



1400 KEY BOULEVARD
Financial Report
July 31, 2015



Rosslyn Portfolio
Building 1400 Key Boulevard
Financial Report
Month Ended July 31, 2015



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Executive Summary

SECTION 2

Balance Sheet
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SECTION 1

Executive Summary



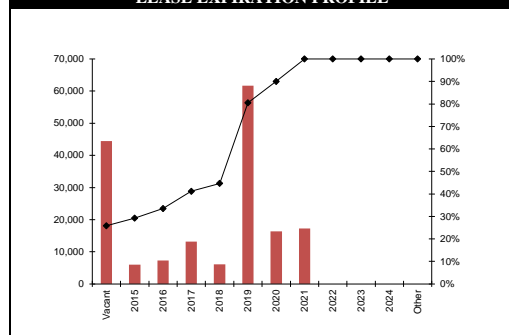
PROPERTY INFORMATION

Property Name	1400 Key
Submarket	Rosslyn
Year Built/Renovated	1965/1994
Year Acquired	2007
No. of Stories	12
Asset Quality	B+
Total SF	172,972
Leased	78%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
GSA-Air Force	25,976	Jul-19
Gold's Gym	17,225	Sep-21
GSA-DoD	10,606	Jul-19

LEASE EXPIRATION PROFILE



STRATEGY

Substantial additional value can be achieved through site redevelopment, more than doubling the existing density in a supply-constrained market. Management will continue to operate the asset as a low-cost alternative in to maintain occupancy and stable cash flow in advance of a potential redevelopment. All existing and new office leases at the project contain landlord termination rights, which enables the venture to maximize its optionality as it relates to the timing of a future redevelopment.

CRITICAL ISSUES

- * Implement cost efficient releasing strategy for GSA's vacated premises.
- * Monitor and aggressively pursue renewals for all existing tenants, and relets requiring marginal improvement dollars.
- * Starfish recently acquired by Hobsons Education and has vacated their premises, will terminate Lease effective 6/16.

ASSET-LEVEL DEBT

Appraised Value	\$ 37,000,000	as of	Dec-14
Senior Debt	\$ 20,000,000	54% LTV	LIBOR + 500 May-17

CASH FLOW PERFORMANCE

Period	Jul-15 YTD	Actual	Budget	PSF
Projected Occupancy	78.0%		81.1%	
Effective Gross Revenue		\$ 2,958,002	\$ 2,892,115	\$ 17
Real Estate Taxes		(179,893)	(366,493)	(2)
Operating Expenses		(1,128,807)	(1,132,248)	(7)
Net Operating Income		1,649,302	1,393,374	8
Tenant Improvements		(100,889)	(357,698)	(2)
Leasing Commissions		(45,248)	(110,507)	(1)
Capital Improvements		(10,081)	(10,918)	(0)
Total Leasing and Capital		(156,218)	(479,123)	(3)
CF before Senior Debt Service		1,493,084	914,251	5
Senior Debt Service		(559,444)	(636,000)	
DSCR on NOI		2.95x	2.19x	
DSCR on CF before Senior Debt Service		2.67x	1.44x	
CF after Senior Debt Service		\$ 933,640	\$ 278,251	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The property is 76% leased with 15,000 square feet expiring through 2015. Several ground floor tenants have expressed interest in expansion opportunities as new prospects continue expressing interest in the ground floor.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-15 / May-15	LifeSafe	8th	4,657	Relocation	\$29.00	4.50%	6 mos.	\$2.00	3 yrs.	\$24.44
Jun-15 / Jun-15	Curiosity Media	12th	4,146	Exp	\$30.00	4.00%	9 mos.	\$0.00	2 yrs.	\$17.98
Apr-15 / Jul-15	DivvyCloud	A Level	2,026	New	\$28.50	4.50%	2 mos.	\$0.00	2.1 yrs.	\$26.59

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___ / Oct-15	NRG EVGO	Ground	1,818	New	No	\$31.00	5.00%	1 mos.	\$0.00	2 yrs.	\$30.33
___ / Sept-15	Osendio	Ground	1,818	New	No	\$32.50	5.00%	2 mos.	\$0.00	2.1 yrs.	\$30.41
___ / Sept-15	KSA	Ground	1,818	New	No	\$32.50	5.00%	1 mos.	\$0.00	2.1 yrs.	\$31.86

SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3450

Trial Balance
Monday Production DB
1400 Key Boulevard

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Date: 8/21/2015
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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	13,200,021.19	
0132-0000	Building	41,800,293.76	
0142-0002	Bldg Impr-Non Escalatable	2,009,947.04	
0142-0020	Bldg Impr-CM Fee	60,212.71	
0145-0001	Bldg Impr-Redvpmt Sft Co	388,140.92	
0162-0001	TI-Construction	1,097,346.34	
0162-0002	TI-Space Planning	9,216.39	
0162-0004	TI-Landlord Work	2,668,793.80	
0162-0020	TI-CM Fee	128,239.09	
0202-0001	Def Leasing-Brokerage	821,061.28	
0202-0002	Def Leasing-Legal	184,241.92	
0202-0006	Deferred Leas-Monday	905,387.53	
0222-0000	Deferred Financing	305,613.77	
0229-0000	Acc Amort-Def Financing		124,326.73
0250-0000	Def Selling Costs	0.00	
0311-3450	BA9515551347 1400 Key	490,440.37	
0321-3450	BA9515551312 1400Key Rent	8,780.50	
0412-0101	Tax and Insurance Reserve	495,343.88	
0412-0102	Required Repairs	2.51	
0412-0103	Replacement Reserve	34,294.62	
0412-0104	Leasing Reserve	132,709.82	
0491-0010	Due To/From Managing Agen		33,286.54
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard	1,017,512.34	
0491-3455	I/E-1401 Wilson Boulevard		86,200.42
0491-3465	I/E-1515 Wilson Boulevard		9,345.56
0491-3470	I/E-1701 N.Ft. MyerDrive	160,265.33	
0491-3480	I/E-1200 Wilson Boulevard	435.03	
0491-3485	I/E - 1812 N. Moore Street	3,624.62	
0511-0000	Tenant A/R	278,152.85	
0512-0000	Accr Tenant A/R	7,985.26	
0513-0000	Accr Tenant Recovery A/R	29,085.00	
0532-0000	Parking Operator A/R	74,663.16	
0581-0000	Res for Bad Debts-Billed		152,692.15
0611-1600	Transfer	24,263.00	
0632-0000	Prepaid Insurance	3,863.27	
0633-0000	Prepaid Taxes	8,499.82	
0711-0001	Due To/From Partner	20,304.44	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		55,091.65
2514-0000	A/P-Seller Obligations		13,661.28
2552-0000	Accr Miscellaneous		63,150.12
2553-0000	Accr Taxes		23,743.69
2556-0000	Accr Interest/Financing		44,861.11
2571-0000	Security Deposits		297,052.24
2572-0001	Tenant LOC		171,875.36
2572-0002	Tenant LOC Offset	171,875.36	
2591-0000	Prepaid Rents		175,700.50
3311-0001	Retained Earnings		11,219,398.52
3341-0001	Distribution	32,620,263.93	
3421-9999	Mbr Contrib-Misc		65,660,496.53
4111-0000	Office Income		2,228,686.95
4111-0001	Office Income Concession	122,361.40	
4121-0000	Retail Income		150,718.75
4131-0000	% Rent Income		36,567.90

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Accrual Year to Date Balances for period 07/15
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Account	Description	Debit	Credit
4151-0000	Storage Income		13,703.48
4171-0000	Gar/Prkg Income		573,120.28
4311-0000	Oper Exp Rec-Billed		1,615.11
4313-0000	Oper Exp Rec-Prev Yr Adj	5,711.91	
4331-0000	R/E Tax Rec-Billed		11,261.35
4332-0000	R/E Tax Rec-Accrual		29,085.00
4333-0000	R/E Tax Rec-Prev Yr Adj		0.01
4371-0000	Utility Reimb Billed		20,425.58
4521-0000	Int Inc-Bank		97.63
4861-1000	O/T HVAC Serv Income		407.96
4862-1400	Other Income		3,187.06
4862-1500	Locks/Keys Income		726.90
4862-1700	Card/Access Card Income		1,092.90
4863-1600	Rubbish Removal		525.00
4864-0000	Engineering Reimb		480.00
4891-1000	Antenna Income		10,109.12
4891-1100	Back Chg./Repair		528.58
4891-2400	Late Chg Income		3,735.41
5120-0000	Clean-Contract Interior	115,164.90	
5121-0000	Clean- Vacancy Credit		24,693.10
5130-0000	Clean-Window Wash Ext	7,500.00	
5132-0000	Clean-Window Wash Int	1,200.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	4,706.67	
5160-0000	Clean-Other	461.33	
5210-0000	Util-Elec-Public Area	166,934.92	
5220-0000	Util-Gas	26,222.79	
5250-0000	Util-Water/Sewer-Water	9,969.37	
5310-0000	R&M-Payroll-Gen'l	107,858.65	
5310-1000	R & M Payroll-OT	13,852.26	
5310-2000	R & M Payroll-Taxes	9,820.53	
5310-4000	R & M -Benefits	21,480.91	
5320-0000	R&M-Elev-Maint Contract	16,450.02	
5322-0000	R&M-Elev-Outside Svs	3,125.69	
5330-0000	R&M-HVAC-Contract Svs	8,583.90	
5332-0000	R&M-HVAC-Water Treatment	4,664.63	
5334-0000	R&M-HVAC-Supplies	8,121.18	
5336-0000	R&M-HVAC-Outside Svs	4,033.36	
5340-0000	R&M-Electrical-Supplies	1,985.15	
5342-0000	R&M-Electrical-Outside Svs	1,072.45	
5360-0000	R&M-Plumbing-Supplies	1,793.96	
5370-0000	R&M-Fire/Life Safety-Supp	590.64	
5372-0000	R&M-Fire/Life Safety-O/S	15,892.21	
5380-0000	R&M-GB Interior-Supplies	2,465.29	
5381-0000	R&M-GB Interior-O/S	13,777.07	
5384-0000	R&M-GB Interior-Pest Cont	4,096.68	
5385-0000	R&M-GB Interior-Plant Mnt	2,524.43	
5388-0000	R&M-GB Exterior	4,562.00	
5390-0000	R&M-Other	7,470.88	
5412-0000	Grounds-Landscape-O/S	4,861.66	
5430-0000	Grounds-Snow Rem-Supplies	2,136.26	
5520-0000	Security-Contract	32,441.19	
5530-0000	Security-Equipment	1,504.95	
5540-0000	Security-Other	535.34	
5610-0000	Mgmt Fee-Current Yr	59,949.68	
5710-0000	Adm-Payroll	60,887.54	
5710-1000	Admi-Payroll taxes	4,357.03	

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Account	Description	Debit	Credit
5710-5000	Admin-Other Payroll Exp	6,713.91	
5710-5555	Deferred Compensation	13,298.24	
5730-0000	Adm-Office Exp-Mgmt Rent	31,443.55	
5732-0000	Adm-Office Exp-Mgmt Exps	3,750.86	
5734-0000	Adm-Office Exp-Phone	3,641.89	
5740-0000	Adm-Office Exp-Equip Leas	1,420.77	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	2,315.20	
5756-0000	Adm-Mgmt Exp-Dues & Subs	880.39	
5758-0001	Office/Lunchroom Supplies	473.13	
5758-0002	Internet/IT Contracts	1,335.15	
5758-0003	Computer Hardware/Software	3,616.78	
5758-0004	Copiers/Office Equipment	521.36	
5758-0005	Phone - Corporate/Teleconferencing	424.77	
5758-0006	Phone - Wireless/Cellular	962.70	
5758-0007	Postage/Delivery	179.05	
5758-0008	Car Service	245.82	
5758-0009	Printing/Reproduction	51.01	
5758-0010	Corporate Events/Gifts	182.56	
5758-0011	Temporary Staffing	4,832.78	
5758-0012	Other Corp Admin Exp	1,650.11	
5758-0013	Meals	280.48	
5758-0014	Travel	715.55	
5762-0000	Adm-Mgmt Exp-Meals	56.31	
5772-0000	Adm-Other-Tenant Relation	732.99	
5810-0000	Insurance-Policies	22,675.66	
5810-1000	Insurance-Workers Comp	4,127.99	
5841-0000	License/Fees/Permits	1.92	
6110-0000	Electric - Sep Tenant Chg	16,693.22	
6111-0000	Water/Sewer - Sep Tenant Chg	3,732.36	
6212-0000	Svs Costs-Misc Bldg	694.06	
6214-0000	Svs Costs-Cleaning	1,508.24	
6310-0000	Parking Exp-Operator	151,477.36	
6318-0000	Parking Exp - Mgmt Fee	45,118.29	
6320-0000	Parking Exp-Misc	8,778.10	
6410-0000	Promotion and Advertising	11,735.66	
6410-4000	Broker Entertainment & Gifts	4.52	
6411-0000	Leasing Meals & Entertainment	4,585.06	
6412-0000	Leasing Miscellaneous	2,897.73	
6420-0000	Lease Obligations	891.55	
6630-0000	Legal	15,374.86	
6632-0000	Misc Professional Serv	18,111.67	
6633-0000	Bank & Credit Card Fees	10,711.31	
6634-0000	Charitable Contributions	629.23	
6645-0000	Sales & Use Taxes	970.61	
6710-0000	RE Taxes-General	166,205.85	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6730-0000	Personal Property Tax	787.15	
6740-0000	Other Taxes	11,899.79	
8201-0000	Mortgage Interest Expense	559,444.47	
8302-0000	Amort-Def Financing	59,858.77	
Total:		101,241,650.48	101,241,650.48

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Report: MRI_BALST

Balance Sheet
Monday Production DB
1400 Key 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	13,200,021.19
Building	41,800,293.76
BLDG IMPROVEMENTS	2,070,159.75
Bldg Impr-Redevelopment	388,140.92
TENANT IMPROVEMENTS	3,903,595.62
DEFERRED LEASING	1,910,690.73

Total Direct Investments in Real Property	63,272,901.97
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Indirect Investments in Real Property

Mortgage Note Rec	20,304.44
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Total Indirect Investments in Real Property	20,304.44
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Total Investments in Real Property	63,293,206.41
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Cash and Cash Equivalents

OPERATING CASH	490,440.37
RENT CASH	8,780.50

Total Cash and Cash Equivalents	499,220.87
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Restricted Cash

MORTGAGE ESCROWS	662,350.83
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Total Restricted Cash	662,350.83
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Accounts and Notes Receivable, net

I/E-Unallocated	(33,286.54)
Tenant A/R	278,152.85
Accr Tenant A/R	7,985.26
Accr Tenant Recovery A/R	29,085.00
Parking Operator A/R	74,663.16
Res for Bad Debts-Billed	(152,692.15)

Total Accounts and Notes Receivable, net	203,907.58
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	305,613.77
Acc Amort-Def Financing	(124,326.73)

Total Deferred Financing	181,287.04
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Other Assets

Deposits	24,263.00
Prepaid Insurance	3,863.27
Prepaid Taxes	8,499.82

Total Other Assets	36,626.09
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Total Def Financing & Other Assets	217,913.13
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Jul 2015

TOTAL ASSETS

64,876,598.82

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

15,000,000.00

Sr Mezzanine Mtge Pay

5,000,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

20,000,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

55,091.65

A/P-Seller Obligations

13,661.28

A/P-Tenant

0.00

Accr Miscellaneous

63,150.12

Accr Taxes

23,743.69

Accr Interest/Financing

44,861.11

Accrued Sales Tax

0.00

Deferred Liability

0.00

Security Deposits

297,052.24

Prepaid Rents

175,700.50

Total Accounts Payable, Accrued Exp & Other

673,260.59

TOTAL LIABILITIES

20,673,260.59

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

11,219,398.52

Total Partners'/Members' Equity

11,219,398.52

Partners'/Members' Contributions

MEMBERS CONTRIB

65,660,496.53

Total Partners'/Members' Contributions

65,660,496.53

Partners'/Members' Distributions

PARTNERS DISTRIB

(32,620,263.93)

Total Partners'/Members' Distributions

(32,620,263.93)

I/E Adjustments

I/E-RosslynOfficeProp LLC

(1,086,291.34)

Total I/E Adjustments

(1,086,291.34)

Current Year Profit (Loss)

1,029,998.45

Total Current & Prior Profit (Loss)

1,029,998.45

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Balance Sheet
Monday Production DB
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Accrual

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TOTAL EQUITY ACCOUNTS

44,203,338.23

TOTAL LIABILITY AND EQUITY

64,876,598.82

Database:	MONDAYPROD	Comparative Income Statement				Page:	1
ENTITY:	3450	SOP Detail - W/Cash Flow Format				Date:	8/21/2015
Report:	MP_CMPINC	Monday Production DB				Time:	03:53 PM
		1400 Key Boulevard					
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	

Revenues

Rental Income								
Office Income	328,406.72	356,788.64	(28,381.92)	-7.95%	2,228,686.95	2,300,117.22	(71,430.27)	-3.11%
Office Income Concession	(7,854.17)	(11,882.50)	4,028.33	33.90%	(122,361.40)	(188,059.26)	65,697.86	34.93%
Total Office Income	320,552.55	344,906.14	(24,353.59)	-7.06%	2,106,325.55	2,112,057.96	(5,732.41)	-0.27%
Retail Income								
Retail Income	21,531.25	21,531.25	0.00	0.00%	150,718.75	150,718.75	0.00	0.00%
Total Retail Income	21,531.25	21,531.25	0.00		150,718.75	150,718.75	0.00	
% Rent								
% Rent Income	0.00	0.00	0.00	0.00%	36,567.90	0.00	36,567.90	0.00%
Total % Rent Income	0.00	0.00	0.00		36,567.90	0.00	36,567.90	
Storage Income								
Storage Income	1,974.59	1,974.59	0.00	0.00%	13,703.48	13,703.48	0.00	0.00%
Storage Income	1,974.59	1,974.59	0.00		13,703.48	13,703.48	0.00	
Total Rental Income	344,058.39	368,411.98	(24,353.59)	-6.61%	2,307,315.68	2,276,480.19	30,835.49	1.35%

Recoveries

Operating Expense Reimb								
Oper Exp Rec-Billed	230.73	136.41	94.32	69.14%	1,615.11	954.87	660.24	69.14%
Oper Exp Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(5,711.91)	0.00	(5,711.91)	0.00%
Total Operating Expense Reimb	230.73	136.41	94.32	69.14%	(4,096.80)	954.87	(5,051.67)	-529.04%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	868.58	5,020.00	(4,151.42)	-82.70%	11,261.35	35,140.00	(23,878.65)	-67.95%
R/E Tax Rec-Accrual	4,155.00	0.00	4,155.00	0.00%	29,085.00	0.00	29,085.00	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	5,023.58	5,020.00	3.58	0.07%	40,346.36	35,140.00	5,206.36	14.82%

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 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1400 Key Boulevard

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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	
Total Recoveries	5,254.31	5,156.41	97.90	1.90%	36,249.56	36,094.87	154.69	0.43%
Garage/Parking Income								
Gar/Prkg Income	83,842.00	76,974.00	6,868.00	8.92%	573,120.28	531,531.00	41,589.28	7.82%
Total Garage/Parking Income	83,842.00	76,974.00	6,868.00	8.92%	573,120.28	531,531.00	41,589.28	7.82%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	3.50	83.33	(79.83)	-95.80%	97.63	583.31	(485.68)	-83.26%
Total Interest and Dividend Income	3.50	83.33	(79.83)	-95.80%	97.63	583.31	(485.68)	-83.26%
Utility Reimbursement								
Utility Reimb Billed	4,302.45	3,451.00	851.45	24.67%	20,425.58	24,157.00	(3,731.42)	-15.45%
Total Utility Reimbursement	4,302.45	3,451.00	851.45	24.67%	20,425.58	24,157.00	(3,731.42)	-15.45%
Service Income								
O/T HVAC Serv Income	0.00	0.00	0.00	0.00%	407.96	0.00	407.96	0.00%
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	3,388.00	(3,388.00)	-100.00%
Other Income	926.04	1,118.00	(191.96)	-17.17%	3,187.06	7,826.00	(4,638.94)	-59.28%
Locks/Keys Income	0.00	0.00	0.00	0.00%	726.90	0.00	726.90	0.00%
Card/Access Card Income	200.00	0.00	200.00	0.00%	1,092.90	0.00	1,092.90	0.00%
Rubbish Removal	75.00	75.00	0.00	0.00%	525.00	525.00	0.00	0.00%
Cleaning	0.00	203.00	(203.00)	-100.00%	0.00	1,421.00	(1,421.00)	-100.00%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00	0.00%
Total Service Income	1,201.04	1,880.00	(678.96)	-36.11%	6,419.82	13,160.00	(6,740.18)	-51.22%
Miscellaneous Income								
Antenna Income	1,444.16	1,444.16	0.00	0.00%	10,109.12	10,109.12	0.00	0.00%
Back Chg./Repair	0.00	0.00	0.00	0.00%	528.58	0.00	528.58	0.00%
Late Chg Income	396.48	0.00	396.48	0.00%	3,735.41	0.00	3,735.41	0.00%

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1400 Key Boulevard								
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	
Total Miscellaneous Income	1,840.64	1,444.16	396.48	27.45%	14,373.11	10,109.12	4,263.99	42.18%
Total Interest and Other Income	7,347.63	6,858.49	489.14	7.13%	41,316.14	48,009.43	(6,693.29)	-13.94%
Total Revenue	440,502.33	457,400.88	(16,898.55)	-3.69%	2,958,001.66	2,892,115.49	65,886.17	2.28%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(16,871.46)	(16,874.00)	2.54	0.02%	(115,164.90)	(115,172.00)	7.10	0.01%
Clean- Vacancy Credit	2,768.10	1,654.00	1,114.10	67.36%	24,693.10	15,079.00	9,614.10	63.76%
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%	(1,200.00)	(1,200.00)	0.00	0.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(400.00)	400.00	100.00%
Clean-Trash Rem/Recyl-O/S	(650.33)	(611.72)	(38.61)	-6.31%	(4,706.67)	(4,583.44)	(123.23)	-2.69%
Clean-Other	0.00	0.00	0.00	0.00%	(461.33)	(2,400.00)	1,938.67	80.78%
Total Cleaning	(14,753.69)	(15,831.72)	1,078.03	6.81%	(104,339.80)	(116,176.44)	11,836.64	10.19%
Utilities								
Util-Elec-Public Area	(49,011.97)	(19,256.00)	(29,755.97)	-154.53%	(166,934.92)	(114,821.00)	(52,113.92)	-45.39%
Util-Gas	(67.36)	(24.00)	(43.36)	-180.67%	(26,222.79)	(48,403.00)	22,180.21	45.82%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(2,702.62)	(3,117.00)	414.38	13.29%	(9,969.37)	(11,772.00)	1,802.63	15.31%
Total Utilities	(51,781.95)	(22,397.00)	(29,384.95)	-131.20%	(203,127.08)	(175,496.00)	(27,631.08)	-15.74%
Repair & Maintenance								
R&M-Payroll-Gen'l	(14,453.35)	(15,224.00)	770.65	5.06%	(107,858.65)	(101,306.00)	(6,552.65)	-6.47%
R & M Payroll-OT	(598.51)	(584.00)	(14.51)	-2.48%	(13,852.26)	(3,959.00)	(9,893.26)	-249.89%
R & M Payroll-Taxes	(1,025.53)	(1,209.00)	183.47	15.18%	(9,820.53)	(9,130.00)	(690.53)	-7.56%
R & M -Benefits	(2,225.01)	(2,320.61)	95.60	4.12%	(21,480.91)	(18,778.33)	(2,702.58)	-14.39%

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Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
R&M-Elev-Maint Contract	(2,350.00)	(2,350.00)	0.00	0.00%	(16,450.02)	(16,450.00)	(0.02)	0.00%
R&M-Elev-Outside Svs	(110.91)	(350.00)	239.09	68.31%	(3,125.69)	(4,910.00)	1,784.31	36.34%
R&M-HVAC-Contract Svs	(1,187.92)	(2,252.00)	1,064.08	47.25%	(8,583.90)	(10,138.00)	1,554.10	15.33%
R&M-HVAC-Water Treatment	0.00	(365.00)	365.00	100.00%	(4,664.63)	(4,555.00)	(109.63)	-2.41%
R&M-HVAC-Supplies	(1,791.40)	(700.00)	(1,091.40)	-155.91%	(8,121.18)	(6,900.00)	(1,221.18)	-17.70%
R&M-HVAC-Outside Svs	0.00	(400.00)	400.00	100.00%	(4,033.36)	(21,800.00)	17,766.64	81.50%
R&M-Electrical-Supplies	0.00	(250.00)	250.00	100.00%	(1,985.15)	(1,750.00)	(235.15)	-13.44%
R&M-Electrical-Outside Svs	0.00	(150.00)	150.00	100.00%	(1,072.45)	(1,550.00)	477.55	30.81%
R&M-Struc/Roof-Roof Rep	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	0.00	(250.00)	250.00	100.00%	(1,793.96)	(1,750.00)	(43.96)	-2.51%
R&M-Plumbing-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(3,300.00)	3,300.00	100.00%
R&M-Flre/Life Safety-Supp	0.00	(250.00)	250.00	100.00%	(590.64)	(1,750.00)	1,159.36	66.25%
R&M-Fire/Life Safety-O/S	(4,542.73)	(521.33)	(4,021.40)	-771.37%	(15,892.21)	(8,747.33)	(7,144.88)	-81.68%
R&M-GB Interior-Supplies	(158.22)	(400.00)	241.78	60.45%	(2,465.29)	(4,200.00)	1,734.71	41.30%
R&M-GB Interior-O/S	(2,019.40)	(500.00)	(1,519.40)	-303.88%	(13,777.07)	(15,000.00)	1,222.93	8.15%
R&M-GB Interior-Pest Cont	(585.24)	(759.33)	174.09	22.93%	(4,096.68)	(4,813.66)	716.98	14.89%
R&M-GB Interior-Plant Mnt	(401.31)	(273.00)	(128.31)	-47.00%	(2,524.43)	(1,863.00)	(661.43)	-35.50%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(4,562.00)	0.00	(4,562.00)	0.00%
R&M-Other	(819.72)	(1,078.33)	258.61	23.98%	(7,470.88)	(15,586.66)	8,115.78	52.07%
License/Fees/Permits	(1.92)	0.00	(1.92)	0.00%	(1.92)	0.00	(1.92)	0.00%
Total Repair & Maintenance	(32,271.17)	(30,186.60)	(2,084.57)	-6.91%	(254,223.81)	(258,736.98)	4,513.17	1.74%
Roads & Grounds								
Grounds-Landscape-O/S	(315.25)	(345.25)	30.00	8.69%	(4,861.66)	(9,310.50)	4,448.84	47.78%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,136.26)	(3,000.00)	863.74	28.79%
Total Roads & Grounds	(315.25)	(345.25)	30.00	8.69%	(6,997.92)	(12,310.50)	5,312.58	43.15%
Security								
Security-Contract	(30.60)	(5,743.26)	5,712.66	99.47%	(32,441.19)	(35,161.52)	2,720.33	7.74%
Security-Equipment	(148.55)	0.00	(148.55)	0.00%	(1,504.95)	(5,540.00)	4,035.05	72.83%
Security-Other	0.00	0.00	0.00	0.00%	(535.34)	0.00	(535.34)	0.00%
Total Security	(179.15)	(5,743.26)	5,564.11	96.88%	(34,481.48)	(40,701.52)	6,220.04	15.28%

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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	
Management Fees	(9,718.41)	(9,146.35)	(572.06)	-6.25%	(59,949.68)	(57,830.64)	(2,119.04)	-3.66%
Total Management Fees	(9,718.41)	(9,146.35)	(572.06)	-6.25%	(59,949.68)	(57,830.64)	(2,119.04)	-3.66%
Administrative								
Adm-Payroll	(8,907.18)	(9,864.00)	956.82	9.70%	(60,887.54)	(69,048.00)	8,160.46	11.82%
Admi-Payroll taxes	(469.97)	(748.00)	278.03	37.17%	(4,357.03)	(5,781.00)	1,423.97	24.63%
Admin-Other Payroll Exp	(597.73)	(787.15)	189.42	24.06%	(6,713.91)	(7,274.70)	560.79	7.71%
Deferred Compensation	0.00	0.00	0.00	0.00%	(13,298.24)	0.00	(13,298.24)	0.00%
Adm-Office Exp-Mgmt Rent	(4,709.78)	(4,371.92)	(337.86)	-7.73%	(31,443.55)	(30,144.11)	(1,299.44)	-4.31%
Adm-Office Exp-Mgmt Exps	(409.40)	(328.00)	(81.40)	-24.82%	(3,750.86)	(2,346.00)	(1,404.86)	-59.88%
Adm-Office Exp-Phone	(520.81)	(240.00)	(280.81)	-117.00%	(3,641.89)	(1,680.00)	(1,961.89)	-116.78%
Adm-Office Exp-Equip Leas	(30.95)	(180.00)	149.05	82.81%	(1,420.77)	(1,260.00)	(160.77)	-12.76%
Adm-Mgmt Exp-Tuition,Educ	0.00	(336.00)	336.00	100.00%	(2,315.20)	(1,424.00)	(891.20)	-62.58%
Adm-Mgmt Exp-Dues & Subs	(38.96)	0.00	(38.96)	0.00%	(880.39)	(2,580.00)	1,699.61	65.88%
Adm-Mgmt Exp-Meals	(54.96)	0.00	(54.96)	0.00%	(56.31)	0.00	(56.31)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(225.00)	225.00	100.00%
Adm-Other-Tenant Relation	0.00	(1,850.00)	1,850.00	100.00%	(732.99)	(6,950.00)	6,217.01	89.45%
Adm - Other - Misc	(2,132.35)	(3,062.65)	930.30	30.38%	(15,471.25)	(23,367.55)	7,896.30	33.79%
Total Administrative	(17,872.09)	(21,767.72)	3,895.63	17.90%	(144,969.93)	(152,080.36)	7,110.43	4.68%
Insurance								
Insurance-Policies	(3,239.38)	(3,169.84)	(69.54)	-2.19%	(22,675.66)	(22,188.88)	(486.78)	-2.19%
Insurance-Workers Comp	(589.25)	(617.91)	28.66	4.64%	(4,127.99)	(4,325.37)	197.38	4.56%
Total Insurance	(3,828.63)	(3,787.75)	(40.88)	-1.08%	(26,803.65)	(26,514.25)	(289.40)	-1.09%
Total Property Exp-Escalatable	(130,720.34)	(109,205.65)	(21,514.69)	-19.70%	(834,893.35)	(839,846.69)	4,953.34	0.59%
Real Estate Taxes								
RE Taxes-General	(23,743.69)	(50,490.16)	26,746.47	52.97%	(166,205.85)	(353,431.12)	187,225.27	52.97%
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	(787.15)	0.00	(787.15)	0.00%	(787.15)	0.00	(787.15)	0.00%

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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	
Other Taxes	(1,699.97)	(1,912.59)	212.62	11.12%	(11,899.79)	(12,061.52)	161.73	1.34%
Total Real Estate Taxes	(26,230.81)	(52,402.75)	26,171.94	49.94%	(179,892.79)	(366,492.64)	186,599.85	50.92%
Total Escalatable Expenses	(156,951.15)	(161,608.40)	4,657.25	2.88%	(1,014,786.14)	(1,206,339.33)	191,553.19	15.88%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(4,123.33)	(2,826.00)	(1,297.33)	-45.91%	(16,693.22)	(19,782.00)	3,088.78	15.61%
Water/Sewer - Sep Tenant Chg	(494.22)	(625.00)	130.78	20.92%	(3,732.36)	(4,375.00)	642.64	14.69%
Total Non Esc Utilities	(4,617.55)	(3,451.00)	(1,166.55)	-33.80%	(20,425.58)	(24,157.00)	3,731.42	15.45%
Service Costs								
Svs Costs-Misc Bldg	0.00	(400.00)	400.00	100.00%	(694.06)	(2,800.00)	2,105.94	75.21%
Svs Costs-Cleaning	(234.00)	(203.00)	(31.00)	-15.27%	(1,508.24)	(1,421.00)	(87.24)	-6.14%
Total Service Costs	(234.00)	(603.00)	369.00	61.19%	(2,202.30)	(4,221.00)	2,018.70	47.83%
Parking Expenses								
Parking Exp-Operator	(24,802.22)	(20,934.00)	(3,868.22)	-18.48%	(151,477.36)	(143,236.00)	(8,241.36)	-5.75%
Parking Exp - Mgmt Fee	(6,374.24)	(6,374.30)	0.06	0.00%	(45,118.29)	(44,620.10)	(498.19)	-1.12%
Parking Exp-Misc	(934.98)	(1,568.41)	633.43	40.39%	(8,778.10)	(13,101.89)	4,323.79	33.00%
Total Parking Expenses	(32,111.44)	(28,876.71)	(3,234.73)	-11.20%	(205,373.75)	(200,957.99)	(4,415.76)	-2.20%
Leasing Costs								
Promotion and Advertising	(3,469.80)	(1,725.00)	(1,744.80)	-101.15%	(11,735.66)	(27,220.00)	15,484.34	56.89%
Broker Entertainment & Gifts	(4.52)	0.00	(4.52)	0.00%	(4.52)	0.00	(4.52)	0.00%
Leasing Meals & Entertainment	(39.75)	0.00	(39.75)	0.00%	(4,585.06)	0.00	(4,585.06)	0.00%
Leasing Miscellaneous	0.00	0.00	0.00	0.00%	(2,897.73)	0.00	(2,897.73)	0.00%
Lease Obligations	0.00	(450.00)	450.00	100.00%	(891.55)	(3,950.00)	3,058.45	77.43%
Total Leasing Costs	(3,514.07)	(2,175.00)	(1,339.07)	-61.57%	(20,114.52)	(31,170.00)	11,055.48	35.47%

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

Owner Costs								
Legal	(2,420.97)	(1,500.00)	(920.97)	-61.40%	(15,374.86)	(10,500.00)	(4,874.86)	-46.43%
Misc Professional Serv	(2,631.17)	0.00	(2,631.17)	0.00%	(18,111.67)	(7,333.32)	(10,778.35)	-146.98%
Bank & Credit Card Fees	(1,478.78)	(1,600.00)	121.22	7.58%	(10,711.31)	(11,200.00)	488.69	4.36%
Charitable Contributions	0.00	0.00	0.00	0.00%	(629.23)	(657.00)	27.77	4.23%
Sales & Use Taxes	(38.70)	(315.00)	276.30	87.71%	(970.61)	(2,205.00)	1,234.39	55.98%
Total Owner Costs	(6,569.62)	(3,415.00)	(3,154.62)	-92.38%	(45,797.68)	(31,895.32)	(13,902.36)	-43.59%
Total Property Exp-Non Escalatable	(47,046.68)	(38,520.71)	(8,525.97)	-22.13%	(293,913.83)	(292,401.31)	(1,512.52)	-0.52%
Total Operating Expenses	(203,997.83)	(200,129.11)	(3,868.72)	-1.93%	(1,308,699.97)	(1,498,740.64)	190,040.67	12.68%
Net Operating Income (Loss)	236,504.50	257,271.77	(20,767.27)	-8.07%	1,649,301.69	1,393,374.85	255,926.84	18.37%
Interest Expense								
Mortgage Interest Expense	(81,805.56)	(93,000.00)	11,194.44	12.04%	(559,444.47)	(636,000.00)	76,555.53	12.04%
Total Interest Expense	(81,805.56)	(93,000.00)	11,194.44	12.04%	(559,444.47)	(636,000.00)	76,555.53	12.04%
Amort of Financing Costs								
Amort-Def Financing	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(59,858.77)	(58,982.00)	(876.77)	-1.49%
Total Amort of Financing Costs	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(59,858.77)	(58,982.00)	(876.77)	-1.49%
Net Income(Loss)	146,209.67	155,845.77	(9,636.10)	-6.18%	1,029,998.45	698,392.85	331,605.60	47.48%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	8,489.27	0.00	8,489.27		59,858.77	0.00	59,858.77	

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	Current Period			Year-To-Date			
Thru:	Actual	Budget		Actual	Budget		
	Jul 2015	Jul 2015	Variance	Jul 2015	Jul 2015	Variance	
Debt Service Accrual	2,638.89	0.00	2,638.89	0.00	0.00	0.00	
Real Estate Tax Accrual	23,743.69	0.00	23,743.69	23,743.69	0.00	23,743.69	
Real Estate Tax Prepayment	1,699.97	0.00	1,699.97	(8,499.82)	0.00	(8,499.82)	
Insurance Prepayment	3,828.63	0.00	3,828.63	26,742.65	0.00	26,742.65	
Change in Capital Assets:							
Building Improvements	(437.98)	0.00	(437.98)	(10,080.69)	(10,918.00)	837.31	7.67%
Tenant Improvements	(18,041.41)	0.00	(18,041.41)	(100,889.26)	(357,698.40)	256,809.14	71.79%
Leasing Expenses	0.00	0.00	0.00	(45,248.27)	(110,506.60)	65,258.33	59.05%
Other Balance Sheet Adjustments:							
Change in A/R	(14,151.44)	0.00	(14,151.44)	(41,141.05)	0.00	(41,141.05)	
Change in A/P	22,944.06	0.00	22,944.06	25,399.48	0.00	25,399.48	
Change in Other Assets	(24,378.00)	0.00	(24,378.00)	(24,378.00)	0.00	(24,378.00)	
Change in Other Liabilities	48,853.90	0.00	48,853.90	38,763.68	0.00	38,763.68	
Change in I/C Balances	(20,148.26)	0.00	(20,148.26)	(1,078,649.91)	0.00	(1,078,649.91)	
Total Cash Flow Adjustments	35,041.32	0.00	35,041.32	(1,134,378.73)	0.00	(655,255.73)	-136.76%
Cash Balances:							
Cash Balance - Beginning of Period	980,320.71	0.00	980,320.71	0.00%	1,265,951.98	0.00	1,265,951.98
Net Income/(Loss)	146,209.67	0.00	(9,636.10)		1,029,998.45	0.00	331,605.60
+/- Cash Flow Adjustments	35,041.32	0.00	35,041.32		(1,134,378.73)	0.00	(655,255.73)
Cash Balance - End of Period	1,161,571.70	0.00	1,005,725.94		1,161,571.70	0.00	942,301.85
Cash Balance Composition:							
Operating Cash	499,220.87	0.00	499,220.87		499,220.87	0.00	499,220.87
Escrow Cash	662,350.83	0.00	662,350.83		662,350.83	0.00	662,350.83
Total Cash	1,161,571.70	0.00	1,161,571.70		1,161,571.70	0.00	1,161,571.70

1400 Key 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>	
Rental Income:					
Rental Income	\$2,307,316	\$2,276,480	\$30,835	1.35%	
Recoveries	\$36,250	36,095	155	0.43%	
Parking Income	573,120	531,531	41,589	7.82%	A
Interest and Other Income	41,316	48,009	(6,693)	-13.94%	
Total Rental Income	2,958,002	2,892,115	65,886	2.28%	
Operating Expenses:					
Cleaning	(104,340)	(116,176)	11,837	10.19%	B
Utilities	(203,127)	(175,496)	(27,631)	-15.74%	
Repairs and Maintenance	(254,224)	(258,737)	4,513	1.74%	
Roads and Grounds	(6,998)	(12,311)	5,313	43.15%	
Security	(34,481)	(40,702)	6,220	15.28%	
Management Fees	(59,950)	(57,831)	(2,119)	-3.66%	
Administrative	(144,970)	(152,080)	7,110	4.68%	
Insurance	(26,804)	(26,514)	(289)	-1.09%	
Real Estate Taxes	(179,893)	(366,493)	186,600	50.92%	C
Non- Escalatable Expenses	(293,914)	(292,401)	(1,513)	-0.52%	
Professional Services/ Other	-	-	-	0.00%	
Total Expenses	(1,308,700)	(1,498,741)	190,041	12.68%	
Net Operating Income (Loss)	\$1,649,302	\$1,393,375	\$255,927	18.37%	
Other Income and Expenses:					
Interest Expense	(559,444)	(636,000)	76,556	12.04%	D
Amortization - Financing Costs	(59,859)	(58,982)	(877)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(619,303)	(694,982)	75,679	10.89%	
Net Income (Loss)	\$1,029,998	\$698,393	\$331,606	47.48%	

CASH BASIS

<u>Property Activity</u>					
Net Income (Loss)	1,029,998	698,393	331,606	47.48%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(59,859)	(58,982)	(877)	-1.49%	
Capital Expenditures	(10,081)	(10,918)	837	7.67%	
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	(100,889)	(357,698)	256,809	71.79%	E
Leasing Costs	(45,248)	(110,507)	65,258	59.05%	F
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	(918,302)	-	(918,302)	100.00%	
Total Property Activity	(\$104,380)	\$160,288	(\$264,668)	-165.12%	

Operating Cash Activity

Plus: Beginning of Year Cash Balance	\$ 1,265,952
Less: Ending Cash Balance (Note A)	1,161,572
Total Property Activity	\$ (104,380)
(Distributions)/Contributions	\$ -

(Note A) - Ending Cash consists of:

Operating & lockbox	499,221
Money Market	-
Sweep Investment	-
Escrows	662,351
Total	\$ 1,161,572

1400 Key Boulevard
BUDGET COMPARISON REPORT
Period Ended July 31, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	41,589	The positive variance in Parking Income is primarily due to:
		41,589	Budgeted parking income is higher than actual due to early bird rate attracting non-tenant daily parkers (Permanent Variance)
		-	
	<u>\$</u>	<u>41,589</u>	
B	\$	11,837	The positive variance in Cleaning is primarily due to:
		9,614	Budgeted Clean-Contract Interior vacancy credit is lower than actual due to greater than anticipated vacancy due to lease deals that have not materialized in 2015 (Permanent Variance)
		2,223	Miscellaneous variance
	<u>\$</u>	<u>11,837</u>	
C	\$	186,600	The positive variance in Real Estate Taxes is primarily due to:
		187,225	Budgeted real estate tax higher than actual due to budgeted 49,907,900 assessed valuation at 1.214% tax rate versus actual assessed value of 23,763,500 at 1.199% tax rate (Permanent Variance)
		(625)	Miscellaneous variance
	<u>\$</u>	<u>186,600</u>	
D	\$	76,556	The positive variance in Interest Expense is primarily due to:
		76,556	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
	<u>\$</u>	<u>76,556</u>	
E	\$	256,809	The positive variance in Tenant Improvements is primarily due to:
		70,500	Budgeted TI Landlord work for Suite 12001B is now set to occur in 2016 (Permanent Variance)
		86,295	Budgeted TI Landlord work for Suite 08802 to occur in Q4 (Timing Variance)
		10,895	Budgeted TI Landlord work for Suite A06 Divvy Cloud to be paid in September (Timing Variance)
		9,090	Budgeted TI Landlord work for Suite A04 Livesafe to occur in as is condition with no improvements being made (Permanent Variance)
		100,000	Budgeted TI Construction for suite 00C10, Golds Gym to occur in Q3 (Timing Variance)
		15,901	Budgeted TI Landlord work for suite 12001 A is complete. (Permanent Variance)
		(10,558)	Unbudgeted 2014 carryover for LCG paint and carpet (Permanent Variance)
		(33,327)	Unbudgeted landlord work for suite 08801 Livesafe lease deal. (Permanent Variance)
		8,013	CM Fee
		0	Miscellaneous variance
	<u>\$</u>	<u>256,809</u>	
F	\$	65,258	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		16,023	Budgeted Suite 12001B leasing commission has been moved to 2016 (Permanent Variance)
		5,640	Budgeted Suite 12001A was paid in Dec 2014 for Monday only. No outside broker for Curiosity Media (Permanent Variance)
		257	Budgeted Suite 08801 leasing commission has been paid for the LiveSafe deal (Permanent Variance)
		16,203	Budgeted Suite 08802 leasing commission has been moved to 2016 (Permanent Variance)
		496	Budgeted Suite A06 Divvy Cloud leasing commission has been paid (Permanent Variance)
		3,358	Budgeted Suite A05 Performyard leasing commission to occur in Q3 (Timing Variance)
		4,313	Budgeted Suite A04 Livesafe leasing commission to occur in Q3 (Timing Variance)
			<i>Monday LCs</i>
		8,011	Budgeted Suite 12001B leasing commission has been moved to 2016 (Permanent Variance)
		2,820	Budgeted Suite 12001A was paid in Dec 2014 for Curiosity Media (Permanent Variance)
		129	Budgeted Suite 08801 leasing commission has been paid for the LiveSafe deal (Permanent Variance)
		8,102	Budgeted Suite 08802 leasing commission has been moved to 2016 (Permanent Variance)
		247	Budgeted Suite A06 Divvy Cloud leasing commission has been paid (Permanent Variance)
		1,679	Budgeted Suite A05 Performyard leasing commission to occur in Q3 (Timing Variance)
		2,157	Budgeted Suite A04 Livesafe leasing commission to occur in Q3 (Timing Variance)
			<i>Legal Leasing</i>
		1,175	Budgeted Suite 12001B leasing legal has been moved to 2016 (Permanent Variance)
		(168)	Budgeted Suite 12001A has been paid for Curiosity Media (Permanent Variance)
		(4,730)	Budgeted Suite 08801 leasing legal has been paid (Permanent Variance)
		1,188	Budgeted Suite 08802 leasing legal has been moved to 2016 (Permanent Variance)
		(2,793)	Budgeted Suite A06 Divvy Cloud leasing legal has been paid (Permanent Variance)
		1,415	Budgeted Suite A05 Performyard leasing legal to occur in Q3 (Timing Variance)
		1,818	Budgeted Suite A04 Livesafe leasing legal to occur in Q3 (Timing Variance)
		(842)	Unbudgeted leasing legal for LCG License (Permanent Variance)
		(1,240)	Unbudgeted leasing legal for Curiosity Media License (Permanent Variance)
		0	Miscellaneous variance
	<u>\$</u>	<u>65,258</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3450	Monday Production DB	Date: 8/21/2015
	1400 Key Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3450-010550	Crown Consulting, Inc. David Carmichael 703-650-0663	Master Occupant Id: 00002941-2 11001 Current Security Deposit: 14,363.06	Exp. Date: 6/30/2019 Day Due: 1 Delq Day: 6 Last Payment: 7/1/2015	SQFT: 0 27,741.68
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5/21/2014	PPR	Prepaid Rent	CR	-4,121.53	0.00	0.00	0.00	-4,121.53
6/11/2014	PPR	Prepaid Rent	CR	-437.96	0.00	0.00	0.00	-437.96
7/1/2015	PPR	Prepaid Rent	CR	-27,741.68	-27,741.68	0.00	0.00	0.00

PPR	Prepaid Rent			-32,301.17	-27,741.68	0.00	0.00	-4,559.49
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Crown Consulting, Inc. Total: -32,301.17 -27,741.68 0.00 0.00 0.00 -4,559.49

3450-010546	Starfish Retention Solutions John Plunkett 703-260-1185	Master Occupant Id: 00003130-2 10001 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 7/21/2015	SQFT: 0 28,557.61
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3450-010546	Starfish Retention Solutions John Plunkett 703-260-1185	Master Occupant Id: 00003130-2 10002 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 7/21/2015	SQFT: 0 28,557.61
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2/23/2015	PPR	Prepaid Rent	CR	-1,500.00	0.00	0.00	0.00	-1,500.00
3/16/2015	PPR	Prepaid Rent	CR	-680.00	0.00	0.00	0.00	-680.00
4/6/2015	PPR	Prepaid Rent	CR	-0.01	0.00	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	137.97	0.00	0.00	137.97	0.00
6/1/2015	OPT	Operating True-up	CH	316.42	0.00	316.42	0.00	0.00
6/1/2015	RTT	RET True-up	NC	-574.63	0.00	-574.63	0.00	0.00
6/1/2015	RTT	RET True-up	NC	-137.97	0.00	-137.97	0.00	0.00
7/21/2015	PPR	Prepaid Rent	CR	-13,705.01	-13,705.01	0.00	0.00	0.00
7/21/2015	PPR	Prepaid Rent	CR	-14,852.60	-14,852.60	0.00	0.00	0.00

OPT	Operating True-up			316.42	0.00	316.42	0.00	0.00
PPR	Prepaid Rent			-30,737.62	-28,557.61	0.00	0.00	-2,180.00
RNT	Commercial Rent			137.97	0.00	0.00	137.97	0.00
RTT	RET True-up			-712.60	0.00	-712.60	0.00	0.00

Starfish Retention Solutions Total: -30,995.83 -28,557.61 -396.18 137.97 -0.01 -2,180.00

3450-010445	Caitland Construction Company Alvin Hailey 540-349-9291	Master Occupant Id: 00003151-1 STR02 Current Security Deposit: 0.00	Exp. Date: 7/31/2016 Day Due: 1 Delq Day: Last Payment: 8/5/2015	SQFT: 0 541.50
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12/1/2014	LPC	Late Pay Charge	CH	54.15	0.00	0.00	0.00	54.15
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LPC	Late Pay Charge			54.15	0.00	0.00	0.00	54.15
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Caitland Construction Company Total: 54.15 0.00 0.00 0.00 0.00 54.15

3450-010456	Uber Offices Arlington, LLC	Master Occupant Id: 00003154-1 01101 Current Security Deposit: 0.00	Exp. Date: 9/30/2020 Day Due: 1 Delq Day: 5 Last Payment: 7/30/2015	SQFT: 0 26,049.75
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4/1/2015	RNT	Commercial Rent	CH	63.59	0.00	0.00	0.00	63.59
4/1/2015	RTT	RET True-up	NC	-202.92	0.00	0.00	0.00	-202.92
4/2/2015	PPR	Prepaid Rent	CR	-202.92	0.00	0.00	0.00	-202.92
5/1/2015	RNT	Commercial Rent	CH	63.59	0.00	0.00	63.59	0.00
6/1/2015	RNT	Commercial Rent	CH	63.59	0.00	63.59	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	63.59	63.59	0.00	0.00	0.00
7/28/2015	PPR	Prepaid Rent	CR	-3,247.00	-3,247.00	0.00	0.00	0.00
7/28/2015	PPR	Prepaid Rent	CR	-3,011.00	-3,011.00	0.00	0.00	0.00
7/30/2015	PPR	Prepaid Rent	CR	-22,665.25	-22,665.25	0.00	0.00	0.00
7/30/2015	PPR	Prepaid Rent	CR	-3,384.50	-3,384.50	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3450	Monday Production DB	Date: 8/21/2015
	1400 Key Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	PPR	Prepaid Rent	-32,510.67	-32,307.75	0.00	0.00	-202.92	0.00
	RNT	Commercial Rent	254.36	63.59	63.59	63.59	63.59	0.00
	RTT	RET True-up	-202.92	0.00	0.00	0.00	-202.92	0.00
Uber Offices Arlington, LLC Total:			-32,459.23	-32,244.16	63.59	63.59	-342.25	0.00
3450-010461	Digital Barriers Services Ltd. Ryun Jun		Master Occupant Id: 00003155-1 07702 Current		Exp. Date: 2/28/2016		SQFT: 0	
			Security Deposit: 5,443.75		Day Due: 1 Delq Day: 5		Last Payment: 8/10/2015 5,593.00	
4/1/2015	RTT	RET True-up	NC	-213.60	0.00	0.00	-213.60	0.00
	RTT	RET True-up		-213.60	0.00	0.00	-213.60	0.00
Digital Barriers Services Ltd. Total:			-213.60	0.00	0.00	0.00	-213.60	0.00
3450-010514	EHR TOTAL SOLUTIONS, LLC Catherine H. Corcoran		Master Occupant Id: 00003167-2 00A03 Current		Exp. Date: 8/31/2018		SQFT: 0	
			Security Deposit: 0.00		Day Due: 1 Delq Day: 6		Last Payment: 8/3/2015 4,137.02	
4/1/2015	RTT	RET True-up	NC	-36.42	0.00	0.00	-36.42	0.00
	RTT	RET True-up		-36.42	0.00	0.00	-36.42	0.00
EHR TOTAL SOLUTIONS, LLC Total:			-36.42	0.00	0.00	0.00	-36.42	0.00
3450-010489	Global Voice Hall, Inc. Bianca Salib		Master Occupant Id: 00003168-1 00A08 Inactive		Exp. Date: 6/30/2015		SQFT: 0	
			Security Deposit: 0.00		Day Due: 1 Delq Day: 6		Last Payment: 6/8/2015 6,948.15	
7/1/2015	LPC	Late Pay Charge	CH	303.00	303.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	5,984.99	5,984.99	0.00	0.00	0.00
7/1/2015	STR	Storage Rent	CH	75.00	75.00	0.00	0.00	0.00
	LPC	Late Pay Charge		303.00	303.00	0.00	0.00	0.00
	RNT	Commercial Rent		5,984.99	5,984.99	0.00	0.00	0.00
	STR	Storage Rent		75.00	75.00	0.00	0.00	0.00
Global Voice Hall, Inc. Total:			6,362.99	6,362.99	0.00	0.00	0.00	0.00
3450-010502	LIVESAFE, INC. Tim Gillons 202-569-8687		Master Occupant Id: 00003177-1 00A04 Inactive		Exp. Date: 5/17/2015		SQFT: 0	
			Security Deposit: 9,999.00		Day Due: 1 Delq Day: 6		Last Payment: 4/30/2015 5,108.89	
3/17/2014	PPR	Prepaid Rent	CR	-5.05	0.00	0.00	0.00	-5.05
1/16/2015	PPR	Prepaid Rent	CR	-257.73	0.00	0.00	0.00	-257.73
5/18/2015	RNT	Commercial Rent	NC	-2,325.58	0.00	-2,325.58	0.00	0.00
	PPR	Prepaid Rent		-262.78	0.00	0.00	0.00	-262.78
	RNT	Commercial Rent		-2,325.58	0.00	-2,325.58	0.00	0.00
LIVESAFE, INC. Total:			-2,588.36	0.00	-2,325.58	0.00	0.00	-262.78
3450-010604	LIVESAFE, INC. Tim Gillons 202-569-8687		Master Occupant Id: 00003177-2 08801 Current		Exp. Date: 9/30/2018		SQFT: 0	
			Security Deposit: 12,509.83		Day Due: 1 Delq Day: 6		Last Payment: 8/14/2015 2,752.05	
4/17/2015	PPR	Prepaid Rent	CR	-7,854.17	0.00	0.00	-7,854.17	0.00
6/1/2015	RNT	Commercial Rent	CH	4,307.13	0.00	4,307.13	0.00	0.00
7/1/2015	ACC	Access Cards	CH	200.00	200.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3450	Monday Production DB	Date: 8/21/2015
	1400 Key Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	ACC	Access Cards	200.00	200.00	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent	-7,854.17	0.00	0.00	-7,854.17	0.00	0.00
	RNT	Commercial Rent	4,307.13	0.00	4,307.13	0.00	0.00	0.00
LIVESAFE, INC. Total:			-3,347.04	200.00	4,307.13	-7,854.17	0.00	0.00
3450-010503	CURIOSITY MEDIA, INC.		Master Occupant Id: 00003178-1		Exp. Date: 6/14/2015		SQFT: 0	
	Chris Cummings		00A06 Inactive		Day Due: 1		Delq Day: 6	
	703-597-3034		Security Deposit: 16,208.01		Last Payment: 6/16/2015		5,906.50	
6/15/2015	RNT	Commercial Rent	NC	-2,996.68	0.00	-2,996.68	0.00	0.00
	RNT	Commercial Rent		-2,996.68	0.00	-2,996.68	0.00	0.00
CURIOSITY MEDIA, INC. Total:			-2,996.68	0.00	-2,996.68	0.00	0.00	0.00
3450-010619	CURIOSITY MEDIA, INC.		Master Occupant Id: 00003178-2		Exp. Date: 6/30/2019		SQFT: 0	
	Chris Cummings		1200 Current		Day Due: 1		Delq Day: 6	
	703-597-3034		Security Deposit: 0.00		Last Payment: 8/5/2015		277.76	
6/1/2015	RNT	Commercial Rent	CH	10,365.00	0.00	10,365.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	10,365.00	10,365.00	0.00	0.00	0.00
	RNT	Commercial Rent		20,730.00	10,365.00	10,365.00	0.00	0.00
CURIOSITY MEDIA, INC. Total:			20,730.00	10,365.00	10,365.00	0.00	0.00	0.00
3450-010526	LCG, Inc.		Master Occupant Id: 00003187-1		Exp. Date: 8/15/2019		SQFT: 0	
	Mr. Jammeh Pa-Hali		09901 Current		Day Due: 1		Delq Day: 6	
			Security Deposit: 0.00		Last Payment: 7/29/2015		33,153.60	
7/29/2015	PPR	Prepaid Rent	CR	-28,153.60	-28,153.60	0.00	0.00	0.00
7/29/2015	PPR	Prepaid Rent	CR	-5,000.00	-5,000.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-33,153.60	-33,153.60	0.00	0.00	0.00
LCG, Inc. Total:			-33,153.60	-33,153.60	0.00	0.00	0.00	0.00
3450-010537	Performyard Inc		Master Occupant Id: 00003200-1		Exp. Date: 8/31/2015		SQFT: 0	
			00A05 Current		Day Due: 1		Delq Day: 6	
			Security Deposit: 7,664.58		Last Payment: 6/29/2015		4,024.50	
3/30/2015	PPR	Prepaid Rent	CR	-4,024.50	0.00	0.00	0.00	-4,024.50
	PPR	Prepaid Rent		-4,024.50	0.00	0.00	0.00	-4,024.50
Performyard Inc Total:			-4,024.50	0.00	0.00	0.00	0.00	-4,024.50
3450-010542	Oblong Industries Inc		Master Occupant Id: 00003205-1		Exp. Date: 4/30/2019		SQFT: 0	
			00A07 Current		Day Due: 1		Delq Day: 6	
			Security Deposit: 9,902.34		Last Payment: 8/3/2015		5,149.21	
7/1/2015	RNT	Commercial Rent	CH	198.04	198.04	0.00	0.00	0.00
	RNT	Commercial Rent		198.04	198.04	0.00	0.00	0.00
Oblong Industries Inc Total:			198.04	198.04	0.00	0.00	0.00	0.00
3450-010565	Alqimi Analytics & Intelligenc		Master Occupant Id: 00003221-1		Exp. Date: 9/30/2017		SQFT: 0	
			00A09 Current		Day Due: 1		Delq Day: 6	
			Security Deposit: 12,157.50		Last Payment: 7/31/2015		4,052.50	
7/31/2015	PPR	Prepaid Rent	CR	-4,052.50	-4,052.50	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3450	Monday Production DB	Date: 8/21/2015
	1400 Key Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months	
	PPR	Prepaid Rent		-4,052.50	-4,052.50	0.00	0.00	0.00	0.00
Alqimi Analytics & Intelligenc Total:				-4,052.50	-4,052.50	0.00	0.00	0.00	0.00
3450-010620	Divvy Cloud Corporation		Master Occupant Id: 00003253-2 00A06 Current Security Deposit: 0.00			Exp. Date: 8/31/2017 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 8/10/2015 4,727.33			
7/30/2015	PPR	Prepaid Rent	CR	-4,727.33	-4,727.33	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-4,727.33	-4,727.33	0.00	0.00	0.00	0.00
Divvy Cloud Corporation Total:				-4,727.33	-4,727.33	0.00	0.00	0.00	0.00
3450-003458	Gold's Gym, Inc. #46004 Karen Loss 469-608-8408		Master Occupant Id: GOL001-1 00C01 Inactive Security Deposit: 21,674.44 Letter of Credit Info:			Exp. Date: 9/30/2014 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 11/4/2014 3,443.81			
7/1/2015	ELS	Electric Submeter	CH	1,073.07	1,073.07	0.00	0.00	0.00	0.00
7/1/2015	ELS	Electric Submeter	CH	309.67	309.67	0.00	0.00	0.00	0.00
7/1/2015	ELS	Electric Submeter	CH	778.96	778.96	0.00	0.00	0.00	0.00
	ELS	Electric Submeter		2,161.70	2,161.70	0.00	0.00	0.00	0.00
Gold's Gym, Inc. #46004 Total:				2,161.70	2,161.70	0.00	0.00	0.00	0.00
3450-010567	Gold's Gym, Inc. #46004 Karen Loss 469-608-8408		Master Occupant Id: GOL001-2 00C01 Current Security Deposit: 0.00			Exp. Date: 9/30/2021 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 7/30/2015 21,606.25			
5/1/2014	PPR	Prepaid Rent	CR	-160.55	0.00	0.00	0.00	0.00	-160.55
5/1/2015	ELS	Electric Submeter	CH	1,086.51	0.00	0.00	1,086.51	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	287.65	0.00	0.00	287.65	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	29.90	0.00	0.00	29.90	0.00	0.00
5/1/2015	WSR	Water & Sewer	CH	465.53	0.00	0.00	465.53	0.00	0.00
5/29/2015	PPR	Prepaid Rent	CR	-619.59	0.00	0.00	-619.59	0.00	0.00
7/1/2015	LPC	Late Pay Charge	CH	93.48	93.48	0.00	0.00	0.00	0.00
7/30/2015	PPR	Prepaid Rent	CR	-21,606.25	-21,606.25	0.00	0.00	0.00	0.00
	ELS	Electric Submeter		1,404.06	0.00	0.00	1,404.06	0.00	0.00
	LPC	Late Pay Charge		93.48	93.48	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-22,386.39	-21,606.25	0.00	-619.59	0.00	-160.55
	WSR	Water & Sewer		465.53	0.00	0.00	465.53	0.00	0.00
Gold's Gym, Inc. #46004 Total:				-20,423.32	-21,512.77	0.00	1,250.00	0.00	-160.55
3450-010152	GSA GS 11B-01727 Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA GS 1-2 02201 Inactive Security Deposit: 0.00			Exp. Date: 7/31/2014 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 12/18/2014 3,799.31			
12/1/2012	RET	Real Estate Tax	CH	14,822.59	0.00	0.00	0.00	0.00	14,822.59
12/1/2012	RET	Real Estate Tax	CH	24,254.34	0.00	0.00	0.00	0.00	24,254.34
12/1/2012	RET	Real Estate Tax	CH	24,106.02	0.00	0.00	0.00	0.00	24,106.02
	RET	Real Estate Tax		63,182.95	0.00	0.00	0.00	0.00	63,182.95
GSA GS 11B-01727 Total:				63,182.95	0.00	0.00	0.00	0.00	63,182.95

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3450-010517	GSA GS 11B-01727		Master Occupant Id: GSA GS 1-3		Exp. Date: 7/31/2019		SQFT: 0	
	Anita Gay-Craig		02201 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/3/2015		85,049.12	
7/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	24,398.90	24,398.90	0.00	0.00	0.00
7/15/2015	PPR	Prepaid Rent	CR	-1,660.80	-1,660.80	0.00	0.00	0.00
7/16/2015	PPR	Prepaid Rent	CR	-160.00	-160.00	0.00	0.00	0.00

PPR	Prepaid Rent			-1,820.80	-1,820.80	0.00	0.00	0.00
RNT	Commercial Rent			85,049.12	85,049.12	0.00	0.00	0.00

GSA GS 11B-01727 Total: 83,228.32 83,228.32 0.00 0.00 0.00 0.00

3450-010150	GSA 11B-01862		Master Occupant Id: GSA GS11-3		Exp. Date: 7/9/2015		SQFT: 0	
	Anita Gay-Craig		00C02 Inactive		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/3/2015		10,109.15	
12/1/2012	RET	Real Estate Tax	CH	2,371.28	0.00	0.00	0.00	2,371.28
12/1/2012	RET	Real Estate Tax	CH	18,614.21	0.00	0.00	0.00	18,614.21
8/1/2014	ELS	Electric Submeter	CH	15.33	0.00	0.00	0.00	15.33
9/1/2014	ELS	Electric Submeter	CH	8.54	0.00	0.00	0.00	8.54
10/1/2014	ELS	Electric Submeter	CH	4.84	0.00	0.00	0.00	4.84
1/1/2015	ELS	Electric Submeter	CH	93.00	0.00	0.00	0.00	93.00
2/1/2015	ELS	Electric Submeter	CH	69.43	0.00	0.00	0.00	69.43
7/1/2015	RNT	Commercial Rent	CH	10,047.16	10,047.16	0.00	0.00	0.00

ELS	Electric Submeter			191.14	0.00	0.00	0.00	191.14
RET	Real Estate Tax			20,985.49	0.00	0.00	0.00	20,985.49
RNT	Commercial Rent			10,047.16	10,047.16	0.00	0.00	0.00

GSA 11B-01862 Total: 31,223.79 10,047.16 0.00 0.00 0.00 21,176.63

3450-010520	GSA 11B-01862		Master Occupant Id: GSA GS11-4		Exp. Date: 7/31/2019		SQFT: 0	
	Anita Gay-Craig		00C02 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/3/2015		24,483.36	
7/10/2015	RNT	Commercial Rent	CH	24,483.36	24,483.36	0.00	0.00	0.00

RNT	Commercial Rent			24,483.36	24,483.36	0.00	0.00	0.00
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GSA 11B-01862 Total: 24,483.36 24,483.36 0.00 0.00 0.00 0.00

3450-010156		GS11B-00191 Dept of Def		Master Occupant Id: GSA00191-2		Exp. Date: 9/30/2012		SQFT: 0	
		Anita Gay-Craig		00A10 Inactive		Day Due: 1		Delq Day:	
		(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/28/2013		27,201.87	
Additional space Occupant:		GS11B-00191 Dept of Def		Contact: Natalie Moneyhun					
4/1/2012	RET	Real Estate Tax	CH	19,214.86	0.00	0.00	0.00	0.00	19,214.86
12/1/2012	RET	Real Estate Tax	CH	24,326.55	0.00	0.00	0.00	0.00	24,326.55

RET	Real Estate Tax			43,541.41	0.00	0.00	0.00	43,541.41
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GS11B-00191 Dept of Def Total: 43,541.41 0.00 0.00 0.00 0.00 43,541.41

3450-003659	MCI Telecommunications Lease		Master Occupant Id: MCI001-1		Exp. Date: 12/31/2007		SQFT: 0	
	Stacey Tedrow		LICS Current		Day Due: 1 Delq Day:			
	(813) 246-4128		Security Deposit: 0.00		Last Payment: 8/17/2015		423.81	
9/1/2014	ELS	Electric Submeter	CH	474.19	0.00	0.00	0.00	474.19
7/28/2015	PPR	Prepaid Rent	CR	-1,444.16	-1,444.16	0.00	0.00	0.00

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ELS	Electric Submeter		474.19	0.00	0.00	0.00	0.00	474.19
PPR	Prepaid Rent		-1,444.16	-1,444.16	0.00	0.00	0.00	0.00

MCI Telecommunications Lease Total: -969.97 -1,444.16 0.00 0.00 0.00 474.19

3450-005777	Riverside Research Institute	Master Occupant Id: Riversid-1	Exp. Date: 3/31/2014	SQFT: 0
	Cheryl Wesley	12001 Inactive	Day Due: 1	Delq Day: 6
	703-908-2102	Security Deposit: 0.00	Last Payment: 7/6/2015	424.81
Letter of Credit Info:				

7/6/2015	PPR	Prepaid Rent	CR	-424.81	-424.81	0.00	0.00	0.00	0.00
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PPR	Prepaid Rent		-424.81	-424.81	0.00	0.00	0.00	0.00
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Riverside Research Institute Total: -424.81 -424.81 0.00 0.00 0.00 0.00

ACC	Access Cards		200.00	200.00	0.00	0.00	0.00	0.00
ELS	Electric Submeter		4,231.09	2,161.70	0.00	1,404.06	0.00	665.33
LPC	Late Pay Charge		450.63	396.48	0.00	0.00	0.00	54.15
OPT	Operating True-up		316.42	0.00	316.42	0.00	0.00	0.00
PPR	Prepaid Rent		-175,700.50	-155,836.49	0.00	-8,473.76	-202.93	-11,187.32
RET	Real Estate Tax		127,709.85	0.00	0.00	0.00	0.00	127,709.85
RNT	Commercial Rent		145,869.87	136,191.26	9,413.46	201.56	63.59	0.00
RTT	RET True-up		-1,165.54	0.00	-712.60	0.00	-452.94	0.00
STR	Storage Rent		75.00	75.00	0.00	0.00	0.00	0.00
WSR	Water & Sewer		465.53	0.00	0.00	465.53	0.00	0.00

BLDG 3450 Total: 102,452.35 -16,812.05 9,017.28 -6,402.61 -592.28 117,242.01

ACC	Access Cards		200.00	200.00	0.00	0.00	0.00	0.00
ELS	Electric Submeter		4,231.09	2,161.70	0.00	1,404.06	0.00	665.33
LPC	Late Pay Charge		450.63	396.48	0.00	0.00	0.00	54.15
OPT	Operating True-up		316.42	0.00	316.42	0.00	0.00	0.00
PPR	Prepaid Rent		-175,700.50	-155,836.49	0.00	-8,473.76	-202.93	-11,187.32
RET	Real Estate Tax		127,709.85	0.00	0.00	0.00	0.00	127,709.85
RNT	Commercial Rent		145,869.87	136,191.26	9,413.46	201.56	63.59	0.00
RTT	RET True-up		-1,165.54	0.00	-712.60	0.00	-452.94	0.00
STR	Storage Rent		75.00	75.00	0.00	0.00	0.00	0.00
WSR	Water & Sewer		465.53	0.00	0.00	465.53	0.00	0.00

Grand Total: 102,452.35 -16,812.05 9,017.28 -6,402.61 -592.28 117,242.01

Database:	MONDAYPROD			Open Status Report				Page:	1	
				Monday Production DB				Date:	8/21/2015	
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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

30397	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: 07/15

Vendor: 000303 Global Voice Hall

010489_00001	7/30/2015		Security Refund	2571-0000	16,728.00	0.00	16,728.00	8/3/2015	DELETED	08/15
*** This invoice was DELETED in Expense Period 08/15 ***										

Vendor: ARL008 Treasurer, Arlington County

L1692157184	7/15/2015		2015 Bus Tng Prop Bi	6730-0000	787.15	0.00	787.15	8/11/2015	6898	08/15
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Vendor: CDW001 CDW DIRECT LLC

ALWF87097	6/15/2015		319- X 230 CHARGER	5758-0003	2.23	0.00	2.23	8/4/2015	13736	08/15
ALWQ89763	7/13/2015		319- SYNOLOGY HD	5758-0003	5.96	0.00	5.96	8/4/2015	13738	08/15
ALWQ96671	7/13/2015		319-SYNOLOGY HD	5758-0003	12.87	0.00	12.87	8/4/2015	13740	08/15
ALWT9967	7/20/2015		319- VA WIFI	5758-0003	2.64	0.00	2.64	8/4/2015	13743	08/15

Vendor: CIN001 CINTAS CORPORATION #145

44F104896	7/15/2015		Uniforms	5390-0000	36.57	0.00	36.57	8/11/2015	6899	08/15
44F105793	7/22/2015		Uniforms	5390-0000	36.05	0.00	36.05	8/11/2015	6899	08/15

Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC

4276	7/23/2015		FireAlarmTesting	5372-0000	1,245.00	0.00	1,245.00	8/11/2015	6900	08/15
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		Monday Production DB							Date:	8/21/2015
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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: COM032 COMCAST

7/21 969423018	7/21/2015		7/21 969423018	5732-0000	91.03	0.00	91.03	8/11/2015	6901	08/15
7/7 951797017	7/7/2015		7/7 951797017	5732-0000	112.42	0.00	112.42	8/11/2015	6901	08/15
7/7 956050014	7/7/2015		7/7 956050014	5732-0000	21.51	0.00	21.51	8/11/2015	6901	08/15

Vendor: FED007 FEDERAL LOCK & SAFE, INC

0111733-IN	7/29/2015		RekeySuiteEntry8	5381-0000	175.00	0.00	175.00	8/11/2015	6905	08/15
0111874-IN	7/14/2015		12thFlrDoors	5381-0000	396.56	0.00	396.56	8/11/2015	6905	08/15

Vendor: HEM003 HEM IT, INC

AL1219	6/28/2015		212-HEM IT	5758-0002	137.14	0.00	137.14	8/4/2015	13751	08/15
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Vendor: KAR001 KARDIN SYSTEMS

AL25053	7/1/2015		334- SKELLY	5758-0003	148.84	0.00	148.84	8/4/2015	13758	08/15
AL25056	7/1/2015		334-SABBASSI	5758-0003	14.89	0.00	14.89	8/4/2015	13760	08/15
AL25056	7/1/2015		334-SABBASSI	5758-0003	59.54	0.00	59.54	8/4/2015	13760	08/15
AL25057	7/1/2015		334-JBURNS	5758-0003	74.42	0.00	74.42	8/4/2015	13761	08/15
AL26810	7/1/2015		334-SKELLY	5758-0003	37.50	0.00	37.50	8/4/2015	13764	08/15

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3450_0000000001	7/31/2015		Management Fee	5610-0000	8,041.57	0.00	8,041.57	8/11/2015	6910	08/15
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Vendor: NOV006 Nova Offset Corp

AL56291	7/15/2015		NY - business cards	5758-0001	17.91	0.00	17.91	8/4/2015	13766	08/15
AL56293	7/15/2015		Business card master	5758-0001	12.61	0.00	12.61	8/4/2015	13768	08/15

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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: PAT009 Patricia Hord Graphic Design

305.20.08	7/16/2015		DivvyCloudSign	5381-0000	363.05	0.00	363.05	8/11/2015	6912	08/15
305.20.09	7/16/2015		CuriosityMediaSign	0162-0004	641.37	0.00	641.37	8/11/2015	6912	08/15
305.20.09	7/16/2015		LiveSafeEntrySign	0162-0004	641.37	0.00	641.37	8/11/2015	6912	08/15

Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7991415	6/16/2015		OEI Strategy	6632-0000	11.76	0.00	11.76	8/11/2015	6913	08/15
7997863	10/20/2014		OEI strategy	6632-0000	135.04	0.00	135.04	8/11/2015	6913	08/15

Vendor: QUI006 Quick Messenger Services of DC Inc

AL0572415	7/1/2015		Broker Courier Charg	6411-0000	39.75	0.00	39.75	8/4/2015	13769	08/15
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Vendor: REA002 REALDATA MANAGEMENT INC

AL8098K.Q3.15	7/1/2015		335-WEBDOCZ	5758-0003	125.52	0.00	125.52	8/4/2015	13771	08/15
AL8098Z.Q3.15	7/1/2015		7/15-9/15 SVCS	6410-0000	302.96	0.00	302.96	8/4/2015	13772	08/15

Vendor: RED013 Red Coats, Inc.

231618	7/24/2015		Jul2015CleaningServi	5120-0000	16,871.46	0.00	16,871.46	8/11/2015	6915	08/15
231618	7/24/2015		July215GaragePorter	6320-0000	688.98	0.00	688.98	8/11/2015	6915	08/15
231618	7/24/2015		July2015VacancyCredi	5121-0000	-2,768.10	0.00	-2,768.10	8/11/2015	6915	08/15
231618	7/24/2015		July2015Differential	6214-0000	234.00	0.00	234.00	8/11/2015	6915	08/15

Vendor: SCH016 Schneider Electric Building

011096	7/2/2015		July2015 BAS Service	5342-0000	759.42	0.00	759.42	8/17/2015	13829	08/15
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Database:	MONDAYPROD	Open Status Report							Page:	4
		Monday Production DB							Date:	8/21/2015
ENTITY:	3450	1400 Key Boulevard							Time:	04:06 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: SEA005 SEAMLESSWEB PROFESSIONAL

2140221	7/12/2015		Lunch For Eric	5732-0000	60.89	0.00	60.89	8/10/2015	13815	08/15
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Vendor: SEC009 SecurAmerica LLC

INV901094	7/7/2015		June2015SecurityRove	5520-0000	2,175.20	0.00	2,175.20	8/11/2015	6917	08/15
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INV901096	7/7/2015		June2015 Rover	5520-0000	2,378.51	0.00	2,378.51	8/11/2015	6917	08/15
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Vendor: THO013 Thornton Tomasetti, Inc.

L15002.01-1	7/16/2015		GarageRepairs	0142-0002	307.50	0.00	307.50	8/11/2015	6919	08/15
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Vendor: TIM009 Time Warner Cable

AL07012015	7/1/2015		210-TWC 7/15	5758-0002	7.02	0.00	7.02	8/4/2015	13777	08/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

AL208506	7/9/2015		Realize Rosslyn	6630-0000	2,420.97	0.00	2,420.97	8/4/2015	13783	08/15
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Vendor: XER005 Xerox Financial Services LLC

AL346527	7/13/2015		NY - copiers	5758-0004	21.57	0.00	21.57	8/4/2015	13786	08/15
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Grand Total:					55,091.65	0.00	55,091.65			
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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
6857	7/8/2015	07/15	AAP001	AA Painting & Drywall						
3450	LobbyCeiling		3450061515	5381-0000	6220	6/22/2015	7/22/2015	950.00	0.00	950.00
							Check Total:	950.00	0.00	950.00
6858	7/8/2015	07/15	BAY005	Bay Lighting						
3450	Light Bulbs		345504156	5340-0000	047528	4/14/2015	5/14/2015	292.53	0.00	292.53
3450	MiscLights		345506152	5340-0000	048889	6/15/2015	7/15/2015	514.45	0.00	514.45
							Check Total:	806.98	0.00	806.98
6859	7/8/2015	07/15	CIN001	CINTAS CORPORATION #145						
3450	Uniforms			5390-0000	145230060	4/15/2015	5/15/2015	41.30	0.00	41.30
3450	Uniforms			5390-0000	44F102190	6/24/2015	7/24/2015	36.06	0.00	36.06
3450	Uniforms			5390-0000	44F102191	6/24/2015	7/24/2015	8.61	0.00	8.61
							Check Total:	85.97	0.00	85.97
6860	7/8/2015	07/15	CLA021	Clark Construction Group, LLC						
3450	REFUND PPD RENT			2517-0000	RFND0061815	6/18/2015	7/18/2015	1,118.00	0.00	1,118.00
							Check Total:	1,118.00	0.00	1,118.00
6861	7/8/2015	07/15	DAT003	Datawatch Systems Inc.						
3450	Aug2015FireMonitorin			5372-0000	709174	7/1/2015	7/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
6862	7/8/2015	07/15	ELE012	Elevator Control Service						
3450	June2015 Elev Maint			5320-0000	0183431-IN	6/10/2015	7/10/2015	2,350.00	0.00	2,350.00
							Check Total:	2,350.00	0.00	2,350.00
6863	7/8/2015	07/15	FAS002	FastSigns						
3450	GarageSigns			0142-0002	272-32132	6/30/2015	7/30/2015	114.25	0.00	114.25
							Check Total:	114.25	0.00	114.25
6864	7/8/2015	07/15	FED007	FEDERAL LOCK & SAFE, INC						
3450	Rekey8thFlrMensRR10t		3450061510	5381-0000	0111023-IN	6/1/2015	7/1/2015	572.60	0.00	572.60

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6865	7/8/2015	07/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3450	Management Fee			5610-0000	3450_00000000001	6/30/2015	6/30/2015	6,027.23	0.00	6,027.23

Check Total: 6,027.23 0.00 6,027.23

6866	7/8/2015	07/15	RAM006	RAMCO OF VIRGINIA, INC.						
3450	GarageRepairs			0142-0002	9761579	6/24/2015	7/24/2015	375.00	0.00	375.00

Check Total: 375.00 0.00 375.00

6867	7/8/2015	07/15	SEC009	SecurAmerica LLC						
3450	May2015 security rov			5520-0000	INV901069	6/8/2015	7/8/2015	3,247.38	0.00	3,247.38

Check Total: 3,247.38 0.00 3,247.38

6868	7/8/2015	07/15	SHA007	Shalom Baranes Associates						
3450	wilson blvd studies			6632-0000	21068	5/14/2015	6/13/2015	356.86	0.00	356.86

Check Total: 356.86 0.00 356.86

6869	7/8/2015	07/15	THO013	Thornton Tomasetti, Inc.						
3450	GarageRepairs			0142-0002	L15002.00-3	5/12/2015	6/11/2015	79.97	0.00	79.97
3450	GarageRepairs			0142-0002	L15002.00-4	6/9/2015	7/9/2015	29.21	0.00	29.21

Check Total: 109.18 0.00 109.18

6870	7/21/2015	07/15	CAR026	Carr Business Systems, Inc.						
3450	June2015ExcessPrinti			5740-0000	IN107808	6/26/2015	7/26/2015	30.95	0.00	30.95

Check Total: 30.95 0.00 30.95

6871	7/21/2015	07/15	CIN001	CINTAS CORPORATION #145						
3450	Uniforms			5390-0000	44F103154	7/1/2015	7/31/2015	36.05	0.00	36.05
3450	Uniforms			5390-0000	44F104027	7/8/2015	8/7/2015	36.05	0.00	36.05

Check Total: 72.10 0.00 72.10

6872	7/21/2015	07/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3450	MercoidSwitch		345006153	5372-0000	4227	7/6/2015	8/5/2015	1,326.00	0.00	1,326.00

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				Amount

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6873 7/21/2015 07/15 COM032 COMCAST
3450 6/21 969423018 5732-0000 6/21 969423018 6/21/2015 7/21/2015 91.03 0.00 91.03

Check Total: 91.03 0.00 91.03

6874 7/21/2015 07/15 DIS004 Distinctive Plantings
3450 Jun2015PlantMaint 5385-0000 29958 6/27/2015 7/27/2015 135.92 0.00 135.92
3450 Jun2015PlantMaint 5385-0000 29960 6/27/2015 7/27/2015 265.39 0.00 265.39

Check Total: 401.31 0.00 401.31

6875 7/21/2015 07/15 ENG003 Engineers Outlet
3450 Motors 3450061516 5334-0000 277894 7/1/2015 7/31/2015 1,791.40 0.00 1,791.40

Check Total: 1,791.40 0.00 1,791.40

6876 7/21/2015 07/15 EXT002 EXTINGUISH FIRE CORPORATION
3450 BLevelSprinkler 3450061511 5372-0000 5385-S 7/7/2015 8/6/2015 995.00 0.00 995.00

Check Total: 995.00 0.00 995.00

6877 7/21/2015 07/15 FAS002 FastSigns
3450 Easels 345007153 5380-0000 272-32148 7/10/2015 8/9/2015 158.22 0.00 158.22

Check Total: 158.22 0.00 158.22

6878 7/21/2015 07/15 FED007 FEDERAL LOCK & SAFE, INC
3450 12thFlrDoubleDoors 3450061512 5381-0000 0111211-IN 6/18/2015 7/18/2015 326.56 0.00 326.56
3450 8thFlrCylinder 345007152 5381-0000 0111593-IN 6/30/2015 7/30/2015 373.23 0.00 373.23
3450 3rdFlrWomensRRLock 5381-0000 0111732-IN 7/7/2015 8/6/2015 140.00 0.00 140.00
3450 TelcoDoor 5381-0000 0111875-IN 7/14/2015 8/13/2015 245.00 0.00 245.00

Check Total: 1,084.79 0.00 1,084.79

6879 7/21/2015 07/15 GOT005 Gotham Technologies
3450 Jul2015HVACWtrTreatr 5332-0000 7464 7/1/2015 7/31/2015 397.48 0.00 397.48

Check Total: 397.48 0.00 397.48

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6880	7/21/2015	07/15	KAS001	KASTLE SYSTEMS					
3450	Proximity Cards			5530-0000	SOIN000705	6/30/2015	7/30/2015	148.55	148.55
							Check Total:	148.55	148.55
6881	7/21/2015	07/15	KAS002	KASTLE SYSTEMS (VA)					
3450	Apr2015 Operations			5520-0000	548667	3/1/2015	3/31/2015	578.35	578.35
3450	Apr2015 Maintenance			5520-0000	548667	3/1/2015	3/31/2015	89.36	89.36
							Check Total:	667.71	667.71
6882	7/21/2015	07/15	KCS001	KCS Landscape Management, Inc.					
3450	July2015LandscapeMai			5412-0000	15392-04	7/1/2015	7/31/2015	135.25	135.25
3450	2015Handwatering	345005152		5412-0000	15392-302	7/6/2015	8/5/2015	180.00	180.00
							Check Total:	315.25	315.25
6883	7/21/2015	07/15	MAY003	Mayer Brown LLP					
3450	oei strategy			6632-0000	34967621	6/9/2015	7/9/2015	350.82	350.82
							Check Total:	350.82	350.82
6884	7/21/2015	07/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3450	DUE TO MPS 4/15			0491-0010	WTDTF0415ROSS6/12/2015		7/12/2015	10,882.63	10,882.63
							Check Total:	10,882.63	10,882.63
6885	7/21/2015	07/15	MONCMF	MONDAY PROPERTIES SERVICES LLC					
3450	2015 GARAGE REPAIR			0142-0020	3450CMF062015	7/7/2015	8/6/2015	16.23	16.23
3450	12001A VACANT LL WC			0162-0020	3450CMF062015	7/7/2015	8/6/2015	32.35	32.35
3450	08801 LIVE SAFE LL W			0162-0020	3450CMF062015	7/7/2015	8/6/2015	438.57	438.57
							Check Total:	487.15	487.15
6886	7/21/2015	07/15	MPC001	MPC SERVICES, LLC					
3450	12thFlrRestroom			0162-0004	34501503-3	6/30/2015	7/30/2015	15,382.80	15,382.80
							Check Total:	15,382.80	15,382.80
6887	7/21/2015	07/15	NEW002	CONSTELLATION NEWENERGY, INC					
3450	June2015-30187366024			5220-0000	Jun2015-30187	6/23/2015	7/23/2015	1.67	1.67

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Check Total: 1.67 0.00 1.67

6888 7/21/2015 07/15 ORK001 Orkin LLC
3450 June2015PestControl 5384-0000 40227588 7/9/2015 8/8/2015 585.24 0.00 585.24

Check Total: 585.24 0.00 585.24

6889 7/21/2015 07/15 PRO025 IESI-MD Corporation
3450 Jul2015Trash 5152-0000 1300362398 7/1/2015 7/31/2015 450.11 0.00 450.11
3450 June2015Recycle 5152-0000 1300365029 6/30/2015 7/30/2015 200.22 0.00 200.22

Check Total: 650.33 0.00 650.33

6890 7/21/2015 07/15 RVC001 R & V Contractor, Inc.
3450 CornerProtector 6320-0000 3549 7/3/2015 8/2/2015 246.00 0.00 246.00

Check Total: 246.00 0.00 246.00

6891 7/21/2015 07/15 SCH016 Schneider Electric Building
3450 SiemensSCU 3450061514 5342-0000 010995 6/23/2015 7/23/2015 700.00 0.00 700.00

Check Total: 700.00 0.00 700.00

6892 7/21/2015 07/15 TEL005 Telco Experts LLC
3450 July2015FireMonitor 5372-0000 1639150701 7/1/2015 7/31/2015 332.73 0.00 332.73
3450 July2015ElevLines 5322-0000 1639150701 7/1/2015 7/31/2015 110.91 0.00 110.91
3450 July2015PhoneLines 5734-0000 1645150701 7/1/2015 7/31/2015 282.02 0.00 282.02
3450 July2015PhoneLines 5734-0000 2049150701 7/1/2015 7/31/2015 238.79 0.00 238.79

Check Total: 964.45 0.00 964.45

6893 7/21/2015 07/15 WBE001 WB Engineers and Consultants
3450 12thFirRR 0162-0004 22971 7/8/2015 8/7/2015 904.95 0.00 904.95

Check Total: 904.95 0.00 904.95

6894 7/21/2015 07/15 WBM001 W.B. MASON
3450 Easels 5732-0000 126728356 7/6/2015 8/5/2015 32.52 0.00 32.52

Check Total: 32.52 0.00 32.52

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13558	7/14/2015	07/15	ZAC001	Accenture LLP	*** VOID ***		Voided Check			
3450	lost in transit			5758-0011	AL1100023983	6/3/2015	7/3/2015	-417.97	0.00	-417.97
							Check Total:	-417.97	0.00	-417.97
13622	7/6/2015	07/15	ATS002	At Site Real Estate						
3450	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						
3450	realize rosslyn			6632-0000	AL207565	6/10/2015	7/10/2015	2,133.55	0.00	2,133.55
							Check Total:	2,133.55	0.00	2,133.55
13629	7/13/2015	07/15	AME048	ARIN						
3450	209-ARIN FEE			5758-0003	ALSI240652	6/16/2015	7/16/2015	2.03	0.00	2.03
							Check Total:	2.03	0.00	2.03
13632	7/13/2015	07/15	COM032	COMCAST						
3450	Acct# 05613951384012			5758-0001	ALCOMCAST 7/156/21/2015	7/21/2015		3.73	0.00	3.73
							Check Total:	3.73	0.00	3.73
13635	7/13/2015	07/15	MPA004	MDISTRICT PARK 1						
3450	7/1/15 Elcon Parkers			5322-0000	122254	6/22/2015	7/22/2015	92.51	0.00	92.51
							Check Total:	92.51	0.00	92.51
13636	7/13/2015	07/15	PEA004	Peapod, LLC						
3450	Customer ID ox82558			5758-0001	ALk63342602	6/29/2015	7/29/2015	2.17	0.00	2.17
							Check Total:	2.17	0.00	2.17
13638	7/13/2015	07/15	RED007	Redirect, Inc.						
3450	215- SUPPORT			5758-0002	AL15208	6/5/2015	7/5/2015	81.27	0.00	81.27
							Check Total:	81.27	0.00	81.27
13640	7/13/2015	07/15	SAG003	Sage Communications, LLC						
3450	Marketing Brochure		MNDSRV06155	6410-0000	AL0007381	6/2/2015	7/2/2015	199.23	0.00	199.23

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Check Total: 199.23 0.00 199.23

13641 **7/13/2015** **07/15** **SCH016** **Schneider Electric Building**
3450 June2015 BAS srvc 5342-0000 010917 6/8/2015 7/8/2015 759.42 0.00 759.42

Check Total: 759.42 0.00 759.42

13643 **7/13/2015** **07/15** **SEA005** **SEAMLESSWEB PROFESSIONAL**
3450 Lunch for R. Mitchel 5758-0013 AL2133518 6/28/2015 7/28/2015 16.15 0.00 16.15

Check Total: 16.15 0.00 16.15

13645 **7/13/2015** **07/15** **SEC009** **SecurAmerica LLC**
3450 Apr2015SecurityRover 5520-0000 INV901050 5/6/2015 6/5/2015 991.42 0.00 991.42

Check Total: 991.42 0.00 991.42

13647 **7/13/2015** **07/15** **SOL007** **The Solutions Group**
3450 211-TSG 4/15 5758-0002 AL26329 4/16/2015 5/16/2015 21.27 0.00 21.27

Check Total: 21.27 0.00 21.27

13648 **7/13/2015** **07/15** **UNI005** **UNITED PARCEL SERVICE**
3450 NY - A148V1 5758-0007 ALA148V1265 6/27/2015 7/27/2015 11.32 0.00 11.32

Check Total: 11.32 0.00 11.32

13651 **7/13/2015** **07/15** **XER005** **Xerox Financial Services LLC**
3450 NY - Lease Payment 5758-0004 AL332811 6/12/2015 7/12/2015 29.36 0.00 29.36

Check Total: 29.36 0.00 29.36

13653 **7/13/2015** **07/15** **ZAC001** **Accenture LLP**
3450 5/15 LEASE ADMIN 5758-0011 AL1100023983 6/3/2015 7/3/2015 417.97 0.00 417.97

Check Total: 417.97 0.00 417.97

13656 **7/20/2015** **07/15** **BIS001** **Bisnow Media**
3450 Bisnow 3rd Qtr Ad MNDSRV07151 6410-0000 AL01128 7/1/2015 7/31/2015 681.11 0.00 681.11

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13658 7/20/2015 07/15 CAR026 Carr Business Systems, Inc.
3450 VA-Customer# 50L400 5758-0009 AL517181 12/18/2014 1/17/2015 45.69 0.00 45.69

Check Total: 45.69 0.00 45.69

13660 7/20/2015 07/15 CIT006 Recall Total Information Management
3450 NY-document storage 5758-0001 AL1320002899 6/1/2015 7/1/2015 7.33 0.00 7.33

Check Total: 7.33 0.00 7.33

13667 7/20/2015 07/15 FRE013 Freshdirect
3450 NY office fruit 5758-0001 AL201506 7/7/2015 7/22/2015 3.78 0.00 3.78

Check Total: 3.78 0.00 3.78

13671 7/20/2015 07/15 PEA004 Peapod, LLC
3450 Customer ID ox82558 5758-0001 ALk63593691 7/6/2015 8/5/2015 2.30 0.00 2.30

Check Total: 2.30 0.00 2.30

13673 7/20/2015 07/15 RED005 Red Top Cab of Arlington
3450 Account# 2840200 5758-0008 AL037337 6/30/2015 7/30/2015 0.53 0.00 0.53

Check Total: 0.53 0.00 0.53

13674 7/20/2015 07/15 SAG003 Sage Communications, LLC
3450 Retainer Fee MNDSRV06156 6410-0000 AL0007287 4/29/2015 5/29/2015 821.48 0.00 821.48

Check Total: 821.48 0.00 821.48

13675 7/20/2015 07/15 SAG003 Sage Communications, LLC
3450 Sage 7/15 PR MNDSRV07152 6410-0000 AL0007468 7/1/2015 7/31/2015 410.69 0.00 410.69

Check Total: 410.69 0.00 410.69

13677 7/20/2015 07/15 STR009 STRATEGIC PRODUCTS AND SERVICES
3450 VA-Customer# MONPR(5758-0005 ALSI687423 7/10/2015 8/9/2015 24.56 0.00 24.56

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13680 7/20/2015 07/15 TEL005 Telco Experts LLC
3450 NY - T1 5758-0005 AL1197150701 7/1/2015 7/28/2015 25.09 0.00 25.09

Check Total: 25.09 0.00 25.09

13681 7/20/2015 07/15 TEL005 Telco Experts LLC
3450 VA-Acct# 1775 5758-0005 AL1775150701 7/1/2015 7/31/2015 31.15 0.00 31.15

Check Total: 31.15 0.00 31.15

13683 7/20/2015 07/15 UNI005 UNITED PARCEL SERVICE
3450 VA - pcakages 5758-0007 ALA148V1285 7/11/2015 8/10/2015 22.80 0.00 22.80

Check Total: 22.80 0.00 22.80

13687 7/20/2015 07/15 VER013 VERIZON WIRELESS
3450 VA-Acct#720396355000 5758-0006 AL9748127483 6/28/2015 7/28/2015 119.80 0.00 119.80

Check Total: 119.80 0.00 119.80

13692 7/20/2015 07/15 WBM001 W.B. MASON
3450 NY - Rental Fee 5758-0004 ALIS0372575 6/30/2015 7/30/2015 0.92 0.00 0.92
3450 NY - Office Supplies 5758-0001 ALIS0372575 6/30/2015 7/30/2015 10.17 0.00 10.17

Check Total: 11.09 0.00 11.09

13694 7/20/2015 07/15 WBM001 W.B. MASON
3450 VA-Machine rental 5758-0004 ALIS0372621 6/30/2015 7/30/2015 2.00 0.00 2.00
3450 VA-Office supplies 5758-0001 ALIS0372621 6/30/2015 7/30/2015 22.38 0.00 22.38

Check Total: 24.38 0.00 24.38

13695 7/20/2015 07/15 XER005 Xerox Financial Services LLC
3450 VA-Con#010000055900: 5758-0004 AL340574 7/5/2015 8/4/2015 60.48 0.00 60.48

Check Total: 60.48 0.00 60.48

13697 7/20/2015 07/15 ZAC001 Accenture LLP
3450 6/15 LEASE ADMIN 5758-0011 AL1100033625 7/6/2015 8/5/2015 292.58 0.00 292.58

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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: 292.58 0.00 292.58

13699 **7/22/2015** **07/15** **FJI001** **Fresh Julienne, Inc.**
3450 NY - new space 5758-0010 07222015 7/22/2015 7/22/2015 25.76 0.00 25.76

Check Total: 25.76 0.00 25.76

13701 **7/27/2015** **07/15** **ALL019** **Allied Telecom Group LLC**
3450 208-ALLIED JULY 15 5758-0002 AL1036208 7/5/2015 8/4/2015 35.99 0.00 35.99

Check Total: 35.99 0.00 35.99

13703 **7/27/2015** **07/15** **ATS002** **At Site Real Estate**
3450 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**
3450 July215 Elev Maint 5320-0000 0184182-IN 7/10/2015 8/9/2015 2,350.00 0.00 2,350.00

Check Total: 2,350.00 0.00 2,350.00

13711 **7/27/2015** **07/15** **ICO002** **iContact LLC**
3450 Icontact 8/1-8/31 6410-0000 AL5801115 7/10/2015 8/9/2015 6.15 0.00 6.15

Check Total: 6.15 0.00 6.15

13716 **7/27/2015** **07/15** **LOC016** **Local News Now LLC**
3450 12 Weekly Ads 6410-0000 AL1993 7/16/2015 8/15/2015 184.09 0.00 184.09

Check Total: 184.09 0.00 184.09

13717 **7/27/2015** **07/15** **NOR016** **NAIOP Northern Virginia**
3450 Bust Tour Sponsor 6410-0000 AL23453 5/4/2015 6/3/2015 864.09 0.00 864.09

Check Total: 864.09 0.00 864.09

13719 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3450 Customer ID ox82558 5758-0001 ALk63829556 7/13/2015 8/12/2015 2.19 0.00 2.19

Database: MONDAYPROD	Check Register							Page: 11		
ENTITY: 3450	Monday Production DB							Date: 8/21/2015		
1400 Key Boulevard								Time: 04:10 PM		
07/15 Through 07/15										
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

<i>Check Total:</i>								2.19	0.00	2.19
13720	7/27/2015	07/15	PEA004	Peapod, LLC						
3450	Customer ID ox82558			5758-0001	ALk64075544	7/20/2015	8/19/2015	2.08	0.00	2.08
<i>Check Total:</i>								2.08	0.00	2.08
13722	7/27/2015	07/15	REA024	Realogic Analytics Inc						
3450	340-ABSTRACT			5758-0003	AL34266	5/31/2015	6/30/2015	412.50	0.00	412.50
3450	348-ARGUS			5758-0003	AL34266	5/31/2015	6/30/2015	50.00	0.00	50.00
<i>Check Total:</i>								462.50	0.00	462.50
13724	7/27/2015	07/15	RED007	Redirect, Inc.						
3450	215- REDIRECT HD			5758-0002	AL15284	7/1/2015	7/31/2015	239.95	0.00	239.95
<i>Check Total:</i>								239.95	0.00	239.95
13728	7/27/2015	07/15	SOL007	The Solutions Group						
3450	211- TSG 4/15			5758-0002	AL26474	5/1/2015	5/31/2015	15.36	0.00	15.36
<i>Check Total:</i>								15.36	0.00	15.36
13731	7/27/2015	07/15	VIR007	Virginia Newsletters LLC						
3450	Arlington Newsltr Su			5756-0000	AL2015-209	6/6/2015	7/6/2015	38.96	0.00	38.96
<i>Check Total:</i>								38.96	0.00	38.96
13732	7/27/2015	07/15	WAS007	THE WASHINGTON POST						
3450	Acct# 3791437			5758-0012	AL3791437 7/15	7/8/2015	8/7/2015	2.09	0.00	2.09
<i>Check Total:</i>								2.09	0.00	2.09
WT071715	7/17/2015	07/15	ART003	ART PROPERTY ASSOCIATES LLC						
3450	7/15 DRAW REQUEST			0491-3470	WT07172015	7/17/2015	8/16/2015	15,946.04	0.00	15,946.04
<i>Check Total:</i>								15,946.04	0.00	15,946.04
WT072015	7/13/2015	07/15	1701NF	1701 NORTH FORT MEYER						
3450	7/15 REPLACEMENT D			0491-3470	WT07202015	7/20/2015	8/19/2015	16,162.21	0.00	16,162.21

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3450	Monday Production DB	Date:	8/21/2015
		1400 Key Boulevard	Time:	04:10 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:	16,162.21	0.00	16,162.21
0070615B1	7/12/2015	07/15	DOM002	Dominion Virginia Power		Hand Check			
3450	6/1-6/30 #1635085309			5210-0000	WT3450070615B 7/1/2015	7/12/2015	1,993.10	0.00	1,993.10
						Check Total:	1,993.10	0.00	1,993.10
071515234	7/15/2015	07/15	WEL001	Wells Fargo Bank		Hand Check			
3450	715 Portfolio Intere			8201-0000	WT617002340715 7/15/2015	8/14/2015	31,250.00	0.00	31,250.00
3450	715 Reserve			0611-1600	WT617002340715 7/15/2015	8/14/2015	97,428.97	0.00	97,428.97
						Check Total:	128,678.97	0.00	128,678.97
071515236	7/15/2015	07/15	WEL001	Wells Fargo Bank		Hand Check			
3450	0715 Mezz Loan Pmt			8201-0000	WT417002360715 7/15/2015	8/14/2015	47,916.67	0.00	47,916.67
						Check Total:	47,916.67	0.00	47,916.67
450070115	7/1/2015	07/15	OAK002	Oak Hills Property Assoc, LLC		Hand Check			
3450	SD TRNSFER-GLOBAL'			0611-1600	WTSRDRFD0715 7/30/2015	8/29/2015	24,378.00	0.00	24,378.00
3450	SD TRNFER GLOBAL V			2517-0000	WTSRDRFD0715 7/30/2015	8/29/2015	16,728.00	0.00	16,728.00
						Check Total:	41,106.00	0.00	41,106.00
455070115	7/12/2015	07/15	DOM002	Dominion Virginia Power		Hand Check			
3450	6/1-6/30 #1300989785			5210-0000	WT3455070115 7/1/2015	7/12/2015	22,972.92	0.00	22,972.92
						Check Total:	22,972.92	0.00	22,972.92
50070115C	7/12/2015	07/15	DOM002	Dominion Virginia Power		Hand Check			
3450	6/1-6/30 #2709841940			5210-0000	WT3450070115C 7/1/2015	7/12/2015	343.42	0.00	343.42
						Check Total:	343.42	0.00	343.42
50070115D	7/12/2015	07/15	DOM002	Dominion Virginia Power		Hand Check			
3450	6/1-6/30 #1652285386			5210-0000	WT3450070115D 7/1/2015	7/12/2015	1,216.56	0.00	1,216.56
						Check Total:	1,216.56	0.00	1,216.56
50070615A	7/27/2015	07/15	ARL003	Arlington County Treasurer		Hand Check			
3450	6/3-7/1 091379091378			5250-0000	WT3450070615A 7/6/2015	7/27/2015	2,574.38	0.00	2,574.38

Database:	MONDAYPROD	Check Register	Page:	13
ENTITY:	3450	Monday Production DB	Date:	8/21/2015
		1400 Key Boulevard	Time:	04:10 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:	2,574.38	0.00	2,574.38	
50070615B	7/27/2015	07/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check				
3450	5/27-6/25	9138309138		5250-0000	WT3450070615B	7/6/2015	7/27/2015	13.27	0.00	13.27
						Check Total:	13.27	0.00	13.27	
TAMEX0615	7/27/2015	07/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		*** VOID	Voided Check			
3450	to be picked up in			5758-0014	ALAMEXTP0515	5/29/2015	6/28/2015	0.30	0.00	0.30
						Check Total:	0.30	0.00	0.30	
X34500615	7/20/2015	07/15	DEP014	Department of Taxation			Hand Check			
3450	6/15 SALES TAX DUE			6645-0000	3450STX0615	7/20/2015	8/19/2015	38.70	0.00	38.70
						Check Total:	38.70	0.00	38.70	
						1400 Key Boulevard Total:	346,291.82	0.00	346,291.82	
						Grand Total:	346,291.82	0.00	346,291.82	

1400 Key February 1, 2015 Management Fees	ACCT	SSA 08/07/15																
	LEASING	AF 8/17/15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
	MGMT	AK 8.13.15		7,323	7,739	10,288	9,974	7,032	7,875	9,718	9,139	9,083	9,791	9,804	9,810	107,577	105,456	2,121
				7,323	7,739	10,288	9,974	7,032	7,875	9,718	9,139	9,083	9,791	9,804	9,810	107,577	105,456	2,121

Leasing Commission - OB																		
1400 Key	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 12001 A, Vacant - INSERT CURIOSITY MEDIA COMMISSION	4,146			-	-	-	-	-	-	-	-	-	-	-	-	-	5,640	(5,640)
Suite 12001 B, Vacant	4,200																16,023	(16,023)
Suite 08801, Livesafe	4,657	3450LFBR	Y	-	-		15,946	-	-	-	-	-	-	-	-	15,946	16,203	(257)
Suite 08802, Vacant	4,849			-	-	-	-	-	-	-	-	-	-	-	-	-	16,203	(16,203)
Suite 06601, Vacant	9,506																9,506	(9,506)
Suite A06, Divvy Cloud	2,399	34501507	Y	-	-	-	-	-	4,675	-	-	-	-	-	-	4,675	5,171	(496)
Suite A05, Performyard, Inc.	1,689			-	-	-	-	-	-	-		4,000	-	-	-	4,000	3,358	642
Suite A04, Livesafe, Inc.	1,961			-	-	-	-	-	-		4,000	-	-	-	-	4,000	4,314	(314)
Non-Budgeted																-		-
																-		-
TOTAL 1400 Key	33,407			\$ -	\$ -	\$ -	\$ 15,946	\$ -	\$ 4,675	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ 28,621	\$ 76,418	(47,797)

Leasing Commission - MPS																		
1400 Key	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 12001 A, Vacant - INSERT CURIOSITY MEDIA COMMISSION	4,146	34500032	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	2,820	(2,820)
Suite 12001 B, Vacant	4,200																8,011	(8,011)
Suite 08801, Livesafe	4,657	3450LFMD	Y	-	-		7,973	-	-	-	-	-	-	-	-	7,973	8,102	(129)
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	-	-	-	4,753	(4,753)
Suite A06, Divvy Cloud	9,506	34501506	Y	-	-	-	-	-	2,338	-	-	-	-	-	-	2,338	2,585	(247)
Suite A05, Performyard, Inc.	2,399			-	-				-	-		2,000	-	-	-	2,000	1,679	321
Suite A04, Livesafe, Inc.	1,689			-	-	-	-	-	-		2,000	-	-	-	-	2,000	2,157	(157)
Suite 08802, Vacant	4,849			-	-	-	-	-	-	-	-	-	-	-	-	-	8,102	(8,102)
Non-Budgeted																-		-
																-		-
TOTAL 1400 Key	40,952			\$ -	\$ -	\$ -	\$ 7,973	\$ -	\$ 2,338	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ 14,311	\$ 38,209	(23,898)

Leasing Commission - Legal																		
1400 Key	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 12001 A, Curiosity Media	4,146	34500033	Y	-	1,244	-	-	-	1,343	-	-	-	-	-	-	2,586	1,175	1,411
Suite 12001 B, Vacant	9,481			-	-	-	-	-	-	-	-	-	-	-	-	-	1,175	(1,175)
Suite 08801, Livesafe	4,944	34500006	Y	-	-	-	-	5,804	114	-	-	-	-	-	-	5,918	1,188	4,730
Suite 08802, Vacant	9,506			-	-			-	-	-	-	-	-	-	-	-	1,188	(1,188)
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	-	-	-	2,377	(2,377)
Suite A06, Divvy Cloud	2,399	34501505	Y	-	-	-		3,839	1,133	-	-		-	-	-	4,971	2,179	2,792
Suite A05, Performyard, Inc.	1,689			-	-		-	-	-	-		1,415	-	-	-	1,415	1,415	-
Suite A04, Livesafe, Inc.	1,961			-	-	-	-	-	-		1,818	-	-	-	-	1,818	1,818	-
Suite 06602, LCG License Agreement		34301508	Y						842							842	-	842
																-		-
TOTAL 1400 Key	43,632			\$ -	\$ 1,244	\$ -	\$ -	\$ 9,642	\$ 3,431	\$ -	\$ 1,818	\$ 1,415	\$ -	\$ -	\$ -	\$ 17,549	\$ 12,515	5,034

TI - Construction	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			
		MPC Job	MPC Job															TOTAL	Budget	Variance
Golds Gym	100,000			TBD	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0					-	-	-	-	-	-	-	-	-	100,000	-	-	100,000	100,000	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																		-	-	-
TOTAL 1400 Key						-	-	-	-	-	-	-	-	-	100,000	-	-	100,000	100,000	-
Total CM FEE 3%						-	-	-	-	-	-	-	-	-	3,000	-	-	3,000	3,000	-

TI - Landlord Work	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																	
																		-	-	-
Suite 12001 A, Vacant	55,877	47,716		34501503	Y	-	-	20,494	1,268	14,830	1,078	16,929	1,278	-	-	-	-	55,877	70,500	(14,623)
Suite 12001 B, Vacant	78,810					-	-	-	-	-	-				78,810	-	-	78,810	70,500	8,310
Suite 08802, Vacant	47,530					-	-	-	-	-	-				-	47,530	-	47,530	86,295	(38,765)
Suite 06601, Vacant	0					-	-	-	-	-	-				-	-	-	-	76,048	(76,048)
Suite A06, Divvy Cloud	6,800				Y	-	-	-	-	-	-	-	3,300	3,500		-	-	6,800	10,895	(4,095)
Suite A05, Performyard, Inc.	0					-	-	-	-	-	-				-	-	-	-	7,075	(7,075)
Suite A04, Livesafe, Inc.	0					-	-	-	-	-	-				-	-	-	-	9,090	(9,090)
																		-	-	-
Unbudgeted																		-	-	-
Suite 9000 LCG	63,332	49775.2	10558	34500025	Y			10,558	-									10,558		10,558
Suite 08801, Livesafe	39,430	31,930		34501504	Y					18,067	14,619	641	6,103					39,431	-	39,431
	391,779	129,421	10,558		-	-	-	31,052	1,268	32,897	15,698	17,570	10,681	3,500	78,810	47,530	-	239,006	533,403	(91,397)
I FIXED TO CAPTURE EVERYTHING THRU ROW 78	Total CM FEE 3%					-	-	932	38	987	471	527	320	105	2,364	1,426	-	7,170	16,002	(2,742)
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																	
																		-	-	-
Garage Repairs	47,274			34501501	Y	-	1,809	-	1,879		916	422		21,124	21,124	-	-	47,274	50,000	(2,726)
Transformer Replacement	4,784			34501502	Y	-	-	4,784		-	-	-	-	-	-	-	-	4,784	10,600	(5,816)
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
																		-	-	-
TOTAL 1400 Key						-	1,809	4,784	1,879	-	916	422	-	21,124	21,124	-	-	52,058	60,600	(8,542)
	Total CM FEE 3%		0	0		-	54	144	56	-	27	13	-	634	634	-	-	1,562	1,818	(256)
	Total CM Fee					-	54	1,075	94	987	498	540	320	739	5,998	1,426	-	11,732	20,820	(9,088)

SECTION 4

Leasing Report


Rent Roll

Stacking Plan

1400 Key Boulevard

Leasing Status Report

as of July 31, 2015

BUILDING INFORMATION				
	YR Built:	1965	RSF Office	152,911
	Renovated:	1994	RSF Retail	17,225
	Stories:	12	RSF Storage	2,836
			Total Building	172,972
	Occupancy:	78%	Vacant Office	37,490
			Vacant Retail	0
			Vacant Storage	1,412
			Total Vacancy	38,902

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
PerformYard	1,415	A Level	Aug-15	Renewing
Boundless	3,835	A Level	Dec-16	
US Crest	1,822	4th	Jun-16	
Digital Barriers	1,675	7th	Feb-16	
Caitland Construction	313	STR	Jul-16	
MCI	330	SAT	Dec-07	
LCG	2,000	6th	Sep-15	
Total	11,390			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	38,902	22.49%
2015	3,745	2.17%
2016	7,645	4.42%
2017	13,153	7.60%
2018	8,254	4.77%
2019	61,688	35.66%
thereafter	39,585	22.89%
	172,972	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
12th Floor	5,254	
8th Floor	4,849	
6th Floor	7,506	
5th Floor	9,506	
B Level	8,557	
A Level	1,818	
Storage	1,412	
Total	38,902	

OTHER MAJOR TENANT EXPIRATIONS			
Tenant	SF	Floor	LXP Status
Gold's	17,225		Sep-21
GSA-01727	25,976		Jul-19
GSA-01862	10,606	C Level	Jul-19
Total	53,807		

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
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
NRG EVGO	New	1,818	Ground	Oct-15	Veatch	2.0 yrs	\$ 31.00	5.00%	1 months	\$ 30.33	\$ 3.81	\$ 6,932	\$ -	\$ -	\$ -	\$ -	6,932
Ostendio	New	1,818	A - Level	Sep-15	NA	2.1 yrs	\$ 32.50	5.00%	2 months	\$ 30.41	\$ 4.20	\$ 7,631	\$ -	\$ -	\$ -	\$ -	7,631
KSA	New	1,818	A - Level	Spet-15	JLL	2.1 yrs	\$ 32.50	5.00%	1 months	\$ 31.86	\$ 4.20	\$ 7,631	\$ -	\$ -	\$ -	\$ -	7,631
Total		5,454									\$ 22,194		\$ -	\$ -	\$ -	\$ -	22,194

DEALS SIGNED 2015																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
LiveSafe	New	4,657	8th	May-15	CRESA	3.3 yrs	\$ 29.00	4.50%	6 months	\$ 24.44	\$ 6.00	\$ 27,962	\$ 2.00	\$ 9,314	\$ 8.00	\$ 37,256	\$ 74,532
DivvyCloud	New	2,026	A-Level	May-15	CRESA	2.1 yrs	\$ 28.50	4.50%	2 months	\$ 26.59	\$ 3.67	\$ 7,439	\$ -	\$ -	\$ -	\$ -	7,439
Curiosity Media	Exp	4,146	12th	Jun-15	NA	2.0 yrs	\$ 30.00	4.00%	9 months	\$ 17.98	\$ 3.67	\$ 15,224	\$ -	\$ -	\$ -	\$ -	15,224
Total		10,829									\$ 50,625		\$ -	\$ -	\$ -	\$ -	97,195

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
Curiosity Media	New	4,146	P12	Mar-15	NA	3.0 yrs	\$ 30.00	4.00%	6 months	\$ 25.40	\$ 5.62	\$ 23,296		\$ -	\$ -	\$ -	23,296
PerformYard	New	1,415	A Level #5	Mar-14	None	1.5 yrs	\$ 32.50	3.00%	2 months	\$ 29.01	\$ 2.97	\$ 4,201	\$ -	\$ -	\$ -	\$ -	4,201
Alqimi	New	1,621	Ground	Jul-14	Summit	3.0 yrs	\$ 30.00	5.00%	3 months	\$ 28.61	\$ 5.67	\$ 9,198	\$ -	\$ -	\$ -	\$ -	9,198
Oblong Industries	New	1,948	A Level #7	May-14	Summit	5.0 yrs	\$ 31.00	4.00%	5 months	\$ 30.35	\$ 10.07	\$ 19,625	\$ -	\$ -	\$ -	\$ -	19,625
Starfish	Expansion	4,944	10th	Jan-14	PREP	4.0 yrs	\$ 35.00	3.00%	6 months	\$ 31.32	\$ 8.79	\$ 43,436	\$ -	\$ -	\$ 15.00	\$ 74,160	117,596
Crown	Renewing	9,481	11th	Apr-14	JM Zell	5.6 yrs	\$ 34.00	3.00%	6 months	\$ 32.77	\$ 12.32	\$ 116,767	\$ -	\$ -		\$ -	116,767
Gold's Gym	Renewal	17,225	C-Level	Oct-14	N/A	7.0 yrs	\$ 15.00	2.00%	0 months	\$ 14.82	\$ 6.69	\$ 115,250	\$ 5.80	\$ 99,905		\$ -	215,155
Total		40,780									\$ 331,773		\$ 99,905		\$ 74,160	\$	505,838

SPACE VACATED 2014					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				



1400 Key Boulevard

as of July 31, 2015

[illegible]

Total Available RSF:	40,965	60,585	43,702	12,621	30,791	18,833	2,100	5,000	69,589
Total RSF:	172,947	409,148	303,262	113,993	152,308	143,754	365,000	165,225	154,922
Direct Availability:	23.7%	14.8%	14.4%	11.1%	20.2%	13.1%	0.6%	3.0%	44.9%
Asking Rent:	\$29.00 - \$35.00	\$40.00	\$48.00 - \$52.00	\$22.00 - \$29.00	\$39.00 - \$42.00	\$36.00 - \$40.00	\$40.00	Withheld	\$31.00 - \$33.00
Floor Plate:	9,506	22,253	15,501	8,900	11,890	20,536	40,500	24,981	25,476
Listing Broker:	Monday Properties	JLL	DTZ	JBG Companies	JBG Companies	Brookfield Properties	Avision Young	DTZ	CBRE
Owner:	Monday Properties	Am Real Estate Partners	TIAA-CREF	JBG Companies	JBG Companies	Brookfield Properties	MetLife	Philips Realty Capital	Penzance

Sublease Availability
Direct Availability

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.L.	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
1400 Key Boulevard

Rent Roll
1400 Key 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

Vacant Suites

3450	-00A04	Vacant		1,818									
3450	-00A08	Vacant		2,179									
3450	-00B01	Vacant		8,557									
3450	-05501	Vacant		9,506									
3450	-06601	Vacant		7,506									
3450	-08802	Vacant		4,849									
3450	-12001	Vacant		5,254									
3450	-STR03	Vacant		1,412									

Occupied Suites

3450	-00A01	Boundless Spatial, Inc	2/1/2014	12/31/2016	2,091	5,947.15	34.13				RNT	3/1/2016	6,245.12	35.84
		Additional Space	3450	-00A02	2/1/2014	12/31/2016	1,744	4,960.23	34.13		RNT	3/1/2016	5,208.75	35.84
				Total			3,835	10,907.38	0.00				0.00	
3450	-00A03	EHR TOTAL SOLUTIONS, LLC	11/1/2013	8/31/2018	1,418	4,016.49	33.99				RNT	8/1/2015	4,137.02	35.01
											RNT	8/1/2016	4,261.09	36.06
											RNT	8/1/2017	4,388.71	37.14
3450	-00A05	Performyard Inc	3/1/2014	8/31/2015	1,415	4,024.50	34.13							
3450	-00A06	Divvy Cloud Corporation	7/1/2015	8/31/2017	2,026	4,727.33	28.00				HLD	9/1/2017	7,744.38	45.87
											HLD	10/31/2017	10,325.84	61.16
											RNT	7/1/2016	4,940.06	29.26
											RNT	7/1/2017	5,162.92	30.58
3450	-00A07	Oblong Industries Inc	5/1/2014	4/30/2019	1,948	5,149.21	31.72				RNT	5/1/2016	5,355.38	32.99
											RNT	5/1/2017	5,569.66	34.31
											RNT	5/1/2018	5,792.05	35.68
3450	-00A09	Alqimi Analytics & Intelligenc	8/8/2014	9/30/2017	1,621	4,052.50	30.00				CON	1/1/2016	-4,255.13	-31.50
											RNT	10/1/2015	4,255.13	31.50
											RNT	10/1/2016	4,468.56	33.08
3450	-00A10	A Level Shared Space	4/1/2015	12/31/2099	5,206									
3450	-00C01	Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00			75.00	RTL	10/1/2015	21,961.88	15.30
											RTL	10/1/2016	22,401.11	15.61
											RTL	10/1/2017	22,849.14	15.92

Database: MONDAYPROD
Bldg Status: Active only
1400 Key Boulevard

Rent Roll
1400 Key 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
										RTL	10/1/2018	23,306.12	16.24
										RTL	10/1/2019	23,772.24	16.56
										RTL	10/1/2020	24,247.68	16.89
3450	-00C02 GSA 11B-01862	7/10/2015	7/31/2019	10,606	34,586.34	39.13							
3450	-01101 Uber Offices Arlington, LLC	4/15/2013	9/30/2020	8,542	22,728.84	31.93				RNT	10/1/2015	23,412.20	32.89
										RNT	10/1/2016	24,116.91	33.88
										RNT	10/1/2017	24,842.98	34.90
										RNT	10/1/2018	25,590.41	35.95
										RNT	10/1/2019	26,359.19	37.03
3450	-02201 GSA GS 11B-01727	8/1/2014	7/31/2019	9,262	30,325.11	39.29			207.60				
	Additional Space 3450 -03301	8/1/2014	7/31/2019	9,262	30,325.11	39.29							
	Additional Space 3450 -04401	8/1/2014	7/31/2019	7,452	24,398.90	39.29							
			Total	25,976	85,049.12		0.00		207.60				
3450	-04402 U.S. CREST	1/1/2013	6/30/2016	1,822	5,798.52	38.19				RNT	1/1/2016	5,973.12	39.34
3450	-07701 Health Communications, Inc.	3/29/2010	3/31/2020	7,831	27,989.30	42.89	999.08			HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										RNT	4/1/2016	28,831.13	44.18
										RNT	4/1/2017	29,699.07	45.51
										RNT	4/1/2018	30,593.11	46.88
										RNT	4/1/2019	31,513.25	48.29
	Additional Space 3450 -STR01	4/2/2010	3/31/2020	450	782.51	20.87				STR	4/1/2016	805.99	21.49
										STR	4/1/2017	830.16	22.14
										STR	4/1/2018	855.07	22.80
										STR	4/1/2019	880.72	23.49
	Additional Space 3450 -STR04	4/2/2010	3/31/2020	331	575.58	20.87				STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
										STR	4/1/2019	647.82	23.49
			Total	8,612	29,347.39		999.08		0.00				
3450	-07702 Digital Barriers Services Ltd.	3/6/2013	2/28/2016	1,675	5,775.96	41.38	100.23						
3450	-08801 LIVESAFE, INC.	5/15/2015	9/30/2018	4,657	7,854.17	20.24			-7,854.17	RNT	6/1/2016	10,103.33	26.03
										RNT	6/1/2017	12,290.60	31.67
										RNT	6/1/2018	12,845.56	33.10
3450	-09901 LCG, Inc.	4/1/2014	8/15/2019	9,506	28,153.60	35.54				CON	4/1/2016	-14,500.61	-18.30
										RNT	4/1/2016	29,001.22	36.61
										RNT	4/1/2017	29,872.61	37.71
										RNT	4/1/2018	30,767.75	38.84
										RNT	4/1/2019	31,694.59	40.01
	Additional Space 3450 -06602	5/1/2015	9/30/2015	2,000	5,000.00	30.00							

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1400 Key Boulevard

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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
		Total		11,506	33,153.60		0.00		0.00				
3450	-10001	Starfish Retention Solutions	4/8/2014	12/31/2017	4,562	13,705.01	17.30			RNT	4/8/2016	14,115.59	17.82
										RNT	4/8/2017	14,537.57	18.35
3450	-10002	Starfish Retention Solutions	4/8/2014	12/31/2017	4,944	14,852.60	36.05			RNT	4/8/2016	15,297.56	37.13
										RNT	4/8/2017	15,754.88	38.24
3450	-11001	Crown Consulting, Inc.	1/1/2014	6/30/2019	9,506	27,741.68	35.02			CON	4/1/2016	-28,573.45	-36.07
										CON	4/1/2017	-29,428.99	-37.15
										CON	4/1/2018	-30,308.30	-38.26
										RNT	1/1/2016	28,573.45	36.07
										RNT	1/1/2017	29,428.99	37.15
										RNT	1/1/2018	30,308.30	38.26
										RNT	1/1/2019	31,219.29	39.41
3450	-1200	CURIOSITY MEDIA, INC.	6/15/2015	6/30/2019	4,146	10,365.00	30.00		-10,365.00	CON	1/1/2016	-10,365.00	-30.00
										CON	7/1/2016	-10,365.00	-30.00
										CON	1/1/2017	-10,779.60	-31.20
										CON	7/1/2017	-10,779.60	-31.20
										CON	8/1/2018	-11,211.48	-32.45
										RNT	8/1/2016	10,779.60	31.20
										RNT	4/1/2018	11,211.48	32.45
3450	-LICS	MCI Telecommunications Lease	4/8/1998	12/31/2007	330	1,444.16	52.51						
3450	-STR02	Caitland Construction Company	8/6/2012	7/31/2016	313	541.50	20.76						
Totals:		Occupied Sqft:	76.25%	28 Units	131,891	347,352.55		1,099.31	-17,936.57				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	23.75%	8 Units	41,081								
		Total Sqft:		36 Units	172,972	347,352.55							
Total 1400 Key Boulevard:		Occupied Sqft:	76.25%	28 Units	131,891	347,352.55		1,099.31	-17,936.57				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	23.75%	8 Units	41,081								
		Total Sqft:		36 Units	172,972	347,352.55							
Grand Total:		Occupied Sqft:	76.25%	28 Units	131,891	347,352.55		1,099.31	-17,936.57				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	23.75%	8 Units	41,081								
		Total Sqft:		36 Units	172,972	347,352.55							

1400 Key Boulevard
Stacking Plan

as of July 31, 2015

Floor	S to S		Current	Re-measured
12		Vacant: 5,254 sf		
		Curiosity Media 4,146 sf (\$30.00) LXP: 6/30/19	9,400	9,506
11		Crown Consulting: 9,506 sf (\$34.00, 3%) LXP 6/30/2019 Renewal: None Termination: LL / TT shall have right to terminate anytime after December 31, 2016 with 270 days notice	9,481	9,506
10		Starfish Retention Services: 9,506 sf (\$35.00, 3%) LXP 12/31/17	9,506	9,506
9		LCG: 9,506 sf (\$34.50, 3%) LXP 8/15/19	9,506	9,506
8		Vacant: 4,849 SF		
		Leased to LiveSafe 4,657 sf (\$20.24) LXP: 9/30/18	9,506	9,506
7		Health Communications: 7,831 sf (\$44.21, 3%) LXP 3/31/2020 Renewal: None Term: LL / TT right after year 6 with 270 days notice	9,506	9,506
6		LCG: 2,000 sf (\$30.00) LXP: 9/30/15	9,506	9,506
		Vacant: 7,506 sf		
5		Vacant: 9,506 sf	9,506	9,506
4		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,274	9,506
3		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
2		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
1		Uber Offices 8,542 sf (\$31.00 3%) LXP 9/30/20	8,542	8,444
A Level		Performyard: 1,415 sf (\$32.50 3%) LXP 09/15	21,466	21,466
		Divvy Cloud: 2,026 sf LXP 8/31/17 (\$28)		
		Vacant: 1,818 SF		
		Common Area: 5,206 sf		
A Level		Oblong 1,948 sf (\$30.50) LXP 4/30/19		
		Vacant: 2,179 sf		
		Alquimi 1,621 sf (\$30.00) 9/30/17		
		Boundless 3,835 sf (\$32.50) LXP 12/31/16		
		E.HR Total Solutions 1,418 sf \$33.00 LXP 8/31/18		
B Level		Vacant: 8,557 sf	8,557	11,344
C Level		Gold's Gym: 17,225 sf (\$23.26 3%) LXP 9/30/21	27,831	28,013
		DOD-Air Force Homeland Security (GS 11B-01862): 10,606 sf (\$39.03, CPI) LXP 7/31/19 Renewals: None Termination Option: Tenant rescinded termination.		
D Level		Gararge		

RSF Office	152,886
RSF Retail	17,225
Storage	2,861
Total Building RSF	172,972

Vacant Office	37,490
Vacant Retail	0
Vacant Storage	1,412
Total Vacancy	38,902

Expiration Key

2015

2016

2017

2018

2019+

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

Storage	170,111	173,828
	2,861	0
	172,972	173,828

