



**2100 2nd Street
Financial Report
May 31, 2015**



Building 2100 2nd Street
Financial Report
Month Ended May 31, 2015



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SECTION 1

Executive Summary



STRATEGY

The GSA tenant (NAVSEA) vacated the premises on 04/30/15 and the lease has been terminated

CRITICAL ISSUES

*DTZ has been engaged to identify both private and public sector backfill tenants and market the property for sale; in parallel, the on-site property management team is evaluating required, future capital improvement costs to support releasing efforts.

PROPERTY INFORMATION

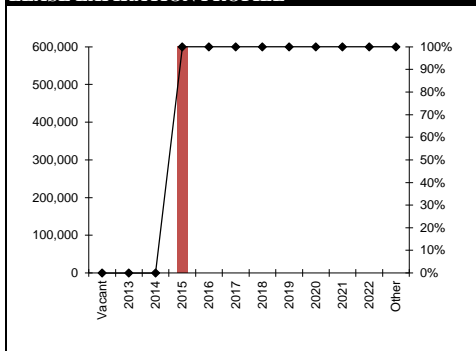
Property Name	Coast Guard Building
Market	Washington, D.C.
Submarket	Southwest
Year Built/Renovated	1973/1995
Year Acquired	2014
Number of Stories	6
Asset Class	B
Total RSF	609,265
Leased %	100%
Ownership	2100 2nd Street Holdings, LLC - 100%

MAJOR TENANTS

Tenant Name	RSF	%	LXD
Coast Guard	592,128	97%	Apr-15
IL Creation*	17,137	3%	Jun-15

*Termination right 2015-2016.

LEASE EXPIRATION PROFILE



CAPITALIZATION

	Amount	LTC	Rate	Type	Maturity
Senior Mortgage	\$ 100,000,000	74%	5.678%	IO	Jan-16
Equity*	35,000,000				
Total Capitalization	135,000,000				

*Previous Mezzanine Loan Balance

CONTRIBUTION / DISTRIBUTION HISTORY

	Contributions	Distributions	Net	Yield
2014	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	0%

CURRENT CASH FLOW PERFORMANCE

Period	May-15 YTD	Actual	Budget	Variance	%
Occupancy		100%	100%		
Revenues		\$ 7,358,440	\$ 7,372,520	\$ (14,080)	0%
Expenses		(2,329,814)	(2,453,120)	123,306	5%
Net Operating Income		5,028,625	4,919,399	109,226	2%
Debt Service		(6,044,562)	(6,045,028)	466	0%
DSCR		0.83x	0.81x		
Deferred Costs		-	-	-	0%
Leasing Commissions		-	-	-	0%
Capital Improvements		-	-	-	0%
Total Capital		-	-	-	0%
Operating Cash Flow		(1,015,937)	(1,125,629)	109,692	10%
Accrual To Cash Adjustment		2,337,120	1,125,629	1,211,491	108%
Reserves		(1,321,183)	-	(1,321,183)	100%
Net Cash Flow		\$ -	\$ -	\$ -	0%

LEASING SUMMARY

Cassidy Turley has been engaged as the project's/landlord third-party leasing agent to source both private and public sector backfill opportunities for the pending GSA lease expiration in May 2015; Cassidy is in the process of developing both speculative single and multi-tenant relet strategies.

RECENT LEASING ACTIVITY

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
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LEASE PROPOSALS

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
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MAJOR CAPITAL PROJECTS

	2015 Budget	Total Project
A/C Through-Wall Units	\$ -	\$ -

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 21D2ND

Trial Balance
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax Year to Date Balances for period 05/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	22,250,739.00	
0132-0000	Building	96,690,893.83	
0142-0002	Bldg Impr-Non Escalatable	59,480.74	
0142-0020	Bldg Impr-CM Fee	1,784.43	
0193-0000	Accum Depr-Bldgs		3,412,544.68
0194-0000	Accum Depr-Bldg Impr		1,270.12
0222-0000	Deferred Financing	325,979.88	
0229-0000	Acc Amort-Def Financing		217,320.76
0311-0002	Cash - Operating 2	50,186.16	
0321-0001	Cash - Lockbox		772.84
0412-0100	Cash Management	22,658.19	
0412-0101	Tax and Insurance Reserve	509,392.36	
0412-0104	Leasing Reserve	8,002,622.41	
0412-0108	Operating Expense Reserve	666,911.33	
0491-0010	Due To/From Managing Agen		2,454.57
0511-0000	Tenant A/R	40,552.16	
0512-0000	Accr Tenant A/R	18,537.75	
0513-0000	Accr Tenant Recovery A/R		572,332.90
0631-0000	Prepaid Other	55,020.00	
0632-0000	Prepaid Insurance	157,027.39	
0633-0000	Prepaid Taxes	30,400.00	
2110-0000	Mortgage Notes Payable		99,837,234.91
2110-0002	Capitalized Interest		3,942,253.67
2511-0000	Accounts Payable Trade		262,044.40
2552-0000	Accr Miscellaneous		124,520.27
2553-0000	Accr Taxes		446,264.72
2556-0000	Accr Interest/Financing		1,049,325.95
2571-0000	Security Deposits		31,250.01
2591-0000	Prepaid Rents		54.10
3311-0001	Retained Earnings		95,072.00
3421-9999	Mbr Contrib-Misc		21,014,637.24
4111-0000	Office Income		6,688,471.60
4121-0000	Retail Income		60,375.00
4171-0000	Gar/Prkg Income		597,981.44
4331-0000	R/E Tax Rec-Billed	956,724.84	
4332-0000	R/E Tax Rec-Accrual		757,652.29
4521-0000	Int Inc-Bank		2,120.54
4862-1400	Other Income		0.01
4863-1600	Rubbish Removal		478.62
4863-2700	Cleaning		9,075.64
4864-0000	Engineering Reimb		7,880.00
4891-0000	Misc Other Income	1,523.00	
4891-1100	Back Chg./Repair		170,340.93
4891-2400	Late Chg Income		603.75
4891-2500	Electric Repair Income		21,707.95
5120-0000	Clean-Contract Interior	185,105.55	
5121-0000	Clean- Vacancy Credit		36,299.86
5152-0000	Clean-Trash Rem/Recyl-O/S	11,643.82	
5210-0000	Util-Elec-Public Area	64,000.00	
5220-0000	Util-Gas	100.00	
5310-0000	R&M-Payroll-Gen'l	110,893.80	
5310-1000	R & M Payroll-OT	3,396.21	
5310-2000	R & M Payroll-Taxes	12,344.48	
5310-4000	R & M -Benefits	18,997.36	
5320-0000	R&M-Elev-Maint Contract	29,191.00	
5322-0000	R&M-Elev-Outside Svs	8,157.12	

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Trial Balance
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

Year to Date Balances for period 05/15
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Account	Description	Debit	Credit
5330-0000	R&M-HVAC-Contract Svs	550.00	
5334-0000	R&M-HVAC-Supplies	1,638.20	
5336-0000	R&M-HVAC-Outside Svs	1,800.00	
5360-0000	R&M-Plumbing-Supplies	19.04	
5370-0000	R&M-Fire/Life Safety-Supp	1,714.07	
5372-0000	R&M-Fire/Life Safety-O/S	1,935.81	
5381-0000	R&M-GB Interior-O/S	696.89	
5384-0000	R&M-GB Interior-Pest Cont	1,628.52	
5385-0000	R&M-GB Interior-Plant Mnt	1,112.70	
5388-0000	R&M-GB Exterior	518.18	
5390-0000	R&M-Other	5,696.59	
5432-0000	Grounds-Snow Rem-O/S	2,794.44	
5520-0000	Security-Contract	6,065.68	
5530-0000	Security-Equipment	16,643.50	
5610-0000	Mgmt Fee-Current Yr	164,949.81	
5710-0000	Adm-Payroll	67,805.10	
5710-1000	Admi-Payroll taxes	2,759.59	
5710-5000	Admin-Other Payroll Exp	4,285.03	
5710-5555	Deferred Compensation	3,999.75	
5732-0000	Adm-Office Exp-Mgmt Exps	739.78	
5734-0000	Adm-Office Exp-Phone	1,964.90	
5744-0000	Adm-Office Exp-Computers	2,627.52	
5756-0000	Adm-Mgmt Exp-Dues & Subs	4,893.82	
5758-0001	Office/Lunchroom Supplies	471.12	
5758-0002	Internet/IT Contracts		439.15
5758-0003	Computer Hardware/Software	358.39	
5758-0004	Copiers/Office Equipment	308.23	
5758-0005	Phone - Corporate/Teleconferencing	247.97	
5758-0006	Phone - Wireless/Cellular	370.07	
5758-0007	Postage/Delivery	74.30	
5758-0008	Car Service	177.11	
5758-0009	Printing/Reproduction	5.97	
5758-0010	Corporate Events/Gifts	41.81	
5758-0012	Other Corp Admin Exp	1,172.30	
5758-0013	Meals	129.29	
5758-0014	Travel	539.55	
5762-0000	Adm-Mgmt Exp-Meals	0.57	
5810-0000	Insurance-Policies	54,934.42	
5810-1000	Insurance-Workers Comp	2,222.90	
6212-0000	Svs Costs-Misc Bldg	171,187.17	
6214-0000	Svs Costs-Cleaning	8,078.00	
6320-0000	Parking Exp-Misc	90.45	
6410-0000	Promotion and Advertising	788.29	
6624-0000	Audit	3,555.00	
6630-0000	Legal	2,485.45	
6632-0000	Misc Professional Serv	102,191.43	
6633-0000	Bank & Credit Card Fees	4,980.83	
6645-0000	Sales & Use Taxes	74.79	
6710-0000	RE Taxes-General	1,098,474.30	
6716-0000	R/E Taxes-Consultant Fees	128,050.50	
6718-0000	RE Taxes-Improvement Tax	44,875.00	
8201-0000	Mortgage Interest Expense	6,044,562.18	
8302-0000	Amort-Def Financing	77,614.26	
8503-0000	Deprec-Bldg	1,032,981.05	
8504-0000	Deprec-Bldg Improve	635.49	

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Trial Balance
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Accrual, Tax

Year to Date Balances for period 05/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
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Total:		139,362,779.92	139,362,779.92
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Accrual, Tax

Report includes an open period. Entries are not final.

May 2015

Assets

Cash	9,250,997.61
Receivables	(513,242.99)
Current Assets	239,992.82
Building and Other Depreciable Assets	119,002,898.00
Accumulated Depreciation	(3,413,814.80)
Intangible Assets	325,979.88
Accumulated Amortization	(217,320.76)

Total Assets	124,675,489.76
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Liabilities

Accounts Payable	262,044.40
Mortgage/Notes Payable	103,779,488.58
Accrued Expenses	1,620,110.94
Deferred Income	31,304.11

Total Liabilities	105,692,948.03
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Partners Capital and Prior Year Earnings	21,109,709.24
Current Year Earnings	(2,127,167.51)

Total Partners Capital and Earnings	18,982,541.73
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Total Liabilities and Equity	124,675,489.76
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Database: MONDAYPROD
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

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Accrual, Tax

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Other Income	0.00	0.00	0.00	0.00%	0.01	0.00	0.01	0.00%
Rubbish Removal	(159.54)	0.00	(159.54)	0.00%	478.62	638.16	(159.54)	-25.00%
Cleaning	0.00	0.00	0.00	0.00%	9,075.64	21,174.48	(12,098.84)	-57.14%
Engineering Reimb	0.00	0.00	0.00	0.00%	7,880.00	0.00	7,880.00	0.00%
Total Service Income	(159.54)	0.00	(159.54)		17,434.27	21,812.64	(4,378.37)	-20.07%
Miscellaneous Income								
Misc Other Income	0.00	0.00	0.00	0.00%	(1,523.00)	0.00	(1,523.00)	0.00%
Back Chg./Repair	(1,363.16)	0.00	(1,363.16)	0.00%	170,340.93	188,826.43	(18,485.50)	-9.79%
Late Chg Income	603.75	0.00	603.75	0.00%	603.75	0.00	603.75	0.00%
Electric Repair Income	15,780.96	0.00	15,780.96	0.00%	21,707.95	0.00	21,707.95	0.00%
Total Miscellaneous Income	15,021.55	0.00	15,021.55		191,129.63	188,826.43	2,303.20	1.22%
Total Interest and Other Income	15,247.60	420.00	14,827.60	3530.38%	210,684.44	212,739.07	(2,054.63)	-0.97%
Total Revenue	27,322.60	12,495.00	14,827.60	118.67%	7,358,439.93	7,372,519.67	(14,079.74)	-0.19%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	62,840.81	(7,403.00)	70,243.81	948.86%	(185,105.55)	(258,767.00)	73,661.45	28.47%
Clean- Vacancy Credit	(26,747.00)	0.00	(26,747.00)	0.00%	36,299.86	0.00	36,299.86	0.00%
Clean-Trash Rem/Recyl-O/S	(5,640.44)	(2,700.00)	(2,940.44)	-108.91%	(11,643.82)	(13,496.36)	1,852.54	13.73%
Total Cleaning	30,453.37	(10,103.00)	40,556.37	401.43%	(160,449.51)	(272,263.36)	111,813.85	41.07%
Utilities								
Util-Elec-Public Area	(64,000.00)	(64,000.00)	0.00	0.00%	(64,000.00)	(64,000.00)	0.00	0.00%
Util-Gas	(100.00)	(100.00)	0.00	0.00%	(100.00)	(100.00)	0.00	0.00%
Util-Water/Sewer-Water	0.00	(1,550.00)	1,550.00	100.00%	0.00	(1,550.00)	1,550.00	100.00%
Total Utilities	(64,100.00)	(65,650.00)	1,550.00	2.36%	(64,100.00)	(65,650.00)	1,550.00	2.36%

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

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Repair & Maintenance								
R&M-Payroll-Gen'l	(21,528.91)	(4,379.00)	(17,149.91)	-391.64%	(110,893.80)	(95,294.00)	(15,599.80)	-16.37%
R & M Payroll-OT	(435.78)	0.00	(435.78)	0.00%	(3,396.21)	(4,412.00)	1,015.79	23.02%
R & M Payroll-Taxes	(1,872.21)	(364.12)	(1,508.09)	-414.17%	(12,344.48)	(9,309.12)	(3,035.36)	-32.61%
R & M -Benefits	(2,000.85)	(645.03)	(1,355.82)	-210.19%	(18,997.36)	(18,567.11)	(430.25)	-2.32%
R&M-Elev-Maint Contract	(5,838.20)	(4,087.00)	(1,751.20)	-42.85%	(29,191.00)	(27,439.00)	(1,752.00)	-6.39%
R&M-Elev-Outside Svs	(3,832.14)	(350.00)	(3,482.14)	-994.90%	(8,157.12)	(2,125.00)	(6,032.12)	-283.86%
R&M-HVAC-Contract Svs	0.00	0.00	0.00	0.00%	(550.00)	0.00	(550.00)	0.00%
R&M-HVAC-Supplies	0.00	0.00	0.00	0.00%	(1,638.20)	(6,412.43)	4,774.23	74.45%
R&M-HVAC-Outside Svs	0.00	0.00	0.00	0.00%	(1,800.00)	(3,000.00)	1,200.00	40.00%
R&M-Electrical-Supplies	0.00	0.00	0.00	0.00%	0.00	(2,500.00)	2,500.00	100.00%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Struc/Roof-Roof Rep	0.00	(5,000.00)	5,000.00	100.00%	0.00	(5,000.00)	5,000.00	100.00%
R&M-Plumbing-Supplies	0.00	0.00	0.00	0.00%	(19.04)	(2,300.00)	2,280.96	99.17%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(1,714.07)	(1,397.07)	(317.00)	-22.69%
R&M-Fire/Life Safety-O/S	1,622.88	(497.75)	2,120.63	426.04%	(1,935.81)	(4,086.49)	2,150.68	52.63%
R&M-GB Interior-O/S	0.00	0.00	0.00	0.00%	(696.89)	(696.89)	0.00	0.00%
R&M-GB Interior-Pest Cont	(126.90)	(120.00)	(6.90)	-5.75%	(1,628.52)	(1,952.00)	323.48	16.57%
R&M-GB Interior-Plant Mnt	(222.54)	0.00	(222.54)	0.00%	(1,112.70)	(890.16)	(222.54)	-25.00%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(518.18)	0.00	(518.18)	0.00%
R&M-Other	2,807.33	(1,665.00)	4,472.33	268.61%	(5,696.59)	(7,933.91)	2,237.32	28.20%
Total Repair & Maintenance	(31,427.32)	(17,107.90)	(14,319.42)	-83.70%	(200,289.97)	(195,315.18)	(4,974.79)	-2.55%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(5,160.00)	5,160.00	100.00%	0.00	(6,600.00)	6,600.00	100.00%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	0.00	(1,500.00)	1,500.00	100.00%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	(2,794.44)	(6,750.00)	3,955.56	58.60%
Total Roads & Grounds	0.00	(5,160.00)	5,160.00	100.00%	(2,794.44)	(14,850.00)	12,055.56	81.18%
Security								
Security-Contract	(6,065.68)	(6,066.00)	0.32	0.01%	(6,065.68)	(6,066.00)	0.32	0.01%
Security-Equipment	(250.00)	(7,000.00)	6,750.00	96.43%	(16,643.50)	(7,350.00)	(9,293.50)	-126.44%
Total Security	(6,315.68)	(13,066.00)	6,750.32	51.66%	(22,709.18)	(13,416.00)	(9,293.18)	-69.27%

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ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format						Date: 6/30/2015	
Report: MP_CMPINC	Monday Production DB						Time: 02:27 PM	
2100 2nd Street Holdings, LLC								
Accrual, Tax	Report includes an open period. Entries are not final.							
		Current Period			Year-To-Date			
Thru:	Actual	Budget			Actual	Budget		
	May 2015	May 2015	Variance		May 2015	May 2015	Variance	
Management Fees	(17,297.77)	(36,673.77)	19,376.00	52.83%	(164,949.81)	(183,840.66)	18,890.85	10.28%
Total Management Fees	(17,297.77)	(36,673.77)	19,376.00	52.83%	(164,949.81)	(183,840.66)	18,890.85	10.28%
Administrative								
Adm-Payroll	(13,560.36)	(13,509.00)	(51.36)	-0.38%	(67,805.10)	(67,545.00)	(260.10)	-0.39%
Admi-Payroll taxes	(449.91)	(555.00)	105.09	18.94%	(2,759.59)	(3,085.00)	325.41	10.55%
Admin-Other Payroll Exp	(509.81)	(1,350.90)	841.09	62.26%	(4,285.03)	(7,154.48)	2,869.45	40.11%
Admin-Bonus Compensation	0.00	0.00	0.00	0.00%	0.00	(3,999.75)	3,999.75	100.00%
Deferred Compensation	0.00	0.00	0.00	0.00%	(3,999.75)	0.00	(3,999.75)	0.00%
Adm-Office Exp-Mgmt Exps	(104.08)	0.00	(104.08)	0.00%	(739.78)	(400.00)	(339.78)	-84.95%
Adm-Office Exp-Phone	(845.18)	(250.00)	(595.18)	-238.07%	(1,964.90)	(1,250.00)	(714.90)	-57.19%
Adm-Office Exp-Computers	(432.92)	(250.00)	(182.92)	-73.17%	(2,627.52)	(1,981.68)	(645.84)	-32.59%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(4,893.82)	0.00	(4,893.82)	0.00%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(0.57)	0.00	(0.57)	0.00%
Adm - Other - Misc	(1,273.95)	(1,414.00)	140.05	9.90%	(3,456.96)	(15,914.00)	12,457.04	78.28%
Total Administrative	(17,176.21)	(17,328.90)	152.69	0.88%	(92,533.02)	(101,329.91)	8,796.89	8.68%
Insurance								
Insurance-Policies	(10,837.65)	(11,223.30)	385.65	3.44%	(54,934.42)	(56,570.23)	1,635.81	2.89%
Insurance-Workers Comp	(444.58)	(444.58)	0.00	0.00%	(2,222.90)	(2,222.90)	0.00	0.00%
Total Insurance	(11,282.23)	(11,667.88)	385.65	3.31%	(57,157.32)	(58,793.13)	1,635.81	2.78%
Total Property Exp-Escalatable	(117,145.84)	(176,757.45)	59,611.61	33.73%	(764,983.25)	(905,458.24)	140,474.99	15.51%
Real Estate Taxes								
RE Taxes-General	(219,694.86)	(219,694.86)	0.00	0.00%	(1,098,474.30)	(1,098,474.30)	0.00	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(128,050.50)	(170,734.00)	42,683.50	25.00%
RE Taxes-Improvement Tax	(8,975.00)	(8,975.00)	0.00	0.00%	(44,875.00)	(44,875.00)	0.00	0.00%
Total Real Estate Taxes	(228,669.86)	(228,669.86)	0.00		(1,271,399.80)	(1,314,083.30)	42,683.50	3.25%

Database: MONDAYPROD
 ENTITY: 21D2ND
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
2100 2nd Street Holdings, LLC

Page: 5
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Accrual, Tax

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Total Escalatable Expenses	(345,815.70)	(405,427.31)	59,611.61	14.70%	(2,036,383.05)	(2,219,541.54)	183,158.49	8.25%
Property Exp-Non Escalatable								
Service Costs								
Svs Costs-Misc Bldg	(14,045.00)	0.00	(14,045.00)	0.00%	(171,187.17)	(187,450.00)	16,262.83	8.68%
Svs Costs-Cleaning	4,455.53	0.00	4,455.53	0.00%	(8,078.00)	(18,846.88)	10,768.88	57.14%
Total Service Costs	(9,589.47)	0.00	(9,589.47)		(179,265.17)	(206,296.88)	27,031.71	13.10%
Parking Expenses								
Parking Exp-Misc	(7.95)	0.00	(7.95)	0.00%	(90.45)	(3,000.00)	2,909.55	96.99%
Total Parking Expenses	(7.95)	0.00	(7.95)		(90.45)	(3,000.00)	2,909.55	96.99%
Leasing Costs								
Promotion and Advertising	0.00	0.00	0.00	0.00%	(788.29)	(8,800.00)	8,011.71	91.04%
Total Leasing Costs	0.00	0.00	0.00		(788.29)	(8,800.00)	8,011.71	91.04%
Owner Costs								
Audit	(15,555.00)	0.00	(15,555.00)	0.00%	(3,555.00)	0.00	(3,555.00)	0.00%
Legal	(2,398.00)	0.00	(2,398.00)	0.00%	(2,485.45)	(8,332.00)	5,846.55	70.17%
Misc Professional Serv	(14,267.97)	(750.00)	(13,517.97)	-1802.40%	(102,191.43)	(1,350.00)	(100,841.43)	-7469.74%
Bank & Credit Card Fees	(1,023.01)	(960.00)	(63.01)	-6.56%	(4,980.83)	(4,800.00)	(180.83)	-3.77%
Sales & Use Taxes	0.00	0.00	0.00	0.00%	(74.79)	(1,000.00)	925.21	92.52%
Total Owner Costs	(33,243.98)	(1,710.00)	(31,533.98)	-1844.09%	(113,287.50)	(15,482.00)	(97,805.50)	-631.74%
Total Property Exp-Non Escalatable	(42,841.40)	(1,710.00)	(41,131.40)	-2405.35%	(293,431.41)	(233,578.88)	(59,852.53)	-25.62%
Total Operating Expenses	(388,657.10)	(407,137.31)	18,480.21	4.54%	(2,329,814.46)	(2,453,120.42)	123,305.96	5.03%

Database: MONDAYPROD	Comparative Income Statement	Page: 6
ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format	Date: 6/30/2015
Report: MP_CMPINC	Monday Production DB	Time: 02:27 PM
	2100 2nd Street Holdings, LLC	

Accrual, Tax

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Net Operating Income (Loss)	(361,334.50)	(394,642.31)	33,307.81	8.44%	5,028,625.47	4,919,399.25	109,226.22	2.22%
Interest Expense								
Mortgage Interest Expense	(1,250,532.54)	(1,247,482.00)	(3,050.54)	-0.24%	(6,044,562.18)	(6,045,028.00)	465.82	0.01%
Total Interest Expense	(1,250,532.54)	(1,247,482.00)	(3,050.54)	-0.24%	(6,044,562.18)	(6,045,028.00)	465.82	0.01%
Amort of Financing Costs								
Amort-Def Financing	(15,522.85)	(13,582.50)	(1,940.35)	-14.29%	(77,614.26)	(67,912.50)	(9,701.76)	-14.29%
Total Amort of Financing Costs	(15,522.85)	(13,582.50)	(1,940.35)	-14.29%	(77,614.26)	(67,912.50)	(9,701.76)	-14.29%
Deprec & Amort, excl Financing								
Amort-Def Organ	0.00	(259.93)	259.93	100.00%	0.00	(1,299.65)	1,299.65	100.00%
Deprec-Bldg	(206,596.21)	(299,182.67)	92,586.46	30.95%	(1,032,981.05)	(1,495,913.35)	462,932.30	30.95%
Deprec-Bldg Improve	(127.10)	(2,588.00)	2,460.90	95.09%	(635.49)	(12,940.00)	12,304.51	95.09%
Deprec-TI	0.00	(5,821.55)	5,821.55	100.00%	0.00	(29,107.75)	29,107.75	100.00%
Amort-Def Leasing	0.00	(75,871.00)	75,871.00	100.00%	0.00	(379,355.00)	379,355.00	100.00%
Total Deprec & Amort, excl Financing	(206,723.31)	(383,723.15)	176,999.84	46.13%	(1,033,616.54)	(1,918,615.75)	884,999.21	46.13%
Net Income(Loss)	(1,834,113.20)	(2,039,429.96)	205,316.76	10.07%	(2,127,167.51)	(3,112,157.00)	984,989.49	31.65%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	222,246.16	0.00	222,246.16		1,111,230.80	0.00	1,111,230.80	
Debt Service Accrual	43,292.96	0.00	43,292.96		(581,641.75)	0.00	(581,641.75)	
Real Estate Tax Accrual	221,069.86	0.00	221,069.86		(212,819.87)	0.00	(212,819.87)	
Real Estate Tax Prepayment	7,600.00	0.00	7,600.00		(7,600.00)	0.00	(7,600.00)	
Insurance Prepayment	11,282.23	0.00	11,282.23		(68,732.87)	0.00	(68,732.87)	

Change in Capital Assets:

Database: MONDAYPROD	Comparative Income Statement					Page: 7		
ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format					Date: 6/30/2015		
Report: MP_CMPINC	Monday Production DB					Time: 02:27 PM		
2100 2nd Street Holdings, LLC								
Accrual, Tax								
Report includes an open period. Entries are not final.								
		Current Period			Year-To-Date			
	Actual	Budget		Actual	Budget			
Thru:	May 2015	May 2015	Variance	May 2015	May 2015	Variance		
Building Improvements	(1,784.43)	0.00	(1,784.43)	(1,784.43)	0.00	(1,784.43)		
Other Balance Sheet Adjustments:								
Change in A/R	837,951.41	0.00	837,951.41	1,071,218.18	0.00	1,071,218.18		
Change in A/P	(82,014.72)	0.00	(82,014.72)	32,923.11	0.00	32,923.11		
Change in Mortgage/Notes Payable	301,809.89	0.00	301,809.89	2,108,773.82	0.00	2,108,773.82		
Change in Other Liabilities	18,378.80	0.00	18,378.80	(18,835.74)	0.00	(18,835.74)		
Change in I/C Balances	(3,188.55)	0.00	(3,188.55)	(35,318.42)	0.00	(35,318.42)		
Change in Equity	100,351.43	0.00	100,351.43	100,351.43	0.00	100,351.43		
Total Cash Flow Adjustments	1,676,995.04	0.00	1,676,995.04	3,497,764.26	0.00	3,497,764.26		
Cash Balances:								
Cash Balance - Beginning of Period	9,408,115.77	0.00	9,408,115.77	0.00%	7,880,400.86	0.00	7,880,400.86	0.00%
Net Income/(Loss)	(1,834,113.20)	0.00	205,316.76		(2,127,167.51)	0.00	984,989.49	
+/- Cash Flow Adjustments	1,676,995.04	0.00	1,676,995.04		3,497,764.26	0.00	3,497,764.26	
Cash Balance - End of Period	9,250,997.61	0.00	11,290,427.57		9,250,997.61	0.00	12,363,154.61	
Cash Balance Composition:								
Operating Cash	49,413.32	0.00	49,413.32		49,413.32	0.00	49,413.32	
Escrow Cash	9,201,584.29	0.00	9,201,584.29		9,201,584.29	0.00	9,201,584.29	
Total Cash	9,250,997.61	0.00	9,250,997.61		9,250,997.61	0.00	9,250,997.61	

2100 2nd Street Holdings, LLC
BUDGET COMPARISON REPORT
Period Ended May 31, 2015 (Unaudited)
Accrual / Tax Basis
(Variances greater than \$10K and 5% are explained)

Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>
Rental Income:				
Rental Income	6,748,847	6,760,847	(12,000)	-0.18%
Recoveries	(199,073)	(199,071)	(1)	0.00%
Parking Income	597,981	598,005	(24)	0.00%
Interest & Other Income	210,684	212,739	(2,055)	-0.97%
Total Rental Income	7,358,440	7,372,520	(14,080)	-0.19%
Operating Expenses:				
Cleaning	(160,450)	(272,263)	111,814	-41.07%
Utilities	(64,100)	(65,650)	1,550	-2.36%
Repairs and Maintenance	(200,290)	(195,315)	(4,975)	2.55%
Roads and Grounds	(2,794)	(14,850)	12,056	-81.18%
Security	(22,709)	(13,416)	(9,293)	69.27%
Management Fees	(164,950)	(183,841)	18,891	-10.28%
Administrative	(92,533)	(101,330)	8,797	-8.68%
Insurance	(57,157)	(58,793)	1,636	-2.78%
Real Estate and Other Taxes	(1,271,400)	(1,314,083)	42,684	-3.25%
Non- Escalatable Expenses	(293,431)	(233,579)	(59,853)	25.62%
Professional Services/ Other	-	-	-	0.00%
Total Expenses	(2,329,814)	(2,453,120)	123,305.96	-5.03%
Net Operating Income (Loss)	5,028,625	4,919,399	109,226	2.22%
Other Income and Expenses:				
Interest Expense	(6,044,562)	(6,045,028)	466	-0.01%
Amortization - Def Financing	(77,614)	(67,913)	(9,702)	14.29%
Depreciation & Amort, excl Financing	(1,033,617)	(1,918,616)	884,999	46.13%
Total Other Income (Expenses)	(7,155,793)	(8,031,556)	875,763	10.90%
Net Income (Loss)	(2,127,168)	(3,112,157)	984,989	31.65%
CASH BASIS				
Property Activity				
Net Income (Loss)	(2,127,168)	(3,112,157)	984,989	-31.65%
Non-Cash Adjustments to Net Income/(Loss)				
Depreciation/Amortization	1,111,231	1,986,528	(875,297)	44.06%
Capital Expenditures	(1,784)	-	(1,784)	-100.00%
Deferred Costs	-	-	-	-100.00%
Tenant Improvements	-	-	-	-100.00%
Leasing Costs	-	-	-	-100.00%
Lender Escrow Reimbursements	-	-	-	0.00%
Mortgage Principal Payments	-	-	-	0.00%
(Distributions)/Contributions	-	-	-	100.00%
Other Changes in Assets/Liabilities, Net	2,388,318	-	2,388,318	100.00%
Total Property Activity	1,370,597	(1,125,629)	2,496,226	221.76%
Operating Cash Activity				
Plus: Beginning Cash Balance	7,880,401	Operating Cash and Money Market	49,413	
Less: Ending Cash Balance	9,250,998	Security Deposits	-	
Total Property Activity	1,370,597	Escrows:		
		Cash Management & Operating reserve	689,570	
		Tax and Insurance Reserve	509,392	
		Leasing Reserve	8,002,622	
		Total	\$ 9,250,998	
(Distributions)/Contributions	-			

2100 2nd Street Holdings, LLC
BUDGET COMPARISON REPORT
Period Ended May 31, 2015 (Unaudited)
Accrual / Tax Basis

(Variances greater than \$10K and 5% are explained)

Notes:

A	\$	111,814	The positive variance in Cleaning is primarily due to:
		73,661	Budgeted cleaning contract interior is higher than actual due to cleaning service stopped in the month of March (Permanent Variance)
		36,300	Budgeted cleaning vacancy credit is higher than actual due to greater vacancy than budgeted for (Permanent Variance)
		1,853	Miscellaneous variance
		<u>\$ 111,814</u>	
B	\$	12,056	The positive variance in Roads and Grounds is primarily due to:
		6,600	Budgeted Ground -Landscape is higher than actual due to plant installation occurring in June (Timing Variance)
		5,456	Miscellaneous variance
		<u>\$ 12,056</u>	
C	\$	18,891	The positive variance in management fees is primarily due to:
		18,891	Budgeted management fees higher than actual due to increased GSA service requests payments (Permanent Variance)
		<u>\$ 18,891</u>	
D	\$	(59,853)	The negative variance in Non-Escalatable Expenses is primarily due to:
		16,263	Budgeted service costs-Misc building is higher than actual due to fewer charges to GSA (Permanent Variance)
		10,769	Budgeted service costs-cleaning is higher than actual due to unbudgeted vacancy credit (Permanent Variance)
		8,012	Budgeted promotion and advertising higher than actual due to deferral of special marketing deck (Permanent Variance)
		(100,841)	Budgeted misc professional services lower than actual due to unbudgeted redevelopment soft cost (Permanent Variance)
		\$ 5,945	Miscellaneous variance
		<u>\$ (59,853)</u>	
E	\$	884,999	The positive variance in Depreciation & Amort is primarily due to:
		884,999	Budgeted Depreciation & Amort are higher than actual due to depreciation true up based on new allocation of fixed assets as per transfer of ownership (Permanent Variance)
		<u>\$ 884,999</u>	

SECTION 3

Aged Delinquency Report
Open Status Report
Check Register

Database:	MONDAYPROD	Aged Delinquencies	Page:	1
BLDG:	21D2ND	Monday Production DB	Date:	6/18/2015
		2100 2nd Street	Time:	02:41 PM
		Period: 05/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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21D2ND-010531	GS-11B-02074	Master Occupant Id: 00003191-1			Day Due: 1	Delq Day:		
	Roger Perrault	OFF01	Inactive		Last Payment:	4/14/2016	14,714.67	
	(202) 401-8434							

5/20/2015	ERI	Electric Repair Income	CH	7,971.94	7,971.94	0.00	0.00	0.00	0.00
5/20/2015	ERI	Electric Repair Income	CH	7,809.02	7,809.02	0.00	0.00	0.00	0.00

ERI	Electric Repair Income	15,780.96	15,780.96	0.00	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00

GS-11B-02074 Total:		15,780.96	15,780.96	0.00	0.00	0.00	0.00
	Prepaid:	-53.80					
	Balance:	15,727.16					

21D2ND-010532	I.L. Creation	Master Occupant Id: 00003192-1			Day Due: 1	Delq Day:		
	James Kim	Cafe	Current		Last Payment:	3/10/2015	12,234.54	
	(301) 468-3902							

2/1/2014	LPC	Late Pay Charge	CH	17.45	0.00	0.00	0.00	0.00	17.45
4/1/2015	RTL	Retail Rent	CH	12,075.00	0.00	12,075.00	0.00	0.00	0.00
5/1/2015	LPC	Late Pay Charge	CH	603.75	603.75	0.00	0.00	0.00	0.00
5/1/2015	RTL	Retail Rent	CH	12,075.00	12,075.00	0.00	0.00	0.00	0.00

LPC	Late Pay Charge	621.20	603.75	0.00	0.00	0.00	17.45
RTL	Retail Rent	24,150.00	12,075.00	12,075.00	0.00	0.00	0.00

I.L. Creation Total:		24,771.20	12,678.75	12,075.00	0.00	0.00	17.45
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ERI	Electric Repair Income	15,780.96	15,780.96	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	621.20	603.75	0.00	0.00	0.00	17.45
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTL	Retail Rent	24,150.00	12,075.00	12,075.00	0.00	0.00	0.00

BLDG 21D2ND Total:		40,552.16	28,459.71	12,075.00	0.00	0.00	17.45
	Prepaid:	-53.80					
	Balance:	40,498.36					

ERI	Electric Repair Income	15,780.96	15,780.96	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	621.20	603.75	0.00	0.00	0.00	17.45
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTL	Retail Rent	24,150.00	12,075.00	12,075.00	0.00	0.00	0.00

Grand Total:		40,552.16	28,459.71	12,075.00	0.00	0.00	17.45
	Prepaid:	-53.80					
	Balance:	40,498.36					

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/14

Vendor: ENV004 Enviro-Aire Mechanical Services

43181	7/16/2014		Supp HVAC 7/14	6212-0000	5,500.00	0.00	5,500.00			
43529	8/25/2014		Supp HVAC 8/14	6212-0000	5,500.00	0.00	5,500.00			
Expense Period 11/14 Total:					11,000.00	0.00	11,000.00			

Expense Period: 02/15

Vendor: HIL006 Hillmann Consulting, LLC

7625	12/31/2014		IAQ Database	6632-0000	1,240.00	0.00	1,240.00	6/12/2015	DELETED	06/15
*** This invoice was DELETED in Expense Period 06/15 ***										
Expense Period 02/15 Total:					1,240.00	0.00	1,240.00			

Expense Period: 04/15

Vendor: ABM ABM Janitorial - Mid Atlantic, Inc.

7791302	3/5/2015		Feb15 Day Clean Upch	6214-0000	4,711.73	0.00	4,711.73	6/5/2015	1778	06/15
7791302	3/5/2015		5MonthCredit	5121-0000	-1,408.65	0.00	-1,408.65	6/5/2015	1778	06/15
7791302	3/5/2015		VacancyCreditFeb15	5121-0000	-1,126.91	0.00	-1,126.91	6/5/2015	1778	06/15
7791315	3/5/2015		Feb15 Day Clean	5120-0000	59,423.93	0.00	59,423.93	6/5/2015	1778	06/15
7791315	3/5/2015		Vacancy Credit	5121-0000	-12,818.28	0.00	-12,818.28	6/5/2015	1778	06/15
7889483	3/30/2015		2/16 Snow Removal	5432-0000	1,610.04	0.00	1,610.04	6/5/2015	1778	06/15
7889484	3/30/2015		2/21 Snow Removal	5432-0000	740.25	0.00	740.25	6/5/2015	1778	06/15
7889485	3/30/2015		3/5 Snow Removal	5432-0000	444.15	0.00	444.15	6/5/2015	1778	06/15
7895772	3/31/2015		Mar15 Day Clean Svc	5120-0000	62,840.81	0.00	62,840.81	6/5/2015	1778	06/15

Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

7895772	3/31/2015		Mar15 Vacancy Credit	5121-0000	-23,481.58	0.00	-23,481.58	6/5/2015	1778	06/15
7895820	3/31/2015		Mar15 Day Clean Upch	6214-0000	4,455.53	0.00	4,455.53	6/5/2015	1778	06/15
7895820	3/31/2015		75% Vacancy Credit	5121-0000	-3,265.42	0.00	-3,265.42	6/5/2015	1778	06/15

Vendor: AND013 Andrew Spey

AS41615	4/16/2015		DCFD Knox Box	5370-0000	317.00	0.00	317.00	6/5/2015	1779	06/15
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Vendor: DAT003 Datawatch Systems Inc.

681965	3/1/2015		Apr15 Fire Monitorin	5372-0000	42.30	0.00	42.30	6/5/2015	1780	06/15
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Vendor: EAR004 EarthLink, Inc.

482440966	4/5/2015		Apr5-May4 Biz Access	5744-0000	432.92	0.00	432.92	6/5/2015	1781	06/15
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Vendor: FED007 FEDERAL LOCK & SAFE, INC

0110610-IN	4/22/2015		Rekey front door	5388-0000	518.18	0.00	518.18	6/5/2015	1782	06/15
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Vendor: FID EN Fidelity Engineering Corporation

FPS0003380	3/31/2015		Feb - Emerg Gen Cntr	6212-0000	671.00	0.00	671.00	6/5/2015	1783	06/15
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Vendor: GIL011 Gilroy Electrical Service

2015-129	3/2/2015		electrical whip disc	6212-0000	1,950.00	0.00	1,950.00	6/5/2015	1785	06/15
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Vendor: MON022 MONDAY PROPERTIES SERVICES DC, LLC

21002D0315MGT	4/24/2015		3/15 MGMT FEE	5610-0000	36,943.12	0.00	36,943.12	6/5/2015	1787	06/15
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21002D0315MGT	4/24/2015		REIMB P/R G/A	5710-0000	6,250.00	0.00	6,250.00	6/5/2015	1787	06/15
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Vendor: MON026 Mona Electric Group, Inc.

243456	12/31/2013		12/1/13 services	5330-0000	275.00	0.00	275.00	6/5/2015	1788	06/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

258378	10/22/2014		10/6/14 Services	5330-0000	275.00	0.00	275.00	6/5/2015	1788	06/15
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Vendor: NAT027 NATIONAL FIBER & COPPER, INC.

1869	4/14/2015		elev phone lines	5322-0000	1,500.00	0.00	1,500.00	6/5/2015	1789	06/15
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Vendor: ORK001 Orkin LLC

25844040	4/7/2015		March15 Pest Control	5384-0000	458.24	0.00	458.24	6/5/2015	1790	06/15
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Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION

7152113401	3/4/2015		2/24 service call	5322-0000	576.75	0.00	576.75	6/5/2015	1791	06/15
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7152132092	4/10/2015		3/26 Service Call	5322-0000	682.76	0.00	682.76	6/5/2015	1791	06/15
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7152134300	4/9/2015		4/2/15 service call	5322-0000	508.90	0.00	508.90	6/5/2015	1791	06/15
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8103971685	4/1/2015		Elev Srvc 4/1-4/30	5320-0000	5,838.20	0.00	5,838.20	6/5/2015	1791	06/15
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Vendor: TEL005 Telco Experts LLC

1793150401	4/1/2015		Office phones	5734-0000	311.00	0.00	311.00	6/5/2015	1792	06/15
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1793150401	4/1/2015		Elevator Phones	5322-0000	230.28	0.00	230.28	6/5/2015	1792	06/15
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Vendor: WBM001 W.B. MASON

124750563	4/1/2015		Supplies for 2100 PM	5732-0000	22.53	0.00	22.53	6/5/2015	1794	06/15
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Expense Period 04/15 Total:	149,928.78	0.00	149,928.78
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Expense Period: 05/15

Vendor: AFF02 Affiliated Service, Inc

4803	5/26/2015		video monitoring equ	5530-0000	250.00	0.00	250.00
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: AND013 Andrew Spey

AS52815	5/28/2015		Engineers Lunch	5372-0000	115.52	0.00	115.52			
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Vendor: BRO021 Broadband Technology Corporation

BTC-4766	4/23/2015		Install Cat6 Cable	5734-0000	533.00	0.00	533.00			
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Vendor: CIN004 Cintas Corporation

041298823	2/13/2015		buyback of shirts	5390-0000	1,326.11	0.00	1,326.11			
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Vendor: COM032 COMCAST

ALCOMCAST5/15	5/21/2015		Acct# 05613951384012	5758-0001	4.29	0.00	4.29	6/1/2015	13473	06/15
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Vendor: DAT003 Datawatch Systems Inc.

688535	4/1/2015		May15 Fire Monitorin	5372-0000	42.30	0.00	42.30			
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695026	5/1/2015		June15 Fire Monitor	5372-0000	42.30	0.00	42.30			
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Vendor: EAR004 EarthLink, Inc.

483152303	5/5/2015		May4-Jun4 Biz Access	5744-0000	432.92	0.00	432.92			
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Vendor: FRI002 FRIEDMAN LLP

965430	4/29/2015		2014 AUDIT	6624-0000	10,000.00	0.00	10,000.00	6/5/2015	1784	06/15
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965464	4/29/2015		TAX RETURN PROCESSIN	6624-0000	5,555.00	0.00	5,555.00	6/5/2015	1784	06/15
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Vendor: GIL011 Gilroy Electrical Service

331	5/27/2015		elec power disconnect	6212-0000	7,095.00	0.00	7,095.00			
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515	4/30/2015		Whip Disconnect	6212-0000	6,950.00	0.00	6,950.00			
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC

176967	4/9/2015		ILCreation Terminati	6630-0000	1,207.50	0.00	1,207.50			
178976	5/21/2015		ILCreation Terminati	6630-0000	364.50	0.00	364.50			

Vendor: HOL002 HOLLAND & KNIGHT LLP

3186058	5/12/2015		Redev. options	6630-0000	826.00	0.00	826.00			
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Vendor: JOS005 Joseph Neto & Associates

1318227	4/30/2015		2015 MEP Inspections	5320-0000	3,612.00	0.00	3,612.00			
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Vendor: KAR002 Kari Blanco

05/22/2015	5/22/2015		staff mtg blue jacke	5732-0000	92.10	0.00	92.10	6/8/2015	13507	06/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0415DC2	5/14/2015		DUE TO MPS 4/15	0491-0010	5,632.00	0.00	5,632.00	6/5/2015	1786	06/15
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Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

212NDCMFEE121	5/4/2015		EXT MECH ROOF	0142-0020	-150.00	0.00	-150.00			
212NDCMFEE121	5/4/2015		AC THRU WALL UNITS	0142-0020	1,934.43	0.00	1,934.43			

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

2100D0415MGT	5/11/2015		4/15 MGMT FEE	5610-0000	36,497.57	0.00	36,497.57			
2100D0415MGT	5/11/2015		4/15 G&A LEASE ADMIN	5710-0000	6,250.00	0.00	6,250.00			

Vendor: ORK001 Orkin LLC

36439896	5/1/2015		Apr2015 Pest Control	5384-0000	126.90	0.00	126.90			
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Database:	MONDAYPROD		Open Status Report					Page:	6	
			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: PEA004 Peapod, LLC

ALk62089527	5/15/2015		Customer ID ox82558	5758-0001	2.51	0.00	2.51	6/1/2015	13479	06/15
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Vendor: PRO025 IESI-MD Corporation

1300348118	3/31/2015		Mar15 Compactor Svc	5152-0000	3,362.15	0.00	3,362.15			
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1300353867	4/30/2015		April2015CompactorSv	5152-0000	2,453.29	0.00	2,453.29			
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Vendor: QUE006 Quench USA, Inc

200199623	3/1/2015		water cooler filter	5390-0000	45.47	0.00	45.47			
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Vendor: RED005 Red Top Cab of Arlington

AL034633	4/30/2015		Acct# 2840200	5758-0008	3.29	0.00	3.29	6/1/2015	13482	06/15
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AL035296	5/15/2015		Account# 2840200	5758-0008	2.42	0.00	2.42	6/1/2015	13483	06/15
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Vendor: ROB025 Robinson & Cole LLP

50150628	5/11/2015		Legal Lbr&Employ	5758-0012	897.75	0.00	897.75	6/1/2015	13484	06/15
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Vendor: TEL005 Telco Experts LLC

1793150501	5/1/2015		Office Phones	5734-0000	312.18	0.00	312.18			
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1793150501	5/1/2015		Elevator Phones	5322-0000	220.14	0.00	220.14			
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Vendor: TRI012 Trimont Real Estate Services

212ND050615	5/6/2015		4/7-5/6 INT PYMNT	8201-0000	905,429.69	0.00	905,429.69	5/6/2015	2ND050615	06/15
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212ND050615	5/6/2015		4/7-5/6 INT PAYMNT	8201-0000	301,809.89	0.00	301,809.89	5/6/2015	2ND050615	06/15
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212ND050615	5/6/2015		4/4-5/6 INT PAYMNT	2110-0002	-301,809.89	0.00	-301,809.89	5/6/2015	2ND050615	06/15
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212ND050615	5/6/2015		MAY 2015 TAX RESERVE	0611-1600	235,000.00	0.00	235,000.00	5/6/2015	2ND050615	06/15
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			Monday Production DB					Date:	6/18/2015	
ENTITY:	21D2ND		2100 2nd Street Holdings, LLC					Time:	02:38 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

212ND050615	5/6/2015		MAY 2015 INS RESERVE	0611-1600	16,500.00	0.00	16,500.00	5/6/2015	2ND050615	06/15
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Vendor: WBE001 WB Engineers and Consultants

20534	11/18/2014		Building Repositioni	6632-0000	675.00	0.00	675.00	6/5/2015	1793	06/15
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20915	12/8/2014		building repositioni	6632-0000	3,150.00	0.00	3,150.00	6/5/2015	1793	06/15
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Vendor: WBM001 W.B. MASON

I25173777	4/22/2015		supplies for 2100 pm	5732-0000	11.98	0.00	11.98			
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Vendor: WIL020 WILKES ARTIS, CHARTERED

B1529586	1/30/2015		TX 2015 APPEAL FEE	6716-0000	170,734.00	0.00	170,734.00			
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Expense Period 05/15 Total:					1,427,539.31	0.00	1,427,539.31			
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10 2nd Street Holdings, LLC Total:					1,589,708.09	0.00	1,589,708.09			
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Grand Total:					1,589,708.09	0.00	1,589,708.09			
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Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 21D2ND		Monday Production DB							Date: 6/29/2015	
		2100 2nd Street Holdings, LLC							Time: 10:06 AM	
05/15 Through 05/15										
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
1762	5/5/2015	05/15	COM032	COMCAST						
21D2ND	PhoneLineInstallatio			5530-0000	21D2ND-041315	4/13/2015	4/14/2015	16,393.50	0.00	16,393.50
							Check Total:	16,393.50	0.00	16,393.50
1763	5/5/2015	05/15	DAT003	Datawatch Systems Inc.						
21D2ND	March2015 Fire Monit			5372-0000	674141	1/23/2015	2/22/2015	42.30	0.00	42.30
							Check Total:	42.30	0.00	42.30
1764	5/5/2015	05/15	LIM002	Limbach						
21D2ND	CopperCaps		21D2ND03151	5334-0000	000294278	10/24/2014	11/23/2014	1,225.77	0.00	1,225.77
							Check Total:	1,225.77	0.00	1,225.77
1765	5/5/2015	05/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
21D2ND	DUE TO MPS 3/15			0491-0010	DTF0315DC2	4/30/2015	5/30/2015	4,649.04	0.00	4,649.04
							Check Total:	4,649.04	0.00	4,649.04
1766	5/5/2015	05/15	MONMG1	MONDAY PROPERTIES SERVICES LLC						
21D2ND	MGMT FEE 2/15			5610-0000	21002D0215MGT	3/11/2015	4/10/2015	37,105.68	0.00	37,105.68
21D2ND	G&A LEASE ADMIN			5710-0000	21002D0215MGT	3/11/2015	4/10/2015	6,250.00	0.00	6,250.00
							Check Total:	43,355.68	0.00	43,355.68
1767	5/5/2015	05/15	ORK001	Orkin LLC						
21D2ND	Feb2015 Pest Control			5384-0000	25547542	3/18/2015	4/17/2015	458.24	0.00	458.24
							Check Total:	458.24	0.00	458.24
1768	5/5/2015	05/15	PRO025	IESI-MD Corporation						
21D2ND	Feb15 Compactor Srv			5152-0000	1300342522	2/28/2015	3/30/2015	3,004.29	0.00	3,004.29
							Check Total:	3,004.29	0.00	3,004.29
1769	5/5/2015	05/15	QUE006	Quench USA, Inc						
21D2ND	water cooler filter			5390-0000	2000007263	1/1/2014	1/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200019830	2/1/2014	3/3/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200032119	3/1/2014	3/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200044801	4/1/2014	5/1/2014	45.47	0.00	45.47

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ENTITY: 21D2ND		Monday Production DB							Date: 6/29/2015	
		2100 2nd Street Holdings, LLC							Time: 10:06 AM	
05/15 Through 05/15										
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							
21D2ND	water cooler filter			5390-0000	200057804	5/1/2014	5/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200070234	6/1/2014	7/1/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200083130	7/1/2014	7/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200095987	8/1/2014	8/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200111447	9/1/2014	10/1/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200124559	10/1/2014	10/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200140922	11/1/2014	12/1/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200153571	12/1/2014	12/31/2014	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	200169628	1/1/2015	1/31/2015	45.47	0.00	45.47
21D2ND	water cooler filter			5390-0000	600806925	12/1/2013	12/31/2013	45.47	0.00	45.47
Check Total:								636.58	0.00	636.58
1770	5/5/2015	05/15	RED003	Red Hand, LLC	*** VOID ***	Voided Check				
21D2ND	ETH Renewal-Partial			5390-0000	361.8	1/1/2015	1/31/2015	1,279.73	0.00	1,279.73
21D2ND	duplicate			5390-0000	361.8	1/1/2015	1/31/2015	-1,279.73	0.00	-1,279.73
Check Total:								0.00	0.00	0.00
1771	5/5/2015	05/15	SCH008	SCHINDLER ELEVATOR CORPORATION						
21D2ND	Elev Svc3/1-3/31			5320-0000	8103949547	3/1/2015	3/31/2015	5,838.20	0.00	5,838.20
Check Total:								5,838.20	0.00	5,838.20
1772	5/5/2015	05/15	THO013	Thornton Tomasetti, Inc.						
21D2ND	Misc. Review			5390-0000	M11015.00	5/9/2014	6/8/2014	905.00	0.00	905.00
Check Total:								905.00	0.00	905.00
1773	5/5/2015	05/15	WBM001	W.B. MASON						
21D2ND	Supplies for 2100 PM			5732-0000	123849318	2/20/2015	3/22/2015	28.83	0.00	28.83
21D2ND	supplies for 2100 PM			5732-0000	I24089632	3/4/2015	4/3/2015	45.42	0.00	45.42
21D2ND	supplies for 2100 PM			5732-0000	I24109114	3/4/2015	4/3/2015	28.52	0.00	28.52
21D2ND	supplies for 2100 pm			5732-0000	I24309658	3/13/2015	4/12/2015	57.80	0.00	57.80
Check Total:								160.57	0.00	160.57
1774	5/11/2015	05/15	ENV004	Enviro-Aire Mechanical Services						
21D2ND	Supp HVAC 6/14			6212-0000	43152	6/10/2014	7/10/2014	5,500.00	0.00	5,500.00
21D2ND	Misc.Service Call 7/			6212-0000	43336	7/15/2014	8/14/2014	160.00	0.00	160.00
21D2ND	Misc.ServiceCall 7/2			6212-0000	43352	7/22/2014	8/21/2014	280.00	0.00	280.00

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ENTITY: 21D2ND		Monday Production DB							Date: 6/29/2015	
		2100 2nd Street Holdings, LLC							Time: 10:06 AM	
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
			P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
21D2ND	Misc.ServiceCalls 8/			6212-0000	43420	8/6/2014	9/5/2014	240.00	0.00	240.00
21D2ND	Misc.ServiceCall 8/2			6212-0000	43521	8/20/2014	9/19/2014	240.00	0.00	240.00
21D2ND	1/22 Misc Service			6212-0000	44309	1/22/2015	2/21/2015	280.00	0.00	280.00
21D2ND	Jan2015 Prevent Main			6212-0000	44339	1/30/2015	3/1/2015	5,500.00	0.00	5,500.00
21D2ND	Feb2015 Prevent Main			6212-0000	44530	2/25/2015	3/27/2015	5,500.00	0.00	5,500.00
Check Total:								17,700.00	0.00	17,700.00
1775	5/14/2015	05/15	GEN013	Gensler Architecture & Planning PC						
21D2ND	1/15 PROF SVC-SW			6632-0000	504142	1/9/2015	2/8/2015	14,489.66	0.00	14,489.66
21D2ND	1/15 PROF SVC-CONCI			6632-0000	514239	1/9/2015	2/8/2015	47,445.52	0.00	47,445.52
21D2ND	1/15 PROF-SW CONCE			6632-0000	517801	2/4/2015	3/6/2015	2,765.00	0.00	2,765.00
21D2ND	1/15 PROF SVC			6632-0000	518163	2/4/2015	3/3/2015	7,500.00	0.00	7,500.00
21D2ND	2/28 ProfSrv SWConce			6632-0000	522131	3/9/2015	4/8/2015	3,556.24	0.00	3,556.24
Check Total:								75,756.42	0.00	75,756.42
1776	5/14/2015	05/15	THO013	Thornton Tomasetti, Inc.						
21D2ND	building repositioni			6632-0000	M11015.39-2	12/17/2014	1/16/2015	1,575.00	0.00	1,575.00
21D2ND	building repositioni			6632-0000	M11015.39-3	2/13/2015	3/15/2015	1,895.00	0.00	1,895.00
Check Total:								3,470.00	0.00	3,470.00
1777	5/14/2015	05/15	WBE001	WB Engineers and Consultants						
21D2ND	building repositioni			6632-0000	21285	1/20/2015	2/19/2015	6,857.04	0.00	6,857.04
21D2ND	building repositioni			6632-0000	22038	4/15/2015	5/15/2015	10,442.97	0.00	10,442.97
Check Total:								17,300.01	0.00	17,300.01
13323	5/4/2015	05/15	CDW001	CDW DIRECT LLC		Unused - Continued Check				
21D2ND	Carried to 13324			5758-0003	ALTS08931	4/9/2015	5/9/2015	0.00	0.00	0.00
Check Total:								0.00	0.00	0.00
13324	5/4/2015	05/15	CDW001	CDW DIRECT LLC						
21D2ND	324 VA RECEPTION			5758-0003	ALTS08931	4/9/2015	5/9/2015	3.03	0.00	3.03
Check Total:								3.03	0.00	3.03
13325	5/4/2015	05/15	CDW001	CDW DIRECT LLC		Unused - Continued Check				
21D2ND	Carried to 13326			5758-0003	ALTS36161	4/10/2015	5/10/2015	0.00	0.00	0.00

Database:	MONDAYPROD	Check Register							Page:	4
ENTITY:	21D2ND	Monday Production DB							Date:	6/29/2015
		2100 2nd Street Holdings, LLC							Time:	10:06 AM
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 0.00 0.00 0.00

13326	5/4/2015	05/15	CDW001	CDW DIRECT LLC				
21D2ND	324 VA RECEPTION			5758-0003	ALTS36161	4/10/2015	5/10/2015	1.14

Check Total: 1.14 0.00 1.14

13331	5/4/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP				
21D2ND	Carried to 13332			5758-0008	AL795621	4/23/2015	5/23/2015	0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13332	5/4/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP				
21D2ND	NY #393411 CAR SERV			5758-0008	AL795621	4/23/2015	5/23/2015	0.85

Check Total: 0.85 0.00 0.85

13338	5/4/2015	05/15	PEA004	Peapod, LLC				
21D2ND	Carried to 13339			5758-0001	ALk61277967	4/20/2015	5/20/2015	0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13339	5/4/2015	05/15	PEA004	Peapod, LLC				
21D2ND	Customer ID ox82558			5758-0001	ALk61277967	4/20/2015	5/20/2015	2.17

Check Total: 2.17 0.00 2.17

13340	5/4/2015	05/15	RED005	Red Top Cab of Arlington				
21D2ND	Carried to 13341			5758-0008	AL033831	4/15/2015	5/15/2015	0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13341	5/4/2015	05/15	RED005	Red Top Cab of Arlington				
21D2ND	Account# 2840200			5758-0008	AL033831	4/15/2015	5/15/2015	0.79

Check Total: 0.79 0.00 0.79

13351	5/11/2015	05/15	COM032	COMCAST				
21D2ND	Carried to 13352			5758-0001	COMCAST4/15	4/21/2015	5/21/2015	0.00

Unused - Continued Check

0.00 0.00 0.00

Database: MONDAYPROD
ENTITY: 21D2ND

Check Register
Monday Production DB
2100 2nd Street Holdings, LLC

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name		Invoice		Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
							Check Total:	0.00	0.00	0.00
13352	5/11/2015	05/15	COM032	COMCAST						
21D2ND	Acct# 05613951384012			5758-0001	COMCAST4/15	4/21/2015	5/21/2015	3.84	0.00	3.84
							Check Total:	3.84	0.00	3.84
13356	5/11/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP						
21D2ND	NY #393411 CAR SERV			5758-0008	AL795176	4/22/2015	5/22/2015	2.37	0.00	2.37
							Check Total:	2.37	0.00	2.37
13361	5/11/2015	05/15	MPA003	MPARK			Unused - Continued Check			
21D2ND	Carried to 13362			6320-0000	AL120612	4/21/2015	5/21/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13362	5/11/2015	05/15	MPA003	MPARK						
21D2ND	Parking validations			6320-0000	AL120612	4/21/2015	5/21/2015	7.95	0.00	7.95
							Check Total:	7.95	0.00	7.95
13373	5/18/2015	05/15	ALL019	Allied Telecom Group LLC			Unused - Continued Check			
21D2ND	Carried to 13374			5758-0002	AL1033558	5/5/2015	6/4/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13374	5/18/2015	05/15	ALL019	Allied Telecom Group LLC						
21D2ND	208 - Allied May			5758-0002	AL1033558	5/5/2015	6/4/2015	8.11	0.00	8.11
							Check Total:	8.11	0.00	8.11
13377	5/18/2015	05/15	CDW001	CDW DIRECT LLC			Unused - Continued Check			
21D2ND	Carried to 13378			5758-0003	ALVB92005	4/27/2015	5/27/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13378	5/18/2015	05/15	CDW001	CDW DIRECT LLC						
21D2ND	319 - SSD VA 5/15			5758-0003	ALVB92005	4/27/2015	5/27/2015	6.20	0.00	6.20

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ENTITY: 21D2ND	Monday Production DB							Date: 6/29/2015		
2100 2nd Street Holdings, LLC								Time: 10:06 AM		
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 6.20 0.00 6.20

13381	5/18/2015	05/15	DUN003	DUN & BRADSTREET					
21D2ND	Carried to 13382			5758-0012	AL11318095-01	4/23/2015	5/23/2015	0.00	0.00
								0.00	0.00

Check Total: 0.00 0.00 0.00

13382	5/18/2015	05/15	DUN003	DUN & BRADSTREET					
21D2ND	2015 Subsc Pymt 1 of			5758-0012	AL11318095-01	4/23/2015	5/23/2015	47.42	47.42
								0.00	47.42

Check Total: 47.42 0.00 47.42

13383	5/18/2015	05/15	DUN003	DUN & BRADSTREET					
21D2ND	Carried to 13384			5758-0012	AL11318095-02	4/30/2015	5/31/2015	0.00	0.00
								0.00	0.00

Check Total: 0.00 0.00 0.00

13384	5/18/2015	05/15	DUN003	DUN & BRADSTREET					
21D2ND	2015 Sub Pymt 2 of 3			5758-0012	AL11318095-02	4/30/2015	5/31/2015	47.09	47.09
								0.00	47.09

Check Total: 47.09 0.00 47.09

13391	5/18/2015	05/15	ITS001	It's My Cooler,LLC					
21D2ND	Replace filters			5758-0004	AL10631	5/6/2015	6/5/2015	6.44	6.44
								0.00	6.44

Check Total: 6.44 0.00 6.44

13394	5/18/2015	05/15	PEA004	Peapod, LLC					
21D2ND	Carried to 13395			5758-0001	ALk61520543	4/27/2015	5/27/2015	0.00	0.00
								0.00	0.00

Check Total: 0.00 0.00 0.00

13395	5/18/2015	05/15	PEA004	Peapod, LLC					
21D2ND	Customer ID 0x82558			5758-0001	ALk61520543	4/27/2015	5/27/2015	2.16	2.16
								0.00	2.16

Check Total: 2.16 0.00 2.16

13396	5/18/2015	05/15	PEA004	Peapod, LLC					
21D2ND	Carried to 13397			5758-0001	ALk61705082	5/4/2015	6/3/2015	0.00	0.00
								0.00	0.00

Check Total: 0.00 0.00 0.00

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ENTITY:	21D2ND	Monday Production DB	Date:	6/29/2015
		2100 2nd Street Holdings, LLC	Time:	10:06 AM
05/15 Through 05/15				
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: 0.00 0.00 0.00

13397 5/18/2015 05/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk61705082 5/4/2015 6/3/2015 2.09 0.00 2.09

Check Total: 2.09 0.00 2.09

13398 5/18/2015 05/15 PEA004 Peapod, LLC
21D2ND Customer ID ox82558 5758-0001 ALk61904775 5/11/2015 6/10/2015 2.51 0.00 2.51

Check Total: 2.51 0.00 2.51

13404 5/18/2015 05/15 RED007 Redirect, Inc. Unused - Continued Check
21D2ND Carried to 13405 5758-0002 AL14800 12/18/2014 1/17/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13405 5/18/2015 05/15 RED007 Redirect, Inc.
21D2ND 200 - Scorecard 5758-0002 AL14800 12/18/2014 1/17/2015 11.97 0.00 11.97

Check Total: 11.97 0.00 11.97

13406 5/18/2015 05/15 RED007 Redirect, Inc. Unused - Continued Check
21D2ND Carried to 13407 5758-0002 AL15127 5/7/2015 6/6/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13407 5/18/2015 05/15 RED007 Redirect, Inc.
21D2ND 215 - April ReDirect 5758-0002 AL15127 5/7/2015 6/6/2015 26.32 0.00 26.32

Check Total: 26.32 0.00 26.32

13410 5/18/2015 05/15 SEC008 Secure Shred LLC Unused - Continued Check
21D2ND Carried to 13411 5758-0012 AL9022 4/30/2015 5/30/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13411 5/18/2015 05/15 SEC008 Secure Shred LLC
21D2ND NY Shredding Documen 5758-0012 AL9022 4/30/2015 5/30/2015 7.95 0.00 7.95

Database: MONDAYPROD
ENTITY: 21D2ND

Check Register
Monday Production DB
2100 2nd Street Holdings, LLC

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05/15 Through 05/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
							Check Total:	7.95	0.00	7.95
13412	5/18/2015	05/15	TEL005	Telco Experts LLC			Unused - Continued Check			
21D2ND	Carried to 13413			5758-0005	AL1197150501	5/1/2015	5/31/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13413	5/18/2015	05/15	TEL005	Telco Experts LLC						
21D2ND	NY - Acct #1197			5758-0005	AL1197150501	5/1/2015	5/31/2015	8.11	0.00	8.11
							Check Total:	8.11	0.00	8.11
13414	5/18/2015	05/15	TEL005	Telco Experts LLC			Unused - Continued Check			
21D2ND	Carried to 13415			5758-0005	AL1775150501	5/1/2015	5/31/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13415	5/18/2015	05/15	TEL005	Telco Experts LLC						
21D2ND	VA-Acct# 1775 5/1/15			5758-0005	AL1775150501	5/1/2015	5/31/2015	32.88	0.00	32.88
							Check Total:	32.88	0.00	32.88
13417	5/18/2015	05/15	TIM009	Time Warner Cable			Unused - Continued Check			
21D2ND	Carried to 13418			5758-0002	AL05012015	5/1/2015	5/31/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13418	5/18/2015	05/15	TIM009	Time Warner Cable						
21D2ND	210 - TWC 5/15			5758-0002	AL05012015	5/1/2015	5/31/2015	3.81	0.00	3.81
							Check Total:	3.81	0.00	3.81
13421	5/18/2015	05/15	UN1027	Universal International			Unused - Continued Check			
21D2ND	Carried to 13422			5758-0008	AL138457	4/26/2015	5/26/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
13422	5/18/2015	05/15	UN1027	Universal International						
21D2ND	NY 393411 CAR SERV			5758-0008	AL138457	4/26/2015	5/26/2015	3.03	0.00	3.03

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ENTITY: 21D2ND	Monday Production DB							Date: 6/29/2015		
2100 2nd Street Holdings, LLC								Time: 10:06 AM		
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 3.03 0.00 3.03

13427 **5/18/2015** **05/15** **VER013** **VERIZON WIRELESS**
21D2ND Acct#72039635500001 5758-0006 AL9744779888 4/28/2015 5/28/2015 58.84 0.00 58.84

Check Total: 58.84 0.00 58.84

13438 **5/26/2015** **05/15** **CDW001** **CDW DIRECT LLC**
21D2ND Carried to 13439 5758-0003 ALVK11054 5/11/2015 6/10/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13439 **5/26/2015** **05/15** **CDW001** **CDW DIRECT LLC**
21D2ND 319 -NYC UPS BATTER 5758-0003 ALVK11054 5/11/2015 6/10/2015 1.24 0.00 1.24

Check Total: 1.24 0.00 1.24

13453 **5/26/2015** **05/15** **SOL007** **The Solutions Group**
21D2ND Carried to 13454 5758-0002 AL26043 3/1/2015 3/31/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13454 **5/26/2015** **05/15** **SOL007** **The Solutions Group**
21D2ND 211- TSG JAN/FEB 5758-0002 AL26043 3/1/2015 3/31/2015 4.69 0.00 4.69

Check Total: 4.69 0.00 4.69

13455 **5/26/2015** **05/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
21D2ND Carried to 13456 5758-0003 ALSI668309 4/28/2015 5/28/2015 0.00 0.00 0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

13456 **5/26/2015** **05/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
21D2ND 319 - Avaya Upgrade 5758-0003 ALSI668309 4/28/2015 5/28/2015 3.83 0.00 3.83

Check Total: 3.83 0.00 3.83

13457 **5/26/2015** **05/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
21D2ND Carried to 13458 5758-0003 ALSI669079 4/30/2015 5/30/2015 0.00 0.00 0.00

Unused - Continued Check

Database: MONDAYPROD	Check Register							Page: 10		
ENTITY: 21D2ND	Monday Production DB							Date: 6/29/2015		
2100 2nd Street Holdings, LLC								Time: 10:06 AM		
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

							Check Total:	0.00	0.00	0.00
13458	5/26/2015	05/15	STR009	STRATEGIC PRODUCTS AND SERVICES						
21D2ND	319 - Avaya Upgrade			5758-0003	ALSI669079	4/30/2015	5/30/2015	7.38	0.00	7.38
							Check Total:	7.38	0.00	7.38
13467	5/26/2015	05/15	XER005	Xerox Financial Services LLC						
21D2ND	VA-Con#010000055900			5758-0004	AL311671	5/5/2015	6/4/2015	65.41	0.00	65.41
							Check Total:	65.41	0.00	65.41
402066924	4/2/2015	05/15	AON002	Aon Risk Services Central, Inc.						
21D2ND	INS 2/18/15-2/18/16			5810-0000	WT6345170-17	4/2/2015	Hand Check 5/2/2015	111,631.19	0.00	111,631.19
							Check Total:	111,631.19	0.00	111,631.19
407076541	4/7/2015	05/15	AON002	Aon Risk Services Central, Inc.						
21D2ND	INS 2/18/15-2/18/16			5810-0000	WT04072015	4/6/2015	Hand Check 5/6/2015	10,373.00	0.00	10,373.00
							Check Total:	10,373.00	0.00	10,373.00
							2100 2nd Street Holdings, LLC Total:	313,279.41	0.00	313,279.41
							Grand Total:	313,279.41	0.00	313,279.41

SECTION 4

Rent Roll
Stacking Plan

Database: MONDAYPROD
Bldg Status: Active only
2100 2nd Street Holdings, LLC

Rent Roll
2100 2nd Street
5/31/2015

Page: 1
Date: 6/17/2015
Time: 11:42 AM

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													
21D2ND-OFF01	Vacant			592,128									
Occupied Suites													
21D2ND-Cafe	I.L. Creation	11/1/2009	6/30/2015	17,137	12,075.00	8.46			159.54	RTL	11/1/2015	12,437.50	8.71
										RTL	11/1/2016	12,812.50	8.97
										RTL	11/1/2017	13,195.83	9.24
										RUB	11/1/2015	167.52	0.12
										RUB	11/1/2016	175.90	0.12
										RUB	11/1/2017	184.70	0.13
Totals:	Occupied Sqft:	2.81%	1 Units	17,137	12,075.00		0.00		159.54				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	97.19%	1 Units	592,128									
	Total Sqft:		2 Units	609,265	12,075.00								
Total 2100 2nd Street Holdings, LLC:													
	Occupied Sqft:	2.81%	1 Units	17,137	12,075.00		0.00		159.54				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	97.19%	1 Units	592,128									
	Total Sqft:		2 Units	609,265	12,075.00								
Grand Total:													
	Occupied Sqft:	2.81%	1 Units	17,137	12,075.00		0.00		159.54				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	97.19%	1 Units	592,128									
	Total Sqft:		2 Units	609,265	12,075.00								

Floor			Current	Remeasured
6	VACANT: 87,479 SF		87,479	87,479
5	VACANT: 87,479 SF		87,479	87,479
4	VACANT: 87,479 SF		87,479	87,479
3	VACANT: 87,479 SF		87,479	87,479
2	VACANT: 87,479 SF		87,479	87,479
1	VACANT: 87,479 SF		87,479	87,479
B	VACANT: 67,256 SF	I.L. Creation, The Market Place Café: 17,137 sf (S27.91) NN LPX 06/30/2015	84,393 (67,256 + 17,137)	84,049 (67,256 + 16,793)
			609,265	608,921

Vacant	MTM	2015	2016	2017	2018	2019
--------	-----	------	------	------	------	------


RSF Office	592,128
RSF Retail	17,137
RSF Storage	0
Total Building RSF	609,265

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

2100 2nd Street, SW

Leasing Status Report

5/31/2015

BUILDING INFORMATION				
	YR Built:	1973	RSF Office	592,128
	Renovated:	2003	RSF Retail	17,137
	Stories:	7	RSF Storage	-
			Total Building	609,265
	Occupancy:	0%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			Total Vacancy	-

2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
None				
GS-11B-20780	592,128		Apr-15	Expired
IL. Creation	17,137		Jun-15	
Total	609,265			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	0	0.00%
2013	0	0.00%
2014	0	0.00%
2015	609,265	100.00%
2016	0	0.00%
2017	0	0.00%
2018	0	0.00%
thereafter	0	0.00%
	609,265	100.00%

Entire office portion of the building is leased to the GSA. Lease expiration - 4/30/15
Entire retail portion of the building is leased to IL Creation, The Market Place Café. Lease expiration - 5/15/2018

Competitive Properties

5/31/2015

[illegible]