



1701 NORTH FORT MYER DRIVE
Financial Report
April 30, 2015



Rosslyn Portfolio

Building 1701 N. Ft. Myer Drive

Financial Report

Month Ended April 30, 2015



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SECTION 1

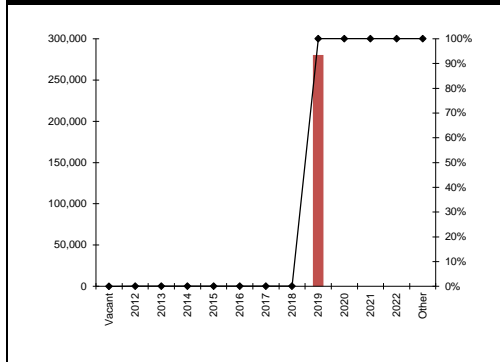
Executive Summary

**PROPERTY INFORMATION**

Property Name	1701 N. Ft. Myer
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	13
Asset Quality	B
Total SF	280,259
Leased	100%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
GSA-State Dept.	280,259	Jun-19

LEASE EXPIRATION PROFILE**STRATEGY**

MP Management team has recently renewed with the Dept of State through 6/30/2019.

The project will compete for the Dept of State's 343K sf requirement via a long-term extension at 1701 N Fort Myer and expansion into 1200 Wilson Boulevard. It is expected this deal would require the landlord to implement an extensive capital improvement program to meet GSA sustainability and occupancy requirements plus deliver market concessions in order to achieve a long-term lease (10 years or more).

CRITICAL ISSUES

* Continue to market building in conjunction with 1200 Wilson Blvd as a potential campus complex for State Department. As well as a partial private sector market opportunity.

ASSET-LEVEL DEBT

Appraised Value	\$ 101,000,000	as of	Dec-14
Senior Debt	\$ 29,910,000	30% LTV	LIBOR + 548 May-17

CASH FLOW PERFORMANCE

Period	Apr-15 YTD	Actual	Budget	PSF
Projected Occupancy	100.0%	100.0%		
Effective Gross Revenue		\$ 3,162,048	\$ 3,886,517	\$ 14
Real Estate Taxes		(435,880)	(436,604)	(2)
Operating Expenses		(745,147)	(779,190)	(3)
Net Operating Income		1,981,021	2,670,723	10
Capital Improvements		(6,448)	(17,167)	(0)
Tenant Improvements		-	-	-
Leasing Commissions		(1,629,313)	-	-
Total Leasing and Capital		(1,635,761)	(17,167)	(0)
CF before Senior Debt Service		345,261	2,653,556	9
Senior Debt Service		(359,050)	(390,771)	
DSCR on NOI		5.52x	6.83x	
DSCR on CF before Senior Debt Service		0.00x	6.79x	
CF after Senior Debt Service		\$ (13,789)	\$ 2,262,785	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

Preliminary renewal discussions have commenced in connection with an expected long term renewal and potential expansion into 1200 Wilson Boulevard. FD Stonewater has been hired as the leasing agent for government relet only.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-14 / Jul - 14	GSA	All	280,259	Renewal	\$34.01	0.00%	0 mos.	\$0.00	0.5 yrs.	\$34.01
Feb-15 /Jan-19	GSA	All	280,259	Renewal	\$38.00	0.00%	0 mos.	\$0.00	5 yrs.	\$38.00

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3470

Trial Balance
Monday Production DB
1701 N Ft Myer Drive

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

Account	Description	Debit	Credit
0112-0000	Land	18,406,470.46	
0132-0000	Building	104,303,332.62	
0142-0002	Bldg Impr-Non Escalatable	2,013,718.13	
0142-0020	Bldg Impr-CM Fee	60,329.48	
0202-0001	Def Leasing-Brokerage	1,308,258.33	
0202-0002	Def Leasing-Legal	4,696.25	
0202-0006	Deferred Leas-Monday	356,797.73	
0222-0000	Deferred Financing	456,312.68	
0229-0000	Acc Amort-Def Financing		147,606.50
0250-0000	Def Selling Costs	0.00	
0311-3470	BA9515551400 1701 N.FtMey	1,045,755.62	
0321-3470	BA9515551371 1701NFM RT	504.00	
0412-0101	Tax and Insurance Reserve	903,483.61	
0412-0102	Required Repairs	0.06	
0412-0103	Replacement Reserve	64,245.84	
0412-0104	Leasing Reserve	52,545.51	
0491-0010	Due To/From Managing Agen		25,560.13
0491-0025	Due to/from Monday		0.00
0491-3401	I/E-Rosslyn Series	2,848.69	
0491-3430	I/E-1000 Wilson Boulevard	1,623,160.05	
0491-3435	I/E-1100 Wilson Boulevard	705,000.00	
0491-3440	I/E-1101 Wilson Boulevard		5,638.38
0491-3450	I/E-1400 Key Boulevard		152,066.24
0491-3455	I/E-1401 Wilson Boulevard		53,499.48
0491-3460	I/E-1501 Wilson Boulevard		242,302.31
0491-3465	I/E-1515 Wilson Boulevard		159.98
0491-3480	I/E-1200 Wilson Boulevard		5,446.02
0511-0000	Tenant A/R	1,007,075.89	
0512-0000	Accr Tenant A/R	13,600.00	
0513-0000	Accr Tenant Recovery A/R	409,634.40	
0632-0000	Prepaid Insurance	24,098.70	
0633-0000	Prepaid Taxes	31,697.72	
0711-0001	Due To/From Partner	10,465.98	
2110-0000	Mortgage Notes Payable		26,250,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,660,000.00
2511-0000	Accounts Payable Trade		16,113.13
2552-0000	Accr Miscellaneous		98,035.14
2553-0000	Accr Taxes		419,031.12
2556-0000	Accr Interest/Financing		47,873.33
2591-0000	Prepaid Rents		42,258.64
3311-0001	Retained Earnings		32,764,066.11
3341-0001	Distribution	71,210,352.71	
3421-9999	Mbr Contrib-Misc		138,513,850.05
4111-0000	Office Income		3,363,385.22
4111-0001	Office Income Concession	475,730.30	
4171-0000	Gar/Prkg Income		225,264.00
4371-0000	Utility Reimb Billed		28,679.56
4511-0000	Int Inc-Misc		1,927.54
4512-0000	Int Inc-Deposits		23.15
4521-0000	Int Inc-Bank		75.13
4864-0000	Engineering Reimb		160.00
4891-1000	Antenna Income		2,768.52
4891-1100	Back Chg./Repair		15,495.58
5120-0000	Clean-Contract Interior	105,387.48	
5152-0000	Clean-Trash Rem/Recyl-O/S	6,100.00	
5160-0000	Clean-Other	299.03	

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Trial Balance
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Account	Description	Debit	Credit
5210-0000	Util-Elec-Public Area	108,343.17	
5220-0000	Util-Gas	49,567.11	
5250-0000	Util-Water/Sewer-Water	37,619.16	
5310-0000	R&M-Payroll-Gen'l	75,861.50	
5310-1000	R & M Payroll-OT	6,788.99	
5310-2000	R & M Payroll-Taxes	7,552.43	
5310-4000	R & M -Benefits	9,976.90	
5320-0000	R&M-Elev-Maint Contract	12,628.00	
5322-0000	R&M-Elev-Outside Svs	6,633.50	
5330-0000	R&M-HVAC-Contract Svs	6,645.87	
5332-0000	R&M-HVAC-Water Treatment	3,137.20	
5334-0000	R&M-HVAC-Supplies	874.19	
5340-0000	R&M-Electrical-Supplies	2,050.72	
5360-0000	R&M-Plumbing-Supplies	481.84	
5370-0000	R&M-Fire/Life Safety-Supp	363.54	
5372-0000	R&M-Fire/Life Safety-O/S	4,256.78	
5380-0000	R&M-GB Interior-Supplies	156.88	
5381-0000	R&M-GB Interior-O/S	5,321.48	
5384-0000	R&M-GB Interior-Pest Cont	1,770.40	
5390-0000	R&M-Other	8,998.51	
5412-0000	Grounds-Landscape-O/S	930.08	
5432-0000	Grounds-Snow Rem-O/S	1,277.50	
5520-0000	Security-Contract	244.85	
5610-0000	Mgmt Fee-Current Yr	59,635.53	
5710-0000	Adm-Payroll	51,487.13	
5710-1000	Admi-Payroll taxes	4,224.99	
5710-5000	Admin-Other Payroll Exp	6,571.23	
5710-5555	Deferred Compensation	7,219.21	
5730-0000	Adm-Office Exp-Mgmt Rent	9,677.38	
5732-0000	Adm-Office Exp-Mgmt Exps	694.85	
5746-0000	Adm-Office Exp-Telecomm	1,375.75	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	6.87	
5756-0000	Adm-Mgmt Exp-Dues & Subs	2,755.99	
5758-0001	Office/Lunchroom Supplies	604.15	
5758-0002	Internet/IT Contracts	1,006.13	
5758-0003	Computer Hardware/Software	1,500.85	
5758-0004	Copiers/Office Equipment	512.85	
5758-0005	Phone - Corporate/Teleconferencing	459.85	
5758-0006	Phone - Wireless/Cellular	743.09	
5758-0007	Postage/Delivery	162.29	
5758-0008	Car Service	196.82	
5758-0009	Printing/Reproduction	5.92	
5758-0010	Corporate Events/Gifts	67.29	
5758-0011	Temporary Staffing	5,676.08	
5758-0012	Other Corp Admin Exp	537.24	
5758-0013	Meals	180.43	
5758-0014	Travel	813.00	
5762-0000	Adm-Mgmt Exp-Meals	1.96	
5772-0000	Adm-Other-Tenant Relation	93.24	
5810-0000	Insurance-Policies	22,091.80	
5810-1000	Insurance-Workers Comp	1,684.68	
5841-0000	License/Fees/Permits	848.61	
6110-0000	Electric - Sep Tenant Chg	28,679.59	
6212-0000	Svs Costs-Misc Bldg	362.72	
6320-0000	Parking Exp-Misc	67.76	
6410-0000	Promotion and Advertising	2,451.03	

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Trial Balance
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Accrual

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Account	Description	Debit	Credit
6411-0000	Leasing Meals & Entertainment	4,931.88	
6630-0000	Legal	38,145.18	
6632-0000	Misc Professional Serv	19,021.17	
6633-0000	Bank & Credit Card Fees	6,308.00	
6634-0000	Charitable Contributions	673.46	
6645-0000	Sales & Use Taxes	404.15	
6710-0000	RE Taxes-General	419,031.12	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	15,848.87	
8201-0000	Mortgage Interest Expense	359,049.95	
8302-0000	Amort-Def Financing	51,093.30	
Total:		206,081,285.26	206,081,285.26

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Corporate Balance Sheet
Monday Production DB
1701 N Ft Myer Drive

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Accrual, Tax

Report includes an open period. Entries are not final.

Apr 2015

Assets

Cash	2,066,534.64
Receivables	1,440,776.27
Current Assets	1,902,132.62
Building and Other Depreciable Assets	126,453,603.00
Intangible Assets	456,312.68
Accumulated Amortization	(147,606.50)

Total Assets	132,171,752.71
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Liabilities

Accounts Payable	16,113.13
Mortgage/Notes Payable	29,910,000.00
Accrued Expenses	564,939.59
Deferred Income	42,258.64

Total Liabilities	30,533,311.36
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Partners Capital and Prior Year Earnings	100,067,563.45
Current Year Earnings	1,570,877.90

Total Partners Capital and Earnings	101,638,441.35
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Total Liabilities and Equity	132,171,752.71
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

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Accrual

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	Current Period				Year-To-Date			
Thru:	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Revenues								
Rental Income								
Office Income	887,486.85	910,841.75	(23,354.90)	-2.56%	3,363,385.22	3,643,367.00	(279,981.78)	-7.68%
Office Income Concession	(475,730.30)	0.00	(475,730.30)	0.00%	(475,730.30)	0.00	(475,730.30)	0.00%
Total Office Income	411,756.55	910,841.75	(499,085.20)	-54.79%	2,887,654.92	3,643,367.00	(755,712.08)	-20.74%
Total Rental Income	411,756.55	910,841.75	(499,085.20)	-54.79%	2,887,654.92	3,643,367.00	(755,712.08)	-20.74%
Recoveries								
Total Recoveries	0.00	0.00	0.00		0.00	0.00	0.00	
Garage/Parking Income								
Gar/Prkg Income	63,175.00	49,457.00	13,718.00	27.74%	225,264.00	197,828.00	27,436.00	13.87%
Total Garage/Parking Income	63,175.00	49,457.00	13,718.00	27.74%	225,264.00	197,828.00	27,436.00	13.87%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Misc	1,927.54	0.00	1,927.54	0.00%	1,927.54	0.00	1,927.54	0.00%
Int Inc-Deposits	0.00	0.00	0.00	0.00%	23.15	0.00	23.15	0.00%
Int Inc-Bank	8.13	15.00	(6.87)	-45.80%	75.13	60.00	15.13	25.22%
Total Interest and Dividend Income	1,935.67	15.00	1,920.67	12804.47%	2,025.82	60.00	1,965.82	3276.37%
Utility Reimbursement								
Utility Reimb Billed	7,046.04	6,875.00	171.04	2.49%	28,679.56	27,093.00	1,586.56	5.86%
Total Utility Reimbursement	7,046.04	6,875.00	171.04	2.49%	28,679.56	27,093.00	1,586.56	5.86%
Service Income								
Engineering Reimb	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%
Total Service Income	0.00	0.00	0.00		160.00	0.00	160.00	

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Comparative Income Statement
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Monday Production DB
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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Miscellaneous Income								
Antenna Income	692.13	692.13	0.00	0.00%	2,768.52	2,768.52	0.00	0.00%
Back Chg./Repair	30.00	3,850.00	(3,820.00)	-99.22%	15,495.58	15,400.00	95.58	0.62%
Total Miscellaneous Income	722.13	4,542.13	(3,820.00)	-84.10%	18,264.10	18,168.52	95.58	0.53%
Total Interest and Other Income	9,703.84	11,432.13	(1,728.29)	-15.12%	49,129.48	45,321.52	3,807.96	8.40%
Total Revenue	484,635.39	971,730.88	(487,095.49)	-50.13%	3,162,048.40	3,886,516.52	(724,468.12)	-18.64%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(26,346.87)	(26,346.87)	0.00	0.00%	(105,387.48)	(105,387.48)	0.00	0.00%
Clean-Window Wash Ext	0.00	(8,100.00)	8,100.00	100.00%	0.00	(8,100.00)	8,100.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,525.00)	(1,775.00)	250.00	14.08%	(6,100.00)	(6,350.00)	250.00	3.94%
Clean-Other	0.00	0.00	0.00	0.00%	(299.03)	(700.00)	400.97	57.28%
Total Cleaning	(27,871.87)	(36,221.87)	8,350.00	23.05%	(111,786.51)	(120,537.48)	8,750.97	7.26%
Utilities								
Util-Elec-Public Area	(24,393.59)	(26,448.00)	2,054.41	7.77%	(108,343.17)	(102,071.00)	(6,272.17)	-6.14%
Util-Gas	(16,411.59)	(2,404.00)	(14,007.59)	-582.68%	(49,567.11)	(31,498.00)	(18,069.11)	-57.37%
Util-Water/Sewer-Water	(14,427.26)	(3,593.00)	(10,834.26)	-301.54%	(37,619.16)	(13,196.00)	(24,423.16)	-185.08%
Total Utilities	(55,232.44)	(32,445.00)	(22,787.44)	-70.23%	(195,529.44)	(146,765.00)	(48,764.44)	-33.23%
Repair & Maintenance								
R&M-Payroll-Gen'l	(19,279.27)	(21,738.00)	2,458.73	11.31%	(75,861.50)	(85,227.00)	9,365.50	10.99%
R & M Payroll-OT	(108.01)	(800.00)	691.99	86.50%	(6,788.99)	(3,326.00)	(3,462.99)	-104.12%
R & M Payroll-Taxes	(1,220.63)	(1,724.00)	503.37	29.20%	(7,552.43)	(8,220.00)	667.57	8.12%
R & M -Benefits	(2,402.23)	(3,389.72)	987.49	29.13%	(9,976.90)	(12,416.47)	2,439.57	19.65%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
R&M-Elev-Maint Contract	(3,157.00)	(3,157.00)	0.00	0.00%	(12,628.00)	(12,628.00)	0.00	0.00%
R&M-Elev-Outside Svs	(1,674.51)	(561.47)	(1,113.04)	-198.24%	(6,633.50)	(2,745.88)	(3,887.62)	-141.58%
R&M-HVAC-Contract Svs	(3,765.61)	(759.42)	(3,006.19)	-395.85%	(6,645.87)	(3,889.68)	(2,756.19)	-70.86%
R&M-HVAC-Water Treatment	(784.30)	(725.90)	(58.40)	-8.05%	(3,137.20)	(5,013.60)	1,876.40	37.43%
R&M-HVAC-Supplies	0.00	(1,500.00)	1,500.00	100.00%	(874.19)	(5,751.00)	4,876.81	84.80%
R&M-HVAC-Outside Svs	0.00	(500.00)	500.00	100.00%	0.00	(6,500.00)	6,500.00	100.00%
R&M-Electrical-Supplies	(1,052.13)	(1,000.00)	(52.13)	-5.21%	(2,050.72)	(4,000.00)	1,949.28	48.73%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(2,750.00)	2,750.00	100.00%
R&M-Plumbing-Supplies	0.00	(880.00)	880.00	100.00%	(481.84)	(3,520.00)	3,038.16	86.31%
R&M-Plumbing-Outside Svs	0.00	(2,000.00)	2,000.00	100.00%	0.00	(2,750.00)	2,750.00	100.00%
R&M-Fire/Life Safety-Supp	(363.54)	0.00	(363.54)	0.00%	(363.54)	(250.00)	(113.54)	-45.42%
R&M-Fire/Life Safety-O/S	(427.75)	(1,067.75)	640.00	59.94%	(4,256.78)	(6,621.00)	2,364.22	35.71%
R&M-GB Interior-Supplies	0.00	(200.00)	200.00	100.00%	(156.88)	(1,300.00)	1,143.12	87.93%
R&M-GB Interior-O/S	0.00	0.00	0.00	0.00%	(5,321.48)	(6,500.00)	1,178.52	18.13%
R&M-GB Interior-Pest Cont	(442.60)	(442.60)	0.00	0.00%	(1,770.40)	(4,270.40)	2,500.00	58.54%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Other	(1,772.74)	(2,002.00)	229.26	11.45%	(8,998.51)	(11,094.41)	2,095.90	18.89%
License/Fees/Permits	(104.94)	0.00	(104.94)	0.00%	(848.61)	0.00	(848.61)	0.00%
Total Repair & Maintenance	(36,555.26)	(42,447.86)	5,892.60	13.88%	(154,347.34)	(190,773.44)	36,426.10	19.09%
Roads & Grounds								
Grounds-Landscape-O/S	(547.34)	(891.20)	343.86	38.58%	(930.08)	(1,275.20)	345.12	27.06%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	0.00	(1,500.00)	1,500.00	100.00%
Grounds-Snow Rem-O/S	(1,277.50)	0.00	(1,277.50)	0.00%	(1,277.50)	(6,000.00)	4,722.50	78.71%
Total Roads & Grounds	(1,824.84)	(891.20)	(933.64)	-104.76%	(2,207.58)	(8,775.20)	6,567.62	74.84%
Security								
Security-Contract	(51.22)	(60.00)	8.78	14.63%	(244.85)	(240.00)	(4.85)	-2.02%
Total Security	(51.22)	(60.00)	8.78	14.63%	(244.85)	(240.00)	(4.85)	-2.02%
Management Fees								
	(8,245.74)	(19,434.32)	11,188.58	57.57%	(59,635.53)	(77,729.14)	18,093.61	23.28%
Total Management Fees	(8,245.74)	(19,434.32)	11,188.58	57.57%	(59,635.53)	(77,729.14)	18,093.61	23.28%

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Comparative Income Statement
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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Administrative								
Adm-Payroll	(12,515.91)	(11,280.00)	(1,235.91)	-10.96%	(51,487.13)	(45,120.00)	(6,367.13)	-14.11%
Admi-Payroll taxes	(806.70)	(863.00)	56.30	6.52%	(4,224.99)	(4,030.00)	(194.99)	-4.84%
Admin-Other Payroll Exp	(1,047.44)	(1,114.46)	67.02	6.01%	(6,571.23)	(5,141.42)	(1,429.81)	-27.81%
Deferred Compensation	0.00	0.00	0.00	0.00%	(7,219.21)	0.00	(7,219.21)	0.00%
Adm-Office Exp-Mgmt Rent	(2,719.57)	(2,332.76)	(386.81)	-16.58%	(9,677.38)	(9,331.04)	(346.34)	-3.71%
Adm-Office Exp-Mgmt Exps	(146.17)	0.00	(146.17)	0.00%	(694.85)	0.00	(694.85)	0.00%
Adm-Office Exp-Phone	0.00	(355.00)	355.00	100.00%	0.00	(1,420.00)	1,420.00	100.00%
Adm-Office Exp-Telecomm	(113.53)	(306.25)	192.72	62.93%	(1,375.75)	(1,225.00)	(150.75)	-12.31%
Adm-Mgmt Exp-Tuition,Educ	(6.87)	(548.50)	541.63	98.75%	(6.87)	(1,326.50)	1,319.63	99.48%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(2,755.99)	(3,647.00)	891.01	24.43%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.96)	0.00	(1.96)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(229.00)	229.00	100.00%
Adm-Other-Tenant Relation	(86.37)	0.00	(86.37)	0.00%	(93.24)	0.00	(93.24)	0.00%
Adm - Other - Misc	(2,078.96)	(4,600.25)	2,521.29	54.81%	(12,465.99)	(14,038.00)	1,572.01	11.20%
Total Administrative	(19,521.52)	(21,400.22)	1,878.70	8.78%	(96,574.59)	(85,507.96)	(11,066.63)	-12.94%
Insurance								
Insurance-Policies	(5,522.95)	(5,415.64)	(107.31)	-1.98%	(22,091.80)	(21,662.55)	(429.25)	-1.98%
Insurance-Workers Comp	(421.17)	(454.19)	33.02	7.27%	(1,684.68)	(1,816.76)	132.08	7.27%
Total Insurance	(5,944.12)	(5,869.83)	(74.29)	-1.27%	(23,776.48)	(23,479.31)	(297.17)	-1.27%
Total Property Exp-Escalatable	(155,247.01)	(158,770.30)	3,523.29	2.22%	(644,102.32)	(653,807.53)	9,705.21	1.48%
Real Estate Taxes								
RE Taxes-General	(104,757.78)	(104,757.75)	(0.03)	0.00%	(419,031.12)	(419,031.00)	(0.12)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(3,962.22)	(4,143.76)	181.54	4.38%	(15,848.87)	(16,573.29)	724.42	4.37%
Total Real Estate Taxes	(108,720.00)	(108,901.51)	181.51	0.17%	(435,879.99)	(436,604.29)	724.30	0.17%
Total Escalatable Expenses	(263,967.01)	(267,671.81)	3,704.80	1.38%	(1,079,982.31)	(1,090,411.82)	10,429.51	0.96%

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(7,046.04)	(6,875.00)	(171.04)	-2.49%	(28,679.59)	(27,093.00)	(1,586.59)	-5.86%
Total Non Esc Utilities	(7,046.04)	(6,875.00)	(171.04)	-2.49%	(28,679.59)	(27,093.00)	(1,586.59)	-5.86%
Service Costs								
Svs Costs-Misc Bldg	0.00	(3,500.00)	3,500.00	100.00%	(362.72)	(14,000.00)	13,637.28	97.41%
Total Service Costs	0.00	(3,500.00)	3,500.00	100.00%	(362.72)	(14,000.00)	13,637.28	97.41%
Parking Expenses								
Parking Exp-Misc	0.00	(2,500.00)	2,500.00	100.00%	(67.76)	(3,000.00)	2,932.24	97.74%
Total Parking Expenses	0.00	(2,500.00)	2,500.00	100.00%	(67.76)	(3,000.00)	2,932.24	97.74%
Leasing Costs								
Promotion and Advertising	(852.97)	(515.00)	(337.97)	-65.63%	(2,451.03)	(10,455.00)	8,003.97	76.56%
Leasing Meals & Entertainment	(4,807.69)	0.00	(4,807.69)	0.00%	(4,931.88)	0.00	(4,931.88)	0.00%
Tenant Relations	0.00	(75.00)	75.00	100.00%	0.00	(300.00)	300.00	100.00%
Lease Obligations	0.00	(12,500.00)	12,500.00	100.00%	0.00	(50,000.00)	50,000.00	100.00%
Total Leasing Costs	(5,660.66)	(13,090.00)	7,429.34	56.76%	(7,382.91)	(60,755.00)	53,372.09	87.85%
Owner Costs								
Legal	(9,591.18)	(2,083.00)	(7,508.18)	-360.45%	(38,145.18)	(8,332.00)	(29,813.18)	-357.82%
Misc Professional Serv	(11,008.81)	(50.00)	(10,958.81)	-1917.62%	(19,021.17)	(3,580.51)	(15,440.66)	-431.24%
Bank & Credit Card Fees	(1,567.27)	(1,650.00)	82.73	5.01%	(6,308.00)	(6,600.00)	292.00	4.42%
Charitable Contributions	(490.23)	0.00	(490.23)	0.00%	(673.46)	(688.00)	14.54	2.11%
Sales & Use Taxes	0.00	(333.33)	333.33	100.00%	(404.15)	(1,333.32)	929.17	69.69%
Total Owner Costs	(22,657.49)	(4,116.33)	(18,541.16)	-450.43%	(64,551.96)	(20,533.83)	(44,018.13)	-214.37%
Total Property Exp-Non Escalatable	(35,364.19)	(30,081.33)	(5,282.86)	-17.56%	(101,044.94)	(125,381.83)	24,336.89	19.41%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Total Operating Expenses	(299,331.20)	(297,753.14)	(1,578.06)	-0.53%	(1,181,027.25)	(1,215,793.65)	34,766.40	2.86%
Net Operating Income (Loss)	185,304.19	673,977.74	(488,673.55)	-72.51%	1,981,021.15	2,670,722.87	(689,701.72)	-25.82%
Interest Expense								
Mortgage Interest Expense	(89,762.48)	(97,693.00)	7,930.52	8.12%	(359,049.95)	(390,771.00)	31,721.05	8.12%
Total Interest Expense	(89,762.48)	(97,693.00)	7,930.52	8.12%	(359,049.95)	(390,771.00)	31,721.05	8.12%
Amort of Financing Costs								
Amort-Def Financing	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(51,093.30)	(50,496.36)	(596.94)	-1.18%
Total Amort of Financing Costs	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(51,093.30)	(50,496.36)	(596.94)	-1.18%
Net Income(Loss)	82,866.36	563,660.65	(480,794.29)	-85.30%	1,570,877.90	2,229,455.51	(658,577.61)	-29.54%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	12,675.35	0.00	12,675.35		51,093.30	0.00	51,093.30	
Debt Service Accrual	(2,992.09)	0.00	(2,992.09)		(2,992.09)	0.00	(2,992.09)	
Real Estate Tax Accrual	104,757.78	0.00	104,757.78		419,031.12	0.00	419,031.12	
Real Estate Tax Prepayment	3,962.22	0.00	3,962.22		(31,697.72)	0.00	(31,697.72)	
Insurance Prepayment	5,944.12	0.00	5,944.12		23,776.48	0.00	23,776.48	
Change in Capital Assets:								
Building Improvements	(2,848.00)	(17,166.67)	14,318.67	83.41%	(6,448.00)	(17,166.67)	10,718.67	62.44%
Leasing Expenses	0.00	0.00	0.00		(1,629,312.53)	0.00	(1,629,312.53)	
Other Balance Sheet Adjustments:								
Change in A/R	(18,616.28)	0.00	(18,616.28)		(124,315.31)	0.00	(124,315.31)	
Change in A/P	(23,951.15)	0.00	(23,951.15)		(26,839.06)	0.00	(26,839.06)	

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	Current Period				Year-To-Date		
	Actual	Budget	Variance		Actual	Budget	Variance
Thru:	Apr 2015	Apr 2015			Apr 2015	Apr 2015	
Change in Other Liabilities	(34,268.77)	0.00	(34,268.77)		(18,290.37)	0.00	(18,290.37)
Change in I/C Balances	(44,548.27)	0.00	(44,548.27)		(480,057.76)	0.00	(480,057.76)
Total Cash Flow Adjustments	114.91	0.00	17,281.58	100.67%	(1,826,051.94)	0.00	(1,808,885.27) -10537.20%
Cash Balances:							
Cash Balance - Beginning of Period	1,983,553.37	0.00	1,983,553.37	0.00%	2,321,708.68	0.00	2,321,708.68 0.00%
Net Income/(Loss)	82,866.36	0.00	(480,794.29)		1,570,877.90	0.00	(658,577.61)
+/- Cash Flow Adjustments	114.91	0.00	17,281.58		(1,826,051.94)	0.00	(1,808,885.27)
Cash Balance - End of Period	2,066,534.64	0.00	1,520,040.65		2,066,534.64	0.00	(145,754.21)
Cash Balance Composition:							
Operating Cash	1,046,259.62	0.00	1,046,259.62		1,046,259.62	0.00	1,046,259.62
Escrow Cash	1,020,275.02	0.00	1,020,275.02		1,020,275.02	0.00	1,020,275.02
Total Cash	2,066,534.64	0.00	2,066,534.64		2,066,534.64	0.00	2,066,534.64

1701 N. Fort Myer Drive
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis
(Variations Greater than \$10K AND 5% Must Be Explained)

Year to Date					
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	\$ 2,887,655	\$ 3,643,367	(755,712)	-20.74%	A
Recoveries	-	-	-	100.00%	
Parking Income	225,264	197,828	27,436	13.87%	B
Interest and Other Income	49,129	45,322	3,808	8.40%	
Total Rental Income	3,162,048	3,886,517	(724,468)	-18.64%	
Operating Expenses:					
Cleaning	(111,787)	(120,537)	8,751	7.26%	
Utilities	(195,529)	(146,765)	(48,764)	-33.23%	C
Repairs and Maintenance	(154,347)	(190,773)	36,426	19.09%	D
Roads and Grounds	(2,208)	(8,775)	6,568	74.84%	
Security	(245)	(240)	(5)	-2.02%	
Management Fees	(59,636)	(77,729)	18,094	23.28%	E
Administrative	(96,575)	(85,508)	(11,067)	-12.94%	F
Insurance	(23,776)	(23,479)	(297)	-1.27%	
Real Estate Taxes	(435,880)	(436,604)	724	0.17%	
Non- Escalatable Expenses	(101,045)	(125,382)	24,337	19.41%	G
Professional Services/ Other	-	-	-	100.00%	
Total Expenses	(1,181,027)	(1,215,794)	34,766	2.86%	
Net Operating Income (Loss)	\$1,981,021	\$2,670,723	(\$689,702)	-25.82%	
Other Income and Expenses:					
Interest Expense	(359,050)	(390,771)	31,721	8.12%	H
Amortization - Financing Costs	(51,093)	(50,496)	(597)	-1.18%	
Total Other Income (Expenses)	(410,143)	(441,267)	31,124	7.05%	
Net Income (Loss)	\$1,570,878	\$2,229,456	(\$658,578)	-29.54%	
CASH BASIS					
Property Activity					
Net Income (Loss)	1,570,878	2,229,456	(658,578)	-29.54%	
<i>Non-Cash Adjustments to Net Income/(Loss):</i>					
Depreciation/Amortization	51,093	50,496	597	-1.18%	
Capital Expenditures	(6,448)	(17,167)	10,719	62.44%	I
Tenant Improvements	-	-	-	100.00%	
Leasing Costs	(1,629,313)	-	(1,629,313)	100.00%	J
Deferred Selling Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	(241,385)	-	(241,385)	100.00%	
Total Property Activity	(255,174)	\$2,262,785	(\$2,517,959)	-111.28%	
Operating Cash Activity					
Plus: Beginning of Year Cash Balance	2,321,709				
Less: Ending Cash Balance (Note A)	2,066,535				
Total Property Activity	\$ (255,174)				
(Distributions)/Contributions	\$ -				
			(Note A) - Ending Cash consists of:		
			Operating & lockbox	1,046,260	
			Escrows	1,020,275	
			Total	\$ 2,066,535	

1701 N. Fort Myer Drive
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	(755,712)	The negative variance in Rental Income is primarily due to:
		(279,982)	Budgeted is lower than actual due to actual rent increased to \$38/sf as of March 2015 instead of \$39/sf as of January 2015 (Permanent Variance)
		(475,730)	Budgeted is higher than actual due to unbudgeted concession of \$475,730.30 (Permanent Variance)
	<u>\$</u>	<u>(755,712)</u>	
B	\$	27,436	The positive variance in parking Income is primarily due to:
		27,436	Budgeted is lower than actual due to actual parking rent increased to \$175/parking space as of March 2015 (Permanent Variance)
	<u>\$</u>	<u>27,436</u>	
C	\$	(48,764)	The negative variance in Utilities expense is primarily due to:
		(6,272)	Budgeted Electric lower than actual due to higher than budgeted KWH cost (Permanent Variance)
		(18,069)	Budgeted Gas lower than actual due to colder than anticipated winter (Permanent Variance)
		(24,423)	Budgeted Water/Sewer is lower than actual due to usage being estimated, account is in the process of being reconciled (Permanent Variance)
	<u>\$</u>	<u>(48,764)</u>	
D	\$	36,426	The positive variance in Repairs and Maintenance expenses is primarily due to:
		8,970	Budgeted R&M-Payroll-Gen'l higher than actual due to over budget of payroll (Permanent Variance)
		4,877	Budgeted HVAC Supplies is higher than actual due to anticipated repairs not required (Timing Variance)
		6,500	Budgeted HVAC Outside Services is higher than actual due to anticipated repairs not required (Timing Variance)
		3,038	Budgeted plumbing supplies is higher than actual due to supplies not required (Permanent Variance)
		2,750	Budgeted plumbing outside services is higher than actual due to ejector pit maintenance and sewer ejector pit cleaning not yet occurred (Timing Variance)
		2,500	Budgeted R&M GB Interior Pest Control higher than actual due to mass mouse/roach exterminating not yet required (Timing Variance)
		7,792	Miscellaneous variance
	<u>\$</u>	<u>36,426</u>	
E	\$	18,094	The positive variance in management expenses is primarily due to:
		18,094	Budgeted Management Fees higher than actual due to TI allowance used by tenant (Permanent Variance)
	<u>\$</u>	<u>18,094</u>	
F	\$	(11,067)	The negative variance in Administrative expense is primarily due to:
		(6,367)	Budgeted Adm.-Payroll lower than actual due to under budget of payroll (Permanent Variance)
		(7,219)	Budgeted Deferred Compensation lower than actual due to under budget of deferred compensation (Permanent Variance)
		2,520	Miscellaneous variance
	<u>\$</u>	<u>(11,067)</u>	
G	\$	24,337	The positive variance in Non-Escalatable expenses is primarily due to:
		13,637	Budgeted service costs higher than actual due to no request received for repairs (Timing Variance)
		8,004	Budgeted Promotion & Advertising lower than actual primarily due to closing dinner not yet occurred (Timing Variance)
		50,000	Budgeted lease obligation costs higher than actual due to feasibility study not yet conducted (Timing Variance)
		(28,813)	Budgeted legal fees lower than actual due to costs incurred for lease extension period (Permanent Variance)
		(15,441)	Budgeted misc. professional fees lower than actual due to unbudgeted costs for property appraisal and lobbyist (Permanent Variance)
	<u>\$</u>	<u>(3,051)</u>	Miscellaneous variance
H	\$	31,721	The positive variance in interest expense is primarily due to:
		31,721	Budgeted Interest Expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
	<u>\$</u>	<u>31,721</u>	
I	\$	10,719	The positive variance in building improvements is primarily due to:
		(1,040)	Budgeted Building Improvements is lower than actual due to garage repair costs incurred prior to budgeted month (Timing Variance)
		14,967	Budgeted Building Improvements is higher than actual due to recaulking of exterior not yet completed (Timing Variance)
		(3,600)	Unbudgeted recaulking of the exterior 2014 (Permanent Variance)
	<u>\$</u>	<u>392</u>	CM Fee
J	\$	(1,629,313)	The negative variance in Leasing Costs is primarily due to:
		(1,308,258)	Budgeted deferred leasing-brokerage Suite E Bldg. DoS lower than actual due costs hitting earlier than budgeted (Timing Variance)
		(321,054)	Budgeted deferred leasing-legal Suite E Bldg. DoS lower than actual due to costs hitting earlier than budgeted (Timing Variance)
	<u>\$</u>	<u>(1,629,313)</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3470-003433	General Services Adminstrtn		Master Occupant Id: Gen1701-1		Day Due: 1	Delq Day:		
	Krystal Payton		01101	Inactive	Last Payment:	5/13/2015	374.63	
	(202) 690-9186							
9/28/2011	REB	RE Tax/BID Escalation	NC	-15,363.13	0.00	0.00	0.00	-15,363.13
8/1/2014	BCI	Back Charge Inc	CH	2,042.28	0.00	0.00	0.00	2,042.28
9/13/2014	HVA	O/T HVAC	CH	2,846.76	0.00	0.00	0.00	2,846.76
9/14/2014	HVA	O/T HVAC	CH	4,270.14	0.00	0.00	0.00	4,270.14
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	640.00
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	640.00
9/21/2014	HVA	O/T HVAC	CH	8,540.28	0.00	0.00	0.00	8,540.28
11/1/2014	CLN	Cleaning	CH	613.26	0.00	0.00	0.00	613.26
12/31/2014	RET	Real Estate Tax	CH	11,656.08	0.00	0.00	0.00	11,656.08
12/31/2014	RET	Real Estate Tax	NC	-23,312.13	0.00	0.00	0.00	-23,312.13
3/1/2015	GAR	Garage	CH	49,457.00	0.00	49,457.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	665.52	0.00	665.52	0.00	0.00
4/1/2015	GAR	Garage	CH	13,718.00	13,718.00	0.00	0.00	0.00

	BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	2,042.28
	CLN	Cleaning		613.26	0.00	0.00	0.00	613.26
	ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	1,280.00
	GAR	Garage		63,175.00	13,718.00	49,457.00	0.00	0.00
	HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	15,657.18
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00
	REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	-15,363.13
	RET	Real Estate Tax		-11,656.05	0.00	0.00	0.00	-11,656.05
	RNT	Commercial Rent		665.52	0.00	665.52	0.00	0.00

General Services Adminstrtn Total:				56,414.06	13,718.00	50,122.52	0.00	0.00	-7,426.46
		Prepaid:		-41,566.51					
		Balance:		14,847.55					

3470-010590	General Services Adminstrtn		Master Occupant Id: Gen1701-2		Day Due: 1	Delq Day:		
	Krystal Payton		01101	Current	Last Payment:	5/1/2015	842,914.07	
	(202) 690-9186							
4/1/2015	GAR	Garage	CH	63,175.00	63,175.00	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,957.50	73,957.50	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	73,954.33	73,954.33	0.00	0.00	0.00

	GAR	Garage		63,175.00	63,175.00	0.00	0.00	0.00
	RNT	Commercial Rent		887,486.83	887,486.83	0.00	0.00	0.00

General Services Adminstrtn Total:				950,661.83	950,661.83	0.00	0.00	0.00	0.00
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3470-003721	MCI, Inc.		Master Occupant Id: MCI-1701-1		Day Due: 1	Delq Day:		
	Nancy Wright, Lease Admin		PAR01	Current	Last Payment:	4/28/2015	692.13	
	(972) 718-4483							

Database:	MONDAYPROD	Aged Delinquencies	Page:	2
BLDG:	3470	Monday Production DB	Date:	5/14/2015
		1701 N. Ft. Myer Drive	Time:	03:24 PM
		Period: 04/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
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MCI, Inc. Total:			0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:		-692.13					
	Balance:		-692.13					

BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning		613.26	0.00	0.00	0.00	0.00	613.26
ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage		126,350.00	76,893.00	49,457.00	0.00	0.00	0.00
HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		-11,656.05	0.00	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent		888,152.35	887,486.83	665.52	0.00	0.00	0.00

BLDG 3470 Total:			1,007,075.89	964,379.83	50,122.52	0.00	0.00	-7,426.46
	Prepaid:		-42,258.64					
	Balance:		964,817.25					

BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning		613.26	0.00	0.00	0.00	0.00	613.26
ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage		126,350.00	76,893.00	49,457.00	0.00	0.00	0.00
HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		-11,656.05	0.00	0.00	0.00	0.00	-11,656.05
RNT	Commercial Rent		888,152.35	887,486.83	665.52	0.00	0.00	0.00

Grand Total:			1,007,075.89	964,379.83	50,122.52	0.00	0.00	-7,426.46
	Prepaid:		-42,258.64					
	Balance:		964,817.25					

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	12:17 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/13

Vendor: KAS001 KASTLE SYSTEMS

501432	7/1/2013		Aug2013 operations	5520-0000	51.20	0.00	51.20			
501432	7/1/2013		unapplied payments	5520-0000	-569.39	0.00	-569.39			
Expense Period 11/13 Total:					-518.19	0.00	-518.19			

Expense Period: 04/15

Vendor: ABM ABM Janitorial - Mid Atlantic, Inc.

7877439	3/25/2015		3/5/15 snow removal	5432-0000	490.00	0.00	490.00	5/5/2015	5391	05/15
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Vendor: CDW001 CDW DIRECT LLC

ALTS08931	4/9/2015		324 VA RECEPTION	5758-0003	10.03	0.00	10.03	5/4/2015	13324	05/15
ALTS36161	4/10/2015		324 VA RECEPTION	5758-0003	3.80	0.00	3.80	5/4/2015	13326	05/15

Vendor: COR020 CoreNet Global Inc.

ALERS2015001	2/13/2015		Cornet event	6411-0000	4,763.89	0.00	4,763.89	5/4/2015	13327	05/15
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Vendor: COS004 COSTAR REALTY INFORMATION INC

AL192895PSI	2/10/2015		Jan 31 day Ad Run Ro	6410-0000	376.58	0.00	376.58	5/4/2015	13329	05/15
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Vendor: ENE003 Energy Watch, Inc.

4253	3/20/2015		QtrlyEngAprJun15	5390-0000	434.41	0.00	434.41	5/11/2015	13354	05/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	2.81	0.00	2.81	5/4/2015	13332	05/15
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Database:	MONDAYPROD	Open Status Report							Page:	2
		Monday Production DB							Date:	5/18/2015
ENTITY:	3470	1701 N Ft Myer Drive							Time:	12:17 PM
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: LOC016 Local News Now LLC

AL1824	4/16/2015		ArlNow 12 Ad Run	6410-0000	476.39	0.00	476.39	5/4/2015	13335	05/15
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Vendor: MME111 Mitchell's Music and Entertainment

15042201	4/6/2015		Earth Day2015 MusicD	5772-0000	74.59	0.00	74.59	5/4/2015	13336	05/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0315ROSS	4/26/2015		DUE TO MGT AGNT 3/15	0491-0010	7,511.22	0.00	7,511.22	5/5/2015	5392	05/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3470_0000000000	4/30/2015		Management Fee	5610-0000	0.00	0.00	0.00			
3470_0000000000	4/30/2015		Management Fee	5610-0000	11.33	0.00	11.33	5/5/2015	5393	05/15
3470_0000000000	4/30/2015		Management Fee	5610-0000	0.00	0.00	0.00			
3470_0000000000	4/30/2015		Management Fee	5610-0000	-1,278.95	0.00	-1,278.95			
3470_0000000000	5/1/2015		Management Fee	5610-0000	10.08	0.00	10.08	5/5/2015	5393	05/15

Vendor: PEA004 Peapod, LLC

ALk61277967	4/20/2015		Customer ID ox82558	5758-0001	4.13	0.00	4.13	5/4/2015	13339	05/15
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Vendor: RED005 Red Top Cab of Arlington

AL033831	4/15/2015		Account# 2840200	5758-0008	1.50	0.00	1.50	5/4/2015	13341	05/15
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Vendor: TOY002 To Your Taste Catering, LLC

168172	4/15/2015		EngineersHolidayLunc	5732-0000	146.17	0.00	146.17	5/11/2015	13367	05/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

187835	11/13/2013		OEI Strategy	6632-0000	3,318.50	0.00	3,318.50	5/5/2015	5396	05/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	5/18/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	12:17 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: ZAC001 Accenture LLP										
VC1100005427	4/3/2015		3/15 LSE ADMIN	5758-0011	274.84	0.00	274.84	5/6/2015	13345	05/15
			Expense Period 04/15 Total:		16,631.32	0.00	16,631.32			
1701 N Ft Myer Drive Total:					16,113.13	0.00	16,113.13			
Grand Total:					16,113.13	0.00	16,113.13			

Database:	MONDAYPROD	Check Register	Page:	1
ENTITY:	3470	Monday Production DB	Date:	5/20/2015
		1701 N Ft Myer Drive	Time:	02:56 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Invoice Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

5365	4/9/2015	04/15	BAR018	Martin Bradley						
3470	MARTIN BRADLEY CK			5310-0000	PPE040515MAN	4/9/2015	4/9/2015	999.29	0.00	999.29
							<i>Check Total:</i>	999.29	0.00	999.29
5366	4/7/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3470	BrkPrpAssc2014DELLCI			6632-0000	3949541-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							<i>Check Total:</i>	300.00	0.00	300.00
5367	4/7/2015	04/15	ELE012	Elevator Control Service						
3470	March20115 Elev Main			5320-0000	0181043-IN	3/10/2015	4/9/2015	3,157.00	0.00	3,157.00
							<i>Check Total:</i>	3,157.00	0.00	3,157.00
5368	4/7/2015	04/15	GRE017	The Great Eatery, Inc						
3470	snow day eng lunch		MNDSRV03153	5732-0000	180589	3/5/2015	4/4/2015	27.06	0.00	27.06
							<i>Check Total:</i>	27.06	0.00	27.06
5369	4/7/2015	04/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3470	DUE TO MPS 2/15			0491-0010	DTF0215ROSS	3/16/2015	4/15/2015	29,690.75	0.00	29,690.75
							<i>Check Total:</i>	29,690.75	0.00	29,690.75
5370	4/7/2015	04/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3470	Management Fee			5610-0000	3470_0000000001	4/1/2015	4/1/2015	17,440.34	0.00	17,440.34
							<i>Check Total:</i>	17,440.34	0.00	17,440.34
5371	4/7/2015	04/15	ORK001	Orkin LLC						
3470	Feb2015 exterminator			5384-0000	25547168	3/17/2015	4/16/2015	442.60	0.00	442.60
							<i>Check Total:</i>	442.60	0.00	442.60
5372	4/15/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3470	Ros17JrMzz2014DELLC			6632-0000	5128037-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
3470	Ros17SrMzz2014DELLC			6632-0000	5128039-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							<i>Check Total:</i>	600.00	0.00	600.00
5373	4/28/2015	04/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						

Database: MONDAYPROD		Check Register							Page: 2	
ENTITY: 3470		Monday Production DB							Date: 5/20/2015	
		1701 N Ft Myer Drive							Time: 02:56 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3470	2/16/15 snow removal		347003159	5432-0000	7877437	3/25/2015	4/24/2015	402.50	0.00	402.50
3470	2/21/15 snow removal		347003159	5432-0000	7877438	3/25/2015	4/24/2015	385.00	0.00	385.00
3470	April2015 day clean			5120-0000	7887763	4/1/2015	5/1/2015	23,617.74	0.00	23,617.74
3470	MArch2015 day clean			5120-0000	7838789	3/31/2015	4/30/2015	23,617.74	0.00	23,617.74
3470	March2015 day porter			5120-0000	7838789	3/31/2015	4/30/2015	2,729.13	0.00	2,729.13
3470	April2015 day porter			5120-0000	7887763	4/1/2015	5/1/2015	2,729.13	0.00	2,729.13
Check Total:								53,481.24	0.00	53,481.24
5374	4/28/2015	04/15	CIN001	CINTAS CORPORATION #145						
3470	uniforms w/e 3/4/15			5390-0000	145209729	3/4/2015	4/3/2015	44.10	0.00	44.10
3470	uniforms w/e 3/11/15			5390-0000	145213322	3/11/2015	4/10/2015	44.10	0.00	44.10
3470	uniforms w/e 3/18/15			5390-0000	145216525	3/18/2015	4/17/2015	73.38	0.00	73.38
Check Total:								161.58	0.00	161.58
5375	4/28/2015	04/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC						
3470	lighting supplies		347003156	5340-0000	S102419000.001	3/26/2015	4/25/2015	542.30	0.00	542.30
3470	lighting supplies			5340-0000	S102419000.002	3/31/2015	4/30/2015	34.48	0.00	34.48
3470	lighting supplies			5340-0000	S102419000.003	4/7/2015	5/7/2015	70.85	0.00	70.85
3470	lamps, ballast		347003157	5340-0000	S102420006.001	3/26/2015	4/25/2015	404.50	0.00	404.50
Check Total:								1,052.13	0.00	1,052.13
5376	4/28/2015	04/15	ELE012	Elevator Control Service						
3470	April2015 Elev Maint			5320-0000	0181848-IN	4/10/2015	5/10/2015	3,157.00	0.00	3,157.00
Check Total:								3,157.00	0.00	3,157.00
5377	4/28/2015	04/15	FED007	FEDERAL LOCK & SAFE, INC						
3470	sec entrance door		347004152	5390-0000	0109591-IN	3/2/2015	4/1/2015	481.47	0.00	481.47
Check Total:								481.47	0.00	481.47
5378	4/28/2015	04/15	GOT005	Gotham Technologies						
3470	April2015 Wtr treatm			5332-0000	7034	4/1/2015	5/1/2015	784.30	0.00	784.30
Check Total:								784.30	0.00	784.30
5379	4/28/2015	04/15	JOH015	JOHN J. KIRLIN INC						
3470	chiller starters			5330-0000	W13066	3/25/2015	4/24/2015	2,704.52	0.00	2,704.52

Database: MONDAYPROD	Check Register	Page: 3								
ENTITY: 3470	Monday Production DB	Date: 5/20/2015								
	1701 N Ft Myer Drive	Time: 02:56 PM								
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 2,704.52 0.00 2,704.52

5380 4/28/2015 04/15 KCS001 KCS Landscape Management, Inc.
3470 spring replacement 5412-0000 15396-501 4/6/2015 5/6/2015 419.76 0.00 419.76

Check Total: 419.76 0.00 419.76

5381 4/28/2015 04/15 NAT025 National Elevator Inspection
3470 1/24/15OT arl cty in 5322-0000 0180937 2/3/2015 3/5/2015 1,524.60 0.00 1,524.60

Check Total: 1,524.60 0.00 1,524.60

5382 4/28/2015 04/15 NEW002 CONSTELLATION NEWENERGY, INC
3470 15040-24389-4Feb2015 5220-0000 Feb2015 3/23/2015 4/22/2015 9,543.91 0.00 9,543.91

Check Total: 9,543.91 0.00 9,543.91

5383 4/28/2015 04/15 ORK001 Orkin LLC
3470 March2015 exterminat 5384-0000 25845055 4/7/2015 5/7/2015 442.60 0.00 442.60

Check Total: 442.60 0.00 442.60

5384 4/28/2015 04/15 PRO025 IESI-MD Corporation
3470 April2015 compactor 5152-0000 1300345567 4/1/2015 5/1/2015 1,050.00 0.00 1,050.00
3470 April2015 recycle 5152-0000 1300345567 4/1/2015 5/1/2015 475.00 0.00 475.00

Check Total: 1,525.00 0.00 1,525.00

5385 4/28/2015 04/15 SCH016 Schneider Electric Building
3470 April2015 BAS 5342-0000 010441 4/8/2015 5/8/2015 759.42 0.00 759.42

Check Total: 759.42 0.00 759.42

5386 4/28/2015 04/15 SHA007 Shalom Baranes Associates
3470 wilson studies 6632-0000 20935 4/13/2015 5/13/2015 2,769.40 0.00 2,769.40
3470 OEI 6632-0000 34949470 4/22/2015 5/22/2015 565.89 0.00 565.89

Check Total: 3,335.29 0.00 3,335.29

5387 4/28/2015 04/15 TEL005 Telco Experts LLC
3470 April2015 Acct2370 5746-0000 2370150401 4/1/2015 5/1/2015 113.53 0.00 113.53

Database:	MONDAYPROD	Check Register	Page:	4
ENTITY:	3470	Monday Production DB	Date:	5/20/2015
		1701 N Ft Myer Drive	Time:	02:56 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 113.53 0.00 113.53

5388 4/28/2015 04/15 TEL008 Teltronics, Inc.
3470 2 wire surver kit 5390-0000 12142 4/9/2015 5/9/2015 90.11 0.00 90.11

Check Total: 90.11 0.00 90.11

5389 4/28/2015 04/15 THO013 Thornton Tomasetti, Inc.
3470 Garage repairs 0142-0002 L15020.00-1 3/12/2015 4/11/2015 1,040.00 0.00 1,040.00
3470 Facade Repairs 0142-0002 L15023.00-1 3/12/2015 4/11/2015 1,700.00 0.00 1,700.00

Check Total: 2,740.00 0.00 2,740.00

5390 4/28/2015 04/15 ZEE001 ZEE MEDICAL INC
3470 medical supplies 5370-0000 0136129171 3/23/2015 4/22/2015 363.54 0.00 363.54

Check Total: 363.54 0.00 363.54

13009 4/22/2015 04/15 TIM005 TIME WARNER CABLE OF NYC *** VOID ***
3470 lost check 5758-0001 AL24835084 2/22/2015 3/24/2015 -0.77 0.00 -0.77

Check Total: -0.77 0.00 -0.77

13144 4/6/2015 04/15 KBUR01 Kevin Burns
3470 Staff lunch 5758-0013 KevinB.3/19/15 3/19/2015 4/18/2015 7.52 0.00 7.52
3470 Staff lunch 5758-0013 KevinB.3/19/15 3/19/2015 4/18/2015 3.91 0.00 3.91

Check Total: 11.43 0.00 11.43

13146 4/6/2015 04/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk60561695 3/23/2015 4/22/2015 4.08 0.00 4.08

Check Total: 4.08 0.00 4.08

13149 4/6/2015 04/15 REA002 REALDATA MANAGEMENT INC
3470 NY 8098Z SUPPORT S\ 6410-0000 AL8098Z.Q2.15 4/1/2015 5/1/2015 362.61 0.00 362.61

Check Total: 362.61 0.00 362.61

13151 4/6/2015 04/15 TIM007 TIM HELMIG
3470 Cab from airport 5758-0008 ALTHPers0315 3/17/2015 4/16/2015 0.61 0.00 0.61

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Check Total: 0.61 0.00 0.61

13156 4/13/2015 04/15 ARE003 Arent Fox LLP
3470 State Dept 6630-0000 AL1582890 2/23/2015 3/25/2015 4,934.70 0.00 4,934.70

Check Total: 4,934.70 0.00 4,934.70

13162 4/13/2015 04/15 COM032 COMCAST
3470 Acct# 05613951384012 5758-0001 Comcast3/15 3/21/2015 4/20/2015 7.24 0.00 7.24

Check Total: 7.24 0.00 7.24

13163 4/13/2015 04/15 CUS003 CUSHMAN & WAKEFIELD
3470 APPRAISING 10 PROP 6632-0000 AL14260019558 1/5/2015 2/4/2015 3,500.00 0.00 3,500.00

Check Total: 3,500.00 0.00 3,500.00

13168 4/13/2015 04/15 DEL002 DELAWARE SECRETARY OF STATE
3470 RossSeries2014DELLCf 6632-0000 AL4331175-2015 3/25/2015 4/24/2015 30.00 0.00 30.00

Check Total: 30.00 0.00 30.00

13172 4/13/2015 04/15 INS004 INSTITUTE OF REAL ESTATE MGMT
3470 IREMGalaCommittee 6634-0000 VA04032015 4/3/2015 5/3/2015 169.57 0.00 169.57

Check Total: 169.57 0.00 169.57

13174 4/13/2015 04/15 MAY003 Mayer Brown LLP
3470 OEI Strategy 6632-0000 34932741 3/16/2015 4/15/2015 564.99 0.00 564.99

Check Total: 564.99 0.00 564.99

13176 4/13/2015 04/15 MME111 Mitchell's Music and Entertainment
3470 Earth Day sound syst 5772-0000 15042201.1 4/6/2015 5/6/2015 18.65 0.00 18.65

Check Total: 18.65 0.00 18.65

13179 4/13/2015 04/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk60746588 3/30/2015 4/29/2015 4.10 0.00 4.10

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				Check
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Check Total: 4.10 0.00 4.10

13182 **4/13/2015** **04/15** **RED005** **Red Top Cab of Arlington**
3470 Acct# 2840200 5758-0008 AL022192 3/15/2015 4/14/2015 4.17 0.00 4.17

Check Total: 4.17 0.00 4.17

13183 **4/13/2015** **04/15** **REM004** **REMLU, INC**
3470 EAPprog QtyJan-Mar20 5372-0000 REM 15-017 3/12/2015 4/11/2015 1,250.00 0.00 1,250.00

Check Total: 1,250.00 0.00 1,250.00

13185 **4/13/2015** **04/15** **TEL005** **Telco Experts LLC**
3470 VA-Acct# 1775 4/1/15 5758-0005 AL1775150401 4/1/2015 5/1/2015 64.74 0.00 64.74

Check Total: 64.74 0.00 64.74

13195 **4/20/2015** **04/15** **PET005** **PETTY CASH**
3470 NY Office supply 5758-0001 ALPC041315 4/13/2015 4/20/2015 0.45 0.00 0.45

Check Total: 0.45 0.00 0.45

13197 **4/21/2015** **04/15** **ALL019** **Allied Telecom Group LLC**
3470 208 INTRNT ACCESS 5758-0002 AL1031984 4/5/2015 5/5/2015 24.87 0.00 24.87

Check Total: 24.87 0.00 24.87

13198 **4/21/2015** **04/15** **ARE003** **Arent Fox LLP**
3470 Prospectuses GSA Sta 6630-0000 AL1589553 3/24/2015 4/23/2015 4,934.70 0.00 4,934.70

Check Total: 4,934.70 0.00 4,934.70

13201 **4/21/2015** **04/15** **CDW001** **CDW DIRECT LLC**
3470 324 R POTTERTON 5758-0003 ALTK59011 3/26/2015 4/25/2015 111.10 0.00 111.10

Check Total: 111.10 0.00 111.10

13214 **4/21/2015** **04/15** **FIR010** **FIRST CORPORATE SEDANS CORP**
3470 Andrew McGeorge 5758-0008 AL793780 4/9/2015 5/9/2015 2.66 0.00 2.66

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Check Total: 2.66 0.00 2.66

13217 4/21/2015 04/15 FRE013 Freshdirect
3470 NY 11717338932-20150 5758-0001 AL201503 4/7/2015 4/22/2015 3.36 0.00 3.36

Check Total: 3.36 0.00 3.36

13218 4/21/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC
3470 Costar Contract Revi 6630-0000 AL176370 3/4/2015 4/3/2015 40.22 0.00 40.22

Check Total: 40.22 0.00 40.22

13223 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3470 3/1/15 Elcon Parkers 5322-0000 118769 2/20/2015 3/22/2015 149.91 0.00 149.91

Check Total: 149.91 0.00 149.91

13225 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3470 April2015 Elcon Park 5322-0000 119670 3/20/2015 4/19/2015 149.91 0.00 149.91

Check Total: 149.91 0.00 149.91

13229 4/21/2015 04/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk59941012 3/2/2015 4/1/2015 3.92 0.00 3.92

Check Total: 3.92 0.00 3.92

13231 4/21/2015 04/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk60966805 4/6/2015 5/6/2015 4.10 0.00 4.10

Check Total: 4.10 0.00 4.10

13233 4/21/2015 04/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk61146272 4/13/2015 5/13/2015 4.09 0.00 4.09

Check Total: 4.09 0.00 4.09

13234 4/21/2015 04/15 PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP
3470 OEI Strategy 6632-0000 7971294 3/24/2015 4/23/2015 129.33 0.00 129.33

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				Check
				Amount

Check Total: 129.33 0.00 129.33

13237	4/21/2015	04/15	REA002	REALDATA MANAGEMENT INC					
3470	335 RDM DOCS SUBSC			5758-0003	AL8098K.Q2.15	4/1/2015	5/1/2015	141.47	0.00 141.47

Check Total: 141.47 0.00 141.47

13238	4/21/2015	04/15	REA024	Reallogic Analytics Inc					
3470	340 ABSTRACTING			5758-0003	AL33334	2/28/2015	3/30/2015	75.00	0.00 75.00

Check Total: 75.00 0.00 75.00

13240	4/21/2015	04/15	RED005	Red Top Cab of Arlington					
3470	Account# 2840200			5758-0008	AL029450	3/31/2015	4/30/2015	2.15	0.00 2.15

Check Total: 2.15 0.00 2.15

13242	4/21/2015	04/15	RED007	Redirect, Inc.					
3470	215 HELP DESK			5758-0002	AL14972	3/4/2015	4/3/2015	93.35	0.00 93.35

Check Total: 93.35 0.00 93.35

13244	4/21/2015	04/15	RED007	Redirect, Inc.					
3470	202 SCORECARD			5758-0002	AL15007	3/12/2015	4/11/2015	40.84	0.00 40.84

Check Total: 40.84 0.00 40.84

13246	4/21/2015	04/15	RED007	Redirect, Inc.					
3470	215 HELP DESK			5758-0002	AL15050	4/3/2015	5/3/2015	94.55	0.00 94.55

Check Total: 94.55 0.00 94.55

13252	4/21/2015	04/15	SEC008	Secure Shred LLC					
3470	On Site Shredding			5758-0012	AL8911	3/31/2015	4/30/2015	11.44	0.00 11.44

Check Total: 11.44 0.00 11.44

13253	4/21/2015	04/15	SPE008	Special Olympics District Columbia					
3470	special olympics don			6634-0000	SO41715	4/17/2015	5/17/2015	320.66	0.00 320.66

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Check #	Check Date	Check Pd	Vendor/Alternate							
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Check Total: 320.66 0.00 320.66

13256 **4/21/2015** **04/15** **TEL005** **Telco Experts LLC**
 3470 Account #1197 5758-0005 AL1197150401 4/1/2015 5/1/2015 28.76 0.00 28.76

Check Total: 28.76 0.00 28.76

13258 **4/21/2015** **04/15** **TIM005** **TIME WARNER CABLE OF NYC**
 3470 2.22 TO 3.21.15 5758-0001 AL24835084 2/22/2015 3/24/2015 0.77 0.00 0.77

Check Total: 0.77 0.00 0.77

13260 **4/21/2015** **04/15** **TIM009** **Time Warner Cable**
 3470 210 4/15 #030065301 5758-0002 AL04012015 4/1/2015 5/1/2015 16.07 0.00 16.07

Check Total: 16.07 0.00 16.07

13261 **4/21/2015** **04/15** **TRE003** **State Corporation Commission**
 3470 2015VALLCRegAssessr 6632-0000 ALT03427922015 3/1/2015 3/31/2015 5.00 0.00 5.00

Check Total: 5.00 0.00 5.00

13267 **4/21/2015** **04/15** **VER013** **VERIZON WIRELESS**
 3470 VA-Acct#720396355000 5758-0006 AL9743092113 3/28/2015 4/27/2015 177.99 0.00 177.99

Check Total: 177.99 0.00 177.99

13276 **4/21/2015** **04/15** **WBM001** **W.B. MASON**
 3470 NY C2012992 RENTAL 5758-0004 ALIS0343496 3/31/2015 4/30/2015 0.41 0.00 0.41
 3470 NY C2012992 OFF SUP 5758-0001 ALIS0343496 3/31/2015 4/30/2015 9.28 0.00 9.28

Check Total: 9.69 0.00 9.69

13280 **4/21/2015** **04/15** **WBM001** **W.B. MASON**
 3470 Item for M. Echeverr 5758-0001 ALIS0343548 3/31/2015 4/30/2015 17.81 0.00 17.81
 3470 Item for B.Potterton 5758-0001 ALIS0343548 3/31/2015 4/30/2015 7.53 0.00 7.53
 3470 Office supplies 5758-0001 ALIS0343548 3/31/2015 4/30/2015 66.63 0.00 66.63
 3470 Coffee machine renta 5758-0004 ALIS0343548 3/31/2015 4/30/2015 3.73 0.00 3.73

Check Total: 95.70 0.00 95.70

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13282	4/21/2015	04/15	XER005	Xerox Financial Services LLC						
3470	VA-Con#010000055900			5758-0004	AL296677	4/5/2015	5/5/2015	111.06	0.00	111.06
							<i>Check Total:</i>	<i>111.06</i>	<i>0.00</i>	<i>111.06</i>
13284	4/28/2015	04/15	AMT002	AmTrust North America, Inc.						
3470	2015 DisabilityPremi			5710-5000	04022015	4/2/2015	5/2/2015	4.26	0.00	4.26
							<i>Check Total:</i>	<i>4.26</i>	<i>0.00</i>	<i>4.26</i>
13285	4/28/2015	04/15	ATS002	At Site Real Estate						
3470	March2015 BPM serv			5390-0000	2015092	3/15/2015	4/14/2015	605.17	0.00	605.17
							<i>Check Total:</i>	<i>605.17</i>	<i>0.00</i>	<i>605.17</i>
13289	4/28/2015	04/15	CAH001	CAHILL, AILEEN						
3470	VA Travel			5758-0014	AC04162015	4/16/2015	5/16/2015	50.19	0.00	50.19
3470	VA Taxi			5758-0008	AC04162015	4/16/2015	5/16/2015	0.87	0.00	0.87
3470	VA Meals			5758-0013	AC04162015	4/16/2015	5/16/2015	4.92	0.00	4.92
							<i>Check Total:</i>	<i>55.98</i>	<i>0.00</i>	<i>55.98</i>
13291	4/28/2015	04/15	CIT006	CITISTORAGE INC.						
3470	NY #2510 STORAGE FE			5758-0001	AL0800439	4/1/2015	5/1/2015	7.94	0.00	7.94
							<i>Check Total:</i>	<i>7.94</i>	<i>0.00</i>	<i>7.94</i>
13294	4/28/2015	04/15	DCJ001	DCJOBS.Com						
3470	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	5/1/2015	157.85	0.00	157.85
							<i>Check Total:</i>	<i>157.85</i>	<i>0.00</i>	<i>157.85</i>
13295	4/28/2015	04/15	DEN005	Deniz Yener						
3470	Broker lunch/drinks			6411-0000	ALDY042015	4/20/2015	5/20/2015	43.80	0.00	43.80
							<i>Check Total:</i>	<i>43.80</i>	<i>0.00</i>	<i>43.80</i>
13298	4/28/2015	04/15	INT023	Interior Foliage Design Inc						
3470	NY #3980 4/15 MNTNA			5758-0012	AL188307	4/10/2015	5/10/2015	0.79	0.00	0.79
							<i>Check Total:</i>	<i>0.79</i>	<i>0.00</i>	<i>0.79</i>

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13300	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)					
3470	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	4/17/2015	2.42	2.42
							Check Total:	2.42	2.42
13304	4/28/2015	04/15	ROB025	Robinson & Cole LLP					
3470	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	16.29	16.29
							Check Total:	16.29	16.29
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP					
3470	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	163.15	163.15
							Check Total:	163.15	163.15
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3470	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	34.84	34.84
							Check Total:	34.84	34.84
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES					
3470	Customer# MONPROVA			5758-0005	ALS1663065	4/17/2015	5/17/2015	46.28	46.28
							Check Total:	46.28	46.28
13316	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3470	NY 8150200070312472			5758-0001	AL25071831	4/20/2015	5/20/2015	0.69	0.69
							Check Total:	0.69	0.69
13319	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3470	Realize Rosslyn			6630-0000	AL204619	3/11/2015	4/10/2015	1,146.01	1,146.01
							Check Total:	1,146.01	1,146.01
13320	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3470	Realize Rosslyn			6630-0000	AL205602	4/13/2015	5/13/2015	3,470.25	3,470.25
							Check Total:	3,470.25	3,470.25
WT031715	3/17/2015	04/15	1701NF	1701 NORTH FORT MEYER			Hand Check		
3470	03-15 Leasing Draw R			0611-0000	WT031715	3/17/2015	3/17/2015	525,649.42	525,649.42

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			Vendor Name				
			Account Number	Invoice Number			

						Check Total:	525,649.42	0.00	525,649.42
011515234	1/15/2015	04/15	WEL001	WELLS FARGO BANK	Hand Check				
3470	01-15 RESRVE PYMNT			0611-1600	WT61702340115A 1/15/2015	1/15/2015	171,106.57	0.00	171,106.57
3470	01-15 PORT INT PYMN			8201-0000	WT61702340115A 1/15/2015	1/15/2015	56,510.41	0.00	56,510.41
						Check Total:	227,616.98	0.00	227,616.98
0215STAMP	2/28/2015	04/15	STA034	Stamps.com, Inc.	Hand Check				
3470	STAMP.COM			5758-0004	WT0215STAMP 4/7/2015	4/7/2015	1.93	0.00	1.93
3470	VA POSTAGE			5758-0007	WT0215STAMP 4/7/2015	4/7/2015	7.23	0.00	7.23
						Check Total:	9.16	0.00	9.16
041515234	4/15/2015	04/15	WEL001	WELLS FARGO BANK	Hand Check				
3470	0415 PortfolioIntere			8201-0000	WT617002340415 4/15/2015	4/15/2015	56,510.41	0.00	56,510.41
3470	0415 Reserve Payment			0611-1600	WT617002340415 4/15/2015	4/15/2015	176,742.55	0.00	176,742.55
						Check Total:	233,252.96	0.00	233,252.96
041515236	4/15/2015	04/15	WEL001	WELLS FARGO BANK	Hand Check				
3470	0415MezzLoanInterest			8201-0000	WT417002360415 4/15/2015	4/15/2015	36,244.16	0.00	36,244.16
						Check Total:	36,244.16	0.00	36,244.16
414151701	4/14/2015	04/15	1000OW	1000 - 1100 Wilson Owners	Hand Check				
3470	414 InterProp Tsfr34			0491-3430	WT0414151701 4/14/2015	4/14/2015	1,004,000.00	0.00	1,004,000.00
						Check Total:	1,004,000.00	0.00	1,004,000.00
428151400	4/28/2015	04/15	1400OW	1400 Key	Hand Check				
3470	0415 LoanRepayReconc			0491-3450	WT0428151400 4/28/2015	4/28/2015	287,342.69	0.00	287,342.69
						Check Total:	287,342.69	0.00	287,342.69
428151401	4/28/2015	04/15	1401OW	1401 Wilson	Hand Check				
3470	0415LoanRepayReconc			0491-3455	WT0428151401 4/28/2015	4/28/2015	271,717.40	0.00	271,717.40
						Check Total:	271,717.40	0.00	271,717.40
470030315	3/14/2015	04/15	DOM002	DOMINION VIRGINIA POWER	Hand Check				

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3470	1/29-3/1/15#25088405			5210-0000	WT3470030315	3/3/2015	3/14/2015	37,329.23	37,329.23
							Check Total:	37,329.23	37,329.23
470032415	4/12/2015	04/15	WAS004	WASHINGTON GAS			Hand Check		
3470	2/19-3/23/15 3617172			5220-0000	WT3470032415	3/24/2015	4/20/2015	5,173.83	5,173.83
							Check Total:	5,173.83	5,173.83
470040115	4/12/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3470	3/1-3/31/15 25088405			5210-0000	WT3470040115	4/1/2015	4/12/2015	33,719.82	33,719.82
							Check Total:	33,719.82	33,719.82
470040615	4/27/2015	04/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3470	2/23-3/20/15 091440H			5250-0000	WT3470040615	4/6/2015	4/27/2015	9,101.92	9,101.92
							Check Total:	9,101.92	9,101.92
C10142015	10/14/2014	04/15	ZAC001	Accenture LLP			Hand Check		
3470	200 9/14 LSE ADMIN			5758-0002	VC1000711633	10/7/2014	11/6/2014	266.67	266.67
							Check Total:	266.67	266.67
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check		
3470	03/2015 EXPENSES			0222-0000	WTAMEX032015	3/30/2015	4/29/2015	220.02	220.02
3470	367 03/2015 EXPENSES			5758-0003	WTAMEX032015	3/30/2015	4/29/2015	0.94	0.94
3470	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	13.71	13.71
3470	03/2015 EXPENSES			5758-0014	WTAMEX032015	3/30/2015	4/29/2015	88.61	88.61
							Check Total:	323.28	323.28
T04282015	4/28/2015	04/15	1501OW	1501 Wilson			Hand Check		
3470	0415LoanPaymentRec			0491-3460	WT0428151501	4/28/2015	4/28/2015	380,474.66	380,474.66
3470	0415LoanPaymentRec			0491-3465	WT0428151501	4/28/2015	4/28/2015	-111,675.35	-111,675.35
							Check Total:	268,799.31	268,799.31
1701 N Ft Myer Drive Total:								3,099,348.83	3,099,348.83

Database: MONDAYPROD		Check Register					Page: 14			
ENTITY: 3470		Monday Production DB					Date: 5/20/2015			
		1701 N Ft Myer Drive					Time: 02:56 PM			
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Grand Total: 3,099,348.83 0.00 3,099,348.83

[illegible][illegible][illegible]O:\LMontes\Monthly Financial Reporting\1701 NFM\Capital Expenditure Analysis 1701 Ft Myer


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1701 North Fort Myer Drive

Leasing Status Report

as of April 30, 2015

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	280,259
	Renovated:		RSF Retail	-
	Stories:	13	RSF Storage	-
			Total Building	280,259
	Occupancy:	100.00%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			Total Vacancy	-

2015 -2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total			0	

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant		0.00%
2015		0.00%
2016		0.00%
2017		0.00%
2018	-	0.00%
2019	280,259	100.00%
	-	0.00%
thereafter	-	0.00%
	280,259	100.00%

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

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

DEALS SIGNED 2015																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs					
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
GSA	Renewal	280,259	All	Jul-14	CBRE	0.50	\$ 34.01	0.00%	0 months	\$34.01	\$ 0.77	\$ 214,400	\$ -	\$ -	\$ -	\$ -
GSA/DOS	Renewal	280,259	All	Jul-14	CBRE	5 yrs	\$ 38.00	0.00%	0 months	\$38.00	\$ 10.26	\$ 2,875,457	-	\$ -	\$ -	\$ -
Total		560,518									\$	3,089,857	\$ -	\$ -	\$ -	\$ 3,089,857

1701 N. Fort Myer Drive

as of April 30, 2015

[illegible]

Total Available RSF:		59,453	43,702	6,873	21,523	51,974	2,100	5,000	69,589
Total RSF:	280,259	409,148	303,262	113,993	152,308	143,754	365,000	165,225	154,922
Direct Availability:		14.5%	14.4%	6.0%	14.1%	36.2%	0.6%	3.0%	44.9%
Asking Rent:	NA	\$40.00	\$48.00 - \$52.00	\$22.00 - \$29.00	\$39.00 - \$42.00	\$36.50 - \$39.00	\$40.00	Withheld	\$31.00 - \$33.00
Floor Plate:	20,052	22,253	15,501	8,900	11,890	20,536	40,500	24,981	25,476
Listing Broker:	Monday Properties	J Street Companies	DTZ	JBG Companies	JBG Companies	Brookfield Properties	Avision Young	DTZ	CBRE
Owner:	Monday Properties	Clover Company	TIAA-CREF	JBG Companies	JBG Companies	Brookfield Properties	MetLife	Philips Realty Capital	Penzance

Sublease Availability
Direct Availability

Rosslyn Class A
Lease Comparables
as of
April 30, 2015

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

Rosslyn Class B
Lease Comparables
as of
April 30, 2015

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



Rosslyn Retail

Lease Comparables

as of

April 30, 2015

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

Database: MONDAYPROD
Bldg Status: Active only
1701 N Ft Myer Drive

Rent Roll
1701 N. Ft. Myer Drive
4/30/2015

Page: 1
Date: 5/19/2015
Time: 02:52 PM

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

Occupied Suites

3470	-01101	General Services Adminstrtn	7/1/2014	6/30/2019	23,355	73,957.50	38.00					63,175.00	
		Additional Space	3470	-02201	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-03301	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-04401	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-05501	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-06601	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-07701	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-08801	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-09901	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-10001	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-11001	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-12001	7/1/2014	6/30/2019	23,354	73,954.33	38.00				
		Total				280,259	887,486.83		0.00			63,175.00	

3470	-PAR01	MCI, Inc.	6/1/1992	5/31/2003	0	692.13							
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Totals:		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96		0.00				63,175.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

Total 1701 N Ft Myer Drive:		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96		0.00				63,175.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

Grand Total:		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96		0.00				63,175.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

Floor	S to S		Current	Re-measured
PH		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	0	17,894
12		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,354	19,841
11		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
10		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
9		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
8		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
7		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
6		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
5		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
4		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
3		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
2		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	20,052
1		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	23,355	5,614
Lobby		State Department (GS-11B-01637): 280,259 sf (\$36.12) LXP06/30/19 Renewals: None	0	37,811
			280,259	281,677
			0	0
			280,259	281,677

RSF Office	280,259
RSF Retail	0
RSF Storage	
Total Building RSF	280,259

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

Expiration Key

2015

2016

2017

2018

2019+

* Rent figures include scheduled Base Rent plus estimated pass throughs as of 7/31/14*

Storage

280,259	281,677
0	0
280,259	281,677

