



1200 WILSON BOULEVARD
Financial Report
July 31, 2015



Rosslyn Portfolio

Building 1200 Wilson Boulevard

Financial Report

Month Ended July 31, 2015



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SECTION 1

Executive Summary



Property Name	1200 Wilson
Submarket	Rosslyn
Year Built/Renovated	1964/1997
Year Acquired	2007
No. of Stories	13
Asset Quality	B+
Total SF	154,130
Leased	0%
Ownership	USREO (89%) / Monday (1%)

Tenant Name	SF	LXP

Year	Vacant Positions (Number)	Percentage of Vacant Positions
2012	-	100%
2013	-	100%
2014	-	100%
2015	-	100%
2016	-	100%
2017	-	100%
2018	-	100%
2019	-	100%
2020	145,000	100%

The project will compete in the market place for the Dept of State 343K sf requirement via the renewal at 1701 N Fort Myer and expansion into 1200 Wilson Boulevard. It is expected this deal would require the landlord to implement an extensive capital improvement program to meet GSA sustainability and occupancy requirements plus deliver market concessions in order to achieve a long-term lease (14 years or more).

* Market building availability with emphasis on expediting State Departments efforts to release the project in conjunction with an extension at 1701 N Ft. Myer Dr.

Appraised Value	\$ 50,700,000	as of	Dec-14	
Senior Debt	\$ 15,980,000	32% LTV	LIBOR + 548	May-17

<i>Period</i>	<i>Jul-15 YTD</i>	<i>Actual</i>	<i>Budget</i>	<i>PSF</i>
<i>Projected Occupancy</i>		<i>0.0%</i>	<i>0.0%</i>	
Effective Gross Revenue	\$	46,491	\$ 31,235	\$ 0
Real Estate Taxes		(483,247)	(305,248)	(2)
Operating Expenses		(499,673)	(430,567)	(3)
Net Operating Income		(936,429)	(704,580)	(5)
Tenant Improvements		-	-	-
Leasing Commissions		-	(1,221,740)	(8)
Capital Improvements		-	(41,200)	(0)
Total Leasing and Capital		-	(1,262,940)	(8)
CF before Senior Debt Service		(936,429)	(1,967,520)	(13)
Senior Debt Service		(500,261)	(576,817)	
DSCR on NOI		-1.87x	-1.22x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service	\$	(1,436,690)	\$ (2,544,337)	

* None planned

State Department has been engaged to discuss a possible 15-year renewal and potential expansion in 1200 Wilson. FD Stonewater has been hired as the leasing agent for government retail only.

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

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Apr-16	Inst. Mgmt.	Multi	94,000	New	No	\$41.00	2.75%	0 mos.	\$65.00	5 yrs	\$29.32

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3480

Trial Balance
Monday Production DB
1200 Wilson Boulevard

Page: 1
Date: 8/24/2015
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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	10,500,369.04	
0132-0000	Building	39,501,431.59	
0142-0002	Bldg Impr-Non Escalatable	333,331.67	
0142-0020	Bldg Impr-CM Fee	10,147.41	
0162-0001	TI-Construction	1,343,720.00	
0162-0020	TI-CM Fee	40,312.11	
0202-0001	Def Leasing-Brokerage	805,143.59	
0202-0002	Def Leasing-Legal	6,860.00	
0202-0006	Deferred Leas-Monday	402,592.92	
0222-0000	Deferred Financing	248,498.46	
0229-0000	Acc Amort-Def Financing		101,091.74
0250-0000	Def Selling Costs	0.00	
0311-3480	BA9515551478 1200Wilson	178,805.41	
0412-0101	Tax and Insurance Reserve	253,127.81	
0412-0103	Replacement Reserve	42,506.75	
0412-0104	Leasing Reserve	382,557.13	
0491-0010	Due To/From Managing Agen	2,140.28	
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard	632,485.01	
0491-3435	I/E-1100 Wilson Boulevard		1,311.70
0491-3440	I/E-1101 Wilson Boulevard		2,679.60
0491-3450	I/E-1400 Key Boulevard		435.03
0491-3455	I/E-1401 Wilson Boulevard		493.98
0491-3460	I/E-1501 Wilson Boulevard		331.20
0491-3465	I/E-1515 Wilson Boulevard		317.63
0491-3470	I/E-1701 N.Ft. MyerDrive	6,696.68	
0511-0000	Tenant A/R		40,824.14
0632-0000	Prepaid Insurance	4,003.50	
0633-0000	Prepaid Taxes	11,408.48	
0711-0001	Due To/From Partner	15,268.99	
2110-0000	Mortgage Notes Payable		10,980,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		962.48
2552-0000	Accr Miscellaneous		34,963.76
2553-0000	Accr Taxes		66,568.48
2556-0000	Accr Interest/Financing		40,115.28
2591-0000	Prepaid Rents		6,458.10
3311-0001	Retained Earnings		15,213,651.80
3341-0001	Distribution	35,021,154.42	
3421-9999	Mbr Contrib-Misc		59,738,133.70
4111-0001	Office Income Concession	6,000.00	
4131-0000	% Rent Income	0.00	
4171-0000	Gar/Prkg Income		50,768.59
4312-0000	Oper Exp Rec-Accrual		110,524.00
4313-0000	Oper Exp Rec-Prev Yr Adj	110,523.77	
4332-0000	R/E Tax Rec-Accrual		49,655.00
4333-0000	R/E Tax Rec-Prev Yr Adj	49,655.45	
4521-0000	Int Inc-Bank		80.64
4891-1100	Back Chg./Repair		1,642.00
5120-0000	Clean-Contract Interior	1,200.00	
5130-0000	Clean-Window Wash Ext	7,540.00	
5150-0000	Clean-Trash Rem/Recyl-Sup	50.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	2,502.07	
5160-0000	Clean-Other	2,025.00	
5210-0000	Util-Elec-Public Area	109,624.02	
5220-0000	Util-Gas	11,551.75	

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Account	Description	Debit	Credit
5250-0000	Util-Water/Sewer-Water	2,017.50	
5310-0000	R&M-Payroll-Gen'l	21,629.32	
5310-1000	R & M Payroll-OT	1,056.26	
5310-2000	R & M Payroll-Taxes	2,191.88	
5310-4000	R & M -Benefits	3,182.16	
5320-0000	R&M-Elev-Maint Contract	15,399.98	
5322-0000	R&M-Elev-Outside Svs	3,614.31	
5330-0000	R&M-HVAC-Contract Svs	7,890.83	
5332-0000	R&M-HVAC-Water Treatment	3,112.90	
5334-0000	R&M-HVAC-Supplies	1,042.09	
5336-0000	R&M-HVAC-Outside Svs	1,392.00	
5340-0000	R&M-Electrical-Supplies	2,030.43	
5342-0000	R&M-Electrical-Outside Svs	786.00	
5362-0000	R&M-Plumbing-Outside Svs	2,670.00	
5370-0000	R&M-Fire/Life Safety-Supp	936.90	
5372-0000	R&M-Fire/Life Safety-O/S	8,576.99	
5380-0000	R&M-GB Interior-Supplies	1,786.08	
5381-0000	R&M-GB Interior-O/S	30,902.47	
5384-0000	R&M-GB Interior-Pest Cont	1,840.30	
5388-0000	R&M-GB Exterior	15,278.27	
5390-0000	R&M-Other	5,445.52	
5412-0000	Grounds-Landscape-O/S	7,890.45	
5430-0000	Grounds-Snow Rem-Supplies	564.06	
5432-0000	Grounds-Snow Rem-O/S	3,463.75	
5520-0000	Security-Contract	410.62	
5530-0000	Security-Equipment	17,172.31	
5610-0000	Mgmt Fee-Current Yr	895.36	
5710-0000	Adm-Payroll	41,740.54	
5710-1000	Admi-Payroll taxes	2,977.79	
5710-5000	Admin-Other Payroll Exp	4,292.32	
5710-5555	Deferred Compensation	18,607.57	
5730-0000	Adm-Office Exp-Mgmt Rent	8,969.09	
5732-0000	Adm-Office Exp-Mgmt Exps	377.44	
5746-0000	Adm-Office Exp-Telecomm	6,619.80	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	3.57	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,465.56	
5758-0001	Office/Lunchroom Supplies	545.96	
5758-0002	Internet/IT Contracts	827.47	
5758-0003	Computer Hardware/Software	2,025.88	
5758-0004	Copiers/Office Equipment	514.82	
5758-0005	Phone - Corporate/Teleconferencing	496.92	
5758-0006	Phone - Wireless/Cellular	595.74	
5758-0007	Postage/Delivery	36.10	
5758-0008	Car Service	148.27	
5758-0009	Printing/Reproduction	44.61	
5758-0010	Corporate Events/Gifts	125.78	
5758-0011	Temporary Staffing	4,555.36	
5758-0012	Other Corp Admin Exp	1,340.49	
5758-0013	Meals	215.82	
5758-0014	Travel	524.21	
5762-0000	Adm-Mgmt Exp-Meals	25.75	
5772-0000	Adm-Other-Tenant Relation	159.88	
5810-0000	Insurance-Policies	23,358.93	
5810-1000	Insurance-Workers Comp	3,128.57	
5841-0000	License/Fees/Permits	1.66	
6212-0000	Svs Costs-Misc Bldg	1,642.00	

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6320-0000	Parking Exp-Misc	4,856.19	
6410-0000	Promotion and Advertising	8,060.82	
6410-4000	Broker Entertainment & Gifts	6.08	
6411-0000	Leasing Meals & Entertainment	3,482.96	
6630-0000	Legal	31,054.64	
6632-0000	Misc Professional Serv	19,387.23	
6633-0000	Bank & Credit Card Fees	9,257.47	
6634-0000	Charitable Contributions	518.16	
6645-0000	Sales & Use Taxes	62.40	
6710-0000	RE Taxes-General	465,979.36	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6730-0000	Personal Property Tax	296.20	
6740-0000	Other Taxes	15,971.83	
8201-0000	Mortgage Interest Expense	500,261.12	
8302-0000	Amort-Def Financing	49,034.44	
Total:		91,441,008.85	91,441,008.85

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Balance Sheet
Monday Production DB
1200 Wilson Boulevard

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Jul 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land 10,500,369.04

Building 39,501,431.59

BLDG IMPROVEMENTS 343,479.08

TENANT IMPROVEMENTS 1,384,032.11

DEFERRED LEASING 1,214,596.51

Total Direct Investments in Real Property 52,943,908.33

Indirect Investments in Real Property

Mortgage Note Rec 15,268.99

Total Indirect Investments in Real Property 15,268.99

Total Investments in Real Property 52,959,177.32

Cash and Cash Equivalents

OPERATING CASH 178,805.41

Total Cash and Cash Equivalents 178,805.41

Restricted Cash

MORTGAGE ESCROWS 678,191.69

Total Restricted Cash 678,191.69

Accounts and Notes Receivable, net

I/E-Unallocated 2,140.28

Tenant A/R (40,824.14)

Accr Tenant Recovery A/R 0.00

Total Accounts and Notes Receivable, net (38,683.86)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing 248,498.46

Acc Amort-Def Financing (101,091.74)

Total Deferred Financing 147,406.72

Other Assets

Prepaid Insurance 4,003.50

Prepaid Taxes 11,408.48

Total Other Assets 15,411.98

Total Def Financing & Other Assets 162,818.70

TOTAL ASSETS 53,940,309.26

LIABILITIES AND EQUITY

LIABILITIES

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Mortgage Notes Payable	
Mortgage Notes Payable	10,980,000.00
Sr Mezzanine Mtge Pay	5,000,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	15,980,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	962.48
A/P-Seller Obligations	0.00
Accr Miscellaneous	34,963.76
Accr Taxes	66,568.48
Accr Interest/Financing	40,115.28
Deferred Liability	0.00
Prepaid Rents	6,458.10

Total Accounts Payable, Accrued Exp & Other	149,068.10
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TOTAL LIABILITIES	16,129,068.10
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EQUITY

Partners'/Members' Equity	
PARTNERS CAPITAL	15,213,651.80

Total Partners'/Members' Equity	15,213,651.80
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Partners'/Members' Contributions	
MEMBERS CONTRIB	59,738,133.70

Total Partners'/Members' Contributions	59,738,133.70
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Partners'/Members' Distributions	
PARTNERS DISTRIB	(35,021,154.42)

Total Partners'/Members' Distributions	(35,021,154.42)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	(633,612.55)

Total I/E Adjustments	(633,612.55)
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Current Year Profit (Loss)	(1,485,777.37)
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Total Current & Prior Profit (Loss)	(1,485,777.37)
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TOTAL EQUITY ACCOUNTS	37,811,241.16
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TOTAL LIABILITY AND EQUITY	53,940,309.26
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1200 Wilson Boulevard

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
Interest and Dividend Income								
Int Inc-Bank	9.48	0.00	9.48	0.00%	80.64	0.00	80.64	0.00%
Total Interest and Dividend Income	9.48	0.00	9.48		80.64	0.00	80.64	
Miscellaneous Income								
Back Chg./Repair	0.00	0.00	0.00	0.00%	1,642.00	0.00	1,642.00	0.00%
Total Miscellaneous Income	0.00	0.00	0.00		1,642.00	0.00	1,642.00	
Total Interest and Other Income	9.48	0.00	9.48		1,722.64	0.00	1,722.64	
Total Revenue	3,009.48	6,380.00	(3,370.52)	-52.83%	46,491.01	31,235.00	15,256.01	48.84%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	0.00	(200.00)	200.00	100.00%	(1,200.00)	(1,400.00)	200.00	14.29%
Clean-Window Wash Ext	0.00	0.00	0.00	0.00%	(7,540.00)	(7,600.00)	60.00	0.79%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	(50.00)	0.00	(50.00)	0.00%
Clean-Trash Rem/Recyl-O/S	(50.00)	(125.00)	75.00	60.00%	(2,502.07)	(875.00)	(1,627.07)	-185.95%
Clean-Other	(775.00)	0.00	(775.00)	0.00%	(2,025.00)	0.00	(2,025.00)	0.00%
Total Cleaning	(825.00)	(325.00)	(500.00)	-153.85%	(13,317.07)	(9,875.00)	(3,442.07)	-34.86%
Utilities								
Util-Elec-Public Area	(14,402.74)	(7,169.00)	(7,233.74)	-100.90%	(109,624.02)	(41,602.00)	(68,022.02)	-163.51%
Util-Gas	(46.19)	(81.00)	34.81	42.98%	(11,551.75)	(6,068.00)	(5,483.75)	-90.37%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	3,128.67	(480.00)	3,608.67	751.81%	(2,017.50)	(1,262.00)	(755.50)	-59.87%
Total Utilities	(11,320.26)	(7,730.00)	(3,590.26)	-46.45%	(123,193.27)	(49,432.00)	(73,761.27)	-149.22%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1200 Wilson Boulevard

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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Repair & Maintenance								
R&M-Payroll-Gen'l	(2,509.54)	(6,037.00)	3,527.46	58.43%	(21,629.32)	(40,396.00)	18,766.68	46.46%
R & M Payroll-OT	0.00	(294.00)	294.00	100.00%	(1,056.26)	(1,956.00)	899.74	46.00%
R & M Payroll-Taxes	(149.76)	(484.00)	334.24	69.06%	(2,191.88)	(3,556.00)	1,364.12	38.36%
R & M -Benefits	(153.57)	(745.16)	591.59	79.39%	(3,182.16)	(5,937.23)	2,755.07	46.40%
R&M-Elev-Maint Contract	(2,200.00)	(1,550.00)	(650.00)	-41.94%	(15,399.98)	(10,850.00)	(4,549.98)	-41.94%
R&M-Elev-Outside Svs	(212.24)	(400.00)	187.76	46.94%	(3,614.31)	(3,900.00)	285.69	7.33%
R&M-HVAC-Contract Svs	(1,926.39)	(759.42)	(1,166.97)	-153.67%	(7,890.83)	(5,315.94)	(2,574.89)	-48.44%
R&M-HVAC-Water Treatment	0.00	(457.49)	457.49	100.00%	(3,112.90)	(3,202.43)	89.53	2.80%
R&M-HVAC-Supplies	0.00	0.00	0.00	0.00%	(1,042.09)	0.00	(1,042.09)	0.00%
R&M-HVAC-Outside Svs	0.00	0.00	0.00	0.00%	(1,392.00)	(250.00)	(1,142.00)	-456.80%
R&M-Electrical-Supplies	0.00	0.00	0.00	0.00%	(2,030.43)	0.00	(2,030.43)	0.00%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	(786.00)	0.00	(786.00)	0.00%
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	0.00	0.00	0.00%	0.00	(250.00)	250.00	100.00%
R&M-Plumbing-Outside Svs	(2,670.00)	0.00	(2,670.00)	0.00%	(2,670.00)	(2,800.00)	130.00	4.64%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(936.90)	0.00	(936.90)	0.00%
R&M-Fire/Life Safety-O/S	(1,786.48)	(404.25)	(1,382.23)	-341.92%	(8,576.99)	(5,551.35)	(3,025.64)	-54.50%
R&M-GB Interior-Supplies	(71.88)	0.00	(71.88)	0.00%	(1,786.08)	(300.00)	(1,486.08)	-495.36%
R&M-GB Interior-O/S	0.00	0.00	0.00	0.00%	(30,902.47)	(67,170.00)	36,267.53	53.99%
R&M-GB Interior-Pest Cont	(262.90)	(263.00)	0.10	0.04%	(1,840.30)	(1,841.00)	0.70	0.04%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(15,278.27)	(500.00)	(14,778.27)	-2955.65%
R&M-Other	0.00	0.00	0.00	0.00%	(5,445.52)	(500.00)	(4,945.52)	-989.10%
License/Fees/Permits	(1.66)	0.00	(1.66)	0.00%	(1.66)	0.00	(1.66)	0.00%
Total Repair & Maintenance	(11,944.42)	(11,394.32)	(550.10)	-4.83%	(130,766.35)	(154,775.95)	24,009.60	15.51%
Roads & Grounds								
Grounds-Landscape-O/S	(436.08)	(170.00)	(266.08)	-156.52%	(7,890.45)	(8,232.00)	341.55	4.15%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(564.06)	(1,500.00)	935.94	62.40%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	(3,463.75)	(4,000.00)	536.25	13.41%
Total Roads & Grounds	(436.08)	(170.00)	(266.08)	-156.52%	(11,918.26)	(13,732.00)	1,813.74	13.21%
Security								
Security-Contract	0.00	(502.00)	502.00	100.00%	(410.62)	(3,514.00)	3,103.38	88.31%

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
Security-Equipment	0.00	0.00	0.00	0.00%	(17,172.31)	(15,000.00)	(2,172.31)	-14.48%
Total Security	0.00	(502.00)	502.00	100.00%	(17,582.93)	(18,514.00)	931.07	5.03%
Management Fees	(193.93)	(127.60)	(66.33)	-51.98%	(895.36)	(624.70)	(270.66)	-43.33%
Total Management Fees	(193.93)	(127.60)	(66.33)	-51.98%	(895.36)	(624.70)	(270.66)	-43.33%
Administrative								
Adm-Payroll	(5,673.43)	(6,956.00)	1,282.57	18.44%	(41,740.54)	(48,692.00)	6,951.46	14.28%
Admi-Payroll taxes	(334.57)	(525.00)	190.43	36.27%	(2,977.79)	(4,048.00)	1,070.21	26.44%
Admin-Other Payroll Exp	(394.68)	(515.44)	120.76	23.43%	(4,292.32)	(4,052.57)	(239.75)	-5.92%
Deferred Compensation	0.00	0.00	0.00	0.00%	(18,607.57)	0.00	(18,607.57)	0.00%
Adm-Office Exp-Mgmt Rent	(1,391.90)	(1,193.75)	(198.15)	-16.60%	(8,969.09)	(8,207.00)	(762.09)	-9.29%
Adm-Office Exp-Mgmt Exps	(51.38)	0.00	(51.38)	0.00%	(377.44)	0.00	(377.44)	0.00%
Adm-Office Exp-Telecomm	(624.41)	0.00	(624.41)	0.00%	(6,619.80)	0.00	(6,619.80)	0.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(3.57)	(239.00)	235.43	98.51%
Adm-Mgmt Exp-Dues & Subs	(32.86)	0.00	(32.86)	0.00%	(1,465.56)	(1,073.00)	(392.56)	-36.59%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(25.75)	0.00	(25.75)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(191.00)	191.00	100.00%
Adm-Other-Tenant Relation	0.00	0.00	0.00	0.00%	(159.88)	0.00	(159.88)	0.00%
Adm - Other - Misc	(1,129.03)	(2,171.00)	1,041.97	47.99%	(11,997.43)	(16,935.00)	4,937.57	29.16%
Total Administrative	(9,632.26)	(11,361.19)	1,728.93	15.22%	(97,236.74)	(83,437.57)	(13,799.17)	-16.54%
Insurance								
Insurance-Policies	(3,336.99)	(3,277.50)	(59.49)	-1.82%	(23,358.93)	(22,942.51)	(416.42)	-1.82%
Insurance-Workers Comp	(444.83)	(477.87)	33.04	6.91%	(3,128.57)	(3,345.09)	216.52	6.47%
Total Insurance	(3,781.82)	(3,755.37)	(26.45)	-0.70%	(26,487.50)	(26,287.60)	(199.90)	-0.76%
Total Property Exp-Escalatable	(38,133.77)	(35,365.48)	(2,768.29)	-7.83%	(421,397.48)	(356,678.82)	(64,718.66)	-18.14%
Real Estate Taxes								

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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	
RE Taxes-General	(66,568.48)	(41,147.58)	(25,420.90)	-61.78%	(465,979.36)	(288,033.06)	(177,946.30)	-61.78%
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	(296.20)	0.00	(296.20)	0.00%	(296.20)	0.00	(296.20)	0.00%
Other Taxes	(2,281.69)	(2,323.97)	42.28	1.82%	(15,971.83)	(16,215.25)	243.42	1.50%
Total Real Estate Taxes	(69,146.37)	(43,471.55)	(25,674.82)	-59.06%	(483,247.39)	(305,248.31)	(177,999.08)	-58.31%
Total Escalatable Expenses	(107,280.14)	(78,837.03)	(28,443.11)	-36.08%	(904,644.87)	(661,927.13)	(242,717.74)	-36.67%
Property Exp-Non Escalatable								
Service Costs								
Svs Costs-Misc Bldg	0.00	0.00	0.00	0.00%	(1,642.00)	0.00	(1,642.00)	0.00%
Total Service Costs	0.00	0.00	0.00		(1,642.00)	0.00	(1,642.00)	
Parking Expenses								
Parking Exp-Misc	0.00	0.00	0.00	0.00%	(4,856.19)	(5,000.00)	143.81	2.88%
Total Parking Expenses	0.00	0.00	0.00		(4,856.19)	(5,000.00)	143.81	2.88%
Leasing Costs								
Promotion and Advertising	(3,350.38)	(2,545.00)	(805.38)	-31.65%	(8,060.82)	(41,605.00)	33,544.18	80.63%
Broker Entertainment & Gifts	(6.08)	0.00	(6.08)	0.00%	(6.08)	0.00	(6.08)	0.00%
Leasing Meals & Entertainment	0.00	0.00	0.00	0.00%	(3,482.96)	0.00	(3,482.96)	0.00%
Total Leasing Costs	(3,356.46)	(2,545.00)	(811.46)	-31.88%	(11,549.86)	(41,605.00)	30,055.14	72.24%
Owner Costs								
Legal	(4,607.62)	0.00	(4,607.62)	0.00%	(31,054.64)	0.00	(31,054.64)	0.00%
Misc Professional Serv	(2,219.66)	0.00	(2,219.66)	0.00%	(19,387.23)	(11,025.38)	(8,361.85)	-75.84%
Bank & Credit Card Fees	(1,354.25)	(1,500.00)	145.75	9.72%	(9,257.47)	(14,300.00)	5,042.53	35.26%
Charitable Contributions	0.00	0.00	0.00	0.00%	(518.16)	(557.00)	38.84	6.97%
Sales & Use Taxes	0.00	(200.00)	200.00	100.00%	(62.40)	(1,400.00)	1,337.60	95.54%
Total Owner Costs	(8,181.53)	(1,700.00)	(6,481.53)	-381.27%	(60,279.90)	(27,282.38)	(32,997.52)	-120.95%

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
Total Property Exp-Non Escalatable	(11,537.99)	(4,245.00)	(7,292.99)	-171.80%	(78,327.95)	(73,887.38)	(4,440.57)	-6.01%
Total Operating Expenses	(118,818.13)	(83,082.03)	(35,736.10)	-43.01%	(982,972.82)	(735,814.51)	(247,158.31)	-33.59%
Net Operating Income (Loss)	(115,808.65)	(76,702.03)	(39,106.62)	-50.99%	(936,481.81)	(704,579.51)	(231,902.30)	-32.91%
Interest Expense								
Mortgage Interest Expense	(73,151.39)	(84,346.00)	11,194.61	13.27%	(500,261.12)	(576,817.00)	76,555.88	13.27%
Total Interest Expense	(73,151.39)	(84,346.00)	11,194.61	13.27%	(500,261.12)	(576,817.00)	76,555.88	13.27%
Amort of Financing Costs								
Amort-Def Financing	(6,902.74)	(6,851.47)	(51.27)	-0.75%	(49,034.44)	(47,960.29)	(1,074.15)	-2.24%
Total Amort of Financing Costs	(6,902.74)	(6,851.47)	(51.27)	-0.75%	(49,034.44)	(47,960.29)	(1,074.15)	-2.24%
Net Income(Loss)	(195,862.78)	(167,899.50)	(27,963.28)	-16.65%	(1,485,777.37)	(1,329,356.80)	(156,420.57)	-11.77%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,902.74	0.00	6,902.74		49,034.44	0.00	49,034.44	
Debt Service Accrual	2,359.72	0.00	2,359.72		0.00	0.00	0.00	
Real Estate Tax Accrual	66,568.48	0.00	66,568.48		66,568.48	0.00	66,568.48	
Real Estate Tax Prepayment	2,281.69	0.00	2,281.69		(11,408.48)	0.00	(11,408.48)	
Insurance Prepayment	3,781.82	0.00	3,781.82		26,428.50	0.00	26,428.50	
Change in Capital Assets:								
Building Improvements	0.00	0.00	0.00		0.00	(41,200.00)	41,200.00	100.00%
Leasing Expenses	0.00	(1,221,740.00)	1,221,740.00	100.00%	0.00	(1,221,740.00)	1,221,740.00	100.00%

Other Balance Sheet Adjustments:

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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	
Change in A/R	6,696.68	0.00	6,696.68		(1,641.78)	0.00	(1,641.78)	
Change in A/P	(3,732.89)	0.00	(3,732.89)		(16,861.08)	0.00	(16,861.08)	
Change in Other Liabilities	5,272.62	0.00	5,272.62		(22,370.15)	0.00	(22,370.15)	
Change in I/C Balances	287,553.32	0.00	287,553.32		348,407.91	0.00	348,407.91	
Change in Equity	0.00	0.00	0.00		85,100.00	0.00	85,100.00	
Total Cash Flow Adjustments	<u>377,684.18</u>	<u>0.00</u>	<u>1,599,424.18</u>	130.91%	<u>523,257.84</u>	<u>0.00</u>	<u>1,786,197.84</u>	141.43%
Cash Balances:								
Cash Balance - Beginning of Period	675,175.70	0.00	675,175.70	0.00%	1,819,516.63	0.00	1,819,516.63	0.00%
Net Income/(Loss)	(195,862.78)	0.00	(27,963.28)		(1,485,777.37)	0.00	(156,420.57)	
+/- Cash Flow Adjustments	<u>377,684.18</u>	<u>0.00</u>	<u>1,599,424.18</u>		<u>523,257.84</u>	<u>0.00</u>	<u>1,786,197.84</u>	
Cash Balance - End of Period	<u>856,997.10</u>	<u>0.00</u>	<u>2,246,636.60</u>		<u>856,997.10</u>	<u>0.00</u>	<u>3,449,293.90</u>	
Cash Balance Composition:								
Operating Cash	178,805.41	0.00	178,805.41		178,805.41	0.00	178,805.41	
Escrow Cash	<u>678,191.69</u>	<u>0.00</u>	<u>678,191.69</u>		<u>678,191.69</u>	<u>0.00</u>	<u>678,191.69</u>	
Total Cash	<u>856,997.10</u>	<u>0.00</u>	<u>856,997.10</u>		<u>856,997.10</u>	<u>0.00</u>	<u>856,997.10</u>	

1200 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended July 31, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date					
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	\$ (6,000.00)	\$ (6,000.00)	-	0.00%	
Recoveries	(0)	-	(0)	100.00%	
Parking Income	50,769	37,235	13,534	36.35%	A
Interest and Other Income	1,723	-	1,723	100.00%	
Total Rental Income	46,491	31,235	15,256	48.84%	
Operating Expenses:					
Cleaning	(13,317)	(9,875)	(3,442)	-34.86%	
Utilities	(123,193)	(49,432)	(73,761)	-149.22%	B
Repairs and Maintenance	(130,765)	(154,776)	24,011	15.51%	C
Roads and Grounds	(11,918)	(13,732)	1,814	13.21%	
Security	(17,583)	(18,514)	931	5.03%	
Management Fees	(895)	(625)	(271)	-43.33%	
Administrative	(97,192)	(83,438)	(13,755)	-16.48%	D
Insurance	(26,488)	(26,288)	(200)	-0.76%	
Real Estate Taxes	(483,247)	(305,248)	(177,999)	-58.31%	E
Non- Escalatable Expenses	(78,322)	(73,887)	(4,434)	-6.00%	
Total Expenses	(982,920)	(735,815)	(247,106)	-33.58%	
Net Operating Income (Loss)	(\$936,429)	(\$704,580)	(\$231,850)	32.91%	
Other Income and Expenses:					
Interest Expense	(500,261)	(576,817)	76,556	13.27%	F
Amortization - Financing Costs	(49,034)	(47,960)	(1,074)	-2.24%	
Total Other Income (Expenses)	(549,296)	(624,777)	75,482	12.08%	
Net Income (Loss)	(\$1,485,725)	(\$1,329,357)	(\$156,368)	11.76%	

CASH BASIS

Property Activity

Net Income (Loss)	(1,485,725)	(1,329,357)	(156,368)	11.76%	
<i>Non-Cash Adjustments to Net Income/(Loss):</i>					
Depreciation/Amortization	49,034	47,960	1,074	-2.24%	
Capital Expenditures	-	(41,200)	41,200	100.00%	G
Tenant Improvements	-	-	-	100.00%	
Leasing Costs	-	(1,221,740)	1,221,740	100.00%	H
Deferred Selling Costs	-	-	-	-100.00%	
(Distributions)/Contributions	85,100	-	85,100	-100.00%	
Other Changes in Assets/Liabilities, Net	389,071	-	389,071	100.00%	
Total Property Activity	(962,520)	(\$2,544,337)	\$1,581,817	-62.17%	

Operating Cash Activity

Plus: Beginning of Year Cash Balance	1,819,517
Less: Ending Cash Balance (Note A)	856,997
Total Property Activity	\$ (962,520)

(Note A) - Ending Cash consists of:

Operating & lockbox	178,805
Escrows	678,192
Total	\$ 856,997

(Distributions)/Contributions	\$ 85,100
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1200 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended July 31, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

Notes:

A	13,534	The positive variance in Parking Income is primarily due to:
	13,534	Budgeted parking income lower than actual due to higher % rent than anticipated (Permanent Variance)
	<u>\$ 13,534</u>	
B	\$ (73,761)	The negative variance in Utilities is primarily due to:
	(68,022)	Budgeted electricity is lower than actual due to higher \$/kWh actual than budgeted (\$0.13 vs \$0.08) and higher consumption than anticipated due to a colder than usual January, and high activity for a vacant building due to leasing tours, opening of the garage for public parking and vendor work (Permanent Variance)
	(5,484)	Budgeted gas was lower than actual due to running of boilers 24-7 during the winter due to severe cold and freeze watch precautions (Permanent Variance)
	(256)	Miscellaneous variance
	<u>\$ (73,761)</u>	
C	\$ 24,011	The positive variance in Repairs and Maintenance is primarily due to:
	18,767	Budgeted R&M payroll is higher than actual due to engineering staffing changes occurring after budget was prepared (Permanent Variance)
	(4,550)	Budgeted R&M elevator main contract lower than actual due to vacancy credit budgeted for 2015 (\$650/month) not able to be realized given nature of portfolio service agreement (Permanent Variance)
	36,268	Budgeted R&M GB interior outside services higher than actual due deferred de-fogging EL perimeter window system project (\$15,000) and exterior surface restoration work deferred (Timing Variance)
	(14,778)	Budgeted R&M GB exterior lower than actual due to unbudgeted repair to exterior granite wall (\$14,123) (Permanent Variance)
	(4,946)	Budgeted R&M GB other lower than actual due to unbudgeted engineer's uniforms charges (Permanent Variance)
	(6,749)	Miscellaneous variance
	<u>\$ 24,011</u>	
D	\$ (13,755)	The negative variance in Administrative Expenses is primarily due to:
	(18,608)	Budgeted deferred compensation lower than actual due to under budget of deferred compensation (Permanent Variance)
	(6,620)	Budgeted Admin office telecom is lower than actual due to unbudgeted building Verizon and telephone admin expenses (Permanent Variance)
	4,982	Budgeted Admin other miscellaneous is higher than actual due to corporate and shared admin expenses less than anticipated through July (Timing Variance)
	6,491	Miscellaneous variance
	<u>\$ (13,755)</u>	
E	\$ (177,999)	The negative variance in Real Estate Tax Expenses is primarily due to:
	(177,946)	Budgeted real estate tax lower than actual due to budgeted 40,673,100 assessed valuation at 1.214% tax rate versus actual assessed value of 66,624,000 at 1.199% tax rate (Permanent Variance)
	(53)	Miscellaneous variance
	<u>\$ (177,999)</u>	
F	\$ 76,556	The positive variance in interest expense is primarily due to:
	76,556	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
	<u>\$ 76,556</u>	
G	\$ 41,200	The positive variance in Capital Expenditures is primarily due to:
	40,000	Budgeted recaulking EL Perimeter window system project deferred (Permanent Variance)
	1,200	Miscellaneous variance
	<u>\$ 41,200</u>	
H	\$ 1,221,740	The positive variance in Leasing Costs is primarily due to:
	1,221,740	Budgeted leasing costs are higher than actual due to less leasing activity than expected (Permanent Variance)
	<u>\$ 1,221,740</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
ENTITY: 3480	Monday Production DB	Date: 8/18/2015
	1200 Wilson Boulevard	Time: 03:52 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3480-010098		Boeing Realty Corporation		Master Occupant Id: Boeing R-1		Day Due: 1	Delq Day: 11
		Mr. Frank D. Carter		01101 Inactive		Last Payment:	11/21/2014 9,168.62
		(703) 465-3196					
Additional space Occupant: Boeing Realty Corporation				Contact:	Ms. Suzanne M. Milat		
4/8/2015	BCI	Back Charge Inc	CH	1,642.00	0.00	0.00	1,642.00 0.00 0.00

BCI	Back Charge Inc	1,642.00	0.00	0.00	1,642.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Boeing Realty Corporation Total:		1,642.00	0.00	0.00	1,642.00	0.00	0.00
Prepaid:		-6,458.10					
Balance:		-4,816.10					

3480-010020	Boeing Realty Corporation		Master Occupant Id: Boeing R-2		Day Due: 1	Delq Day: 11		
			01101 Inactive		Last Payment:	11/21/2014	543,519.06	
12/31/2014	OPT	Operating True-up	CH	100,013.11	0.00	0.00	0.00	100,013.11
12/31/2014	RTT	RET True-up	CH	17,699.97	0.00	0.00	0.00	17,699.97
4/24/2015	OPT	Operating True-up	NC	-110,523.77	0.00	0.00	0.00	0.00
4/24/2015	RTT	RET True-up	NC	-49,655.45	0.00	0.00	0.00	0.00

OPT	Operating True-up	-10,510.66	0.00	0.00	0.00	-110,523.77	100,013.11
RTT	RET True-up	-31,955.48	0.00	0.00	0.00	-49,655.45	17,699.97
Boeing Realty Corporation Total:		-42,466.14	0.00	0.00	0.00	-160,179.22	117,713.08

BCI	Back Charge Inc	1,642.00	0.00	0.00	1,642.00	0.00	0.00
OPT	Operating True-up	-10,510.66	0.00	0.00	0.00	-110,523.77	100,013.11
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	-31,955.48	0.00	0.00	0.00	-49,655.45	17,699.97
ENTITY 3480 Total:		-40,824.14	0.00	0.00	1,642.00	-160,179.22	117,713.08
Prepaid:		-6,458.10					
Balance:		-47,282.24					

BCI	Back Charge Inc	1,642.00	0.00	0.00	1,642.00	0.00	0.00
OPT	Operating True-up	-10,510.66	0.00	0.00	0.00	-110,523.77	100,013.11
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	-31,955.48	0.00	0.00	0.00	-49,655.45	17,699.97

Grand Total:		-40,824.14	0.00	0.00	1,642.00	-160,179.22	117,713.08
Prepaid:		-6,458.10					
Balance:		-47,282.24					

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				Monday Production DB				Date:		8/18/2015
ENTITY:	3480			1200 Wilson Boulevard				Time:		05:49 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 12/13

Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

3480CMF1013	11/1/2013		GARAGE SPALL&CNCRT R	0142-0020	-67.05	0.00	-67.05			
Expense Period 12/13 Total:					-67.05	0.00	-67.05			

Expense Period: 06/15

Vendor: DOM003 DOMINION ELECTRIC SUPPLY CO INC

101763850002	2/1/2013		DUPLICATE PAYMENT	5340-0000	-259.14	0.00	-259.14			
101966410005	10/15/2013		DUPLICATE PAYMENT	5340-0000	-100.73	0.00	-100.73			
102311332002	12/4/2014		DUPLICATE PAYMENT	5340-0000	-152.64	0.00	-152.64			
Expense Period 06/15 Total:					-512.51	0.00	-512.51			

Expense Period: 07/15

Vendor: ABM ABM Janitorial - Mid Atlantic, Inc.

8016501	5/4/2015		NTE - Tour3/26	5160-0000	775.00	0.00	775.00	8/11/2015	5377	08/15
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Vendor: ARL003 ARLINGTON COUNTY TREASURER

WT3480071515R	7/15/2015		5/27-7/14 CORRECTED	5250-0000	-4,246.40	0.00	-4,246.40			
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Vendor: ARL008 Treasurer, Arlington County

L1332954368	7/15/2015		2015 Bus Tng Prop Bi	6730-0000	296.20	0.00	296.20	8/11/2015	5379	08/15
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Vendor: CDW001 CDW DIRECT LLC

ALWF87097	6/15/2015		319-230 X CHARGER	5758-0003	1.18	0.00	1.18	8/4/2015	13736	08/15
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Database:	MONDAYPROD			Open Status Report				Page:		2
				Monday Production DB				Date:		8/18/2015
ENTITY:	3480			1200 Wilson Boulevard				Time:		05:49 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

ALWQ89763	7/13/2015		319- SYNOLOGY HD	5758-0003	3.15	0.00	3.15	8/4/2015	13738	08/15
ALWQ96671	7/13/2015		319-SYNOLOGY HD	5758-0003	6.81	0.00	6.81	8/4/2015	13740	08/15
ALWT9967	7/20/2015		319- VA WIFI	5758-0003	1.26	0.00	1.26	8/4/2015	13743	08/15

Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC

4287	7/23/2015		ReplcPullStation11th	5372-0000	245.00	0.00	245.00	8/11/2015	5381	08/15
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Vendor: EMC002 Emcor Services

007505251	5/15/2015		Emerg Generator	5372-0000	498.00	0.00	498.00	8/11/2015	5382	08/15
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Vendor: HEM003 HEM IT, INC

AL1219	6/28/2015		212- HEM IT	5758-0002	80.65	0.00	80.65	8/4/2015	13751	08/15
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Vendor: KAR001 KARDIN SYSTEMS

AL25046	7/1/2015		334-KBLANCO	5758-0003	29.76	0.00	29.76	8/4/2015	13754	08/15
AL25049	7/1/2015		334-ASPEY	5758-0003	59.53	0.00	59.53	8/4/2015	13756	08/15
AL25055	7/1/2015		334-ABEAUCHEMIN	5758-0003	29.76	0.00	29.76	8/4/2015	13759	08/15
AL25671	7/1/2015		334-LMONTES	5758-0003	110.13	0.00	110.13	8/4/2015	13762	08/15

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3480_0000000001	7/31/2015		Management Fee	5610-0000	193.93	0.00	193.93	8/11/2015	5384	08/15
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Vendor: NOV006 Nova Offset Corp

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

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				Monday Production DB				Date:	8/18/2015	
ENTITY:	3480			1200 Wilson Boulevard				Time:	05:49 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: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7991415	6/16/2015		OEI Strategy	6632-0000	9.92	0.00	9.92	8/11/2015	5385	08/15
7997863	10/20/2014		OEI strategy	6632-0000	113.93	0.00	113.93	8/11/2015	5385	08/15

Vendor: REA002 REALDATA MANAGEMENT INC

AL8098K.Q3.15	7/1/2015		335- WEBDOCZ	5758-0003	66.36	0.00	66.36	8/4/2015	13771	08/15
AL8098Z.Q3.15	7/1/2015		7/15- 9/15 SVCS	6410-0000	255.57	0.00	255.57	8/4/2015	13772	08/15

Vendor: SCH016 Schneider Electric Building

011096	7/2/2015		July2015 BAS Service	5342-0000	759.40	0.00	759.40	8/17/2015	13829	08/15
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Vendor: SEA005 SEAMLESSWEB PROFESSIONAL

2140221	7/12/2015		Lunch For Eric	5732-0000	51.38	0.00	51.38	8/10/2015	13815	08/15
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Vendor: TIM009 Time Warner Cable

AL07012015	7/1/2015		210-TWC 7/15	5758-0002	4.13	0.00	4.13	8/4/2015	13777	08/15
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Vendor: VER004 VERIZON

7/7 867325434	7/7/2015		7/7 #00086732543417Y	5746-0000	93.80	0.00	93.80	8/11/2015	5386	08/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

AL208506	7/9/2015		Realize Rosslyn	6630-0000	2,042.32	0.00	2,042.32	8/4/2015	13783	08/15
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Vendor: WAS004 WASHINGTON GAS

WT3480072315	7/23/2015		6/19-7/21 3617173046	5220-0000	21.30	0.00	21.30	8/12/2015	480072315	08/15
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		Monday Production DB							Date:	8/18/2015
ENTITY:	3480	1200 Wilson Boulevard							Time:	05:49 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: XER005 Xerox Financial Services LLC

AL346527	7/13/2015		NY - copiers	5758-0004	17.39	0.00	17.39	8/4/2015	13786	08/15
Expense Period 07/15 Total:					1,542.04	0.00	1,542.04			
1200 Wilson Boulevard Total:					962.48	0.00	962.48			
Grand Total:					962.48	0.00	962.48			

Database: MONDAYPROD		Check Register						Page: 1	
ENTITY: 3480		Monday Production DB						Date: 8/18/2015	
		1200 Wilson Boulevard						Time: 06:13 PM	
07/15 Through 07/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
5359	7/8/2015	07/15	DAT003	Datawatch Systems Inc.					
3480	Aug2015 Fire Monitor			5372-0000	709169	7/1/2015	7/31/2015	40.00	40.00
							Check Total:	40.00	40.00
5360	7/8/2015	07/15	ELE012	Elevator Control Service					
3480	service call 6/2		348006151	5322-0000	0183465-IN	6/11/2015	7/11/2015	395.00	395.00
3480	June2015 Elev Maint			5320-0000	0183431-IN	6/10/2015	7/10/2015	2,200.00	2,200.00
							Check Total:	2,595.00	2,595.00
5361	7/8/2015	07/15	EMC001	EMCOR SECURITIES					
3480	Emerg Gen Prevent Ma			5372-0000	0075052151	5/15/2015	6/14/2015	498.00	498.00
							Check Total:	498.00	498.00
5362	7/8/2015	07/15	KCS001	KCS Landscape Management, Inc.					
3480	April2015 Monthly Ma			5412-0000	15391-01	4/1/2015	5/1/2015	166.08	166.08
							Check Total:	166.08	166.08
5363	7/8/2015	07/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					
3480	Management Fee			5610-0000	3480_0000000001	6/30/2015	6/30/2015	182.71	182.71
							Check Total:	182.71	182.71
5364	7/8/2015	07/15	SHA007	Shalom Baranes Associates					
3480	wilson blvd studies			6632-0000	21068	5/14/2015	6/13/2015	301.06	301.06
							Check Total:	301.06	301.06
5365	7/21/2015	07/15	ABC003	ABC IMAGING, INC					
3480	boeing digital files			5380-0000	I-7536528	6/15/2015	7/15/2015	71.88	71.88
							Check Total:	71.88	71.88
5366	7/21/2015	07/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC					
3480	supplies			5380-0000	S102402320.001	6/15/2015	7/15/2015	42.85	42.85
3480	fluor lamp			5340-0000	S102431787.004	6/10/2015	7/10/2015	89.73	89.73
							Check Total:	132.58	132.58

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ENTITY:	3480	Monday Production DB	Date:	8/18/2015
		1200 Wilson Boulevard	Time:	06:13 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

5367	7/21/2015	07/15	DOM004	DOMINION MECHANICAL CONTRACTORS						
3480	hydrojet-13 areadrai		348006153	5362-0000	21086	6/25/2015	7/25/2015	1,170.00	0.00	1,170.00
							Check Total:	1,170.00	0.00	1,170.00
5368	7/21/2015	07/15	GOT005	Gotham Technologies						
3480	July15 Water Treatmt			5332-0000	7463	7/1/2015	7/31/2015	444.70	0.00	444.70
							Check Total:	444.70	0.00	444.70
5369	7/21/2015	07/15	JOH015	JOHN J. KIRLIN INC						
3480	clean sewage ejector		348003145	5362-0000	W10478	4/30/2014	5/30/2014	1,500.00	0.00	1,500.00
							Check Total:	1,500.00	0.00	1,500.00
5370	7/21/2015	07/15	KAS002	KASTLE SYSTEMS (VA)						
3480	Apr2015 Operations			5520-0000	548667	3/1/2015	3/31/2015	119.49	0.00	119.49
3480	Apr2015 Maintenance			5520-0000	548667	3/1/2015	3/31/2015	39.16	0.00	39.16
							Check Total:	158.65	0.00	158.65
5371	7/21/2015	07/15	KCS001	KCS Landscape Management, Inc.						
3480	July2015 Monthly Mai			5412-0000	15391-04	7/1/2015	7/31/2015	166.08	0.00	166.08
3480	2015Handwatering		348005151	5412-0000	15391-302	7/6/2015	8/5/2015	270.00	0.00	270.00
							Check Total:	436.08	0.00	436.08
5372	7/21/2015	07/15	MAY003	Mayer Brown LLP						
3480	oei strategy			6632-0000	34967621	6/9/2015	7/9/2015	295.96	0.00	295.96
							Check Total:	295.96	0.00	295.96
5373	7/21/2015	07/15	ORK001	Orkin LLC						
3480	June2015 Pest Contro			5384-0000	40227311	7/9/2015	8/8/2015	262.90	0.00	262.90
							Check Total:	262.90	0.00	262.90
5374	7/21/2015	07/15	PRO025	IESI-MD Corporation						
3480	July2015 Compactr Sr			5152-0000	1300362397	7/1/2015	7/31/2015	50.00	0.00	50.00
							Check Total:	50.00	0.00	50.00

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ENTITY: 3480	Monday Production DB							Date: 8/18/2015		
	1200 Wilson Boulevard							Time: 06:13 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

5375	7/21/2015	07/15	TEL005	Telco Experts LLC					
3480	July15 Elevator Line			5322-0000	1571150701	7/1/2015	7/31/2015	212.24	212.24
3480	July15 Other lines			5746-0000	1571150701	7/1/2015	7/31/2015	530.61	530.61
<i>Check Total:</i>								<i>742.85</i>	<i>742.85</i>
13558	7/14/2015	07/15	ZAC001	Accenture LLP *** VOID ***					
3480	lost in transit			5758-0011	AL1100023983	6/3/2015	7/3/2015	-309.30	-309.30
<i>Check Total:</i>								<i>-309.30</i>	<i>-309.30</i>
13627	7/6/2015	07/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3480	realize rosslyn			6632-0000	AL207565	6/10/2015	7/10/2015	1,799.85	1,799.85
<i>Check Total:</i>								<i>1,799.85</i>	<i>1,799.85</i>
13629	7/13/2015	07/15	AME048	ARIN					
3480	209- ARIN FEE			5758-0003	ALSI240652	6/16/2015	7/16/2015	1.19	1.19
<i>Check Total:</i>								<i>1.19</i>	<i>1.19</i>
13632	7/13/2015	07/15	COM032	COMCAST					
3480	Acct# 05613951384012			5758-0001	ALCOMCAST 7/156/21/2015	7/21/2015		3.24	3.24
<i>Check Total:</i>								<i>3.24</i>	<i>3.24</i>
13635	7/13/2015	07/15	MPA004	MDISTRICT PARK 1					
3480	7/1/15 Elcon Parkers			5322-0000	122254	6/22/2015	7/22/2015	77.94	77.94
<i>Check Total:</i>								<i>77.94</i>	<i>77.94</i>
13636	7/13/2015	07/15	PEA004	Peapod, LLC					
3480	Customer ID ox82558			5758-0001	ALk63342602	6/29/2015	7/29/2015	1.89	1.89
<i>Check Total:</i>								<i>1.89</i>	<i>1.89</i>
13638	7/13/2015	07/15	RED007	Redirect, Inc.					
3480	215- SUPPORT			5758-0002	AL15208	6/5/2015	7/5/2015	47.79	47.79
<i>Check Total:</i>								<i>47.79</i>	<i>47.79</i>
13640	7/13/2015	07/15	SAG003	Sage Communications, LLC					

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		1200 Wilson Boulevard						Time: 06:13 PM		
07/15 Through 07/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3480	Marketing Brochure		MNDSRV06155	6410-0000	AL0007381	6/2/2015	7/2/2015	268.02	0.00	268.02
							Check Total:	268.02	0.00	268.02
13641	7/13/2015	07/15	SCH016	Schneider Electric Building						
3480	June2015 BAS srvc			5342-0000	010917	6/8/2015	7/8/2015	759.40	0.00	759.40
							Check Total:	759.40	0.00	759.40
13643	7/13/2015	07/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3480	Lunch for R. Mitchel			5758-0013	AL2133518	6/28/2015	7/28/2015	14.00	0.00	14.00
							Check Total:	14.00	0.00	14.00
13647	7/13/2015	07/15	SOL007	The Solutions Group						
3480	211- TSG 4/15			5758-0002	AL26329	4/16/2015	5/16/2015	11.94	0.00	11.94
							Check Total:	11.94	0.00	11.94
13651	7/13/2015	07/15	XER005	Xerox Financial Services LLC						
3480	NY - Lease Payment			5758-0004	AL332811	6/12/2015	7/12/2015	35.24	0.00	35.24
							Check Total:	35.24	0.00	35.24
13653	7/13/2015	07/15	ZAC001	Accenture LLP						
3480	5/15 LEASE ADMIN			5758-0011	AL1100023983	6/3/2015	7/3/2015	309.30	0.00	309.30
							Check Total:	309.30	0.00	309.30
13656	7/20/2015	07/15	BIS001	Bisnow Media						
3480	Bisnow 3rd Qtr Ad		MNDSRV07151	6410-0000	AL01128	7/1/2015	7/31/2015	916.30	0.00	916.30
							Check Total:	916.30	0.00	916.30
13658	7/20/2015	07/15	CAR026	Carr Business Systems, Inc.						
3480	VA-Customer# 50L400			5758-0009	AL517181	12/18/2014	1/17/2015	40.69	0.00	40.69
							Check Total:	40.69	0.00	40.69
13660	7/20/2015	07/15	CIT006	Recall Total Information Management						
3480	NY-document storage			5758-0001	AL1320002899	6/1/2015	7/1/2015	4.31	0.00	4.31

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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: 4.31 0.00 4.31

13667 **7/20/2015** **07/15** **FRE013** **Freshdirect**
3480 NY office fruit 5758-0001 AL201506 7/7/2015 7/22/2015 2.80 0.00 2.80

Check Total: 2.80 0.00 2.80

13671 **7/20/2015** **07/15** **PEA004** **Peapod, LLC**
3480 Customer ID ox82558 5758-0001 ALk63593691 7/6/2015 8/5/2015 2.00 0.00 2.00

Check Total: 2.00 0.00 2.00

13673 **7/20/2015** **07/15** **RED005** **Red Top Cab of Arlington**
3480 Account# 2840200 5758-0008 AL037337 6/30/2015 7/30/2015 0.46 0.00 0.46

Check Total: 0.46 0.00 0.46

13674 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3480 Retainer Fee MNDSRV06156 6410-0000 AL0007287 4/29/2015 5/29/2015 1,105.14 0.00 1,105.14

Check Total: 1,105.14 0.00 1,105.14

13675 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3480 Sage 7/15 PR MNDSRV07152 6410-0000 AL0007468 7/1/2015 7/31/2015 552.51 0.00 552.51

Check Total: 552.51 0.00 552.51

13677 **7/20/2015** **07/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
3480 VA-Customer# MONPRC 5758-0005 ALSI687423 7/10/2015 8/9/2015 21.31 0.00 21.31

Check Total: 21.31 0.00 21.31

13680 **7/20/2015** **07/15** **TEL005** **Telco Experts LLC**
3480 NY - T1 5758-0005 AL1197150701 7/1/2015 7/28/2015 11.93 0.00 11.93

Check Total: 11.93 0.00 11.93

13681 **7/20/2015** **07/15** **TEL005** **Telco Experts LLC**
3480 VA-Acct# 1775 5758-0005 AL1775150701 7/1/2015 7/31/2015 27.02 0.00 27.02

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07/15 Through 07/15				
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Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 27.02 0.00 27.02

13687 **7/20/2015** **07/15** **VER013** **VERIZON WIRELESS**
3480 VA-Acct#720396355000 5758-0006 AL9748127483 6/28/2015 7/28/2015 66.12 0.00 66.12

Check Total: 66.12 0.00 66.12

13692 **7/20/2015** **07/15** **WBM001** **W.B. MASON**
3480 NY - Rental Fee 5758-0004 ALIS0372575 6/30/2015 7/30/2015 1.11 0.00 1.11
3480 NY - Office Supplies 5758-0001 ALIS0372575 6/30/2015 7/30/2015 12.21 0.00 12.21

Check Total: 13.32 0.00 13.32

13694 **7/20/2015** **07/15** **WBM001** **W.B. MASON**
3480 VA-Machine rental 5758-0004 ALIS0372621 6/30/2015 7/30/2015 1.73 0.00 1.73
3480 VA-Office supplies 5758-0001 ALIS0372621 6/30/2015 7/30/2015 19.41 0.00 19.41

Check Total: 21.14 0.00 21.14

13695 **7/20/2015** **07/15** **XER005** **Xerox Financial Services LLC**
3480 VA-Con#010000055900 5758-0004 AL340574 7/5/2015 8/4/2015 52.48 0.00 52.48

Check Total: 52.48 0.00 52.48

13697 **7/20/2015** **07/15** **ZAC001** **Accenture LLP**
3480 6/15 LEASE ADMIN 5758-0011 AL1100033625 7/6/2015 8/5/2015 216.51 0.00 216.51

Check Total: 216.51 0.00 216.51

13699 **7/22/2015** **07/15** **FJI001** **Fresh Julianne, Inc.**
3480 NY - new space 5758-0010 07222015 7/22/2015 7/22/2015 19.06 0.00 19.06

Check Total: 19.06 0.00 19.06

13701 **7/27/2015** **07/15** **ALL019** **Allied Telecom Group LLC**
3480 208- ALLIED JULY 15 5758-0002 AL1036208 7/5/2015 8/4/2015 17.22 0.00 17.22

Check Total: 17.22 0.00 17.22

13702 **7/27/2015** **07/15** **ARE003** **Arent Fox LLP**
3480 Follow-up State Dept 6630-0000 AL1607299 6/17/2015 7/17/2015 2,565.30 0.00 2,565.30

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ENTITY:	3480	Monday Production DB	Date:	8/18/2015
		1200 Wilson Boulevard	Time:	06:13 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: 2,565.30 0.00 2,565.30

13708 **7/27/2015** **07/15** **ELE012** **Elevator Control Service**
3480 July215 Elev Maint 5320-0000 0184182-IN 7/10/2015 8/9/2015 2,200.00 0.00 2,200.00

Check Total: 2,200.00 0.00 2,200.00

13711 **7/27/2015** **07/15** **ICO002** **iContact LLC**
3480 Icontact 8/1-8/31 6410-0000 AL5801115 7/10/2015 8/9/2015 5.19 0.00 5.19

Check Total: 5.19 0.00 5.19

13716 **7/27/2015** **07/15** **LOC016** **Local News Now LLC**
3480 12 Weekly Ads 6410-0000 AL1993 7/16/2015 8/15/2015 247.65 0.00 247.65

Check Total: 247.65 0.00 247.65

13719 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3480 Customer ID ox82558 5758-0001 ALk63829556 7/13/2015 8/12/2015 1.89 0.00 1.89

Check Total: 1.89 0.00 1.89

13720 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3480 Customer ID ox82558 5758-0001 ALk64075544 7/20/2015 8/19/2015 1.81 0.00 1.81

Check Total: 1.81 0.00 1.81

13722 **7/27/2015** **07/15** **REA024** **Realogic Analytics Inc**
3480 340-ABSTRACT 5758-0003 AL34266 5/31/2015 6/30/2015 75.00 0.00 75.00

Check Total: 75.00 0.00 75.00

13724 **7/27/2015** **07/15** **RED007** **Redirect, Inc.**
3480 215- REDIRECT HD 5758-0002 AL15284 7/1/2015 7/31/2015 114.79 0.00 114.79

Check Total: 114.79 0.00 114.79

13728 **7/27/2015** **07/15** **SOL007** **The Solutions Group**
3480 211- TSG 4/15 5758-0002 AL26474 5/1/2015 5/31/2015 8.48 0.00 8.48

Database: MONDAYPROD		Check Register						Page: 8		
ENTITY: 3480		Monday Production DB						Date: 8/18/2015		
		1200 Wilson Boulevard						Time: 06:13 PM		
07/15 Through 07/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
Check Total:								8.48	0.00	8.48
13731	7/27/2015	07/15	VIR007	Virginia Newsletters LLC						
3480	Arlington Newsltr Su			5756-0000	AL2015-209	6/6/2015	7/6/2015	32.86	0.00	32.86
Check Total:								32.86	0.00	32.86
13732	7/27/2015	07/15	WAS007	THE WASHINGTON POST						
3480	Acct# 3791437			5758-0012	AL3791437 7/15	7/8/2015	8/7/2015	1.81	0.00	1.81
Check Total:								1.81	0.00	1.81
071515236	7/15/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3480	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
480062215	7/13/2015	07/15	WAS004	WASHINGTON GAS			Hand Check			
3480	5/20-6/19 #361717304			5220-0000	WT3480062215	6/22/2015	7/15/2015	21.30	0.00	21.30
Check Total:								21.30	0.00	21.30
715151200	7/17/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3480	0715 1200 Loan			8201-0000	WT0715150235	7/15/2015	8/14/2015	22,875.00	0.00	22,875.00
3480	0715 1200 Loan			0611-1600	WT0715150235	7/15/2015	8/14/2015	91,152.51	0.00	91,152.51
Check Total:								114,027.51	0.00	114,027.51
717151200	7/17/2015	07/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3480	7/15 LOAN PAYMENT			0491-3470	WT0717151200	7/17/2015	8/16/2015	38,781.05	0.00	38,781.05
Check Total:								38,781.05	0.00	38,781.05
TAMEX0615	7/27/2015	07/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	*** VOID	Voided Check				
3480	to be picked up in			5758-0014	ALAMEXTP0515	5/29/2015	6/28/2015	0.17	0.00	0.17
Check Total:								0.17	0.00	0.17
1200 Wilson Boulevard Total:								221,160.75	0.00	221,160.75


Database: MONDAYPROD			Check Register					Page: 9		
ENTITY: 3480			Monday Production DB					Date: 8/18/2015		
			1200 Wilson Boulevard					Time: 06:13 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

Grand Total: 221,160.75 0.00 221,160.75

1200 Wilson	ACCT	LM 08.06.2015		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
February 1, 2015	LEASING	af 8/17/15																	
Management Fees	MGMT	AS 8/13/15			0	0	165	169	185	183	194	130	132	137	140	143	1,577	1,308	269
					0	0	165	169	185	183	194	130	132	137	140	143	1,577	1,308	269
Leasing Commission - OB	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	
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	247,000	247,000	201,572	45,428	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	390,000	390,000	201,572	188,428	
				-	-	-	-	-	-	-	-	-	-	-	0	0	201,572	(201,572)	
				-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	-	637,000	637,000	806,288	(169,288)	
Leasing Commission - CO	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	
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	81,938	81,938	50,393	31,544	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	0	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	0	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	0	0	50,393	(50,393)	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	-	81,938	81,938	201,572	(119,635)	
Leasing Commission - MPS	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	
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	103,313	103,313	50,393	52,919	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	195,000	195,000	50,393	144,607	
				-	-	-	-	-	-	-	-	-	-	-	0	0	50,393	(50,393)	
				-	-	-	-	-	-	-	-	-	-	-	0	0	50,393	(50,393)	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	-	298,313	298,313	201,572	96,740	
Leasing Commission - Legal	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	
DoS Expansion - 50k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	3,750	3,750	3,077	673	
Mgmt Consulting Services - 100k sf	50,000			-	-	-	-	-	-	-	-	-	-	-	3,750	3,750	3,077	673	
				-	-	-	-	-	-	-	-	-	-	-	0	0	3,077	(3,077)	
				-	-	-	-	-	-	-	-	-	-	-	0	0	3,077	(3,077)	
TOTAL 1200 Wilson				-	-	-	-	-	-	-	-	-	-	-	7,500	7,500	12,308	(4,808)	
TI - Construction	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Mgmt Consulting Services - 100k sf	50,000											-	-	-	-	0	0	52,250	(52,250)
												-	-	-	-	-	-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,250	(52,250)
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,568	(1,568)
TI - Landlord Work	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
DoS Expansion - 50k sf	50,000											-	-	-	-	0	0	52,250	(52,250)
Mgmt Consulting Services - 100k sf	50,000											-	-	-	-	0	0	52,250	(52,250)
												-	-	-	-	-	-	52,250	(52,250)
												-	-	-	-	-	-	52,250	(52,250)
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	209,000	(209,000)
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,270	(6,270)
BI - Non Esc	Full Cost of Proj.	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Recaulking EL perimeter window system			Y	-	-							-	40,000	-	-	-	40,000	40,000	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	-	40,000	-	-	-	40,000	40,000	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	1,200	-	-	-	1,200	1,200	-
	Total CM Fee			-	-	-	-	-	-	-	-	-	1,200	-	-	-	1,200	9,038	(7,838)

SECTION 4

Leasing Report
Rent Roll
Stacking Plan

BUILDING INFORMATION				
	YR Built:	1964	RSF Office	154,130
	Renovated:	1997	RSF Retail	-
	Stories:	13	RSF Storage	
			Total Building	154,130
	Occupancy:	0.00%	Vacant Office	154,130
			Vacant Retail	-
			Vacant Storage	
			Total Vacancy	154,130

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total				0

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	154,130	100.00%
2015		0.00%
2016		0.00%
2017	-	0.00%
2018	-	0.00%
2019	-	0.00%
thereafter	-	0.00%
	154,130	100.00%

LEASES UNDER NEGOTIATION / LOIs																
						Lease Terms					Projected Leasing Costs					
Tenant	Deal Type (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		0									\$	-	\$	-	\$	-

OUTSTANDING PROPOSALS																
						Lease Terms					Projected Leasing Costs					
Tenant	Deal Type (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
Institution Mgmt LLC	New	94,000		Nov-15	FD	5 yrs	\$ 41.00	2.75%	0 months	\$ 29.32	\$ 13.94	\$ 1,310,294	\$ 65.00	\$ 6,110,000	\$ 25.00	\$ 2,350,000
Total		94,000									\$	1,310,294	\$	6,110,000	\$	2,350,000



Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
7/31/2015

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

Vacant Suites													
3480	-01101	Vacant		12,195									
3480	-02201	Vacant		12,365									
3480	-03301	Vacant		12,365									
3480	-04401	Vacant		12,365									
3480	-05501	Vacant		12,365									
3480	-06601	Vacant		12,365									
3480	-07701	Vacant		12,365									
3480	-08801	Vacant		12,365									
3480	-09901	Vacant		12,365									
3480	-10001	Vacant		12,365									
3480	-11001	Vacant		12,365									
3480	-12001	Vacant		12,365									
3480	-12002	Vacant		6,646									

Occupied Suites													
3480	-GARG	LAZ Parking Mid-Atlantic, LLC	1/1/2015	12/31/2015	1				3,000.00	GAR	1/1/2016	5,000.00	10,000.00

Totals:		Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	100.00%	13 Units	154,856								
		Total Sqft:		14 Units	154,857								

Total 1200 Wilson Boulevard:		Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	100.00%	13 Units	154,856								
		Total Sqft:		14 Units	154,857								

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
7/31/2015

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[illegible]

Grand Total:

Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	3,000.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	100.00%	13 Units	154,856			
Total Sqft:		14 Units	154,857			

1200 Wilson Boulevard

as of July 31, 2015

[illegible]

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									

Floor	S to S		Current	Re-measured
PH	16' 8"	VACANT: 6,569 SF	6,569	6,569
12	11"	VACANT: 12,306 SF	12,306	12,306
11	9' 9"	VACANT: 12,306 SF	12,306	12,306
10	9' 9"	VACANT: 12,306 SF	12,306	12,306
9	9' 9"	VACANT: 12,306 SF	12,306	12,306
8	9' 9"	VACANT: 12,306 SF	12,306	12,306
7	9' 9"	VACANT: 12,306 SF	12,306	12,306
6	9' 9"	VACANT: 12,306 SF	12,306	12,306
5	9' 9"	VACANT: 12,306 SF	12,306	12,306
4	9' 9"	VACANT: 12,306 SF	12,306	12,306
3	9' 9"	VACANT: 12,306 SF	12,306	12,306
2	9' 9"	VACANT: 12,306 SF	12,306	12,306
1	9' 7"	VACANT: 12,195 SF	12,195	12,195
			154,130	154,130
			Storage	0
			154,130	154,130

RSF Office	154,130
RSF Retail	
RSF Storage	
Total Building RSF	154,130

Vacant Office	154130
Vacant Retail	
Vacant Storage	0
Total Vacancy	154,130

Expiration Key

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

