	(74.79)	(1,000.00)	925.21	92.52%
Total Owner Costs	(1,126.94)	(3,293.00)	2,166.06	65.78%	(92,043.52)	(13,772.00)	(78,271.52)	-568.34%
Total Property Exp-Non Escalatable	1,576.80	(40,625.72)	42,202.52	103.88%	(258,134.48)	(231,868.88)	(26,265.60)	-11.33%
Total Operating Expenses	(479,011.05)	(619,278.01)	140,266.96	22.65%	(1,912,608.02)	(2,045,983.11)	133,375.09	6.52%
Net Operating Income (Loss)	1,307,211.70	1,204,221.55	102,990.15	8.55%	5,418,509.31	5,314,041.56	104,467.75	1.97%
Interest Expense								
Mortgage Interest Expense	(1,205,494.31)	(1,207,240.00)	1,745.69	0.14%	(4,794,029.64)	(4,797,546.00)	3,516.36	0.07%
Total Interest Expense	(1,205,494.31)	(1,207,240.00)	1,745.69	0.14%	(4,794,029.64)	(4,797,546.00)	3,516.36	0.07%
Amort of Financing Costs								

Database: MONDAYPROD	Comparative Income Statement						Page: 6	
ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format						Date: 5/29/2015	
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2100 2nd Street Holdings, LLC								
Accrual, Tax								
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	
Amort-Def Financing	(21,343.91)	(13,582.50)	(7,761.41)	-57.14%	(62,091.41)	(54,330.00)	(7,761.41)	-14.29%
Total Amort of Financing Costs	(21,343.91)	(13,582.50)	(7,761.41)	-57.14%	(62,091.41)	(54,330.00)	(7,761.41)	-14.29%
Deprec & Amort, excl Financing								
Amort-Def Organ	779.79	(259.93)	1,039.72	400.00%	0.00	(1,039.72)	1,039.72	100.00%
Deprec-Bldg	71,163.17	(299,182.67)	370,345.84	123.79%	(826,384.84)	(1,196,730.68)	370,345.84	30.95%
Deprec-Bldg Improve	7,636.79	(2,588.00)	10,224.79	395.08%	(508.39)	(10,352.00)	9,843.61	95.09%
Deprec-TI	17,464.65	(5,821.55)	23,286.20	400.00%	0.00	(23,286.20)	23,286.20	100.00%
Amort-Def Leasing	227,614.53	(75,871.00)	303,485.53	400.00%	0.00	(303,484.00)	303,484.00	100.00%
Total Deprec & Amort, excl Financing	324,658.93	(383,723.15)	708,382.08	184.61%	(826,893.23)	(1,534,892.60)	707,999.37	46.13%
Net Income(Loss)	405,032.41	(400,324.10)	805,356.51	201.18%	(264,504.97)	(1,072,727.04)	808,222.07	75.34%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	(303,315.02)	0.00	(303,315.02)		888,984.64	0.00	888,984.64	
Debt Service Accrual	(619,576.68)	0.00	(619,576.68)		(624,934.71)	0.00	(624,934.71)	
Real Estate Tax Accrual	221,069.86	0.00	221,069.86		(433,889.73)	0.00	(433,889.73)	
Real Estate Tax Prepayment	7,600.00	0.00	7,600.00		(15,200.00)	0.00	(15,200.00)	
Insurance Prepayment	(110,444.76)	0.00	(110,444.76)		(80,015.10)	0.00	(80,015.10)	
Change in Capital Assets:								
Other Balance Sheet Adjustments:								
Change in A/R	72,180.04	0.00	72,180.04		233,266.77	0.00	233,266.77	
Change in A/P	101,392.95	0.00	101,392.95		114,937.83	0.00	114,937.83	
Change in Mortgage/Notes Payable	897,575.89	0.00	897,575.89		1,806,963.93	0.00	1,806,963.93	
Change in Other Liabilities	(159,655.90)	0.00	(159,655.90)		(65,763.88)	0.00	(65,763.88)	
Change in I/C Balances	994.08	0.00	994.08		(32,129.87)	0.00	(32,129.87)	
Total Cash Flow Adjustments	107,820.46	0.00	107,820.46		1,792,219.88	0.00	1,792,219.88	

Database: MONDAYPROD
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

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

Cash Balances:

Cash Balance - Beginning of Period	8,895,262.90	0.00	8,895,262.90	0.00%	7,880,400.86	0.00	7,880,400.86	0.00%
Net Income/(Loss)	405,032.41	0.00	805,356.51		(264,504.97)	0.00	808,222.07	
+/- Cash Flow Adjustments	107,820.46	0.00	107,820.46		1,792,219.88	0.00	1,792,219.88	
	<u>9,408,115.77</u>	<u>0.00</u>	<u>9,808,439.87</u>		<u>9,408,115.77</u>	<u>0.00</u>	<u>10,480,842.81</u>	
Cash Balance - End of Period	<u>9,408,115.77</u>	<u>0.00</u>	<u>9,808,439.87</u>		<u>9,408,115.77</u>	<u>0.00</u>	<u>10,480,842.81</u>	

Cash Balance Composition:

Operating Cash	17,834.21	0.00	17,834.21		17,834.21	0.00	17,834.21	
Escrow Cash	9,390,281.56	0.00	9,390,281.56		9,390,281.56	0.00	9,390,281.56	
	<u>9,408,115.77</u>	<u>0.00</u>	<u>9,408,115.77</u>		<u>9,408,115.77</u>	<u>0.00</u>	<u>9,408,115.77</u>	
Total Cash	<u>9,408,115.77</u>	<u>0.00</u>	<u>9,408,115.77</u>		<u>9,408,115.77</u>	<u>0.00</u>	<u>9,408,115.77</u>	

2100 2nd Street Holdings, LLC
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual / Tax Basis
(Variances greater than \$10K and 5% are explained)

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	6,736,772	6,748,772	(12,000)	-0.18%	
Recoveries	(199,073)	(199,071)	(1)	0.00%	
Parking Income	597,981	598,005	(24)	0.00%	
Interest & Other Income	195,437	212,319	(16,882)	-7.95%	A
Total Rental Income	7,331,117	7,360,025	(28,907)	-0.39%	
Operating Expenses:					
Cleaning	(154,809)	(262,160)	107,351	-40.95%	B
Utilities	-	-	-	0.00%	
Repairs and Maintenance	(168,863)	(178,207)	9,345	-5.24%	
Roads and Grounds	(2,794)	(9,690)	6,896	-71.16%	
Security	(16,394)	(350)	(16,044)	4583.86%	C
Management Fees	(147,652)	(147,167)	(485)	0.33%	
Administrative	(75,357)	(84,001)	8,644	-10.29%	
Insurance	(45,875)	(47,125)	1,250	-2.65%	
Real Estate and Other Taxes	(1,042,730)	(1,085,413)	42,684	-3.93%	
Non- Escalatable Expenses	(258,134)	(231,869)	(26,266)	11.33%	D
Professional Services/ Other	-	-	-	0.00%	
Total Expenses	(1,912,608)	(2,045,983)	133,375.09	-6.52%	
Net Operating Income (Loss)	5,418,509	5,314,042	104,468	1.97%	
Other Income and Expenses:					
Interest Expense	(4,794,030)	(4,797,546)	3,516	-0.07%	
Amortization - Def Financing	(62,091)	(54,330)	(7,761)	14.29%	
Depreciation & Amort, excl Financing	(826,893)	(1,534,893)	707,999	46.13%	E
Total Other Income (Expenses)	(5,683,014)	(6,386,769)	703,754	11.02%	
Net Income (Loss)	(264,505)	(1,072,727)	808,222	75.34%	
CASH BASIS					
Property Activity					
Net Income (Loss)	(264,505)	(1,072,727)	808,222	-75.34%	
Non-Cash Adjustments to Net Income/(Loss)					
Depreciation/Amortization	888,985	1,589,223	(700,238)	44.06%	
Capital Expenditures	-	-	-	-100.00%	
Deferred Costs	-	-	-	-100.00%	
Tenant Improvements	-	-	-	-100.00%	
Leasing Costs	-	-	-	-100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Mortgage Principal Payments	-	-	-	0.00%	
(Distributions)/Contributions	-	-	-	100.00%	
Other Changes in Assets/Liabilities, Net	903,235	-	903,235	100.00%	
Total Property Activity	1,527,715	516,496	1,011,219	-195.78%	
Operating Cash Activity					
Plus: Beginning Cash Balance	7,880,401	Operating Cash and Money Market	17,834		
Less: Ending Cash Balance	9,408,116	Security Deposits	-		
Total Property Activity	1,527,715	Escrows:			
		Cash Management & Operating reserve	1,129,767		
		Tax and Insurance Reserve	257,892		
		Leasing Reserve	8,002,622		
		Total	\$ 9,408,116		
(Distributions)/Contributions	-				

2100 2nd Street Holdings, LLC
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual / Tax Basis

(Variances greater than \$10K and 5% are explained)

Notes:

A	\$	(16,882)	The negative variance in Interest and Other Income is primarily due to:
	\$	(17,122)	Budgeted back charge income is higher than actual due to fewer charges to GSA (Permanent Variance)
		240	Miscellaneous variance
	<u>\$</u>	<u>(16,882)</u>	
B	\$	107,351	The positive variance in Cleaning is primarily due to:
		66,258	Budgeted cleaning contract interior is higher than actual due to cleaning service stopped in the month of March (Permanent Variance)
		36,300	Budgeted cleaning vacancy credit is higher than actual due to greater vacancy than budgeted for (Permanent Variance)
		4,793	Miscellaneous variance
	<u>\$</u>	<u>107,351</u>	
C	\$	(16,044)	The negative variance in Security is primarily due to:
	\$	(16,044)	Budgeted security equipment is lower than actual due to Comcast internet service installation fee of \$16,044 necessary to provide remote monitoring of security cameras (Permanent Variance)
	<u>\$</u>	<u>(16,044)</u>	
D	\$	(26,266)	The negative variance in Non-Escalatable Expenses is primarily due to:
		30,308	Budgeted service costs-Misc building is higher than actual due to fewer charges to GSA (Permanent Variance)
		10,769	Budgeted service costs-cleaning is higher than actual due to unbudgeted vacancy credit (Permanent Variance)
		8,012	Budgeted promotion and advertising higher than actual due to deferral of special marketing deck (Permanent Variance)
		8,245	Budgeted legal is higher than actual due to not yet utilized legal fee contingency (Timing Variance)
		(87,323)	Budgeted misc professional services lower than actual due to unbudgeted redevelopment soft cost (Permanent Variance)
	\$	3,725	Miscellaneous variance
	<u>\$</u>	<u>(26,266)</u>	
E	\$	707,999	The positive variance in Depreciation & Amort is primarily due to:
		707,999	Budgeted Depreciation & Amort are higher than actual due to depreceation true up based on new allocation of fixed assets as per transfer of ownership (Permanent Variance)
	<u>\$</u>	<u>707,999</u>	

SECTION 3

Aged Delinquency Report
Open Status Report
Check Register

Database:	MONDAYPROD	Aged Delinquencies	Page:	1
BLDG:	21D2ND	Monday Production DB	Date:	5/26/2015
		2100 2nd Street	Time:	10:53 AM
		Date: 4/30/2015		

Invoice Date	Category	Source	Amount	Current	30	60	90	120
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21D2ND-010531	GS-11B-02074	Master Occupant Id: 00003191-1			Day Due: 1	Delq Day:		
	Roger Perrault	OFF01	Current		Last Payment:	4/14/2016	14,714.67	
	(202) 401-8434							

1/21/2015	RET	Real Estate Tax	CH	22,214.04	0.00	0.00	0.00	22,214.04	0.00
1/21/2015	RET	Real Estate Tax	NC	-978,938.88	0.00	0.00	0.00	-978,938.88	0.00
2/1/2015	BCI	Back Charge Inc	CH	681.58	0.00	0.00	681.58	0.00	0.00
4/1/2015	BCI	Back Charge Inc	CH	681.58	681.58	0.00	0.00	0.00	0.00
4/1/2015	GAR	Garage	CH	149,495.36	149,495.36	0.00	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00

BCI	Back Charge Inc	1,363.16	681.58	0.00	681.58	0.00	0.00
GAR	Garage	149,495.36	149,495.36	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	-956,724.84	0.00	0.00	0.00	-956,724.84	0.00
RNT	Commercial Rent	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00

GS-11B-02074 Total:		866,251.58	1,822,294.84	0.00	681.58	-956,724.84	0.00
	Prepaid:	-53.63					
	Balance:	866,197.95					

21D2ND-010532	I.L. Creation	Master Occupant Id: 00003192-1			Day Due: 1	Delq Day:		
	James Kim	Cafe	Current		Last Payment:	3/10/2015	12,234.54	
	(301) 468-3902							

2/1/2014	LPC	Late Pay Charge	CH	17.45	0.00	0.00	0.00	0.00	17.45
4/1/2015	RTL	Retail Rent	CH	12,075.00	12,075.00	0.00	0.00	0.00	0.00
4/1/2015	RUB	Rubbish Removal	CH	159.54	159.54	0.00	0.00	0.00	0.00

LPC	Late Pay Charge	17.45	0.00	0.00	0.00	0.00	17.45
RTL	Retail Rent	12,075.00	12,075.00	0.00	0.00	0.00	0.00
RUB	Rubbish Removal	159.54	159.54	0.00	0.00	0.00	0.00

I.L. Creation Total:		12,251.99	12,234.54	0.00	0.00	0.00	17.45
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BCI	Back Charge Inc	1,363.16	681.58	0.00	681.58	0.00	0.00
GAR	Garage	149,495.36	149,495.36	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	17.45	0.00	0.00	0.00	0.00	17.45
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	-956,724.84	0.00	0.00	0.00	-956,724.84	0.00
RNT	Commercial Rent	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00
RTL	Retail Rent	12,075.00	12,075.00	0.00	0.00	0.00	0.00
RUB	Rubbish Removal	159.54	159.54	0.00	0.00	0.00	0.00

BLDG 21D2ND Total:		878,503.57	1,834,529.38	0.00	681.58	-956,724.84	17.45
	Prepaid:	-53.63					
	Balance:	878,449.94					

BCI	Back Charge Inc	1,363.16	681.58	0.00	681.58	0.00	0.00
GAR	Garage	149,495.36	149,495.36	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	17.45	0.00	0.00	0.00	0.00	17.45
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	-956,724.84	0.00	0.00	0.00	-956,724.84	0.00
RNT	Commercial Rent	1,672,117.90	1,672,117.90	0.00	0.00	0.00	0.00
RTL	Retail Rent	12,075.00	12,075.00	0.00	0.00	0.00	0.00
RUB	Rubbish Removal	159.54	159.54	0.00	0.00	0.00	0.00

Grand Total:		878,503.57	1,834,529.38	0.00	681.58	-956,724.84	17.45
	Prepaid:	-53.63					

Database: MONDAYPROD

Aged Delinquencies
Monday Production DB
2100 2nd Street
Date: 4/30/2015

Page: 2
Date: 5/26/2015
Time: 10:53 AM

BLDG: 21D2ND

Invoice Date	Category	Source	Amount	Current	30	60	90	120
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Balance: 878,449.94

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					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: 11/14

Vendor: ENV004 Enviro-Aire Mechanical Services

43152	6/10/2014		Supp HVAC 6/14	6212-0000	5,500.00	0.00	5,500.00	5/11/2015	1774	05/15
43181	7/16/2014		Supp HVAC 7/14	6212-0000	5,500.00	0.00	5,500.00			
43352	7/22/2014		Misc.ServiceCall 7/2	6212-0000	280.00	0.00	280.00	5/11/2015	1774	05/15
43420	8/6/2014		Misc.ServiceCalls 8/	6212-0000	240.00	0.00	240.00	5/11/2015	1774	05/15
43521	8/20/2014		Misc.ServiceCall 8/2	6212-0000	240.00	0.00	240.00	5/11/2015	1774	05/15
43529	8/25/2014		Supp HVAC 8/14	6212-0000	5,500.00	0.00	5,500.00			
Expense Period 11/14 Total:					17,260.00	0.00	17,260.00			

Expense Period: 01/15

Vendor: GEN013 Gensler Architecture & Planning PC

504142	1/9/2015		1/15 PROF SVC-SW	6632-0000	14,489.66	0.00	14,489.66	5/14/2015	1775	05/15
514239	1/9/2015		1/15 PROF SVC-CONCEP	6632-0000	47,445.52	0.00	47,445.52	5/14/2015	1775	05/15

Vendor: WBE001 WB Engineers and Consultants

21285	1/20/2015		building repositioni	6632-0000	6,857.04	0.00	6,857.04	5/14/2015	1777	05/15
Expense Period 01/15 Total:					68,792.22	0.00	68,792.22			

Expense Period: 02/15

Vendor: GEN013 Gensler Architecture & Planning PC

517801	2/4/2015		1/15 PROF-SW CONCEPT	6632-0000	2,765.00	0.00	2,765.00	5/14/2015	1775	05/15
518163	2/4/2015		1/15 PROF SVC	6632-0000	7,500.00	0.00	7,500.00	5/14/2015	1775	05/15

Database:	MONDAYPROD	Open Status Report							Page:	2
		Monday Production DB							Date:	5/27/2015
ENTITY:	21D2ND	2100 2nd Street Holdings, LLC							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: HIL006 Hillmann Consulting, LLC

7625	12/31/2014		IAQ Database	6632-0000	1,240.00	0.00	1,240.00			
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Vendor: THO013 Thornton Tomasetti, Inc.

M11015.39-3	2/13/2015		building repositioni	6632-0000	1,895.00	0.00	1,895.00	5/14/2015	1776	05/15
Expense Period 02/15 Total:					13,400.00	0.00	13,400.00			

Expense Period: 03/15

Vendor: DAT003 Datawatch Systems Inc.

674141	1/23/2015		March2015 Fire Monit	5372-0000	42.30	0.00	42.30	5/5/2015	1763	05/15
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Vendor: ENV004 Enviro-Aire Mechanical Services

43336	7/15/2014		Misc.Service Call 7/	6212-0000	160.00	0.00	160.00	5/11/2015	1774	05/15
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Vendor: GEN013 Gensler Architecture & Planning PC

522131	3/9/2015		2/28 ProfSrv SWConce	6632-0000	3,556.24	0.00	3,556.24	5/14/2015	1775	05/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

21002D0215MGT	3/11/2015		MGMT FEE 2/15	5610-0000	37,105.68	0.00	37,105.68	5/5/2015	1766	05/15
21002D0215MGT	3/11/2015		G&A LEASE ADMIN	5710-0000	6,250.00	0.00	6,250.00	5/5/2015	1766	05/15

Vendor: ORK001 Orkin LLC

25547542	3/18/2015		Feb2015 Pest Control	5384-0000	458.24	0.00	458.24	5/5/2015	1767	05/15
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Vendor: PRO025 IESI-MD Corporation

1300342522	2/28/2015		Feb15 Compactor Srv	5152-0000	3,004.29	0.00	3,004.29	5/5/2015	1768	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					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: QUE006 Quench USA, Inc

2000007263	1/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200019830	2/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200032119	3/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200044801	4/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200057804	5/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200070234	6/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200083130	7/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200095987	8/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200111447	9/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200124559	10/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200140922	11/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200153571	12/1/2014		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
200169628	1/1/2015		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15
600806925	12/1/2013		water cooler filter	5390-0000	45.47	0.00	45.47	5/5/2015	1769	05/15

Vendor: RED003 Red Hand, LLC

361.8	1/1/2015		ETH Renewal-Partial	5390-0000	1,279.73	0.00	1,279.73	5/5/2015	1770	05/15
*** Check #1770 was VOIDED in Check Period 05/15 ***										

Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION

8103949547	3/1/2015		Elev Svc3/1-3/31	5320-0000	5,838.20	0.00	5,838.20	5/5/2015	1771	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					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: THO013 Thornton Tomasetti, Inc.

M11015.00	5/9/2014		Misc. Review	5390-0000	905.00	0.00	905.00	5/5/2015	1772	05/15
M11015.39-2	12/17/2014		building repositioni	6632-0000	1,575.00	0.00	1,575.00	5/14/2015	1776	05/15

Vendor: WBM001 W.B. MASON

123849318	2/20/2015		Supplies for 2100 PM	5732-0000	28.83	0.00	28.83	5/5/2015	1773	05/15
I24089632	3/4/2015		supplies for 2100 PM	5732-0000	45.42	0.00	45.42	5/5/2015	1773	05/15
I24109114	3/4/2015		supplies for 2100 PM	5732-0000	28.52	0.00	28.52	5/5/2015	1773	05/15
I24309658	3/13/2015		supplies for 2100 pm	5732-0000	57.80	0.00	57.80	5/5/2015	1773	05/15
Expense Period 03/15 Total:					60,971.83	0.00	60,971.83			

Expense Period: 04/15

Vendor: ABM ABM Janitorial - Mid Atlantic, Inc.

7791302	3/5/2015		Feb15 Day Clean Upch	6214-0000	4,711.73	0.00	4,711.73			
7791302	3/5/2015		5MonthCredit	5121-0000	-1,408.65	0.00	-1,408.65			
7791302	3/5/2015		VacancyCreditFeb15	5121-0000	-1,126.91	0.00	-1,126.91			
7791315	3/5/2015		Feb15 Day Clean	5120-0000	59,423.93	0.00	59,423.93			
7791315	3/5/2015		Vacancy Credit	5121-0000	-12,818.28	0.00	-12,818.28			
7889483	3/30/2015		2/16 Snow Removal	5432-0000	1,610.04	0.00	1,610.04			
7889484	3/30/2015		2/21 Snow Removal	5432-0000	740.25	0.00	740.25			
7889485	3/30/2015		3/5 Snow Removal	5432-0000	444.15	0.00	444.15			
7895772	3/31/2015		Mar15 Day Clean Srvc	5120-0000	62,840.81	0.00	62,840.81			
7895772	3/31/2015		Mar15 Vacancy Credit	5121-0000	-23,481.58	0.00	-23,481.58			

Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					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

7895820 3/31/2015 Mar15 Day Clean Upch 6214-0000 4,455.53 0.00 4,455.53

7895820 3/31/2015 75% Vacancy Credit 5121-0000 -3,265.42 0.00 -3,265.42

Vendor: AND013 Andrew Spey

AS41615 4/16/2015 DCFD Knox Box 5370-0000 317.00 0.00 317.00

Vendor: CDW001 CDW DIRECT LLC

ALTS08931 4/9/2015 324 VA RECEPTION 5758-0003 3.03 0.00 3.03 5/4/2015 13324 05/15

ALTS36161 4/10/2015 324 VA RECEPTION 5758-0003 1.14 0.00 1.14 5/4/2015 13326 05/15

Vendor: COM032 COMCAST

21D2ND-041315 4/13/2015 PhoneLineInstallatio 5530-0000 16,393.50 0.00 16,393.50 5/5/2015 1762 05/15

Vendor: DAT003 Datawatch Systems Inc.

681965 3/1/2015 Apr15 Fire Monitorin 5372-0000 42.30 0.00 42.30

Vendor: EAR004 EarthLink, Inc.

482440966 4/5/2015 Apr5-May4 Biz Access 5744-0000 432.92 0.00 432.92

Vendor: ENV004 Enviro-Aire Mechanical Services

44309 1/22/2015 1/22 Misc Service 6212-0000 280.00 0.00 280.00 5/11/2015 1774 05/15

44339 1/30/2015 Jan2015 Prevent Main 6212-0000 5,500.00 0.00 5,500.00 5/11/2015 1774 05/15

44530 2/25/2015 Feb2015 Prevent Main 6212-0000 5,500.00 0.00 5,500.00 5/11/2015 1774 05/15

Vendor: FED007 FEDERAL LOCK & SAFE, INC

0110610-IN 4/22/2015 Rekey front door 5388-0000 518.18 0.00 518.18

Database:	MONDAYPROD			Open Status Report				Page:	6	
				Monday Production DB				Date:	5/27/2015	
ENTITY:	21D2ND			2100 2nd Street Holdings, LLC				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: FID EN Fidelity Engineering Corporation

FPS0003380	3/31/2015		Feb - Emerg Gen Cntr	6212-0000	671.00	0.00	671.00			
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	0.85	0.00	0.85	5/4/2015	13332	05/15
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Vendor: GIL011 Gilroy Electrical Service

2015-129	3/2/2015		electrical whip disc	6212-0000	1,950.00	0.00	1,950.00			
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Vendor: LIM002 Limbach

000294278	10/24/2014		CopperCaps	5334-0000	1,225.77	0.00	1,225.77	5/5/2015	1764	05/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0315DC2	4/30/2015		DUE TO MPS 3/15	0491-0010	4,649.04	0.00	4,649.04	5/5/2015	1765	05/15
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Vendor: MON022 MONDAY PROPERTIES SERVICES DC, LLC

21002D0315MGT	4/24/2015		3/15 MGMT FEE	5610-0000	36,943.12	0.00	36,943.12			
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21002D0315MGT	4/24/2015		REIMB P/R G/A	5710-0000	6,250.00	0.00	6,250.00			
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Vendor: MON026 Mona Electric Group, Inc.

243456	12/31/2013		12/1/13 services	5330-0000	275.00	0.00	275.00			
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258378	10/22/2014		10/6/14 Services	5330-0000	275.00	0.00	275.00			
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Vendor: NAT027 NATIONAL FIBER & COPPER, INC.

1869	4/14/2015		elev phone lines	5322-0000	1,500.00	0.00	1,500.00			
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Database:	MONDAYPROD		Open Status Report					Page:	7	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					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: ORK001 Orkin LLC

25844040	4/7/2015		March15 Pest Control	5384-0000	458.24	0.00	458.24			
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Vendor: PEA004 Peapod, LLC

ALk61277967	4/20/2015		Customer ID ox82558	5758-0001	2.17	0.00	2.17	5/4/2015	13339	05/15
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Vendor: PRO025 IESI-MD Corporation

1300348118	3/31/2015		Mar15 Compactor Svc	5152-0000	150.00	0.00	150.00	5/12/2015	DELETED	05/15
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*** This invoice was DELETED in Expense Period 05/15 ***

Vendor: RED005 Red Top Cab of Arlington

AL033831	4/15/2015		Account# 2840200	5758-0008	0.79	0.00	0.79	5/4/2015	13341	05/15
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Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION

7152113401	3/4/2015		2/24 service call	5322-0000	576.75	0.00	576.75			
7152132092	4/10/2015		3/26 Service Call	5322-0000	682.76	0.00	682.76			
7152134300	4/9/2015		4/2/15 service call	5322-0000	508.90	0.00	508.90			
8103971685	4/1/2015		Elev Svc 4/1-4/30	5320-0000	5,838.20	0.00	5,838.20			

Vendor: TEL005 Telco Experts LLC

1793150401	4/1/2015		Office phones	5734-0000	311.00	0.00	311.00			
1793150401	4/1/2015		Elevator Phones	5322-0000	230.28	0.00	230.28			

Vendor: WBM001 W.B. MASON

I24750563	4/1/2015		Supplies for 2100 PM	5732-0000	22.53	0.00	22.53			
Expense Period 04/15 Total:					183,635.07	0.00	183,635.07			

Database:	MONDAYPROD		Open Status Report					Page:	8	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					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

10 2nd Street Holdings, LLC Total:
344,059.12
0.00
344,059.12

Grand Total:
344,059.12
0.00
344,059.12

Database: MONDAYPROD
ENTITY: 21D2ND

Check Register
Monday Production DB
2100 2nd Street Holdings, LLC

Page: 1
Date: 5/27/2015
Time: 02:42 PM

04/15 Through 04/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
1739	4/9/2015	04/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						
21D2ND	Jan15 Day Clean Upch			6214-0000	7635153	1/26/2015	2/25/2015	4,711.72	0.00	4,711.72
							Check Total:	4,711.72	0.00	4,711.72
1740	4/9/2015	04/15	AIR010	AIR CLEANING TECHNOLOGIES, INC						
21D2ND	bag filters		21D2ND10142	5334-0000	35737	10/31/2014	11/30/2014	412.43	0.00	412.43
							Check Total:	412.43	0.00	412.43
1741	4/9/2015	04/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
21D2ND	fire extingshr repai		21D2ND12145	5370-0000	3993	1/28/2015	2/27/2015	1,397.07	0.00	1,397.07
							Check Total:	1,397.07	0.00	1,397.07
1742	4/9/2015	04/15	DAT003	Datawatch Systems Inc.						
21D2ND	Feb2015 FireMonitori			5372-0000	667810	1/1/2015	1/31/2015	42.30	0.00	42.30
							Check Total:	42.30	0.00	42.30
1743	4/9/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
21D2ND	2100Hldgs2014DELLCF			6632-0000	4242393-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							Check Total:	300.00	0.00	300.00
1744	4/9/2015	04/15	DIS004	Distinctive Plantings						
21D2ND	Jan2015 Monthly Main			5385-0000	29471	1/27/2015	2/26/2015	222.54	0.00	222.54
							Check Total:	222.54	0.00	222.54
1745	4/9/2015	04/15	EAR004	EarthLink, Inc.						
21D2ND	Mar4-Ap4 Biz Access			5744-0000	481721052	3/5/2015	4/4/2015	15.00	0.00	15.00
							Check Total:	15.00	0.00	15.00
1746	4/9/2015	04/15	ENG003	Engineers Outlet						
21D2ND	compressor 12/4/13		21D2ND02154	5372-0000	253207	12/11/2013	1/10/2014	358.49	0.00	358.49
							Check Total:	358.49	0.00	358.49
1747	4/9/2015	04/15	FED007	FEDERAL LOCK & SAFE, INC						
21D2ND	Locksmith/Service Do		21D2ND10145	5381-0000	0107916-IN	10/20/2014	11/18/2014	696.89	0.00	696.89

Database: MONDAYPROD
ENTITY: 21D2ND

Check Register
Monday Production DB
2100 2nd Street Holdings, LLC

Page: 2
Date: 5/27/2015
Time: 02:42 PM

04/15 Through 04/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
						Check Total:	696.89	0.00	696.89	
1748	4/9/2015	04/15	FID EN	Fidelity Engineering Corporation						
21D2ND	Dec- Emerg. Gen. Cnt			6212-0000	FPS0002163	12/1/2014	12/31/2014	671.00	0.00	671.00
21D2ND	Jan - Emerg Gen Cntr			6212-0000	FPS0003812	1/30/2015	3/1/2015	671.00	0.00	671.00
						Check Total:	1,342.00	0.00	1,342.00	
1749	4/9/2015	04/15	GNE001	G. NEIL CORPORATION						
21D2ND	Acct# A01398066			5758-0001	INV2421655	9/30/2014	10/30/2014	69.99	0.00	69.99
						Check Total:	69.99	0.00	69.99	
1750	4/9/2015	04/15	HIL006	Hillmann Consulting, LLC						
21D2ND	IAQ database		21D2ND02153	5390-0000	7627	12/31/2014	1/30/2015	1,240.00	0.00	1,240.00
						Check Total:	1,240.00	0.00	1,240.00	
1751	4/9/2015	04/15	MID012	Mid Atlantic Infrared Services, Inc						
21D2ND	fan balancing		21D2ND02152	5336-0000	7511	6/14/2014	7/14/2014	1,800.00	0.00	1,800.00
						Check Total:	1,800.00	0.00	1,800.00	
1752	4/9/2015	04/15	MON022	MONDAY PROPERTIES SERVICES DC, LLC						
21D2ND	MNTHY MGT FEE 1'15			5610-0000	2100D0105MGT	2/4/2015	3/6/2015	37,105.68	0.00	37,105.68
21D2ND	PR AND G&A LSE ADM			5710-0000	2100D0105MGT	2/4/2015	3/6/2015	6,250.00	0.00	6,250.00
						Check Total:	43,355.68	0.00	43,355.68	
1753	4/9/2015	04/15	ORK001	Orkin LLC						
21D2ND	Nov14 Pest Control			5384-0000	14658133	2/19/2015	2/20/2015	458.24	0.00	458.24
1753	4/9/2015	04/15	ORK001	Orkin LLC						
21D2ND	Jan15 Pest Control			5384-0000	21539477	2/19/2015	3/1/2015	458.24	0.00	458.24
						Check Total:	916.48	0.00	916.48	
1754	4/9/2015	04/15	PIS001	THERESA PISCITELLI						
21D2ND	DC Filing			6632-0000	03232015	3/23/2015	4/22/2015	300.00	0.00	300.00
						Check Total:	300.00	0.00	300.00	

Database: MONDAYPROD		Check Register							Page: 3	
ENTITY: 21D2ND		Monday Production DB							Date: 5/27/2015	
		2100 2nd Street Holdings, LLC							Time: 02:42 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
1755	4/9/2015	04/15	PRO025	IESI-MD Corporation						
21D2ND	Jan15 Trash Service			5152-0000	1300335383	1/31/2015	3/2/2015	2,699.09	0.00	2,699.09
							Check Total:	2,699.09	0.00	2,699.09
1756	4/9/2015	04/15	QUE006	Quench USA, Inc						
21D2ND	water cooler filter			5390-0000	600794293	11/1/2013	12/1/2013	45.47	0.00	45.47
							Check Total:	45.47	0.00	45.47
1757	4/9/2015	04/15	RED003	Red Hand, LLC						
21D2ND	ETH Renewal			5390-0000	361.8	1/1/2015	1/31/2015	3,618.91	0.00	3,618.91
							Check Total:	3,618.91	0.00	3,618.91
1758	4/9/2015	04/15	SCH008	SCHINDLER ELEVATOR CORPORATION						
21D2ND	Elv Srvc 2/1-2/28/15			5320-0000	8103928470	2/1/2015	3/3/2015	5,838.20	0.00	5,838.20
							Check Total:	5,838.20	0.00	5,838.20
1759	4/9/2015	04/15	TEL005	Telco Experts LLC						
21D2ND	OfficePhones			5734-0000	1793150201	2/1/2015	3/3/2015	250.00	0.00	250.00
21D2ND	Office phones			5734-0000	1793150301	3/1/2015	3/31/2015	308.72	0.00	308.72
21D2ND	Elev Phones			5322-0000	1793150301	3/1/2015	3/31/2015	243.56	0.00	243.56
21D2ND	Elev Phones			5322-0000	1793150201	2/1/2015	3/3/2015	296.14	0.00	296.14
							Check Total:	1,098.42	0.00	1,098.42
1760	4/9/2015	04/15	WBM001	W.B. MASON						
21D2ND	supplies for 2100 pm			5732-0000	I23004695	1/13/2015	2/12/2015	46.63	0.00	46.63
21D2ND	Supplies for 2100PMO			5732-0000	I23140779	1/19/2015	2/18/2015	114.20	0.00	114.20
21D2ND	Supplies for 2100 PM			5732-0000	I23251729	1/22/2015	2/21/2015	69.97	0.00	69.97
21D2ND	Paper			5732-0000	I23371464	1/29/2015	2/28/2015	33.80	0.00	33.80
21D2ND	supplies for 2100 pm			5732-0000	I23559993	2/6/2015	3/8/2015	42.26	0.00	42.26
							Check Total:	306.86	0.00	306.86
1761	4/23/2015	04/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
21D2ND	DUE TO MPS 2/15			0491-0010	DTF0215DC2	3/12/2015	4/11/2015	4,281.11	0.00	4,281.11
21D2ND	DUE TO MGT AGNT 12/			0491-0010	DTF1214DC2A	1/27/2015	1/27/2015	5,116.52	0.00	5,116.52

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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: 9,397.63 0.00 9,397.63

13144 4/6/2015 04/15 KBUR01 Kevin Burns
21D2ND Staff lunch 5758-0013 KevinB.3/19/15 3/19/2015 4/18/2015 16.33 0.00 16.33

Check Total: 16.33 0.00 16.33

13145 4/6/2015 04/15 PEA004 Peapod, LLC
21D2ND Carried to 13146 5758-0001 ALk60561695 3/23/2015 4/22/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13146 4/6/2015 04/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk60561695 3/23/2015 4/22/2015 2.15 0.00 2.15

Check Total: 2.15 0.00 2.15

13149 4/6/2015 04/15 REA002 REALDATA MANAGEMENT INC
21D2ND NY 8098Z SUPPORT S\ 6410-0000 AL8098Z.Q2.15 4/1/2015 5/1/2015 788.29 0.00 788.29

Check Total: 788.29 0.00 788.29

13150 4/6/2015 04/15 TIM007 TIM HELMIG
21D2ND Carried to 13151 5758-0008 ALTHPers0315 3/17/2015 4/16/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13151 4/6/2015 04/15 TIM007 TIM HELMIG
21D2ND Cab from airport 5758-0008 ALTHPers0315 3/17/2015 4/16/2015 0.18 0.00 0.18

Check Total: 0.18 0.00 0.18

13161 4/13/2015 04/15 COM032 COMCAST
21D2ND Carried to 13162 5758-0001 Comcast3/15 3/21/2015 4/20/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13162 4/13/2015 04/15 COM032 COMCAST
21D2ND Acct# 05613951384012 5758-0001 Comcast3/15 3/21/2015 4/20/2015 3.81 0.00 3.81

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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: 3.81 0.00 3.81

13178 4/13/2015 04/15 PEA004 Peapod, LLC
21D2ND Carried to 13179 5758-0001 ALk60746588 3/30/2015 4/29/2015 0.00 0.00 0.00
Unused - Continued Check
Check Total: 0.00 0.00 0.00

13179 4/13/2015 04/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk60746588 3/30/2015 4/29/2015 2.16 0.00 2.16
Check Total: 2.16 0.00 2.16

13181 4/13/2015 04/15 RED005 Red Top Cab of Arlington
21D2ND Carried to 13182 5758-0008 AL022192 3/15/2015 4/14/2015 0.00 0.00 0.00
Unused - Continued Check
Check Total: 0.00 0.00 0.00

13182 4/13/2015 04/15 RED005 Red Top Cab of Arlington
21D2ND Acct# 2840200 5758-0008 AL022192 3/15/2015 4/14/2015 2.20 0.00 2.20
Check Total: 2.20 0.00 2.20

13183 4/13/2015 04/15 REM004 REMLU, INC
21D2ND EAPprog QtyJan-Mar20 5372-0000 REM 15-017 3/12/2015 4/11/2015 1,250.00 0.00 1,250.00
Check Total: 1,250.00 0.00 1,250.00

13184 4/13/2015 04/15 TEL005 Telco Experts LLC
21D2ND Carried to 13185 5758-0005 AL1775150401 4/1/2015 5/1/2015 0.00 0.00 0.00
Unused - Continued Check
Check Total: 0.00 0.00 0.00

13185 4/13/2015 04/15 TEL005 Telco Experts LLC
21D2ND VA-Acct# 1775 4/1/15 5758-0005 AL1775150401 4/1/2015 5/1/2015 34.10 0.00 34.10
Check Total: 34.10 0.00 34.10

13196 4/21/2015 04/15 ALL019 Allied Telecom Group LLC
21D2ND Carried to 13197 5758-0002 AL1031984 4/5/2015 5/5/2015 0.00 0.00 0.00
Unused - Continued Check

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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: 0.00 0.00 0.00

13197 **4/21/2015** **04/15** **ALL019** **Allied Telecom Group LLC**
21D2ND 208 INTRNT ACCESS 5758-0002 AL1031984 4/5/2015 5/5/2015 7.50 0.00 7.50

Check Total: 7.50 0.00 7.50

13214 **4/21/2015** **04/15** **FIR010** **FIRST CORPORATE SEDANS CORP**
21D2ND Andrew McGeorge 5758-0008 AL793780 4/9/2015 5/9/2015 0.80 0.00 0.80

Check Total: 0.80 0.00 0.80

13218 **4/21/2015** **04/15** **GRNSTN** **GREENSTEIN DELORME & LUCHS PC**
21D2ND Costar Contract Revi 6630-0000 AL176370 3/4/2015 4/3/2015 87.45 0.00 87.45

Check Total: 87.45 0.00 87.45

13228 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
21D2ND Carried to 13229 5758-0001 ALk59941012 3/2/2015 **Unused - Continued Check**
4/1/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13229 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
21D2ND Customer ID ox82558 5758-0001 ALk59941012 3/2/2015 4/1/2015 2.06 0.00 2.06

Check Total: 2.06 0.00 2.06

13230 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
21D2ND Carried to 13231 5758-0001 ALk60966805 4/6/2015 **Unused - Continued Check**
5/6/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13231 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
21D2ND Customer ID ox82558 5758-0001 ALk60966805 4/6/2015 5/6/2015 2.16 0.00 2.16

Check Total: 2.16 0.00 2.16

13232 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
21D2ND Carried to 13233 5758-0001 ALk61146272 4/13/2015 **Unused - Continued Check**
5/13/2015 0.00 0.00 0.00

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		2100 2nd Street Holdings, LLC							Time:	02:42 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: 0.00 0.00 0.00

13233 **4/21/2015** **04/15** **PEA004** **Peapod, LLC**
21D2ND Customer ID ox82558 5758-0001 ALk61146272 4/13/2015 5/13/2015 2.16 0.00 2.16

Check Total: 2.16 0.00 2.16

13236 **4/21/2015** **04/15** **REA002** **REALDATA MANAGEMENT INC**
21D2ND Carried to 13237 5758-0003 AL8098K.Q2.15 4/1/2015 **Unused - Continued Check**
5/1/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13237 **4/21/2015** **04/15** **REA002** **REALDATA MANAGEMENT INC**
21D2ND 335 RDM DOCS SUBSC 5758-0003 AL8098K.Q2.15 4/1/2015 5/1/2015 38.38 0.00 38.38

Check Total: 38.38 0.00 38.38

13239 **4/21/2015** **04/15** **RED005** **Red Top Cab of Arlington**
21D2ND Carried to 13240 5758-0008 AL029450 3/31/2015 **Unused - Continued Check**
4/30/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13240 **4/21/2015** **04/15** **RED005** **Red Top Cab of Arlington**
21D2ND Account# 2840200 5758-0008 AL029450 3/31/2015 4/30/2015 1.13 0.00 1.13

Check Total: 1.13 0.00 1.13

13241 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
21D2ND Carried to 13242 5758-0002 AL14972 3/4/2015 **Unused - Continued Check**
4/3/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13242 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
21D2ND 215 HELP DESK 5758-0002 AL14972 3/4/2015 4/3/2015 25.32 0.00 25.32

Check Total: 25.32 0.00 25.32

13243 **4/21/2015** **04/15** **RED007** **Redirect, Inc.**
21D2ND Carried to 13244 5758-0002 AL15007 3/12/2015 **Unused - Continued Check**
4/11/2015 0.00 0.00 0.00

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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: 0.00 0.00 0.00

13244 4/21/2015 04/15 RED007 Redirect, Inc.
21D2ND 202 SCORECARD 5758-0002 AL15007 3/12/2015 4/11/2015 11.08 0.00 11.08

Check Total: 11.08 0.00 11.08

13245 4/21/2015 04/15 RED007 Redirect, Inc.
21D2ND Carried to 13246 5758-0002 AL15050 4/3/2015 5/3/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13246 4/21/2015 04/15 RED007 Redirect, Inc.
21D2ND 215 HELP DESK 5758-0002 AL15050 4/3/2015 5/3/2015 25.65 0.00 25.65

Check Total: 25.65 0.00 25.65

13250 4/21/2015 04/15 SEA005 SEAMLESSWEB PROFESSIONAL
21D2ND Ariel Cohen 5758-0013 AL2053916 4/12/2015 5/12/2015 26.81 0.00 26.81

Check Total: 26.81 0.00 26.81

13251 4/21/2015 04/15 SEC008 Secure Shred LLC
21D2ND Carried to 13252 5758-0012 AL8911 3/31/2015 4/30/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13252 4/21/2015 04/15 SEC008 Secure Shred LLC
21D2ND On site Shredding 5758-0012 AL8911 3/31/2015 4/30/2015 3.10 0.00 3.10

Check Total: 3.10 0.00 3.10

13255 4/21/2015 04/15 TEL005 Telco Experts LLC
21D2ND Carried to 13256 5758-0005 AL1197150401 4/1/2015 5/1/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13256 4/21/2015 04/15 TEL005 Telco Experts LLC
21D2ND Account #1197 5758-0005 AL1197150401 4/1/2015 5/1/2015 7.80 0.00 7.80

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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: 7.80 0.00 7.80

13259	4/21/2015	04/15	TIM009	Time Warner Cable		Unused - Continued Check		
21D2ND	Carried to 13260			5758-0002	AL04012015	4/1/2015	5/1/2015	0.00
								0.00
								0.00

Check Total: 0.00 0.00 0.00

13260	4/21/2015	04/15	TIM009	Time Warner Cable				
21D2ND	210 4/15 #030065301			5758-0002	AL04012015	4/1/2015	5/1/2015	4.36
								0.00
								4.36

Check Total: 4.36 0.00 4.36

13267	4/21/2015	04/15	VER013	VERIZON WIRELESS				
21D2ND	VA-Acct#720396355000			5758-0006	AL9743092113	3/28/2015	4/27/2015	53.67
								0.00
								53.67

Check Total: 53.67 0.00 53.67

13280	4/21/2015	04/15	WBM001	W.B. MASON				
21D2ND	Item for M. Echeverr			5758-0001	ALIS0343548	3/31/2015	4/30/2015	14.84
21D2ND	Office supplies			5758-0001	ALIS0343548	3/31/2015	4/30/2015	35.10
21D2ND	Coffee machine renta			5758-0004	ALIS0343548	3/31/2015	4/30/2015	1.96
								0.00
								51.90

Check Total: 51.90 0.00 51.90

13281	4/21/2015	04/15	XER005	Xerox Financial Services LLC		Unused - Continued Check		
21D2ND	Carried to 13282			5758-0004	AL296677	4/5/2015	5/5/2015	0.00
								0.00
								0.00

Check Total: 0.00 0.00 0.00

13282	4/21/2015	04/15	XER005	Xerox Financial Services LLC				
21D2ND	VA-Con#010000055900:			5758-0004	AL296677	4/5/2015	5/5/2015	58.50
								0.00
								58.50

Check Total: 58.50 0.00 58.50

13289	4/28/2015	04/15	CAH001	CAHILL, AILEEN				
21D2ND	VA Travel			5758-0014	AC04162015	4/16/2015	5/16/2015	15.14
21D2ND	VA Taxi			5758-0008	AC04162015	4/16/2015	5/16/2015	0.26
21D2ND	VA Meals			5758-0013	AC04162015	4/16/2015	5/16/2015	1.48
								0.00
								16.88

Check Total: 16.88 0.00 16.88

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
13291	4/28/2015	04/15	CIT006	CITISTORAGE INC.						
21D2ND	NY #2510	STORAGE FE		5758-0001	AL0800439	4/1/2015	5/1/2015	8.00	0.00	8.00
							Check Total:	8.00	0.00	8.00
13294	4/28/2015	04/15	DCJ001	DCJOBS.Com						
21D2ND	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	5/1/2015	42.82	0.00	42.82
							Check Total:	42.82	0.00	42.82
13299	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)			Unused - Continued Check			
21D2ND	Carried to 13300			5758-0006	ALW0082540	3/18/2015	4/17/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13300	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)						
21D2ND	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	4/17/2015	0.73	0.00	0.73
							Check Total:	0.73	0.00	0.73
13304	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
21D2ND	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	10.13	0.00	10.13
							Check Total:	10.13	0.00	10.13
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
21D2ND	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	101.40	0.00	101.40
							Check Total:	101.40	0.00	101.40
13309	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL			Unused - Continued Check			
21D2ND	Carried to 13310			5758-0013	AL2055644	4/19/2015	5/19/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL						
21D2ND	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	18.34	0.00	18.34
							Check Total:	18.34	0.00	18.34
13312	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES			Unused - Continued Check			
21D2ND	Carried to 13313			5758-0005	ALS1663065	4/17/2015	5/17/2015	0.00	0.00	0.00

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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:	0.00	0.00	0.00	
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES						
21D2ND	Customer#	MONPROVA		5758-0005	ALS1663065	4/17/2015	5/17/2015	24.38	0.00	24.38
						Check Total:	24.38	0.00	24.38	
13318	4/28/2015	04/15	UNI005	UNITED PARCEL SERVICE						
21D2ND	NY 0721WH/A9826T-4/2			5758-0007	AL000A9826T175	4/25/2015	5/25/2015	26.57	0.00	26.57
						Check Total:	26.57	0.00	26.57	
0215STAMP	2/28/2015	04/15	STA034	Stamps.com, Inc.			Hand Check			
21D2ND	STAMP.COM			5758-0004	WT0215STAMP	4/7/2015	4/7/2015	0.96	0.00	0.96
21D2ND	VA POSTAGE			5758-0007	WT0215STAMP	4/7/2015	4/7/2015	3.58	0.00	3.58
						Check Total:	4.54	0.00	4.54	
2015GSASC	3/20/2015	04/15	MON022	MONDAY PROPERTIES SERVICES DC, LLC			Hand Check			
21D2ND	PS0029685AMS AC unit			6212-0000	WT032015GSASC 3/20/2015	3/20/2015	3/20/2015	15,803.43	0.00	15,803.43
						Check Total:	15,803.43	0.00	15,803.43	
2ND031215	4/3/2015	04/15	DCT001	DCTreasurer *** VOID ***			Voided Check			
21D2ND	WRONG CASHTYPE			6718-0000	WT03122015	3/12/2015	3/12/2015	-45,600.00	0.00	-45,600.00
						Check Total:	-45,600.00	0.00	-45,600.00	
2ND040615	4/6/2015	04/15	TRI012	Trimont Real Estate Services			Hand Check			
21D2ND	03/7-4/6 INT PYMNT			8201-0000	WT21D2ND040615	4/6/2015	4/6/2015	927,495.10	0.00	927,495.10
21D2ND	03/7-4/6 DEF INT			8201-0000	WT21D2ND040615	4/6/2015	4/6/2015	309,165.03	0.00	309,165.03
21D2ND	03/7-4/6 DEF INT			2110-0002	WT21D2ND040615	4/6/2015	4/6/2015	-309,165.03	0.00	-309,165.03
21D2ND	02/7-4/6 DEF INT			2556-0000	WT21D2ND040615	4/6/2015	4/6/2015	279,245.83	0.00	279,245.83
21D2ND	02/7-03/6 CAP INT			2110-0002	WT21D2ND040615	4/6/2015	4/6/2015	-279,245.83	0.00	-279,245.83
21D2ND	01/7-02/6 DEF INT			2556-0000	WT21D2ND040615	4/6/2015	4/6/2015	309,165.03	0.00	309,165.03
21D2ND	01/7-02/6 CAP INT			2110-0002	WT21D2ND040615	4/6/2015	4/6/2015	-309,165.03	0.00	-309,165.03
21D2ND	APRIL 2015 TAX RESR'			0611-1600	WT21D2ND040615	4/6/2015	4/6/2015	235,000.00	0.00	235,000.00
21D2ND	APRIL 2015 INS RESRV			0611-1600	WT21D2ND040615	4/6/2015	4/6/2015	16,500.00	0.00	16,500.00
						Check Total:	1,178,995.10	0.00	1,178,995.10	

Database: MONDAYPROD		Check Register							Page: 12	
ENTITY: 21D2ND		Monday Production DB							Date: 5/27/2015	
		2100 2nd Street Holdings, LLC							Time: 02:42 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice		Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
AS031215A	3/12/2015	04/15	DCT001	DCTreasurer			Hand Check			
21D2ND	1H RE Tax 2014-15			6710-0000	WT495740214081	3/12/2015	3/12/2015	1,318,169.17	0.00	1,318,169.17
Check Total:								1,318,169.17	0.00	1,318,169.17
EAS031215	4/3/2015	04/15	DCT001	DCTreasurer *** VOID ***			Voided Check			
21D2ND	WRONG CASHTYPE			6710-0000	WT495740214081	3/12/2015	3/12/2015	-1,318,169.17	0.00	-1,318,169.17
Check Total:								-1,318,169.17	0.00	-1,318,169.17
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
21D2ND	367 03/2015 EXPENSES			5758-0003	WTAMEX032015	3/30/2015	4/29/2015	0.26	0.00	0.26
21D2ND	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	4.13	0.00	4.13
21D2ND	03/2015 EXPENSES			5758-0014	WTAMEX032015	3/30/2015	4/29/2015	26.72	0.00	26.72
Check Total:								31.11	0.00	31.11
N2D031215	3/12/2015	04/15	DCT001	DCTreasurer			Hand Check			
21D2ND	BID Tax April-Sept20			6718-0000	WT03122015	3/12/2015	3/12/2015	45,600.00	0.00	45,600.00
Check Total:								45,600.00	0.00	45,600.00
2100 2nd Street Holdings, LLC Total:								1,277,777.65	0.00	1,277,777.65
Grand Total:								1,277,777.65	0.00	1,277,777.65

SECTION 4

Rent Roll
Stacking Plan

Database: MONDAYPROD
Bldg Status: Active only
2100 2nd Street Holdings, LLC

Rent Roll
2100 2nd Street
4/30/2015

Page: 1
Date: 6/1/2015
Time: 02:53 PM

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

Occupied Suites

21D2ND-Cafe	I.L. Creation	11/1/2009	6/30/2015	17,137	12,075.00	8.46			159.54	RTL	11/1/2015	12,437.50	8.71
										RTL	11/1/2016	12,812.50	8.97
										RTL	11/1/2017	13,195.83	9.24
										RUB	11/1/2015	167.52	0.12
										RUB	11/1/2016	175.90	0.12
										RUB	11/1/2017	184.70	0.13
21D2ND-OFF01	GS-11B-02074	5/16/2008	4/30/2015	592,128	1,672,117.90	33.89			150,176.94				
Totals:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							
Total 2100 2nd Street Holdings, LLC:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							
Grand Total:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							

Floor											Current	Remeasured
6	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
5	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
4	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
3	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
2	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
1	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
B	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15					I.L. Creation, The Market Place Café: 17,137 sf (\$27.91 NN [based on 5,000 sf], 3%, Nov '09) Renewals: None Term: LL and TT option to terminate tied to GSA LXP					84,393 (67,256 + 17,137)	84,049 (67,256 + 16,793)
											609,265	608,921

Vacant	MTM	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
--------	-----	------	------	------	------	------	------	------	------	------	------


RSF Office	592,128
RSF Retail	17,137
RSF Storage	0
Total Building RSF	609,265

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

2100 2nd Street, SW

Leasing Status Report

4/30/2015

BUILDING INFORMATION				
	YR Built:	1973	RSF Office	592,128
	Renovated:	2003	RSF Retail	17,137
	Stories:	7	RSF Storage	-
			Total Building	609,265
	Occupancy:	100%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			Total Vacancy	-

2014 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
None				
Total				0

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	0	0.00%
2013	0	0.00%
2014	0	0.00%
2015	592,128	97.19%
2016	0	0.00%
2017	0	0.00%
2018	17,137	2.81%
thereafter	0	0.00%
	609,265	100.00%

Entire office portion of the building is leased to the GSA. Lease expiration - 4/30/15
 Entire retail portion of the building is leased to IL Creation, The Market Place Café. Lease expiration - 5/15/2018

Competitive Properties

4/30/2015

[illegible]