



**1515 WILSON BOULEVARD**  
**Financial Report**  
**July 31, 2015**



**Rosslyn Portfolio**

**Building**        1515 Wilson Boulevard

**Financial Report**

**Month Ended July 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

Balance Sheet

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## **SECTION 1**

### Executive Summary



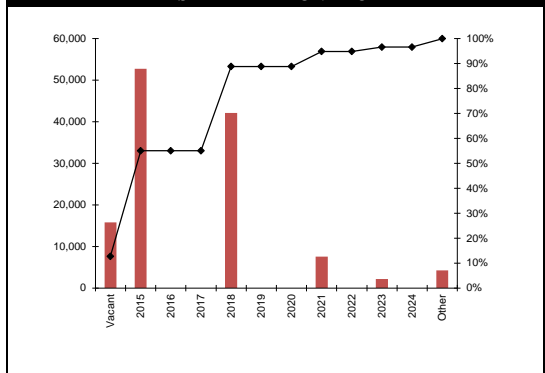
## PROPERTY INFORMATION

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 a 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 Lease Agreement with Tetra Tech.

## 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	Jul-15 YTD	Actual	Budget	PSF
Projected Occupancy		87.8%	84.1%	
Effective Gross Revenue		2,542,106	2,486,489	\$ 20
Real Estate Taxes		(207,593)	(219,935)	(2)
Operating Expenses		(851,410)	(887,488)	(7)
Net Operating Income		1,483,103	1,379,066	11
Tenant Improvements		(3,078)	(707,435)	(6)
Leasing Commissions		(16,147)	(670,374)	(5)
Capital Improvements		(3,708)	(172,010)	(1)
Equipment		(7,796)	(125,000)	(1)
Total Leasing and Capital		(30,729)	(1,674,818)	(13)
CF before Senior Debt Service		1,452,374	(295,753)	(2)
Senior Debt Service		(763,729)	(897,690)	
DSCR on NOI		1.94x	1.54x	
DSCR on CF before Senior Debt Service		1.90x	0.00x	
CF after Senior Debt Service		\$ 688,645	\$ (1,193,443)	

## 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
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## LEASE PROPOSALS

Date / LCD	Tenant	Suite	Type	SF	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
/ Nov-15	Tetra Tech	8-12th	Renewal	52,784	No	\$36.00	2.50%	6 mos.	\$62.50	6 yrs	\$20.91

## **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 07/15  
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	4,807,954.65	
0142-0020	Bldg Impr-CM Fee	143,158.58	
0152-0001	Equip-Furniture/Fixtures	7,796.04	
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	85,190.76	
0202-0006	Deferred Leas-Monday	357,020.71	
0222-0000	Deferred Financing	310,981.94	
0229-0000	Acc Amort-Def Financing		126,510.61
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	0.00	
0491-0010	Due To/From Managing Agen		19,373.57
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard		6,274.17
0491-3450	I/E-1400 Key Boulevard	9,345.56	
0491-3455	I/E-1401 Wilson Boulevard	10,705.92	
0491-3460	I/E-1501 Wilson Boulevard	8,140,467.22	
0491-3470	I/E-1701 N.Ft. MyerDrive		0.00
0491-3480	I/E-1200 Wilson Boulevard	317.63	
0491-3485	I/E - 1812 N. Moore Street	2,642.95	
0511-0000	Tenant A/R	277,673.41	
0512-0000	Accr Tenant A/R	19,944.40	
0513-0000	Accr Tenant Recovery A/R	11,485.32	
0581-0000	Res for Bad Debts-Billed		157,413.30
0632-0000	Prepaid Insurance	3,580.45	
0633-0000	Prepaid Taxes	7,567.31	
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		31,137.21
2514-0000	A/P-Seller Obligations		35,004.42
2517-0000	A/P-Tenant		6,136.39
2552-0000	Accr Miscellaneous		130,662.65
2553-0000	Accr Taxes		27,897.93
2556-0000	Accr Interest/Financing		61,241.32
2571-0000	Security Deposits		203,314.34
2572-0001	Tenant LOC		182,090.00
2572-0002	Tenant LOC Offset	182,090.00	
2591-0000	Prepaid Rents		214,305.19
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		2,245,692.94
4121-0000	Retail Income		164,148.92
4151-0000	Storage Income		29,476.80
4311-0000	Oper Exp Rec-Billed		33,644.07
4313-0000	Oper Exp Rec-Prev Yr Adj	641.44	
4331-0000	R/E Tax Rec-Billed		7,123.34
4332-0000	R/E Tax Rec-Accrual		11,485.32
4333-0000	R/E Tax Rec-Prev Yr Adj	0.01	
4371-0000	Utility Reimb Billed		22,470.61
4521-0000	Int Inc-Bank		49.28

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Trial Balance  
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Accrual Year to Date Balances for period 07/15  
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Account	Description	Debit	Credit
4861-2000	HVAC Maintenance Serv Income		22,149.30
4862-1500	Locks/Keys Income		1,063.64
4862-1700	Card/Access Card Income		460.00
4862-1801	Painting Income		864.00
4863-2700	Cleaning		3,057.85
4864-0000	Engineering Reimb		720.00
4891-1100	Back Chg./Repair		341.33
5120-0000	Clean-Contract Interior	83,302.38	
5121-0000	Clean- Vacancy Credit		5,255.46
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	7,275.44	
5160-0000	Clean-Other	5,033.57	
5210-0000	Util-Elec-Public Area	114,970.45	
5220-0000	Util-Gas	27,697.46	
5250-0000	Util-Water/Sewer-Water	9,668.08	
5310-0000	R&M-Payroll-Gen'l	78,163.15	
5310-1000	R & M Payroll-OT	9,005.01	
5310-2000	R & M Payroll-Taxes	7,035.12	
5310-4000	R & M -Benefits	15,496.93	
5320-0000	R&M-Elev-Maint Contract	10,499.94	
5322-0000	R&M-Elev-Outside Svs	9,575.10	
5330-0000	R&M-HVAC-Contract Svs	6,578.69	
5332-0000	R&M-HVAC-Water Treatment	2,907.69	
5334-0000	R&M-HVAC-Supplies	3,547.38	
5336-0000	R&M-HVAC-Outside Svs	7,890.41	
5340-0000	R&M-Electrical-Supplies	1,140.20	
5342-0000	R&M-Electrical-Outside Svs	1,667.65	
5360-0000	R&M-Plumbing-Supplies	2,322.88	
5362-0000	R&M-Plumbing-Outside Svs	1,888.25	
5372-0000	R&M-Fire/Life Safety-O/S	16,081.26	
5380-0000	R&M-GB Interior-Supplies	3,978.12	
5381-0000	R&M-GB Interior-O/S	12,914.92	
5384-0000	R&M-GB Interior-Pest Cont	5,143.92	
5385-0000	R&M-GB Interior-Plant Mnt	2,802.96	
5388-0000	R&M-GB Exterior	10,744.05	
5390-0000	R&M-Other	11,057.63	
5412-0000	Grounds-Landscape-O/S	6,057.73	
5430-0000	Grounds-Snow Rem-Supplies	2,166.89	
5432-0000	Grounds-Snow Rem-O/S	2,917.66	
5520-0000	Security-Contract	23,910.08	
5530-0000	Security-Equipment	2,764.88	
5540-0000	Security-Other	398.60	
5610-0000	Mgmt Fee-Current Yr	52,825.20	
5710-0000	Adm-Payroll	54,967.18	
5710-1000	Admi-Payroll taxes	4,075.35	
5710-5000	Admin-Other Payroll Exp	6,394.90	
5710-5555	Deferred Compensation	10,121.72	
5730-0000	Adm-Office Exp-Mgmt Rent	25,632.33	
5732-0000	Adm-Office Exp-Mgmt Exps	5,953.38	
5734-0000	Adm-Office Exp-Phone	2,906.23	
5740-0000	Adm-Office Exp-Equip Leas	1,017.14	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	17.32	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,533.48	
5758-0001	Office/Lunchroom Supplies	508.88	
5758-0002	Internet/IT Contracts	1,220.56	

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Account	Description	Debit	Credit
5758-0003	Computer Hardware/Software	2,302.50	
5758-0004	Copiers/Office Equipment	513.57	
5758-0005	Phone - Corporate/Teleconferencing	397.11	
5758-0006	Phone - Wireless/Cellular	793.64	
5758-0007	Postage/Delivery	105.35	
5758-0008	Car Service	157.71	
5758-0009	Printing/Reproduction	46.59	
5758-0010	Corporate Events/Gifts	150.22	
5758-0011	Temporary Staffing	4,169.11	
5758-0012	Other Corp Admin Exp	1,333.73	
5758-0013	Meals	457.62	
5758-0014	Travel	643.24	
5762-0000	Adm-Mgmt Exp-Meals	1.18	
5772-0000	Adm-Other-Tenant Relation	4,982.75	
5810-0000	Insurance-Policies	19,127.64	
5810-1000	Insurance-Workers Comp	4,540.74	
5841-0000	License/Fees/Permits	1.84	
6110-0000	Electric - Sep Tenant Chg	19,970.58	
6111-0000	Water/Sewer - Sep Tenant Chg	2,500.03	
6212-0000	Svs Costs-Misc Bldg	20,560.39	
6214-0000	Svs Costs-Cleaning	3,873.95	
6312-0000	Parking Exp-Non Operator	2,000.00	
6320-0000	Parking Exp-Misc	12,941.10	
6410-0000	Promotion and Advertising	5,831.88	
6410-4000	Broker Entertainment & Gifts	1.70	
6411-0000	Leasing Meals & Entertainment	3,493.97	
6412-0000	Leasing Miscellaneous	31,247.03	
6420-0000	Lease Obligations	5,684.82	
6630-0000	Legal	11,730.42	
6632-0000	Misc Professional Serv	12,082.61	
6634-0000	Charitable Contributions	1,065.39	
6645-0000	Sales & Use Taxes	1,248.48	
6710-0000	RE Taxes-General	195,285.50	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6730-0000	Personal Property Tax	713.30	
6740-0000	Other Taxes	10,594.22	
8102-0000	Int Exp-Security Deposit	13.71	
8201-0000	Mortgage Interest Expense	763,715.30	
8302-0000	Amort-Def Financing	60,891.31	
Total:		77,969,216.84	77,969,216.84



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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.

Jul 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	9,221,652.46
Building	30,872,488.67
BLDG IMPROVEMENTS	4,951,113.23
EQUIPMENT	7,796.04
TENANT IMPROVEMENTS	1,952,368.90
DEFERRED LEASING	802,309.99

Total Direct Investments in Real Property	47,807,729.29
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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	47,822,386.21
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Accounts and Notes Receivable, net

I/E-Unallocated	(19,373.57)
Tenant A/R	277,673.41
Accr Tenant A/R	19,944.40
Accr Tenant Recovery A/R	11,485.32
Res for Bad Debts-Billed	(157,413.30)

Total Accounts and Notes Receivable, net	132,316.26
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	310,981.94
Acc Amort-Def Financing	(126,510.61)

Total Deferred Financing	184,471.33
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Other Assets

Deposits	0.00
Prepaid Insurance	3,580.45
Prepaid Taxes	7,567.31

Total Other Assets	11,147.76
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Total Def Financing & Other Assets	195,619.09
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TOTAL ASSETS	48,150,321.56
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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.

Jul 2015

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade	31,137.21
A/P-Seller Obligations	35,004.42
A/P-Tenant	6,136.39
Accr Miscellaneous	130,662.65
Accr Taxes	27,897.93
Accr Interest/Financing	61,241.32
Deferred Liability	0.00
Security Deposits	203,314.34
Prepaid Rents	214,305.19

Total Accounts Payable, Accrued Exp & Other	709,699.45
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TOTAL LIABILITIES	21,084,699.45
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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	(8,157,205.11)
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Total I/E Adjustments	(8,157,205.11)
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Current Year Profit (Loss)	658,413.03
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Total Current & Prior Profit (Loss)	658,413.03
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TOTAL EQUITY ACCOUNTS	27,065,622.11
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TOTAL LIABILITY AND EQUITY	48,150,321.56
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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 Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	

Revenues

Rental Income

Office Income	321,501.78	339,760.84	(18,259.06)	-5.37%	2,245,692.94	2,262,167.80	(16,474.86)	-0.73%
Office Income Concession	0.00	(18,444.50)	18,444.50	100.00%	0.00	(18,444.50)	18,444.50	100.00%
Total Office Income	321,501.78	321,316.34	185.44	0.06%	2,245,692.94	2,243,723.30	1,969.64	0.09%
Retail Income								
Retail Income	23,643.02	23,642.29	0.73	0.00%	164,148.92	164,148.19	0.73	0.00%
Total Retail Income	23,643.02	23,642.29	0.73	0.00%	164,148.92	164,148.19	0.73	0.00%
Storage Income								
Storage Income	3,528.64	3,243.26	285.38	8.80%	29,476.80	22,702.82	6,773.98	29.84%
Storage Income	3,528.64	3,243.26	285.38	8.80%	29,476.80	22,702.82	6,773.98	29.84%
Total Rental Income	348,673.44	348,201.89	471.55	0.14%	2,439,318.66	2,430,574.31	8,744.35	0.36%

Recoveries

Operating Expense Reimb

Oper Exp Rec-Billed	4,823.43	2,783.94	2,039.49	73.26%	33,644.07	19,367.64	14,276.43	73.71%
Oper Exp Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(641.44)	0.00	(641.44)	0.00%
Total Operating Expense Reimb	4,823.43	2,783.94	2,039.49	73.26%	33,002.63	19,367.64	13,634.99	70.40%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	1,017.62	1,978.13	(960.51)	-48.56%	7,123.34	13,846.91	(6,723.57)	-48.56%
R/E Tax Rec-Accrual	1,640.76	0.00	1,640.76	0.00%	11,485.32	0.00	11,485.32	0.00%
R/E Tax Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(0.01)	0.00	(0.01)	0.00%
Total Real Estate Tax Reimb	2,658.38	1,978.13	680.25	34.39%	18,608.65	13,846.91	4,761.74	34.39%
Total Recoveries	7,481.81	4,762.07	2,719.74	57.11%	51,611.28	33,214.55	18,396.73	55.39%

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance	
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	2.52	44.00	(41.48)	-94.27%	49.28	308.00	(258.72)	-84.00%
Total Interest and Dividend Income	2.52	44.00	(41.48)	-94.27%	49.28	308.00	(258.72)	-84.00%
Utility Reimbursement								
Utility Reimb Billed	4,163.17	2,933.00	1,230.17	41.94%	22,470.61	20,531.00	1,939.61	9.45%
Total Utility Reimbursement	4,163.17	2,933.00	1,230.17	41.94%	22,470.61	20,531.00	1,939.61	9.45%
Service Income								
HVAC Maintenance Serv Income	0.00	0.00	0.00	0.00%	22,149.30	0.00	22,149.30	0.00%
Locks/Keys Income	0.00	0.00	0.00	0.00%	1,063.64	0.00	1,063.64	0.00%
Card/Access Card Income	0.00	0.00	0.00	0.00%	460.00	0.00	460.00	0.00%
Painting Income	0.00	0.00	0.00	0.00%	864.00	0.00	864.00	0.00%
Cleaning	227.58	223.00	4.58	2.05%	3,057.85	1,561.00	1,496.85	95.89%
Engineering Reimb	560.00	0.00	560.00	0.00%	720.00	0.00	720.00	0.00%
Total Service Income	787.58	223.00	564.58	253.17%	28,314.79	1,561.00	26,753.79	1713.89%
Miscellaneous Income								
Misc Other Income	0.00	100.00	(100.00)	-100.00%	0.00	300.00	(300.00)	-100.00%
Back Chg./Repair	0.00	0.00	0.00	0.00%	341.33	0.00	341.33	0.00%
Total Miscellaneous Income	0.00	100.00	(100.00)	-100.00%	341.33	300.00	41.33	13.78%
Total Interest and Other Income	4,953.27	3,300.00	1,653.27	50.10%	51,176.01	22,700.00	28,476.01	125.44%
Total Revenue	361,108.52	356,263.96	4,844.56	1.36%	2,542,105.95	2,486,488.86	55,617.09	2.24%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								

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 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance	
Cleaning								
Clean-Contract Interior	(11,900.34)	(12,257.00)	356.66	2.91%	(83,302.38)	(83,657.00)	354.62	0.42%
Clean- Vacancy Credit	750.78	718.00	32.78	4.57%	5,255.46	5,026.00	229.46	4.57%
Clean-Window Wash Ext	0.00	0.00	0.00	0.00%	(7,500.00)	(7,500.00)	0.00	0.00%
Clean-Window Wash Int	0.00	0.00	0.00	0.00%	(1,500.00)	(1,200.00)	(300.00)	-25.00%
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(1,000.00)	1,000.00	100.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,096.95)	(637.50)	(459.45)	-72.07%	(7,275.44)	(4,928.50)	(2,346.94)	-47.62%
Clean-Other	0.00	0.00	0.00	0.00%	(5,033.57)	(500.00)	(4,533.57)	-906.71%
Total Cleaning	(12,246.51)	(12,176.50)	(70.01)	-0.57%	(99,355.93)	(94,259.50)	(5,096.43)	-5.41%
Utilities								
Util-Elec-Public Area	(19,107.12)	(17,204.00)	(1,903.12)	-11.06%	(114,970.45)	(98,512.00)	(16,458.45)	-16.71%
Util-Gas	(48.36)	(52.00)	3.64	7.00%	(27,697.46)	(24,053.00)	(3,644.46)	-15.15%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(2,221.85)	(3,118.00)	896.15	28.74%	(9,668.08)	(11,831.00)	2,162.92	18.28%
Total Utilities	(21,377.33)	(20,374.00)	(1,003.33)	-4.92%	(152,335.99)	(134,896.00)	(17,439.99)	-12.93%
Repair & Maintenance								
R&M-Payroll-Gen'l	(10,469.45)	(11,031.00)	561.55	5.09%	(78,163.15)	(73,412.00)	(4,751.15)	-6.47%
R & M Payroll-OT	(93.29)	(422.00)	328.71	77.89%	(9,005.01)	(2,861.00)	(6,144.01)	-214.75%
R & M Payroll-Taxes	(710.42)	(876.00)	165.58	18.90%	(7,035.12)	(6,613.00)	(422.12)	-6.38%
R & M -Benefits	(1,487.63)	(1,636.63)	149.00	9.10%	(15,496.93)	(13,397.76)	(2,099.17)	-15.67%
R&M-Elev-Maint Contract	(1,500.00)	(1,500.00)	0.00	0.00%	(10,499.94)	(10,500.00)	0.06	0.00%
R&M-Elev-Outside Svs	(855.67)	(808.00)	(47.67)	-5.90%	(9,575.10)	(7,556.00)	(2,019.10)	-26.72%
R&M-HVAC-Contract Svs	(759.67)	(1,359.67)	600.00	44.13%	(6,578.69)	(6,921.69)	343.00	4.96%
R&M-HVAC-Water Treatment	0.00	(447.00)	447.00	100.00%	(2,907.69)	(5,129.00)	2,221.31	43.31%
R&M-HVAC-Supplies	(132.52)	(200.00)	67.48	33.74%	(3,547.38)	(1,400.00)	(2,147.38)	-153.38%
R&M-HVAC-Outside Svs	0.00	(35,350.00)	35,350.00	100.00%	(7,890.41)	(77,059.00)	70,059.59	89.88%
R&M-Electrical-Supplies	(217.64)	(400.00)	182.36	45.59%	(1,140.20)	(2,800.00)	1,659.80	59.28%
R&M-Electrical-Outside Svs	(270.00)	0.00	(270.00)	0.00%	(1,667.65)	(500.00)	(1,167.65)	-233.53%
R&M-Plumbing-Supplies	(1,053.85)	(250.00)	(803.85)	-321.54%	(2,322.88)	(1,750.00)	(572.88)	-32.74%
R&M-Plumbing-Outside Svs	0.00	(300.00)	300.00	100.00%	(1,888.25)	(3,600.00)	1,711.75	47.55%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(1,050.00)	1,050.00	100.00%

Database: MONDAYPROD	<b>Comparative Income Statement</b> <b>SOP Detail - W/Cash Flow Format</b> <b>Monday Production DB</b> <b>1515 Wilson Boulevard</b>							Page: 4
ENTITY: 3465								Date: 8/24/2015
Report: MP_CMPINC								Time: 03:51 PM
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jul 2015	Current Period Budget Jul 2015	Variance		Actual Jul 2015	Year-To-Date Budget Jul 2015	Variance	
R&M-Fire/Life Safety-O/S	(3,390.02)	(831.50)	(2,558.52)	-307.70%	(16,081.26)	(10,070.50)	(6,010.76)	-59.69%
R&M-GB Interior-Supplies	(115.39)	(500.00)	384.61	76.92%	(3,978.12)	(3,500.00)	(478.12)	-13.66%
R&M-GB Interior-O/S	(1,560.00)	(225.00)	(1,335.00)	-593.33%	(12,914.92)	(6,575.00)	(6,339.92)	-96.42%
R&M-GB Interior-Pest Cont	(424.24)	(473.00)	48.76	10.31%	(5,143.92)	(3,811.00)	(1,332.92)	-34.98%
R&M-GB Interior-Plant Mnt	(247.32)	(340.00)	92.68	27.26%	(2,802.96)	(2,380.00)	(422.96)	-17.77%
R&M-GB Exterior	(1,692.50)	0.00	(1,692.50)	0.00%	(10,744.05)	(7,500.00)	(3,244.05)	-43.25%
R&M-Other	(1,273.79)	(850.00)	(423.79)	-49.86%	(11,057.63)	(12,295.00)	1,237.37	10.06%
License/Fees/Permits	(1.84)	0.00	(1.84)	0.00%	(1.84)	0.00	(1.84)	0.00%
Total Repair & Maintenance	(26,255.24)	(57,949.80)	31,694.56	54.69%	(220,443.10)	(261,571.95)	41,128.85	15.72%
Roads & Grounds								
Grounds-Landscape-O/S	(365.00)	(320.00)	(45.00)	-14.06%	(6,057.73)	(7,698.00)	1,640.27	21.31%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,166.89)	(4,000.00)	1,833.11	45.83%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	(2,917.66)	0.00	(2,917.66)	0.00%
Total Roads & Grounds	(365.00)	(320.00)	(45.00)	-14.06%	(11,142.28)	(11,698.00)	555.72	4.75%
Security								
Security-Contract	(99.87)	(8,268.00)	8,168.13	98.79%	(23,910.08)	(45,817.00)	21,906.92	47.81%
Security-Equipment	(108.34)	0.00	(108.34)	0.00%	(2,764.88)	(5,274.00)	2,509.12	47.58%
Security-Other	0.00	0.00	0.00	0.00%	(398.60)	0.00	(398.60)	0.00%
Total Security	(208.21)	(8,268.00)	8,059.79	97.48%	(27,073.56)	(51,091.00)	24,017.44	47.01%
Management Fees								
	(7,062.39)	(7,124.40)	62.01	0.87%	(52,825.20)	(49,723.63)	(3,101.57)	-6.24%
Total Management Fees	(7,062.39)	(7,124.40)	62.01	0.87%	(52,825.20)	(49,723.63)	(3,101.57)	-6.24%
Administrative								
Adm-Payroll	(7,685.91)	(8,683.00)	997.09	11.48%	(54,967.18)	(60,781.00)	5,813.82	9.57%
Admi-Payroll taxes	(467.00)	(659.00)	192.00	29.14%	(4,075.35)	(5,105.00)	1,029.65	20.17%
Admin-Other Payroll Exp	(558.82)	(680.75)	121.93	17.91%	(6,394.90)	(5,591.86)	(803.04)	-14.36%
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	(3,851.16)	(3,550.93)	(300.23)	-8.45%	(25,632.33)	(24,477.61)	(1,154.72)	-4.72%

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ENTITY: 3465	SOP Detail - W/Cash Flow Format							Date: 8/24/2015
Report: MP_CMPINC	Monday Production DB							Time: 03:51 PM
1515 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
	Current Period				Year-To-Date			
Thru:	Actual	Budget			Actual	Budget		
	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance	
Adm-Office Exp-Mgmt Exps	(1,306.73)	(326.00)	(980.73)	-300.84%	(5,953.38)	(2,332.00)	(3,621.38)	-155.29%
Adm-Office Exp-Phone	(379.84)	(240.00)	(139.84)	-58.27%	(2,906.23)	(1,680.00)	(1,226.23)	-72.99%
Adm-Office Exp-Equip Leas	(22.57)	(95.00)	72.43	76.24%	(1,017.14)	(665.00)	(352.14)	-52.95%
Adm-Mgmt Exp-Tuition,Educ	0.00	(244.00)	244.00	100.00%	(17.32)	(1,109.00)	1,091.68	98.44%
Adm-Mgmt Exp-Dues & Subs	(28.41)	0.00	(28.41)	0.00%	(1,533.48)	(2,122.00)	588.52	27.73%
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	(163.00)	163.00	100.00%
Adm-Other-Tenant Relation	(1,029.26)	(4,400.00)	3,370.74	76.61%	(4,982.75)	(28,000.00)	23,017.25	82.20%
Adm - Other - Misc	(1,659.44)	(2,160.00)	500.56	23.17%	(12,799.83)	(16,612.00)	3,812.17	22.95%
Total Administrative	(16,989.14)	(21,038.68)	4,049.54	19.25%	(130,402.79)	(148,638.47)	18,235.68	12.27%
Insurance								
Insurance-Policies	(2,732.52)	(2,681.58)	(50.94)	-1.90%	(19,127.64)	(18,771.04)	(356.60)	-1.90%
Insurance-Workers Comp	(646.50)	(679.49)	32.99	4.86%	(4,540.74)	(4,756.43)	215.69	4.53%
Total Insurance	(3,379.02)	(3,361.07)	(17.95)	-0.53%	(23,668.38)	(23,527.47)	(140.91)	-0.60%
Total Property Exp-Escalatable	(87,882.84)	(130,612.45)	42,729.61	32.71%	(717,247.23)	(775,406.02)	58,158.79	7.50%
Real Estate Taxes								
RE Taxes-General	(27,897.93)	(29,749.25)	1,851.32	6.22%	(195,285.50)	(208,244.75)	12,959.25	6.22%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Personal Property Tax	(713.30)	0.00	(713.30)	0.00%	(713.30)	0.00	(713.30)	0.00%
Other Taxes	(1,513.46)	(1,531.75)	18.29	1.19%	(10,594.22)	(10,690.56)	96.34	0.90%
Total Real Estate Taxes	(30,124.69)	(31,281.00)	1,156.31	3.70%	(207,593.02)	(219,935.31)	12,342.29	5.61%
Total Escalatable Expenses	(118,007.53)	(161,893.45)	43,885.92	27.11%	(924,840.25)	(995,341.33)	70,501.08	7.08%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(3,789.18)	(2,555.00)	(1,234.18)	-48.30%	(19,970.58)	(17,885.00)	(2,085.58)	-11.66%

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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 Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
Water/Sewer - Sep Tenant Chg	(373.99)	(378.00)	4.01	1.06%	(2,500.03)	(2,646.00)	145.97	5.52%
Total Non Esc Utilities	(4,163.17)	(2,933.00)	(1,230.17)	-41.94%	(22,470.61)	(20,531.00)	(1,939.61)	-9.45%
Service Costs								
Svs Costs-Misc Bldg	(1,235.34)	0.00	(1,235.34)	0.00%	(20,560.39)	0.00	(20,560.39)	0.00%
Svs Costs-Cleaning	(555.65)	(223.00)	(332.65)	-149.17%	(3,873.95)	(1,561.00)	(2,312.95)	-148.17%
Svc Costs - Cleaning - NonBillable	0.00	(330.79)	330.79	100.00%	0.00	(2,315.53)	2,315.53	100.00%
Total Service Costs	(1,790.99)	(553.79)	(1,237.20)	-223.41%	(24,434.34)	(3,876.53)	(20,557.81)	-530.31%
Parking Expenses								
Parking Exp-Non Operator	(250.00)	(250.00)	0.00	0.00%	(2,000.00)	(1,750.00)	(250.00)	-14.29%
Parking Exp-Misc	(5,045.69)	(1,941.91)	(3,103.78)	-159.83%	(12,941.10)	(24,111.39)	11,170.29	46.33%
Total Parking Expenses	(5,295.69)	(2,191.91)	(3,103.78)	-141.60%	(14,941.10)	(25,861.39)	10,920.29	42.23%
Leasing Costs								
Promotion and Advertising	(1,090.77)	(1,860.00)	769.23	41.36%	(5,831.88)	(33,430.00)	27,598.12	82.55%
Broker Entertainment & Gifts	(1.70)	0.00	(1.70)	0.00%	(1.70)	0.00	(1.70)	0.00%
Leasing Meals & Entertainment	0.00	(100.00)	100.00	100.00%	(3,493.97)	(700.00)	(2,793.97)	-399.14%
Leasing Miscellaneous	(8,718.84)	0.00	(8,718.84)	0.00%	(31,247.03)	(1,496.00)	(29,751.03)	-1988.71%
Lease Obligations	(780.66)	0.00	(780.66)	0.00%	(5,684.82)	0.00	(5,684.82)	0.00%
Total Leasing Costs	(10,591.97)	(1,960.00)	(8,631.97)	-440.41%	(46,259.40)	(35,626.00)	(10,633.40)	-29.85%
Owner Costs								
Legal	(1,765.78)	(2,000.00)	234.22	11.71%	(11,730.42)	(14,000.00)	2,269.58	16.21%
Misc Professional Serv	(1,918.13)	0.00	(1,918.13)	0.00%	(12,082.61)	(6,866.24)	(5,216.37)	-75.97%
Bank & Credit Card Fees	0.00	0.00	0.00	0.00%	0.00	(2,800.00)	2,800.00	100.00%
Charitable Contributions	0.00	0.00	0.00	0.00%	(1,065.39)	(478.00)	(587.39)	-122.88%
Sales & Use Taxes	0.00	(291.67)	291.67	100.00%	(1,248.48)	(2,041.69)	793.21	38.85%
Total Owner Costs	(3,683.91)	(2,291.67)	(1,392.24)	-60.75%	(26,126.90)	(26,185.93)	59.03	0.23%
Total Property Exp-Non Escalatable	(25,525.73)	(9,930.37)	(15,595.36)	-157.05%	(134,232.35)	(112,080.85)	(22,151.50)	-19.76%



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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 Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	

Total Operating Expenses	(143,533.26)	(171,823.82)	28,290.56	16.46%	(1,059,072.60)	(1,107,422.18)	48,349.58	4.37%
Net Operating Income (Loss)	217,575.26	184,440.14	33,135.12	17.97%	1,483,033.35	1,379,066.68	103,966.67	7.54%
Interest Expense								
Int Exp-Security Deposit	(2.01)	0.00	(2.01)	0.00%	(13.71)	0.00	(13.71)	0.00%
Mortgage Interest Expense	(111,675.35)	(131,266.00)	19,590.65	14.92%	(763,715.30)	(897,690.00)	133,974.70	14.92%
Total Interest Expense	(111,677.36)	(131,266.00)	19,588.64	14.92%	(763,729.01)	(897,690.00)	133,960.99	14.92%
Amort of Financing Costs								
Amort-Def Financing	(8,638.39)	(8,587.12)	(51.27)	-0.60%	(60,891.31)	(60,109.84)	(781.47)	-1.30%
Total Amort of Financing Costs	(8,638.39)	(8,587.12)	(51.27)	-0.60%	(60,891.31)	(60,109.84)	(781.47)	-1.30%
Net Income(Loss)	97,259.51	44,587.02	52,672.49	118.13%	658,413.03	421,266.84	237,146.19	56.29%

**CASH FLOW ADJUSTMENTS:**

**Non-Cash Expenses:**

Depreciation/Amortization	8,638.39	0.00	8,638.39		60,891.31	0.00	60,891.31	
Debt Service Accrual	3,602.43	0.00	3,602.43		0.00	0.00	0.00	
Real Estate Tax Accrual	27,897.93	0.00	27,897.93		27,897.93	0.00	27,897.93	
Real Estate Tax Prepayment	1,513.46	0.00	1,513.46		(7,567.31)	0.00	(7,567.31)	
Insurance Prepayment	3,379.02	0.00	3,379.02		23,607.38	0.00	23,607.38	
Other Prepaid Expenses	0.00	0.00	0.00		4,285.14	0.00	4,285.14	

**Change in Capital Assets:**

Building Improvements	(668.30)	0.00	(668.30)		(3,708.29)	(172,010.00)	168,301.71	97.84%
Equipment	0.00	0.00	0.00		(7,796.04)	(125,000.00)	117,203.96	93.76%
Tenant Improvements	0.00	0.00	0.00		(3,077.60)	(707,434.90)	704,357.30	99.56%
Leasing Expenses	0.00	0.00	0.00		(16,146.66)	(670,373.56)	654,226.90	97.59%

**Other Balance Sheet Adjustments:**

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Report includes an open period. Entries are not final.

		Current Period			Year-To-Date			
	Thru:	Actual Jul 2015	Budget Jul 2015	Variance	Actual Jul 2015	Budget Jul 2015	Variance	
Change in A/R		(2,847.28)	0.00	(2,847.28)	(37,535.31)	0.00	(37,535.31)	
Change in A/P		(2,726.47)	0.00	(2,726.47)	8,577.04	0.00	8,577.04	
Change in Other Liabilities		18,965.12	0.00	18,965.12	171,360.39	0.00	171,360.39	
Change in I/C Balances		(155,013.81)	0.00	(155,013.81)	(879,201.01)	0.00	(879,201.01)	
Total Cash Flow Adjustments		(97,259.51)	0.00	(97,259.51)	(658,413.03)	0.00	1,016,405.43	60.69%
Cash Balances:								
Net Income/(Loss)		97,259.51	0.00	52,672.49	658,413.03	0.00	237,146.19	
+/- Cash Flow Adjustments		(97,259.51)	0.00	(97,259.51)	(658,413.03)	0.00	1,016,405.43	
Cash Balance - End of Period		0.00	0.00	(44,587.02)	0.00	0.00	1,253,551.63	
Cash Balance Composition:								
Escrow Cash		0.00	0.00	0.00	0.00	0.00	0.00	
Total Cash		0.00	0.00	0.00	0.00	0.00	0.00	

1515 Wilson Boulevard  
BUDGET COMPARISON REPORT  
Period Ended July 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>
<b>Rental Income:</b>				
Rental Income	2,439,319	\$2,430,574	8,744	0.36%
Recoveries	51,611	33,215	18,397	55.39%
Parking Income	-	-	-	100.00%
Interest and Other Income	51,176	22,700	28,476	125.44%
<b>Total Rental Income</b>	<b>2,542,106</b>	<b>2,486,489</b>	<b>55,617</b>	<b>2.24%</b>
<b>Operating Expenses:</b>				
Cleaning	(99,356)	(94,260)	(5,096)	-5.41%
Utilities	(152,336)	(134,896)	(17,440)	-12.93%
Repairs and Maintenance	(220,441)	(261,572)	41,131	15.72%
Roads and Grounds	(11,142)	(11,698)	556	4.75%
Security	(27,074)	(51,091)	24,017	47.01%
Management Fees	(52,825)	(49,724)	(3,102)	-6.24%
Administrative	(130,337)	(148,638)	18,301	12.31%
Insurance	(23,668)	(23,527)	(141)	-0.60%
Real Estate Taxes	(207,593)	(219,935)	12,342	5.61%
Non- Escalatable Expenses	(134,231)	(112,081)	(22,150)	-19.76%
Professional Services/ Other	-	-	-	100.00%
<b>Total Expenses</b>	<b>(1,059,003)</b>	<b>(1,107,422)</b>	<b>48,419</b>	<b>4.37%</b>
<b>Net Operating Income (Loss)</b>	<b>\$1,483,103</b>	<b>\$1,379,067</b>	<b>\$104,036</b>	<b>7.54%</b>
<b>Other Income and Expenses:</b>				
Interest Expense	(763,729)	(897,690)	133,961	14.92%
Amortization - Financing Costs	(60,891)	(60,110)	(781)	-1.30%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
<b>Total Other Income (Expenses)</b>	<b>(824,620)</b>	<b>(957,800)</b>	<b>133,180</b>	<b>13.90%</b>
<b>Net Income (Loss)</b>	<b>\$658,482</b>	<b>\$421,267</b>	<b>\$237,215</b>	<b>56.31%</b>
<b><u>CASH BASIS</u></b>				
<b><u>Property Activity</u></b>				
Net Income (Loss)	658,482	421,267	237,215	56.31%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	60,891	60,110	781	-1.30%
Capital Expenditures	(3,708)	(172,010)	168,302	97.84%
Equipment	(7,796)	(125,000)	117,204	93.76%
Tenant Improvements	(3,078)	(707,435)	704,357	99.56%
Leasing Costs	(16,147)	(670,374)	654,227	97.59%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	(688,645)	-	(688,645)	100.00%
Lender Escrow Reimbursements	-	-	-	0.00%
<b>Total Property Activity</b>	<b>-</b>	<b>(1,193,442)</b>	<b>\$1,193,442</b>	<b>-100.00%</b>
<b><u>Operating Cash Activity</u></b>				
Plus: Beginning of Year Cash Balance	\$ -			
Less: Ending Cash Balance (Note A)	-			
<b>Total Property Activity</b>	<b>\$ -</b>			
<b>(Distributions)/Contributions</b>	<b>\$ -</b>			
				<b>(Note A) - Ending Cash consists of:</b>
				Operating & lockbox
				Money Market
				Sweep Investment
				Escrows
				<b>Total</b>

1515 Wilson Boulevard  
BUDGET COMPARISON REPORT  
Period Ended July 31, 2015 (Unaudited)  
Accrual Basis

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

**Notes:**

<b>A</b>	<b>\$</b>	<b>18,397</b>	<b>The positive variance in Recoveries is primarily due to:</b>
		5,862	2015 Meta's budgeted pool missing gross up for electricity, water & sewage and management fees (Permanent Variance)
		7,522	Budgeted pool adjustments not included in current billing for Tetra Tech (Permanent Variance)
		891	Budget is missing OPE for G. LaVecchia (Permanent Variance)
		4,121	Miscellaneous variance
		<u>18,397</u>	
<b>B</b>	<b>\$</b>	<b>28,476</b>	<b>The positive variance in Interest &amp; Other Income is primarily due to:</b>
		22,149	Budgeted other income lower than actual due to unbudgeted GSA service income (Permanent Variance)
		5,263	Miscellaneous variance
		<u>28,476</u>	
<b>C</b>	<b>\$</b>	<b>(17,440)</b>	<b>The negative variance in Utilities is primarily due to:</b>
		(3,608)	Budgeted electric is lower than actual primarily due to under accrual of 2014 electricity expense (Permanent variance)
		(12,851)	Budgeted electric is lower than actual due to retail service meter not budgeted (Permanent variance)
		(982)	Miscellaneous variance
		<u>\$ (17,440)</u>	
<b>D</b>	<b>\$</b>	<b>41,131</b>	<b>The negative variance in Repair &amp; Maintenance is primarily due to:</b>
		(4,751)	Budgeted R&M payroll lower than actual due to staffing and salary changes occurring after budgeting (Permanent Variance)
		(6,144)	Budgeted R&M payroll OT lower than actual due to additional costs related to snow removal and one-time projects (Permanent Variance)
		70,060	Budgeted R&M HVAC outside services higher than actual primarily due to the heat exchange installation which is scheduled for August and the installation of the garage fan system which has been completed however not paid to date (Timing Variance)
		(6,011)	Budgeted Fire Life Safety OS is lower than actual primarily due to the 2014 annual Arlington County testing being paid in 2015 (Permanent Variance)
		(6,340)	Budgeted interior O/S is lower than actual due to additional glass and locksmith repairs needed in the 1st half of the year. This variance will offset over the course of the year (Timing Variance)
		(5,683)	Miscellaneous variance
		<u>\$ 41,131</u>	
<b>E</b>	<b>\$</b>	<b>24,017</b>	<b>The positive variance in Security Expenses is primarily due to:</b>
		20,985	Budgeted security contract higher than actual do to the new lobby desk attendant/guard being budgeted however will not occur in 2015 (Permanent Variance)
		3,032	Miscellaneous variance
		<u>\$ 24,017</u>	
<b>F</b>	<b>\$</b>	<b>18,301</b>	<b>The positive variance in Administrative Expenses is primarily due to:</b>
		(10,122)	Budgeted Deferred Compensation lower than actual due to under budget of deferred compensation (Permanent Variance)
		23,017	Budgeted Admin other tenant relation is higher than actual due to the \$15K anticipated one-time deposit which was not required for the fitness center equipment lease terms (Permanent Variance)
		5,406	Miscellaneous variance
		<u>\$ 18,301</u>	
<b>G</b>	<b>\$</b>	<b>12,342</b>	<b>The positive variance in Real Estate Taxes is primarily due to:</b>
		12,959	Budgeted real estate tax higher than actual due to budgeted 35,907 assessed valuation at 1.219% tax rate versus actual assessed value of 30,896 at 1.199% tax rate (Permanent Variance)
		(617)	Miscellaneous variance
		<u>\$ 12,342</u>	
<b>H</b>	<b>\$</b>	<b>(22,150)</b>	<b>The negative variance in Non-Escalatable Expenses is primarily due to:</b>
		(20,560)	Budgeted service costs lower than actual due to non budgeted GSA service costs. These costs are being offset through GSA service income (Permanent Variance)
		11,170	Budgeted parking exp-misc higher than actual due to parking booth which has been completed however not paid to date and bike rack to occur later in the year (Timing Variance)
		27,598	Budgeted promotion and advertising higher than actual due to cost not spent to date. Anticipate spending over the course of the year (Timing Variance)
		(35,435)	Budgeted leasing misc and leasing obligations are lower than actual due to AMTI day porter and GSA conference room painting (Permanent Variance)
		(5,216)	Budgeted misc professional fees is lower than actual primarily due to greater than anticipated OEI strategy fees with Walsh Collucci & Pillsbury Winthrop Shaw (Permanent Variance)
		294	Miscellaneous variance
		<u>\$ (22,150)</u>	
<b>I</b>	<b>\$</b>	<b>133,961</b>	<b>The positive variance in Interest Expense is primarily due to:</b>
		133,975	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		(14)	Miscellaneous variance
		<u>\$ 133,961</u>	
<b>J</b>	<b>\$</b>	<b>168,302</b>	<b>The positive variance in Capital Expenditure is primarily due to:</b>
		99,883	Budgeted façade lighting project has been cancelled (Permanent Variance)
		44,000	Budgeted 2014 carryover façade lighting project has been cancelled. Credit change order has been received from MPC (Permanent Variance)
		8,000	Budgeted window film replacement project has been cancelled for 2015 (Permanent Variance)
		12,143	Budgeted garage repair are scheduled to be completed in August (Timing Variance)
		(394)	Unbudgeted 2014 carryover for the elevator cab upgrades (Permanent Variance)
		(250)	Unbudgeted 2014 carryover for the elevator modernization project (Permanent Variance)
		4,920	CM Fee
		<u>\$ 168,302</u>	

1515 Wilson Boulevard  
BUDGET COMPARISON REPORT  
Period Ended July 31, 2015 (Unaudited)  
Accrual Basis

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

<b>K</b>	<b>\$</b>	<b>117,204</b>	<b>The positive variance in Equipment is primarily due to:</b>
	\$	117,204	Budgeted equipment is higher than actual due to the new lobby desk and lobby furniture projects being cancelled (Permanent Variance)
	\$	117,204	
<b>L</b>	<b>\$</b>	<b>704,357</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		48,000	Budgeted Tetra Tech Window Film Removal has been cancelled for 2015 (Permanent Variance)
		388,830	Budgeted TI for suite 08801 to occur in Q3/Q4 as part of the Tetra Tech renewal lease deal. (Timing Variance)
		125,000	Budgeted TI LL work for suite 08801 to occur in Q3/Q4 as part of the Tetra Tech renewal lease deal. (Timing Variance)
		75,000	Budgeted TI LL work for suite 08802 to occur in Q3/Q4 as part of the Tetra Tech renewal lease deal. (Timing Variance)
		50,000	Budgeted TI LL work for suite 01102 will occur in 2016 (Permanent Variance)
		(2,988)	Unbudgeted 2014 carryover for the 8th floor restroom upgrades (Permanent Variance)
		20,515	CM Fee
	\$	704,357	
<b>M</b>	<b>\$</b>	<b>654,227</b>	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<i>Broker LCs</i>
		368,785	Budgeted leasing commissions for Tetra Tech to occur in Q3 and for 175k higher than budgeted (Permanent Variance)
		41,605	Budgeted leasing commissions for suite 08801 included as part of the Tetra Tech renewal as they will be taking the 8th floor (Permanent Variance)
		17,813	Budgeted leasing commissions for suite 01102 to occur in 2016 (Permanent Variance)
			<i>Monday LCs</i>
		184,393	Budgeted leasing commissions for Tetra Tech to occur in Q3 and for 87k higher than budgeted (Permanent Variance)
		20,802	Budgeted leasing commissions for suite 08801 included as part of the Tetra Tech renewal as they will be taking the 8th floor (Permanent Variance)
		17,813	Budgeted leasing commissions for suite 01102 to occur in 2016 (Permanent Variance)
			<i>Legal</i>
		(2,327)	Budgeted leasing legal for Tetra Tech to occur thru September (Timing Variance)
		2,991	Budgeted leasing legal for suite 08801 included as part of the Tetra Tech renewal as they will be taking the 8th floor (Permanent Variance)
		3,192	Budgeted leasing legal for suite 01102 to occur in 2016 (Permanent Variance)
		(840)	Unbudgeted leasing legal for GSA lease 30114 (Permanent Variance)
	\$	654,227	

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
ENTITY: 3465	Monday Production DB	Date: 8/18/2015
	1515 Wilson Boulevard	Time: 03:50 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3465-010397	<b>G. LaVecchia &amp; McIntire</b> Greg L. LaVecchia DMD	Master Occupant Id: 00003119-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 6 8/13/2015	807.69			
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5/1/2015	STR	Storage Rent	CH	136.71	0.00	0.00	136.71	0.00	0.00
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STR	Storage Rent	136.71	0.00	0.00	136.71	0.00	0.00
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<b>G. LaVecchia &amp; McIntire Total:</b>	136.71	0.00	0.00	136.71	0.00	0.00
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3465-010400	<b>Arlington Transporation Prtnrs</b> Arlington Transportation Prtnr	Master Occupant Id: 00003122-1 STR1A Current	Day Due: 1 Last Payment:	Delq Day: 6 8/3/2015	2,331.16			
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2/27/2015	BCI	Back Charge Inc	CH	169.40	0.00	169.40	0.00	0.00	0.00
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BCI	Back Charge Inc	169.40	0.00	169.40	0.00	0.00	0.00
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<b>Arlington Transporation Prtnrs Total:</b>	169.40	0.00	169.40	0.00	0.00	0.00
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3465-010444	<b>Tom Yum Rosslyn</b>	Master Occupant Id: 00003150-1 01101 Current	Day Due: 1 Last Payment:	Delq Day: 6 8/10/2015	1,129.24			
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7/1/2015	ELS	Electric Submeter	CH	855.40	855.40	0.00	0.00	0.00	0.00
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7/1/2015	OPF	Operating Fixed	CH	0.73	0.73	0.00	0.00	0.00	0.00
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7/1/2015	WSR	Water & Sewer	CH	273.84	273.84	0.00	0.00	0.00	0.00
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ELS	Electric Submeter	855.40	855.40	0.00	0.00	0.00	0.00
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OPF	Operating Fixed	0.73	0.73	0.00	0.00	0.00	0.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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WSR	Water & Sewer	273.84	273.84	0.00	0.00	0.00	0.00
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<b>Tom Yum Rosslyn Total:</b>	1,129.97	1,129.97	0.00	0.00	0.00	0.00
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Prepaid:	-1,624.30
Balance:	-494.33

3465-010573	<b>GSA 11P-12637</b> Anita Gay-Craig (202) 260-0475	Master Occupant Id: 00003226-1 06601 Current	Day Due: 1 Last Payment:	Delq Day: 8/3/2015	75,957.44			
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2/1/2015	RNT	Commercial Rent	CH	127.72	0.00	0.00	0.00	0.00	127.72
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7/1/2015	RNT	Commercial Rent	CH	37,978.72	37,978.72	0.00	0.00	0.00	0.00
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7/1/2015	RNT	Commercial Rent	CH	37,978.72	37,978.72	0.00	0.00	0.00	0.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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RNT	Commercial Rent	76,085.16	75,957.44	0.00	0.00	0.00	127.72
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<b>GSA 11P-12637 Total:</b>	76,085.16	75,957.44	0.00	0.00	0.00	127.72
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Prepaid:	-0.30
Balance:	76,084.86

3465-010219	<b>Tetra Tech</b> Ms.Tammy Smith 703-841-2677	Master Occupant Id: Advance-1 09901 Inactive	Day Due: 1 Last Payment:	Delq Day: 6 7/22/2015	163,610.99			
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Additional space Occupant:	Tetra Tech	Contact:	Mr. John Coon
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10/1/2014	OPT	Operating True-up	NC	-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
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4/1/2015	RTT	RET True-up	NC	-7,511.17	0.00	0.00	0.00	-7,511.17	0.00
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OPT	Operating True-up	-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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Database: MONDAYPROD	Aged Delinquencies	Page: 2
ENTITY: 3465	Monday Production DB	Date: 8/18/2015
	1515 Wilson Boulevard	Time: 03:50 PM
	Period: 07/15	

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	0.00	0.00	0.00	-7,511.17	0.00
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**Tetra Tech Total:**

			-12,513.17	0.00	0.00	0.00	-7,511.17	-5,002.00
	Prepaid:		-163,610.99					
	Balance:		-176,124.16					

3465-004081	<b>Tetra Tech</b> Ms. Tammy Smith 703-841-2677	Master Occupant Id: AMTSTR-1 STR01 Current	Day Due: 1 Last Payment:	Delq Day: 6 7/22/2015	979.99
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
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**Tetra Tech Total:**

			0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:		-979.99					
	Balance:		-979.99					

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

			157,413.31	0.00	0.00	0.00	0.00	157,413.31
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3465-010169		<b>GSA 11B-30114</b> Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA 11B--2 07702    Current		Day Due: 1	Delq Day:		
						Last Payment:	8/14/2015	227.58	
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	0.00	-3,940.11
6/1/2015	HVM	HVAC Maintenance	CH	3,677.10	0.00	3,677.10	0.00	0.00	0.00
7/1/2015	CLN	Cleaning	CH	227.58	227.58	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	37,411.00	37,411.00	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	12,568.50	12,568.50	0.00	0.00	0.00	0.00

CLN	Cleaning		227.58	227.58	0.00	0.00	0.00	0.00
HVM	HVAC Maintenance		3,677.10	0.00	3,677.10	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:**

			49,944.07	50,207.08	3,677.10	0.00	0.00	-3,940.11
	Prepaid:		-48,089.61					
	Balance:		1,854.46					

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 8/4/2015	29,015.87
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	0.00	0.00	-5,168.56	0.00
6/1/2015	OPT	Operating True-up	CH	9,596.47	0.00	9,596.47	0.00	0.00

OPT	Operating True-up		10,476.52	0.00	9,596.47	0.00	0.00	880.05
RTT	RET True-up		-5,168.56	0.00	0.00	0.00	-5,168.56	0.00



Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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<b>Meta Engineers, P.C. Total:</b>			5,307.96	0.00	9,596.47	0.00	-5,168.56	880.05
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BCI	Back Charge Inc		169.40	0.00	169.40	0.00	0.00	0.00
CLN	Cleaning		227.58	227.58	0.00	0.00	0.00	0.00
ELS	Electric Submeter		855.40	855.40	0.00	0.00	0.00	0.00
HVM	HVAC Maintenance		3,677.10	0.00	3,677.10	0.00	0.00	0.00
OPF	Operating Fixed		0.73	0.73	0.00	0.00	0.00	0.00
OPT	Operating True-up		5,474.52	0.00	9,596.47	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		157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT	Commercial Rent		122,124.55	125,936.94	0.00	0.00	0.00	-3,812.39
RTT	RET True-up		-12,679.73	0.00	0.00	0.00	-12,679.73	0.00
STR	Storage Rent		136.71	0.00	0.00	136.71	0.00	0.00
WSR	Water & Sewer		273.84	273.84	0.00	0.00	0.00	0.00

<b>ENTITY 3465 Total:</b>			277,673.41	127,294.49	13,442.97	136.71	-12,679.73	149,478.97
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Prepaid:	-214,305.19
Balance:	63,368.22

BCI	Back Charge Inc		169.40	0.00	169.40	0.00	0.00	0.00
CLN	Cleaning		227.58	227.58	0.00	0.00	0.00	0.00
ELS	Electric Submeter		855.40	855.40	0.00	0.00	0.00	0.00
HVM	HVAC Maintenance		3,677.10	0.00	3,677.10	0.00	0.00	0.00
OPF	Operating Fixed		0.73	0.73	0.00	0.00	0.00	0.00
OPT	Operating True-up		5,474.52	0.00	9,596.47	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		157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT	Commercial Rent		122,124.55	125,936.94	0.00	0.00	0.00	-3,812.39
RTT	RET True-up		-12,679.73	0.00	0.00	0.00	-12,679.73	0.00
STR	Storage Rent		136.71	0.00	0.00	136.71	0.00	0.00
WSR	Water & Sewer		273.84	273.84	0.00	0.00	0.00	0.00

<b>Grand Total:</b>			277,673.41	127,294.49	13,442.97	136.71	-12,679.73	149,478.97
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Prepaid:	-214,305.19
Balance:	63,368.22

Database:	MONDAYPROD			<b>Open Status Report</b>				Page:		1
				<b>Monday Production DB</b>				Date:		8/18/2015
ENTITY:	3465			<b>1515 Wilson Boulevard</b>				Time:		05:48 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 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: 07/15

**Vendor: ARL008 Treasurer, Arlington County**

L0429610240	7/15/2015		2015 Bus Tng Prop Bi	6730-0000	713.30	0.00	713.30	8/11/2015	8719	08/15
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**Vendor: ART004 Art Display Company**

79935	7/13/2015		SignRemoval	0142-0002	190.00	0.00	190.00	8/11/2015	8720	08/15
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**Vendor: BAY005 Bay Lighting**

049502	7/20/2015		LightBulbs	5340-0000	217.64	0.00	217.64	8/11/2015	8721	08/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	2	
			<b>Monday Production DB</b>					Date:	8/18/2015	
ENTITY:	3465		<b>1515 Wilson Boulevard</b>					Time:	05:48 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: CDW001 CDW DIRECT LLC**

ALWF87097	6/15/2015		319-X 230 CHARGER	5758-0003	1.91	0.00	1.91	8/4/2015	13736	08/15
ALWQ89763	7/13/2015		319- SYNOLOGY HD	5758-0003	5.09	0.00	5.09	8/4/2015	13738	08/15
ALWQ96671	7/13/2015		319- SYNOLOGY HD	5758-0003	11.01	0.00	11.01	8/4/2015	13740	08/15
ALWQ96671	7/13/2015		319-SYNOLOGY HD	5758-0003	13.11	0.00	13.11	8/4/2015	13740	08/15
ALWT9967	7/20/2015		319- VA WIFI	5758-0003	2.33	0.00	2.33	8/4/2015	13743	08/15

**Vendor: CIN001 CINTAS CORPORATION #145**

44F104896	7/15/2015		Uniforms	5390-0000	26.67	0.00	26.67	8/11/2015	8725	08/15
44F105793	7/22/2015		Uniforms	5390-0000	26.30	0.00	26.30	8/11/2015	8725	08/15

**Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC**

4278	7/23/2015		FireAlarmTesting	5372-0000	1,245.00	0.00	1,245.00	8/11/2015	8726	08/15
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**Vendor: COM032 COMCAST**

7/21 969424016	7/21/2015		7/21 969424016	5732-0000	96.61	0.00	96.61	8/11/2015	8727	08/15
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**Vendor: DAT004 Datapark USA, Inc.**

263302	7/16/2015		GateArm	6320-0000	180.96	0.00	180.96	8/11/2015	8730	08/15
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**Vendor: DAV007 DAVIS, CARTER, SCOTT LTD**

83801	7/9/2015		TetraTechTestFit	6412-0000	4,685.44	0.00	4,685.44	8/11/2015	8731	08/15
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**Vendor: EMC002 Emcor Services**

007505255	5/15/2015		GenPreventiveMaint	5372-0000	506.50	0.00	506.50	8/11/2015	8732	08/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:		3
			<b>Monday Production DB</b>					Date:		8/18/2015
ENTITY:	3465		<b>1515 Wilson Boulevard</b>					Time:		05:48 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0111784-IN	7/14/2015		11thFirMensRR	5381-0000	560.00	0.00	560.00	8/11/2015	8734	08/15
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**Vendor: HEM003 HEM IT, INC**

AL1219	6/28/2015		212- HEM IT	5758-0002	117.23	0.00	117.23	8/4/2015	13751	08/15
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**Vendor: ITC I.T.C. INC**

44588	7/22/2015		MiscPlumbingParts	5360-0000	561.23	0.00	561.23	8/11/2015	8738	08/15
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**Vendor: KAR001 KARDIN SYSTEMS**

AL25053	7/1/2015		334-SKELLY	5758-0003	148.83	0.00	148.83	8/4/2015	13758	08/15
AL25057	7/1/2015		334-JBURNS	5758-0003	74.42	0.00	74.42	8/4/2015	13761	08/15
AL25671	7/1/2015		334-LMONTES	5758-0003	110.14	0.00	110.14	8/4/2015	13762	08/15
AL26810	7/1/2015		334-SKELLY	5758-0003	37.50	0.00	37.50	8/4/2015	13764	08/15

**Vendor: KCS001 KCS Landscape Management, Inc.**

15395-603	7/20/2015		July2015Irrigation	5412-0000	45.00	0.00	45.00	8/11/2015	8740	08/15
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**Vendor: KDK001 KD Kanopy**

346034650723	7/23/2015		PlazaUmbrellas	5388-0000	1,692.50	0.00	1,692.50	8/11/2015	8741	08/15
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3465_0000000001	7/31/2015		Management Fee	5610-0000	7,062.39	0.00	7,062.39	8/11/2015	8743	08/15
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**Vendor: MPA006 MDISTRICT PARK 15**

123693	7/21/2015		8/15 PARKING	6312-0000	250.00	0.00	250.00	8/11/2015	8744	08/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	4	
			<b>Monday Production DB</b>					Date:	8/18/2015	
ENTITY:	3465		<b>1515 Wilson Boulevard</b>					Time:	05:48 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: NOV006 Nova Offset Corp**

AL56291	7/15/2015		NY - business cards	5758-0001	13.25	0.00	13.25	8/4/2015	13766	08/15
AL56293	7/15/2015		Business card master	5758-0001	9.33	0.00	9.33	8/4/2015	13768	08/15

**Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP**

7991415	6/16/2015		OEI Strategy	6632-0000	8.56	0.00	8.56	8/11/2015	8747	08/15
7997863	10/20/2014		OEI strategy	6632-0000	98.23	0.00	98.23	8/11/2015	8747	08/15

**Vendor: POR008 Porta-King Building Systems**

28117	6/23/2015		1501/1515 parking boo	6320-0000	2,758.26	0.00	2,758.26	8/11/2015	8748	08/15
28117	6/23/2015		offload & anchor	6320-0000	1,417.49	0.00	1,417.49	8/11/2015	8748	08/15

**Vendor: REA002 REALDATA MANAGEMENT INC**

AL8098K.Q3.15	7/1/2015		335- WEBDOCZ	5758-0003	107.30	0.00	107.30	8/4/2015	13771	08/15
AL8098Z.Q3.15	7/1/2015		7/15-9/15 SVCS	6410-0000	220.97	0.00	220.97	8/4/2015	13772	08/15

**Vendor: SCH016 Schneider Electric Building**

011096	7/2/2015		July2015 BAS Service	5342-0000	759.67	0.00	759.67	8/17/2015	13829	08/15
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**Vendor: SEA005 SEAMLESSWEB PROFESSIONAL**

2140221	7/12/2015		Lunch For Eric	5732-0000	44.42	0.00	44.42	8/10/2015	13815	08/15
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**Vendor: SEC009 SecurAmerica LLC**

INV901094	7/7/2015		June2015SecurityRove	5520-0000	1,586.53	0.00	1,586.53	8/11/2015	8753	08/15
INV901096	7/7/2015		June2015 Rover	5520-0000	1,733.12	0.00	1,733.12	8/11/2015	8753	08/15

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	5	
ENTITY:	3465		<b>Monday Production DB</b>					Date:	8/18/2015	
			<b>1515 Wilson Boulevard</b>					Time:	05:48 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: TIM009 Time Warner Cable**

AL07012015	7/1/2015		210- TWC 7/15	5758-0002	6.00	0.00	6.00	8/4/2015	13777	08/15
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**Vendor: VER018 The Vertex Companies, Inc.**

0021525	5/9/2014		AsbestosInspection	0142-0002	250.00	0.00	250.00	8/11/2015	8757	08/15
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**Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C**

AL208506	7/9/2015		Realize Rosslyn	6630-0000	1,765.78	0.00	1,765.78	8/4/2015	13783	08/15
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**Vendor: WAS004 WASHINGTON GAS**

WT3460072215	7/22/2015		6/19-7/20 3621085020	0491-3465	15.35	0.00	15.35			
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**Vendor: WBM001 W.B. MASON**

I26925530	7/14/2015		BreakroomSupplies	5732-0000	219.33	0.00	219.33	8/11/2015	8759	08/15
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I26999024	7/16/2015		BreakRoom	5732-0000	49.12	0.00	49.12	8/11/2015	8759	08/15
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**Vendor: XER005 Xerox Financial Services LLC**

AL346527	7/13/2015		NY - copiers	5758-0004	17.39	0.00	17.39	8/4/2015	13786	08/15
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Expense Period 07/15 Total:					29,661.21	0.00	29,661.21			
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<b>1515 Wilson Boulevard Total:</b>					<b>31,137.21</b>	<b>0.00</b>	<b>31,137.21</b>			
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<b>Grand Total:</b>					<b>31,137.21</b>	<b>0.00</b>	<b>31,137.21</b>			
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Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 3465		Monday Production DB							Date: 8/18/2015	
		1515 Wilson Boulevard							Time: 06:10 PM	
07/15 Through 07/15										
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
8655	7/8/2015	07/15	BRA007	Compugraphics						
3465	1515 Retail Signage		346506156	6410-0000	32444	6/12/2015	7/12/2015	1,814.50	0.00	1,814.50
							Check Total:	1,814.50	0.00	1,814.50
8656	7/8/2015	07/15	CAP003	CAPP INC						
3465	Actuator			5334-0000	S1718271.001	6/24/2015	7/24/2015	132.52	0.00	132.52
							Check Total:	132.52	0.00	132.52
8657	7/8/2015	07/15	CAP036	Captivate Network						
3465	Jun2015ElevScreens			5322-0000	0000042369	6/5/2015	7/5/2015	508.64	0.00	508.64
							Check Total:	508.64	0.00	508.64
8658	7/8/2015	07/15	CIN001	CINTAS CORPORATION #145						
3465	Uniforms			5390-0000	145230060	4/15/2015	5/15/2015	30.13	0.00	30.13
3465	Uniforms			5390-0000	44F102190	6/24/2015	7/24/2015	26.30	0.00	26.30
3465	Uniforms			5390-0000	44F102191	6/24/2015	7/24/2015	6.28	0.00	6.28
							Check Total:	62.71	0.00	62.71
8659	7/8/2015	07/15	DAT003	Datawatch Systems Inc.						
3465	Aug2015FireMonitorin			5372-0000	709173	7/1/2015	7/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
8660	7/8/2015	07/15	DAV007	DAVIS, CARTER, SCOTT LTD						
3465	test fit serv. TT			6630-0000	80101	6/11/2015	7/11/2015	6,120.00	0.00	6,120.00
							Check Total:	6,120.00	0.00	6,120.00
8661	7/8/2015	07/15	DEL003	DELL MARKETING L.P						
3465	319- LATE FEE			5758-0003	XJPN5N92	6/23/2015	7/23/2015	5.50	0.00	5.50
							Check Total:	5.50	0.00	5.50
8662	7/8/2015	07/15	ELE012	Elevator Control Service						
3465	June2015 Elev Maint			5320-0000	0183431-IN	6/10/2015	7/10/2015	1,500.00	0.00	1,500.00
							Check Total:	1,500.00	0.00	1,500.00

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3465	Monday Production DB	Date:	8/18/2015
		1515 Wilson Boulevard	Time:	06:10 PM
07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

8665	7/8/2015	07/15	GOT005	Gotham Technologies						
3465	Jul2015HVACWtrTreatr			5332-0000	7467	7/1/2015	7/31/2015	386.82	0.00	386.82
							Check Total:	386.82	0.00	386.82
8666	7/8/2015	07/15	KCS001	KCS Landscape Management, Inc.						
3465	Jun2015Irrigation			5412-0000	15395-602	6/22/2015	7/22/2015	45.00	0.00	45.00
							Check Total:	45.00	0.00	45.00
8668	7/8/2015	07/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3465	Management Fee			5610-0000	3465_00000000001	6/30/2015	6/30/2015	7,458.10	0.00	7,458.10
							Check Total:	7,458.10	0.00	7,458.10
8669	7/8/2015	07/15	MPA006	MDISTRICT PARK 15						
3465	7/15 PARKING			6312-0000	122865	6/22/2015	7/22/2015	250.00	0.00	250.00
							Check Total:	250.00	0.00	250.00
8671	7/8/2015	07/15	OVE002	OVERHEAD DOOR OF WASHINGTON						
3465	PkngEntranceDoor			6320-0000	727013	6/17/2015	7/17/2015	240.00	0.00	240.00
							Check Total:	240.00	0.00	240.00
8672	7/8/2015	07/15	RED013	Red Coats, Inc.						
3465	DetailCleaning		346506151	6212-0000	227912	5/27/2015	6/26/2015	435.34	0.00	435.34
3465	AMTI Day Maid		346506158	6412-0000	229882	6/17/2015	7/17/2015	1,328.72	0.00	1,328.72
							Check Total:	1,764.06	0.00	1,764.06
8673	7/8/2015	07/15	SEC009	SecurAmerica LLC						
3465	May2015 security rov			5520-0000	INV901069	6/8/2015	7/8/2015	2,370.99	0.00	2,370.99
							Check Total:	2,370.99	0.00	2,370.99
8674	7/8/2015	07/15	SHA007	Shalom Baranes Associates						
3465	wilson blvd studies			6632-0000	21068	5/14/2015	6/13/2015	259.58	0.00	259.58
							Check Total:	259.58	0.00	259.58
8675	7/8/2015	07/15	THO013	Thornton Tomasetti, Inc.						



Database: MONDAYPROD		Check Register						Page: 3	
ENTITY: 3465		Monday Production DB						Date: 8/18/2015	
		1515 Wilson Boulevard						Time: 06:10 PM	
07/15 Through 07/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
3465	GarageRepairs			0142-0002	L15003.00-4	6/9/2015	7/9/2015	15.90	15.90
							Check Total:	15.90	15.90
8676	7/8/2015	07/15	TWI005	TWIN TOWERS FLORIST					
3465	LobbyFlowers			5385-0000	049186	6/29/2015	7/29/2015	82.44	82.44
3465	Lobby Flowers			5385-0000	049353	7/6/2015	8/5/2015	82.44	82.44
							Check Total:	164.88	164.88
8677	7/8/2015	07/15	WAS004	WASHINGTON GAS					
3465	5/19-6/19 #362108502			5220-0000	34650692215	6/22/2015	7/22/2015	59.73	59.73
							Check Total:	59.73	59.73
8678	7/8/2015	07/15	WBE001	WB Engineers and Consultants					
3465	SecurityDesks		3460041521	0152-0001	22499	6/10/2015	7/10/2015	1,300.00	1,300.00
							Check Total:	1,300.00	1,300.00
8679	7/21/2015	07/15	AAP001	AA Painting & Drywall					
3465	1stFlrLobby		346507158	5381-0000	0428	4/28/2015	5/28/2015	1,000.00	1,000.00
							Check Total:	1,000.00	1,000.00
8680	7/21/2015	07/15	CAP036	Captivate Network					
3465	July2015ElevScreens			5322-0000	0000042955	7/8/2015	8/7/2015	508.64	508.64
							Check Total:	508.64	508.64
8681	7/21/2015	07/15	CAR026	Carr Business Systems, Inc.					
3465	June2015ExcessPrinti			5740-0000	IN107808	6/26/2015	7/26/2015	22.57	22.57
							Check Total:	22.57	22.57
8682	7/21/2015	07/15	CIN001	CINTAS CORPORATION #145					
3465	Uniforms			5390-0000	44F103154	7/1/2015	7/31/2015	26.30	26.30
3465	Uniforms			5390-0000	44F104027	7/8/2015	8/7/2015	26.30	26.30
							Check Total:	52.60	52.60
8683	7/21/2015	07/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC					

Database: MONDAYPROD		Check Register							Page: 4	
ENTITY: 3465		Monday Production DB							Date: 8/18/2015	
		1515 Wilson Boulevard							Time: 06:10 PM	
07/15 Through 07/15										
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							
3465	11thFlrBatteries		346507157	5372-0000	4247	7/10/2015	8/9/2015	359.48	0.00	359.48
							Check Total:	359.48	0.00	359.48
8684	7/21/2015	07/15	COM032	COMCAST						
3465	6/21 969424016			5732-0000	6/21 969424016	6/21/2015	7/21/2015	96.61	0.00	96.61
3465	7/1 964068-02-5			5732-0000	7/1 964068025	7/1/2015	7/31/2015	182.17	0.00	182.17
							Check Total:	278.78	0.00	278.78
8687	7/21/2015	07/15	FAS002	FastSigns						
3465	Easels		345007153	5380-0000	272-32148	7/10/2015	8/9/2015	115.39	0.00	115.39
							Check Total:	115.39	0.00	115.39
8690	7/21/2015	07/15	ITC	I.T.C. INC						
3465	MiscPlumbingSupplies		3460061517	5360-0000	44476	7/13/2015	8/12/2015	492.62	0.00	492.62
							Check Total:	492.62	0.00	492.62
8691	7/21/2015	07/15	KAS001	KASTLE SYSTEMS						
3465	Proximity Cards			5530-0000	SOIN000705	6/30/2015	7/30/2015	108.34	0.00	108.34
							Check Total:	108.34	0.00	108.34
8692	7/21/2015	07/15	KAS002	KASTLE SYSTEMS (VA)						
3465	Apr2015 Operations			5520-0000	548667	3/1/2015	3/31/2015	779.17	0.00	779.17
3465	Apr2015 Maintenance			5520-0000	548667	3/1/2015	3/31/2015	142.59	0.00	142.59
							Check Total:	921.76	0.00	921.76
8693	7/21/2015	07/15	KCS001	KCS Landscape Management, Inc.						
3465	July2015LandscapeMai			5412-0000	15395-04	7/1/2015	7/31/2015	155.00	0.00	155.00
3465	2015Handwatering		346505152	5412-0000	15395-302	7/6/2015	8/5/2015	165.00	0.00	165.00
							Check Total:	320.00	0.00	320.00
8694	7/21/2015	07/15	LOR004	Lord Baltimore Uniform Rental						
3465	FitnessCtrTowels			5772-0000	198562	6/18/2015	7/18/2015	99.64	0.00	99.64
3465	FitnessCtrTowels			5772-0000	199712	6/25/2015	7/25/2015	99.64	0.00	99.64

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07/15 Through 07/15				
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				Date
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				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 199.28 0.00 199.28

8695 7/21/2015 07/15 MAC010 Macrolease Corp  
3465 Jun2015FitnessCtrLea 5772-0000 180745 6/26/2015 7/26/2015 829.98 0.00 829.98

Check Total: 829.98 0.00 829.98

8696 7/21/2015 07/15 MAY003 Mayer Brown LLP  
3465 oei strategy 6632-0000 34967621 6/9/2015 7/9/2015 255.19 0.00 255.19

Check Total: 255.19 0.00 255.19

8698 7/21/2015 07/15 MON020 MONDAY PROPERTIES SERVICES, LLC  
3465 DUE TO MPS 4/15 0491-0010 WTDTF0415ROSS6/12/2015 7/12/2015 6,202.22 0.00 6,202.22

Check Total: 6,202.22 0.00 6,202.22

8699 7/21/2015 07/15 MON026 Mona Electric Group, Inc.  
3465 GroundWire 346507154 5342-0000 270800 6/30/2015 7/30/2015 270.00 0.00 270.00

Check Total: 270.00 0.00 270.00

8700 7/21/2015 07/15 MONCMF MONDAY PROPERTIES SERVICES LLC  
3465 GARAGE REPAIRS 0142-0020 3465CMF062015 7/13/2015 8/12/2015 50.13 0.00 50.13

Check Total: 50.13 0.00 50.13

8701 7/21/2015 07/15 MPC001 MPC SERVICES, LLC  
3465 OfficePaint 346505154 6212-0000 15012-1 5/31/2015 6/30/2015 800.00 0.00 800.00

Check Total: 800.00 0.00 800.00

8702 7/21/2015 07/15 NEW002 CONSTELLATION NEWENERGY, INC  
3465 June2015-82937009435 5220-0000 Jun2015-82937 6/23/2015 7/23/2015 28.02 0.00 28.02

Check Total: 28.02 0.00 28.02

8703 7/21/2015 07/15 ORK001 Orkin LLC  
3465 June2015PestControl 5384-0000 40227709 7/9/2015 8/8/2015 424.24 0.00 424.24

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Check Total: 424.24 0.00 424.24

<b>8704</b>	<b>7/21/2015</b>	<b>07/15</b>	<b>OTJ001</b>	<b>OTJ ARCHITECTS</b>				
3465	ADA Lift-Exhibit B		346507152	6412-0000	156457	6/30/2015	7/30/2015	1,583.40
3465	NewBuildingStandards		346006155	6412-0000	156458	6/30/2015	7/30/2015	2,450.00

Check Total: 4,033.40 0.00 4,033.40

<b>8705</b>	<b>7/21/2015</b>	<b>07/15</b>	<b>PRO025</b>	<b>IESI-MD Corporation</b>				
3465	Jul2015Recycle			5152-0000	1300362399	7/1/2015	7/31/2015	414.71
3465	June2015Trash			5152-0000	1300365030	6/30/2015	7/30/2015	717.52

Check Total: 1,132.23 0.00 1,132.23

<b>8709</b>	<b>7/21/2015</b>	<b>07/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>				
3465	July2015FireMonitor			5372-0000	1681150701	7/1/2015	7/31/2015	347.04
3465	July2015PhoneLines			5734-0000	2049150701	7/1/2015	7/31/2015	174.15
3465	July2015ElevLines			5322-0000	1681150701	7/1/2015	7/31/2015	347.03
3465	July2015PhoneLines			5734-0000	1645150701	7/1/2015	7/31/2015	205.69

Check Total: 1,073.91 0.00 1,073.91

<b>8710</b>	<b>7/21/2015</b>	<b>07/15</b>	<b>TWI005</b>	<b>TWIN TOWERS FLORIST</b>				
3465	Lobby Flowers			5385-0000	049592	7/13/2015	8/12/2015	82.44
3465	Lobby Flowers			5385-0000	049808	7/17/2015	8/16/2015	82.44

Check Total: 164.88 0.00 164.88

<b>8713</b>	<b>7/21/2015</b>	<b>07/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>				
3465	OfficeSupplies			5732-0000	I26395222	6/18/2015	7/18/2015	209.17
3465	OfficeSupplies			5732-0000	I26396941	6/18/2015	7/18/2015	19.06
3465	BreakRoomSupplies			5732-0000	I26418358	6/19/2015	7/19/2015	49.12
3465	A-Level Coffee			6420-0000	I26630503	6/30/2015	7/30/2015	143.40
3465	Easels			5732-0000	I26728356	7/6/2015	8/5/2015	23.71
3465	Water			5732-0000	I26755683	7/7/2015	8/6/2015	49.12
3465	BreakRoomSupplies			5732-0000	IS0372629	6/30/2015	7/30/2015	268.29
3465	A-LevelCoffee			6420-0000	IS0372629	6/30/2015	7/30/2015	637.26

Check Total: 1,399.13 0.00 1,399.13

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				Discount
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				Check
				Amount

8715	7/21/2015	07/15	ZEE001	ZEE MEDICAL INC						
3465	Medical Supplies			5390-0000	0136129165	3/20/2015	4/19/2015	493.22	0.00	493.22
							Check Total:	493.22	0.00	493.22
13558	7/14/2015	07/15	ZAC001	Accenture LLP *** VOID ***			Voided Check			
3465	lost in transit			5758-0011	AL1100023983	6/3/2015	7/3/2015	-309.30	0.00	-309.30
							Check Total:	-309.30	0.00	-309.30
13622	7/6/2015	07/15	ATS002	At Site Real Estate						
3465	June2015 BPMS			5390-0000	2015207	6/15/2015	7/15/2015	675.00	0.00	675.00
							Check Total:	675.00	0.00	675.00
13627	7/6/2015	07/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3465	realize rosslyn			6632-0000	AL207565	6/10/2015	7/10/2015	1,556.15	0.00	1,556.15
							Check Total:	1,556.15	0.00	1,556.15
13629	7/13/2015	07/15	AME048	ARIN						
3465	209- ARIN FEE			5758-0003	ALSI240652	6/16/2015	7/16/2015	1.74	0.00	1.74
							Check Total:	1.74	0.00	1.74
13632	7/13/2015	07/15	COM032	COMCAST						
3465	Acct# 05613951384012			5758-0001	ALCOMCAST 7/156/21/2015	7/21/2015		3.58	0.00	3.58
							Check Total:	3.58	0.00	3.58
13635	7/13/2015	07/15	MPA004	MDISTRICT PARK 1						
3465	7/1/15 Elcon Parkers			5322-0000	122254	6/22/2015	7/22/2015	67.55	0.00	67.55
							Check Total:	67.55	0.00	67.55
13636	7/13/2015	07/15	PEA004	Peapod, LLC						
3465	Customer ID ox82558			5758-0001	ALk63342602	6/29/2015	7/29/2015	2.08	0.00	2.08
							Check Total:	2.08	0.00	2.08
13638	7/13/2015	07/15	RED007	Redirect, Inc.						
3465	215-SUPPORT			5758-0002	AL15208	6/5/2015	7/5/2015	69.47	0.00	69.47

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				Amount

Check Total: 69.47 0.00 69.47

<b>13640</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>SAG003</b>	<b>Sage Communications, LLC</b>					
3465	Marketing Brochure		MNDSRV06155	6410-0000	AL0007381	6/2/2015	7/2/2015	75.06	75.06

Check Total: 75.06 0.00 75.06

<b>13641</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>SCH016</b>	<b>Schneider Electric Building</b>					
3465	June2015 BAS srvc			5342-0000	010917	6/8/2015	7/8/2015	759.67	759.67

Check Total: 759.67 0.00 759.67

<b>13643</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>SEA005</b>	<b>SEAMLESSWEB PROFESSIONAL</b>					
3465	Lunch for R. Mitchel			5758-0013	AL2133518	6/28/2015	7/28/2015	15.48	15.48

Check Total: 15.48 0.00 15.48

<b>13645</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>SEC009</b>	<b>SecurAmerica LLC</b>					
3465	Apr2015SecurityRover			5520-0000	INV901050	5/6/2015	6/5/2015	723.11	723.11

Check Total: 723.11 0.00 723.11

<b>13647</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>					
3465	211-TSG 4/15			5758-0002	AL26329	4/16/2015	5/16/2015	18.56	18.56

Check Total: 18.56 0.00 18.56

<b>13648</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>UNI005</b>	<b>UNITED PARCEL SERVICE</b>					
3465	VA - A148V1			5758-0007	ALA148V1265	6/27/2015	7/27/2015	11.63	11.63

Check Total: 11.63 0.00 11.63

<b>13651</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>XER005</b>	<b>Xerox Financial Services LLC</b>					
3465	NY - Lease Payment			5758-0004	AL332811	6/12/2015	7/12/2015	21.73	21.73

Check Total: 21.73 0.00 21.73

<b>13653</b>	<b>7/13/2015</b>	<b>07/15</b>	<b>ZAC001</b>	<b>Accenture LLP</b>					
3465	5/15 LEASE ADMIN			5758-0011	AL1100023983	6/3/2015	7/3/2015	309.30	309.30

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Check Total: 309.30 0.00 309.30

**13656**    **7/20/2015**    **07/15**    **BIS001**    **Bisnow Media**  
3465    Bisnow 3rd Qtr Ad    MNDSRV07151    6410-0000    AL01128    7/1/2015    7/31/2015    256.63    0.00    256.63

Check Total: 256.63 0.00 256.63

**13658**    **7/20/2015**    **07/15**    **CAR026**    **Carr Business Systems, Inc.**  
3465    VA-Customer# 50L400    5758-0009    AL517181    12/18/2014    1/17/2015    42.75    0.00    42.75

Check Total: 42.75 0.00 42.75

**13660**    **7/20/2015**    **07/15**    **CIT006**    **Recall Total Information Management**  
3465    NY-document storage    5758-0001    AL1320002899    6/1/2015    7/1/2015    6.26    0.00    6.26

Check Total: 6.26 0.00 6.26

**13667**    **7/20/2015**    **07/15**    **FRE013**    **Freshdirect**  
3465    NY office fruit    5758-0001    AL201506    7/7/2015    7/22/2015    2.80    0.00    2.80

Check Total: 2.80 0.00 2.80

**13671**    **7/20/2015**    **07/15**    **PEA004**    **Peapod, LLC**  
3465    Customer ID ox82558    5758-0001    ALk63593691    7/6/2015    8/5/2015    2.21    0.00    2.21

Check Total: 2.21 0.00 2.21

**13673**    **7/20/2015**    **07/15**    **RED005**    **Red Top Cab of Arlington**  
3465    Account# 2840200    5758-0008    AL037337    6/30/2015    7/30/2015    0.51    0.00    0.51

Check Total: 0.51 0.00 0.51

**13674**    **7/20/2015**    **07/15**    **SAG003**    **Sage Communications, LLC**  
3465    Retainer Fee    MNDSRV06156    6410-0000    AL0007287    4/29/2015    5/29/2015    309.52    0.00    309.52

Check Total: 309.52 0.00 309.52

**13675**    **7/20/2015**    **07/15**    **SAG003**    **Sage Communications, LLC**  
3465    Sage 7/15 PR    MNDSRV07152    6410-0000    AL0007468    7/1/2015    7/31/2015    154.74    0.00    154.74

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Check Total: 154.74 0.00 154.74

**13677**    **7/20/2015**    **07/15**    **STR009**    **STRATEGIC PRODUCTS AND SERVICES**  
3465    VA-Customer# MONPR(    5758-0005    ALSI687423    7/10/2015    8/9/2015    23.54    0.00    23.54

Check Total: 23.54 0.00 23.54

**13680**    **7/20/2015**    **07/15**    **TEL005**    **Telco Experts LLC**  
3465    NY - T1    5758-0005    AL1197150701    7/1/2015    7/28/2015    21.44    0.00    21.44

Check Total: 21.44 0.00 21.44

**13681**    **7/20/2015**    **07/15**    **TEL005**    **Telco Experts LLC**  
3465    VA-Acct# 1775    5758-0005    AL1775150701    7/1/2015    7/31/2015    29.86    0.00    29.86

Check Total: 29.86 0.00 29.86

**13687**    **7/20/2015**    **07/15**    **VER013**    **VERIZON WIRELESS**  
3465    VA-Acct#720396355000    5758-0006    AL9748127483    6/28/2015    7/28/2015    105.68    0.00    105.68

Check Total: 105.68 0.00 105.68

**13692**    **7/20/2015**    **07/15**    **WBM001**    **W.B. MASON**  
3465    NY - Rental Fee    5758-0004    ALIS0372575    6/30/2015    7/30/2015    0.68    0.00    0.68  
3465    NY - Office Supplies    5758-0001    ALIS0372575    6/30/2015    7/30/2015    7.54    0.00    7.54

Check Total: 8.22 0.00 8.22

**13694**    **7/20/2015**    **07/15**    **WBM001**    **W.B. MASON**  
3465    VA-Machine rental    5758-0004    ALIS0372621    6/30/2015    7/30/2015    1.92    0.00    1.92  
3465    VA-Office supplies    5758-0001    ALIS0372621    6/30/2015    7/30/2015    21.46    0.00    21.46

Check Total: 23.38 0.00 23.38

**13695**    **7/20/2015**    **07/15**    **XER005**    **Xerox Financial Services LLC**  
3465    VA-Con#010000055900:    5758-0004    AL340574    7/5/2015    8/4/2015    57.98    0.00    57.98

Check Total: 57.98 0.00 57.98

**13697**    **7/20/2015**    **07/15**    **ZAC001**    **Accenture LLP**  
3465    6/15 LEASE ADMIN    5758-0011    AL1100033625    7/6/2015    8/5/2015    216.51    0.00    216.51



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Check Total: 216.51 0.00 216.51

13699 7/22/2015 07/15 FJI001 Fresh Julienne, Inc.  
3465 NY - new space 5758-0010 07222015 7/22/2015 7/22/2015 19.06 0.00 19.06

Check Total: 19.06 0.00 19.06

13701 7/27/2015 07/15 ALL019 Allied Telecom Group LLC  
3465 208-ALLIED JULY 15 5758-0002 AL1036208 7/5/2015 8/4/2015 31.75 0.00 31.75

Check Total: 31.75 0.00 31.75

13703 7/27/2015 07/15 ATS002 At Site Real Estate  
3465 July2015 BPMS 5390-0000 2015246 7/15/2015 8/14/2015 675.00 0.00 675.00

Check Total: 675.00 0.00 675.00

13708 7/27/2015 07/15 ELE012 Elevator Control Service  
3465 July215 Elev Maint 5320-0000 0184182-IN 7/10/2015 8/9/2015 1,500.00 0.00 1,500.00

Check Total: 1,500.00 0.00 1,500.00

13711 7/27/2015 07/15 ICO002 iContact LLC  
3465 Icontact 8/1-8/31 6410-0000 AL5801115 7/10/2015 8/9/2015 4.49 0.00 4.49

Check Total: 4.49 0.00 4.49

13716 7/27/2015 07/15 LOC016 Local News Now LLC  
3465 12 Weekly Ads 6410-0000 AL1993 7/16/2015 8/15/2015 69.36 0.00 69.36

Check Total: 69.36 0.00 69.36

13719 7/27/2015 07/15 PEA004 Peapod, LLC  
3465 Customer ID ox82558 5758-0001 ALk63829556 7/13/2015 8/12/2015 2.10 0.00 2.10

Check Total: 2.10 0.00 2.10

13720 7/27/2015 07/15 PEA004 Peapod, LLC  
3465 Customer ID ox82558 5758-0001 ALk64075544 7/20/2015 8/19/2015 2.00 0.00 2.00

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				Discount
				Amount
				Check
				Amount

<i>Check Total:</i>							2.00	0.00	2.00
<b>13722</b>	<b>7/27/2015</b>	<b>07/15</b>	<b>REA024</b>	<b>Realogic Analytics Inc</b>					
3465	340-ABSTRACT			5758-0003	AL34266	5/31/2015	6/30/2015	150.00	150.00
<i>Check Total:</i>							150.00	0.00	150.00
<b>13724</b>	<b>7/27/2015</b>	<b>07/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>					
3465	215- REDIRECT HD			5758-0002	AL15284	7/1/2015	7/31/2015	211.68	211.68
<i>Check Total:</i>							211.68	0.00	211.68
<b>13728</b>	<b>7/27/2015</b>	<b>07/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>					
3465	211-TSG 4/15			5758-0002	AL26474	5/1/2015	5/31/2015	13.55	13.55
<i>Check Total:</i>							13.55	0.00	13.55
<b>13731</b>	<b>7/27/2015</b>	<b>07/15</b>	<b>VIR007</b>	<b>Virginia Newsletters LLC</b>					
3465	Arlington Newsltr Su			5756-0000	AL2015-209	6/6/2015	7/6/2015	28.41	28.41
<i>Check Total:</i>							28.41	0.00	28.41
<b>13732</b>	<b>7/27/2015</b>	<b>07/15</b>	<b>WAS007</b>	<b>THE WASHINGTON POST</b>					
3465	Acct# 3791437			5758-0012	AL3791437 7/15	7/8/2015	8/7/2015	2.00	2.00
<i>Check Total:</i>							2.00	0.00	2.00
<b>071515234</b>	<b>7/15/2015</b>	<b>07/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>					
3465	715 Portfolio Intere			8201-0000	WT617002340715	7/15/2015	8/14/2015	24,218.75	24,218.75
<i>Check Total:</i>							24,218.75	0.00	24,218.75
<b>071515236</b>	<b>7/15/2015</b>	<b>07/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>					
3465	0715 Mezz Loan Pmt			8201-0000	WT417002360715	7/15/2015	8/14/2015	83,854.17	83,854.17
<i>Check Total:</i>							83,854.17	0.00	83,854.17
<b>65070115A</b>	<b>7/11/2015</b>	<b>07/15</b>	<b>DOM002</b>	<b>DOMINION VIRGINIA POWER</b>					
3465	6/1-6/30 #2451986506			5210-0000	WT3465070115A	7/1/2015	7/11/2015	18,422.42	18,422.42

Database:	MONDAYPROD	Check Register	Page:	13
ENTITY:	3465	Monday Production DB	Date:	8/18/2015
		1515 Wilson Boulevard	Time:	06:10 PM
07/15 Through 07/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

						Check Total:	18,422.42	0.00	18,422.42
65070115B	7/11/2015	07/15	DOM002	DOMINION VIRGINIA POWER		Hand Check			
3465	6/1-6/30 #1236913933			5210-0000	WT3465070115B 7/1/2015	7/6/2015	2,165.59	0.00	2,165.59
						Check Total:	2,165.59	0.00	2,165.59
65070615A	7/27/2015	07/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3465	6/3-7/1 091365091364			5250-0000	WT3465070615A 7/6/2015	7/27/2015	2,136.47	0.00	2,136.47
						Check Total:	2,136.47	0.00	2,136.47
TAMEX0615	7/27/2015	07/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	*** VOID	Voided Check			
3465	to be picked up in			5758-0014	ALAMEXTP0515 5/29/2015	6/28/2015	0.26	0.00	0.26
						Check Total:	0.26	0.00	0.26
						1515 Wilson Boulevard Total:	184,804.84	0.00	184,804.84
						Grand Total:	184,804.84	0.00	184,804.84

1515 Wilson February 1, 2015 Management Fees	ACCT	LM 08.06.2015																TOTAL	Budget	Variance	
	LEASING	af 8/17/15																			
	MGMT	AK 8.13.15																			
			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						
				9,562	6,945	7,293	7,735	6,770	7,458	7,062	7,009	7,091	7,020	7,018	7,100	88,063	82,270	5,793			
				9,562	6,945	7,293	7,735	6,770	7,458	7,062	7,009	7,091	7,020	7,018	7,100	88,063	82,270	5,793			
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			Y	-	-	-	-	-	-	-	510,670	-	-	-	-	510,670	368,785	141,885			
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	41,605	(41,605)			
Suite 01102, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	17,813	(17,813)			
																-	-				
TOTAL 1515 Wilson			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510,670	\$ -	\$ -	\$ -	\$ -	\$ 510,670	\$ 428,203	82,467			
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			Y	-	-	-	-	-	-	-	255,335	-	-	-	-	255,335	184,393	70,942			
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	20,802	(20,802)			
GSA 30014			Y										17,993			17,993	-	17,993			
																-	-	-			
TOTAL 1515 Wilson			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,335	\$ -	\$ 17,993	\$ -	\$ -	\$ 273,328	\$ 205,195	68,133			
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			3465LGTT	Y	-	-	-	-	162	15,145	5,000	-	-	-	-	20,307	12,980	7,327			
Suite 08801, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	2,991	(2,991)			
Suite 01102, Vacant				-	-	-	-	-	-	-	-	-	3,192	-	-	3,192	3,192	-			
GS-30114			3465LG30	Y	-	-	-	-	840	-	-	-	-	-	-	840	-	840			
TOTAL 1515 Wilson			-	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ 15,985	\$ -	\$ 5,000	\$ -	\$ 3,192	\$ -	\$ -	\$ 24,339	\$ 19,163	5,176			
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			1,717,431	Y	-	-	-	-	-	-	-	-	-		572,477	572,477	572,477	1,717,431	3,434,862	(1,717,431)	
Suite 08801, Vacant			0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	388,830	(388,830)	
Suite 01102, Vacant			47,880		-	-	-	-	-	-	-	-	-	-	-	23,940	23,940	47,880	95,760	(47,880)	
Meta Engineers -Unbudgeted Carryover TI Allowance			33,971	3465METI	Y					-	-	-	-	-	-	-	33,971	33,971	-	33,971	
																	-	-	-		
TOTAL 1515 Wilson					-	-	-	-	-	-	-	-	-	-	572,477	596,417	630,388	1,799,282	3,919,452	(2,120,170)	
Total CM FEE 3%					-	-	-	-	-	-	-	-	-	-	17,174	17,893	18,912	53,978	117,584	(63,605)	
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			0												-	-	-	-	48,000	(48,000)	
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech			1,360,050	Y	-	-	-	-	-	-	-	-			453,350	453,350	453,350	1,360,050	1,360,050	-	
Suite 08801, Vacant			0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	125,000	(125,000)	
Suite 08802, Vacant			0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	(75,000)	
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			3,209,332		-	-	-	-	-	-	-	-	-	-	453,350	503,350	453,350	1,413,038	1,658,050	(245,012)	
Total CM FEE 3%					-	90	-	-	-	-	-	-	-	-	13,601	15,101	13,601	42,391	49,742	(7,350)	

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	0				Y													0	8,000	-8000
Façade Lighting Project	117			34651408	Y	6.96			110									117	100,000	-99883.29
Garage Repairs	15,858			34651501	Y		390		428		1,671	368		13,000				15,858	15,000	857.7
2014 Carry Over Façade Lighting Project (shared cost with 1501)	0				Y									-				0	44,000	-44000
Elevator Cab Upgrades - Carryover				3465ECRU	Y		394													
Elevator Modernization - Carryover				3465ELMO	Y							250		41,273				41,523	-	41,523
TOTAL 1515 Wilson			-	-		7	784	-	538	-	1,671	618	-	54,273	-	-	-	57,497	167,000	(109,503)
Total CM FEE 3%						0	24	-	16	-	50	19	-	1,628	-	-	-	1,725	5,010	(3,285)
Total CM Fee						0	113	-	16	-	50	19	-	1,628	30,775	32,993	32,512	98,095	172,335	(74,241)


## **SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

# 1515 Wilson Boulevard

Leasing Status Report

as of July 31, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1970	RSF Office	112,990
	<b>Renovated:</b>		RSF Retail	8,392
	<b>Stories:</b>	12	RSF Storage	4,191
			<b>Total Building</b>	125,573
	<b>Occupancy:</b>	88%	Vacant Office	11,964
			Vacant Retail	1,596
			Vacant Storage	1,727
			<b>Total Vacancy</b>	15,287

2015-2016 EXPIRATIONS					
Tenant	SF	Floor	LXP	Status	
Tetra Tech	52,784	3rd, 9th - 12th	Nov-15	Lease Renewal	
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	E4, P17	Oct-18	
Total	15,783			

LEASES UNDER NEGOTIATION / LOIs																
Deal Type					Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Tetra Tech	Renewal	52,784	8th -PH	Jul-15 CBRE	6 yrs	\$ 36.00	2.50%	6 months	\$20.91	\$ 13.80	\$ 728,288	\$ 62.50	\$ 3,299,000	\$ 28.00	\$ 1,477,952	\$ 5,505,240
Total		52,784								\$	728,288		\$ 3,299,000		\$ 1,477,952	\$ 5,505,240

OUTSTANDING PROPOSALS																
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 2015																
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 2014																
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
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
Total	0				



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

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



**Rosslyn Class B**

Lease Comparables

as of

July 31, 2015

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

**Rosslyn Retail**

Lease Comparables

as of

July 31, 2015

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

Database: MONDAYPROD  
Bldg Status: Active only  
1515 Wilson Boulevard

Rent Roll  
1515 Wilson Boulevard  
7/31/2015

Page: 1  
Date: 8/18/2015  
Time: 06:03 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

**Vacant Suites**

3465	-01102	Vacant		1,596									
3465	-03301	Vacant		10,943									
3465	-STR02	Vacant		1,727									

**Occupied Suites**

3465	-01101	Tom Yum Rosslyn	6/14/2013	6/30/2023	2,181	7,713.47	42.44	1,219.06		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	7/1/2016	7,944.29	43.71
										RTL	7/1/2017	8,182.39	45.02
										RTL	7/1/2018	8,427.75	46.37
										RTL	7/1/2019	8,680.38	47.76
										RTL	7/1/2020	8,940.28	49.19
										RTL	7/1/2021	9,209.27	50.67
										RTL	7/1/2022	9,485.53	52.19
3465	-01103	G. LaVecchia & McIntire	10/1/2012	11/30/2027	4,095	16,147.03	47.32	215.96		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
										STR	2/1/2025	292.28	0.86
										STR	2/1/2026	301.05	0.88

Database: MONDAYPROD  
Bldg Status: Active only  
1515 Wilson Boulevard

Rent Roll  
1515 Wilson Boulevard  
7/31/2015

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3465	-01104 Monday Properties	3/8/2013	4/30/2018	2,404	8,502.15	42.44			-8,502.15	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							
		Total		23,906	75,957.44		0.00		0.00				
3465	-07701 Meta Engineers, P.C.	7/1/2011	6/30/2021	7,533	27,206.69	43.34	1,809.18			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			227.58				
		Total		15,783	49,979.50		0.00		227.58				
3465	-09901 Tetra Tech	7/1/2015	11/30/2021	11,449	68,256.18	71.54				CON	1/1/2016	34,347.00	36.00
										RNT	7/1/2016	35,205.68	36.90
										RNT	7/1/2017	36,085.82	37.82
										RNT	7/1/2018	36,987.96	38.77
										RNT	7/1/2019	37,912.66	39.74
										RNT	7/1/2020	38,860.48	40.73
										RNT	7/1/2021	39,831.99	41.75
	Additional Space 3465 -08801	7/1/2015	11/30/2021	11,964	35,892.00	36.00				CON	1/1/2016	35,892.00	36.00
										RNT	7/1/2016	36,789.30	36.90
										RNT	7/1/2017	37,709.03	37.82
										RNT	7/1/2018	38,651.76	38.77
										RNT	7/1/2019	39,618.05	39.74
										RNT	7/1/2020	40,608.50	40.73
										RNT	7/1/2021	41,623.72	41.75
	Additional Space 3465 -10001	7/1/2015	11/30/2021	11,449	34,347.00	36.00				CON	1/1/2016	34,347.00	36.00
										RNT	7/1/2016	35,205.68	36.90
										RNT	7/1/2017	36,085.82	37.82
										RNT	7/1/2018	36,987.96	38.77
										RNT	7/1/2019	37,912.66	39.74
										RNT	7/1/2020	38,860.48	40.73
										RNT	7/1/2021	39,831.99	41.75

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*1515 Wilson Boulevard*

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*as of July 31, 2015*



MONDAY  
PROPERTIES

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

RSF Office	112,990
RSF Retail	8,392
RSF Storage	4,191
<b>Total Building RSF</b>	<b>125,573</b>

Vacant Office	11,964
Vacant Retail	1,596
Vacant Storage	1,727
<b>Total Vacancy</b>	<b>15,287</b>

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

Storage	121,382	126,936
	4,191	303
	125,573	127,239

