

1515 WILSON BOULEVARD 2015 Budget



Prepared For:

Monday Properties

Software Evaluation Copy

Prepared By:

 Property ID:
 3465

 Property RSF:
 133,662

 Cost Center(s) RSF:
 133,662

1515 Wilson Blvd 2015 Monthly Budget Summary

Software: Kardin Budget System

Version: 33.07

File: 3465BU2015.cm3

Date: 12/4/2014

Page: 1 of 3

	lon 45	Fab 45 I	Mor 45	Apr 45	Mov. 45 I	lun 45	lul 45 T	A 45 I	Con 45	004.45	Nov.45 I	Dog 45 1	Tot-1	¢/D0E
	Jan-15 Budget	Feb-15 Budget	Mar-15 Budget	Apr-15 Budget	May-15 Budget	Jun-15 Budget	Jul-15 Budget	Aug-15 Budget	Sep-15 Budget	Oct-15 Budget	Nov-15 Budget	Dec-15 Budget	Total	\$/RSF
	Buuget	Duuget	Duugei	Duuget	Duuget									
Income														
Office Income	320,277	320,277	320,277	320,525	320,525	320,525	321,316	322,474	317,819	317,819	317,819	156,805	3,676,462	27.51
Retail Income	23,418	23,418	23,418	23,418	23,418	23,418	23,642	23,642	28,297	28,775	28,775	28,775	302,413	2.26
Storage Income	3,243	3,243	3,243	3,243	3,243	3,243	3,243	3,243	3,243	3,243	3,243	2,263	37,939	0.28
Operating Exp Rec	2,764	2,764	2,764	2,764	2,764	2,764	2,784	2,784	3,116	3,116	3,116	1,799	33,300	0.25
R/E Tax Rec	1,978	1,978	1,978	1,978	1,978	1,978	1,978	1,978	2,359	2,359	2,359	2,144	25,046	0.19
Utility Reimbursement	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	35,196	0.26
Interest Income	44	44	44	44	44	44	44	44	44	44	44	44	528	0.00
Service Income	223	223	223	223	223	223	223	223	223	223	223	223	2,676	0.02
Other Income	100	0	0	100	0	0	100	0	0	100	0	0	400	0.00
Total Income	354,980	354,880	354,880	355,228	355,128	355,128	356,264	357,322	358,035	358,613	358,513	194,987	4,113,959	30.78
Operating Expenses - Reco	verable													
Cleaning	11,820	12,020	12,820	11,886	19,520	14,020	12,177	13,077	13,177	12,895	20,595	13,895	167,896	1.26
Utilities-Electric	13,650	12,851	12,613	13,905	13,740	14,549	17,204	13,683	16,077	11,667	15,127	14,712	169,778	1.27
Utilities-Gas	6,191	7,116	6,482	3,744	445	23	52	22	23	42	1,222	5,009	30,371	0.23
Utilities-Fuel Oil	0	0	500	0	0	0	0	0	500	0	0	0	1,000	0.01
Utilities-Water/Sewer	982	1,781	1,181	983	1,569	2,217	3,118	3,115	2,857	1,892	1,339	706	21,740	0.16
R & M-Payroll	13,968	12,998	13,982	14,122	13,288	13,960	13,966	12,981	13,732	13,469	12,832	14,061	163,359	1.22
R & M-Elevator	2,308	2,308	2,808	2,308	3,208	2,808	2,308	2,308	2,808	3,808	2,353	2,853	32,186	0.24
R & M-HVAC	2,161	3,757	2,007	27,357	1,757	17,007	37,357	4,257	2,007	7,380	1,780	2,030	108,853	0.81
R & M-Electrical	400	400	650	400	400	650	400	2,400	650	11,400	400	650	18,800	0.14
R & M-Plumbing	550	550	550	550	550	2,050	550	550	550	550	550	550	8,100	0.06
R & M-Fire/Life Safety	1,482	982	2,732	982	982	2,982	982	1,232	2,482	2,482	4,482	2,982	24,778	0.19
R & M-GB Interior	1,538	1,538	4,288	1,538	1,538	4,288	1,538	1,538	4,288	1,538	1,538	7,788	32,956	0.25
R & M-GB Exterior	0	0	0	0	7,500	0	0	0	1,500	0	0	2,500	11,500	0.09
R & M-Other	5,845	850	1,525	850	850	1,525	850	850	1,525	850	850	4,765	21,135	0.16
Roads/Grounds	2,155	2,155	3,155	1,513	155	2,245	320	695	910	2,785	2,305	2,155	20,548	0.15
Security	3,456	3,456	11,510	7,623	8,623	8,155	8,268	7,768	11,655	7,768	8,518	8,155	94,955	0.71
Management Fee	7,099	7,097	7,097	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	82,269	0.62
Administrative	18,783	33,779	19,925	19,177	17,790	18,145	21,039	17,949	21,777	20,586	17,708	22,723	249,381	1.87
Insurance	3,361	3,361	3,361	3,361	3,361	3,361	3,361	3,361	3,462	3,462	3,462	3,462	40,736	0.30

Prepared For:

Monday Properties

Prepared By:

 Property ID:
 3465

 Property RSF:
 133,662

 Cost Center(s) RSF:
 133,662

Software Evaluation Copy

Software: Kardin Budget System

Version: 33.07

File: 3465BU2015.cm3

Date: 12/4/2014 Page: 2 of 3

1515 Wilson Blvd 2015 Monthly Budget Summary

	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	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Real Estate Taxes	31,275	31,275	32,275	31,277	31,276	31,276	31,281	31,286	40,289	32,091	31,291	30,588	385,479	2.88
Total Operating Expenses - Recoverable	127,023	138,273	139,460	148,679	133,652	146,361	161,893	124,215	147,427	141,834	133,520	143,481	1,685,819	12.61
Operating Expenses - Unrec	overable													
Non Esc Utilities	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	35,196	0.26
Service Costs	554	554	554	554	554	554	554	554	554	554	554	554	6,645	0.05
Parking Expenses	5,085	2,192	9,817	2,192	2,192	2,192	2,192	2,192	2,192	2,192	2,192	2,192	36,821	0.28
Leas, Promo & Adv	10,405	5,965	2,315	3,330	8,686	2,965	1,960	2,745	5,690	4,830	16,295	1,965	67,151	0.50
Owners Costs-Prof Services	2,292	3,492	5,107	2,317	5,717	4,971	2,292	2,292	4,800	2,787	2,547	8,300	46,911	0.35
Total Operating Expenses - Unrecoverabl	21,268	15,135	20,725	11,325	20,081	13,614	9,930	10,715	16,168	13,295	24,520	15,943	192,724	1.44
Net Operating Income	206,689	201,472	194,694	195,224	201,395	195,153	184,440	222,391	194,440	203,484	200,473	35,563	2,235,417	16.72
Debt Service														
Mortgage Interest Expense	131,266	118,562	131,266	127,032	131,266	127,032	131,266	131,266	127,032	131,266	127,032	131,266	1,545,552	11.56
Total Debt Service	131,266	118,562	131,266	127,032	131,266	127,032	131,266	131,266	127,032	131,266	127,032	131,266	1,545,552	11.56
Cash Flow after Debt Service	75,423	82,910	63,428	68,192	70,129	68,121	53,174	91,125	67,408	72,218	73,441	-95,703	689,865	5.16
Capital Expenditures														
Building Improvements-Non-Escalata	74,160	82,400	125,000	0	0	15,450	0	0	0	0	0	0	297,010	2.22
Tenant Improvements	24,720	24,720	0	0	657,995	0	0	98,633	0	0	3,251,504	0	4,057,572	30.36
Def Leasing-Broker Commissions	0	368,785	0	0	59,418	0	0	0	0	0	0	0	428,203	3.20
Def Leasing-Legal	0	12,980	0	0	6,183	0	0	0	0	0	0	0	19,163	0.14
Def Leasing-Other	0	184,393	0	0	38,615	0	0	0	0	0	0	0	223,008	1.67
Total Capital Expenditures	98,880	673,278	125,000	0	762,210	15,450	0	98,633	0	0	3,251,504	0	5,024,955	37.59
Cash Flow after Capital Expenditures	-23,457	-590,369	-61,572	68,192	-692,081	52,671	53,174	-7,507	67,408	72,218	-3,178,063	-95,703	-4,335,090	-32.43
Expenses/Adjustments for N	let Incom	е												
Amortization and Depreciation	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	103,045	0.77

Prepared For: Prepared By:

Property ID:

Property RSF:

Cost Center(s) RSF: 133,662

Monday Properties

3465

133,662

Software Evaluation Copy

Software: Kardin Budget System

Version: 33.07

File: 3465BU2015.cm3

Date: 12/4/2014 Page: 3 of 3

1515 Wilson Blvd
2015 Monthly Budget Summary

	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	\$/RSF
	Budget													
Total Expenses/Adjustments for Net Inco	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	103,045	0.77
Net Income	66,836	74,323	54,841	59,605	61,542	59,534	44,587	82,538	58,821	63,630	64,854	-104,291	586,819	4.39