



1400 KEY BOULEVARD
Financial Report
March 31, 2015



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



SECTION 1

Executive Summary

SECTION 2

Balance Sheet
Trial Balance
Income Statement Detail with Cash Flow
Variance Report

SECTION 3

Aged Delinquency Report
Open Status Report
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Leasing Report
Rent Roll
Stacking Plan

SECTION 1

Executive Summary



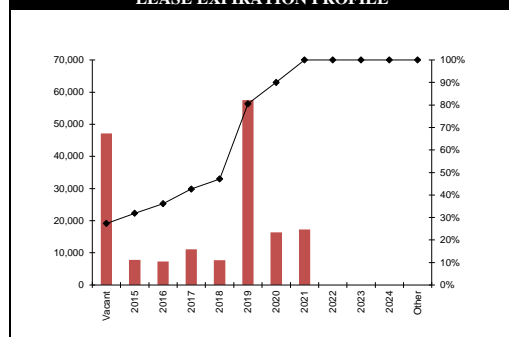
PROPERTY INFORMATION

Property Name	1400 Key
Submarket	Rosslyn
Year Built/Renovated	1965/1994
Year Acquired	2007
No. of Stories	12
Asset Quality	B+
Total SF	172,972
Leased	69%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

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

LEASE EXPIRATION PROFILE



STRATEGY

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

CRITICAL ISSUES

- * Implement cost efficient releasing strategy for GSA's vacated premises.
- * Monitor and aggressively pursue renewals for all existing tenants, and relets requiring marginal improvement dollars.
- * Health Communications evaluating option to downsize by 2k sf. Considering long term lease at 1501.
- * Starfish recently acquired by Hobsons Education and has vacated their premises.

ASSET-LEVEL DEBT

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

CASH FLOW PERFORMANCE

Period	Mar-15 YTD	Actual	Budget	PSF
Projected Occupancy		69.3%	71.7%	
Effective Gross Revenue		\$ 1,260,526	\$ 1,241,374	\$ 7
Real Estate Taxes		(157,570)	(157,650)	(1)
Operating Expenses		(527,233)	(505,653)	(3)
Net Operating Income		575,723	578,071	3
Tenant Improvements		(31,052)	(72,615)	(0)
Leasing Commissions		(1,244)	(60,637)	(0)
Capital Improvements		(6,648)	(10,918)	(0)
Total Leasing and Capital		(38,944)	(144,170)	(1)
CF before Senior Debt Service		536,779	433,901	3
Senior Debt Service		(237,500)	(270,000)	
DSCR on NOI		2.42x	2.14x	
DSCR on CF before Senior Debt Service		2.26x	1.61x	
CF after Senior Debt Service		\$ 299,279	\$ 163,901	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The property is 70% leased with 7,000 square feet expiring through 2015. Several ground floor tenants have expressed interest in expansion opportunities as new prospects continue expressing interest in the ground floor.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-15 / May-15	LifeSafe	8th	4,657	Renewal	\$29.00	4.50%	6 mos.	\$2.00	3 yrs.	\$24.21

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
/	HKI	8th	4,344	New	No	\$29.50	3.00%	4 mos.	\$15.00	5 yrs.	\$25.06
/ May-15	DivvyCloud	A-Level	2,026	New	No	\$28.50	4.50%	2 mos.	\$0.00	2 yrs.	\$26.52

MAJOR CAPITAL PROJECTS

2015 Budget



SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3450

Trial Balance
Monday Production DB
1400 Key Boulevard

Page: 1
Date: 4/22/2015
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Accrual Year to Date Balances for period 03/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	13,200,021.19	
0132-0000	Building	41,800,293.76	
0142-0002	Bldg Impr-Non Escalatable	2,006,730.09	
0142-0020	Bldg Impr-CM Fee	59,996.57	
0145-0001	Bldg Impr-Redvpmt Sft Co	388,140.92	
0162-0001	TI-Construction	1,097,346.34	
0162-0002	TI-Space Planning	9,216.39	
0162-0004	TI-Landlord Work	2,601,360.81	
0162-0020	TI-CM Fee	125,834.45	
0202-0001	Def Leasing-Brokerage	800,440.04	
0202-0002	Def Leasing-Legal	171,169.01	
0202-0006	Deferred Leas-Monday	895,076.91	
0222-0000	Deferred Financing	305,613.77	
0229-0000	Acc Amort-Def Financing		90,369.65
0250-0000	Def Selling Costs	0.00	
0311-3450	BA9515551347 1400 Key	1,277,535.36	
0321-3450	BA9515551312 1400Key Rent	22,694.80	
0412-0101	Tax and Insurance Reserve	392,233.48	
0412-0103	Replacement Reserve	36,047.08	
0412-0104	Leasing Reserve	18,917.99	
0491-0010	Due To/From Managing Agen		9,788.43
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard		22,552.82
0491-3455	I/E-1401 Wilson Boulevard		83,906.17
0491-3465	I/E-1515 Wilson Boulevard		49,423.88
0491-3470	I/E-1701 N.Ft. MyerDrive	173,269.69	
0511-0000	Tenant A/R	246,296.01	
0512-0000	Accr Tenant A/R	3,757.62	
0513-0000	Accr Tenant Recovery A/R	15,558.32	
0532-0000	Parking Operator A/R	72,068.34	
0561-0001	A/R Other	12,443.75	
0581-0000	Res for Bad Debts-Billed		152,692.15
0611-1600	Transfer		115.00
0632-0000	Prepaid Insurance	19,116.79	
0633-0000	Prepaid Taxes	15,299.70	
0711-0001	Due To/From Partner	20,304.44	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		75,445.59
2514-0000	A/P-Seller Obligations		13,661.28
2552-0000	Accr Miscellaneous		78,925.49
2553-0000	Accr Taxes		151,470.51
2556-0000	Accr Interest/Financing		44,861.11
2571-0000	Security Deposits		308,543.75
2572-0001	Tenant LOC		171,875.36
2572-0002	Tenant LOC Offset	171,875.36	
2591-0000	Prepaid Rents		133,075.58
3311-0001	Retained Earnings		11,219,398.52
3341-0001	Distribution	32,620,263.93	
3421-9999	Mbr Contrib-Misc		65,660,496.53
4111-0000	Office Income		923,973.42
4111-0001	Office Income Concession	5,652.56	
4121-0000	Retail Income		64,593.75
4151-0000	Storage Income		5,805.12
4171-0000	Gar/Prkg Income		233,599.28
4311-0000	Oper Exp Rec-Billed		692.19

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Trial Balance
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Accrual
Year to Date Balances for period 03/15
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Account	Description	Debit	Credit
4331-0000	R/E Tax Rec-Billed		7,944.01
4332-0000	R/E Tax Rec-Accrual		12,465.00
4371-0000	Utility Reimb Billed		6,909.50
4512-0000	Int Inc-Deposits		14.28
4521-0000	Int Inc-Bank		67.94
4862-1400	Other Income		2,261.02
4862-1700	Card/Access Card Income		672.90
4863-1600	Rubbish Removal		225.00
4864-0000	Engineering Reimb		480.00
4891-1000	Antenna Income		4,332.48
4891-2400	Late Chg Income		2,142.20
5120-0000	Clean-Contract Interior	49,146.72	
5121-0000	Clean- Vacancy Credit		11,073.36
5152-0000	Clean-Trash Rem/Recyl-O/S	2,276.45	
5160-0000	Clean-Other	461.33	
5210-0000	Util-Elec-Public Area	62,398.39	
5220-0000	Util-Gas	36,334.92	
5250-0000	Util-Water/Sewer-Water	4,898.59	
5310-0000	R&M-Payroll-Gen'l	47,887.25	
5310-1000	R & M Payroll-OT	8,002.58	
5310-2000	R & M Payroll-Taxes	5,502.87	
5310-4000	R & M -Benefits	10,298.15	
5320-0000	R&M-Elev-Maint Contract	7,050.00	
5322-0000	R&M-Elev-Outside Svs	661.59	
5330-0000	R&M-HVAC-Contract Svs	2,682.24	
5332-0000	R&M-HVAC-Water Treatment	3,499.92	
5334-0000	R&M-HVAC-Supplies	5,285.05	
5336-0000	R&M-HVAC-Outside Svs	2,936.63	
5340-0000	R&M-Electrical-Supplies	1,178.17	
5342-0000	R&M-Electrical-Outside Svs	136.82	
5360-0000	R&M-Plumbing-Supplies	733.21	
5370-0000	R&M-Flre/Life Safety-Supp	590.64	
5372-0000	R&M-Fire/Life Safety-O/S	6,188.57	
5380-0000	R&M-GB Interior-Supplies	347.01	
5381-0000	R&M-GB Interior-O/S	5,347.31	
5384-0000	R&M-GB Interior-Pest Cont	1,755.72	
5385-0000	R&M-GB Interior-Plant Mnt	1,191.03	
5388-0000	R&M-GB Exterior	1,476.00	
5390-0000	R&M-Other	3,447.30	
5412-0000	Grounds-Landscape-O/S	405.75	
5430-0000	Grounds-Snow Rem-Supplies	2,130.37	
5520-0000	Security-Contract	15,285.26	
5540-0000	Security-Other	535.34	
5610-0000	Mgmt Fee-Current Yr	25,350.43	
5710-0000	Adm-Payroll	25,217.09	
5710-1000	Admi-Payroll taxes	2,248.74	
5710-5000	Admin-Other Payroll Exp	3,887.95	
5710-5555	Deferred Compensation	13,298.24	
5730-0000	Adm-Office Exp-Mgmt Rent	12,723.81	
5732-0000	Adm-Office Exp-Mgmt Exps	1,360.28	
5734-0000	Adm-Office Exp-Phone	1,557.07	
5740-0000	Adm-Office Exp-Equip Leas	843.98	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	2,291.46	
5756-0000	Adm-Mgmt Exp-Dues & Subs	841.43	
5758-0001	Office/Lunchroom Supplies	182.97	
5758-0002	Internet/IT Contracts	220.90	

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Account	Description	Debit	Credit
5758-0003	Computer Hardware/Software	1,537.45	
5758-0004	Copiers/Office Equipment	195.19	
5758-0005	Phone - Corporate/Teleconferencing	170.38	
5758-0006	Phone - Wireless/Cellular	445.48	
5758-0007	Postage/Delivery	81.87	
5758-0008	Car Service	102.80	
5758-0009	Printing/Reproduction	5.32	
5758-0010	Corporate Events/Gifts	56.21	
5758-0011	Temporary Staffing	4,021.02	
5758-0012	Other Corp Admin Exp	122.93	
5758-0013	Meals	93.22	
5758-0014	Travel	426.19	
5762-0000	Adm-Mgmt Exp-Meals	1.35	
5772-0000	Adm-Other-Tenant Relation	240.26	
5810-0000	Insurance-Policies	9,718.14	
5810-1000	Insurance-Workers Comp	1,770.99	
6110-0000	Electric - Sep Tenant Chg	4,957.58	
6111-0000	Water/Sewer - Sep Tenant Chg	1,636.82	
6212-0000	Svs Costs-Misc Bldg	290.12	
6214-0000	Svs Costs-Cleaning	604.68	
6310-0000	Parking Exp-Operator	64,470.94	
6318-0000	Parking Exp - Mgmt Fee	19,621.33	
6320-0000	Parking Exp-Misc	3,656.91	
6410-0000	Promotion and Advertising	3,710.77	
6411-0000	Leasing Meals & Entertainment	846.66	
6412-0000	Leasing Miscellaneous	2,500.00	
6420-0000	Lease Obligations	482.09	
6630-0000	Legal	23,202.86	
6632-0000	Misc Professional Serv	7,292.94	
6633-0000	Bank & Credit Card Fees	4,905.21	
6634-0000	Charitable Contributions	112.91	
6645-0000	Sales & Use Taxes	929.53	
6710-0000	RE Taxes-General	151,470.51	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	5,099.91	
8201-0000	Mortgage Interest Expense	237,500.01	
8302-0000	Amort-Def Financing	25,901.69	
Total:		99,543,853.28	99,543,853.28

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Balance Sheet
Monday Production DB
1400 Key Boulevard

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Accrual Report includes an open period. Entries are not final.

Mar 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	13,200,021.19
Building	41,800,293.76
BLDG IMPROVEMENTS	2,066,726.66
Bldg Impr-Redevelopment	388,140.92
TENANT IMPROVEMENTS	3,833,757.99
DEFERRED LEASING	1,866,685.96

Total Direct Investments in Real Property	63,155,626.48
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Indirect Investments in Real Property

Mortgage Note Rec	20,304.44
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Total Indirect Investments in Real Property	20,304.44
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Total Investments in Real Property	63,175,930.92
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Cash and Cash Equivalents

OPERATING CASH	1,277,535.36
RENT CASH	22,694.80

Total Cash and Cash Equivalents	1,300,230.16
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Restricted Cash

MORTGAGE ESCROWS	447,198.55
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Total Restricted Cash	447,198.55
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Accounts and Notes Receivable, net

I/E-Unallocated	(9,788.43)
Tenant A/R	246,296.01
Accr Tenant A/R	3,757.62
Accr Tenant Recovery A/R	15,558.32
Parking Operator A/R	72,068.34
Other A/R	12,443.75
Res for Bad Debts-Billed	(152,692.15)

Total Accounts and Notes Receivable, net	187,643.46
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	305,613.77
Acc Amort-Def Financing	(90,369.65)

Total Deferred Financing	215,244.12
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Other Assets

Deposits	(115.00)
Prepaid Insurance	19,116.79
Prepaid Taxes	15,299.70

Total Other Assets	34,301.49
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Total Def Financing & Other Assets	249,545.61
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Mar 2015

TOTAL ASSETS 65,360,548.70

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable 15,000,000.00

Sr Mezzanine Mtge Pay 5,000,000.00

Jr Mezzanine Mtge Pay 0.00

Total Mortgage Notes Payable 20,000,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade 75,445.59

A/P-Seller Obligations 13,661.28

A/P-Tenant 0.00

Accr Miscellaneous 78,925.49

Accr Taxes 151,470.51

Accr Interest/Financing 44,861.11

Accrued Sales Tax 0.00

Deferred Liability 0.00

Security Deposits 308,543.75

Prepaid Rents 133,075.58

Total Accounts Payable, Accrued Exp & Other 805,983.31

TOTAL LIABILITIES 20,805,983.31

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL 11,219,398.52

Total Partners'/Members' Equity 11,219,398.52

Partners'/Members' Contributions

MEMBERS CONTRIB 65,660,496.53

Total Partners'/Members' Contributions 65,660,496.53

Partners'/Members' Distributions

PARTNERS DISTRIB (32,620,263.93)

Total Partners'/Members' Distributions (32,620,263.93)

I/E Adjustments

I/E-RosslynOfficeProp LLC (17,386.82)

Total I/E Adjustments (17,386.82)

Current Year Profit (Loss) 312,321.09

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Balance Sheet
Monday Production DB
1400 Key Boulevard

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Accrual

Report includes an open period. Entries are not final.

Mar 2015

Total Current & Prior Profit (Loss)

312,321.09

TOTAL EQUITY ACCOUNTS

44,554,565.39

TOTAL LIABILITY AND EQUITY

65,360,548.70

Database:	MONDAYPROD	Comparative Income Statement				Page:	1
ENTITY:	3450	SOP Detail - W/Cash Flow Format				Date:	4/22/2015
Report:	MP_CMPINC	Monday Production DB				Time:	03:29 PM
		1400 Key Boulevard					
Accrual							
Report includes an open period. Entries are not final.							
		Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance	Mar 2015	Mar 2015	Variance	

Revenues

Rental Income								
Office Income	308,466.56	313,258.62	(4,792.06)	-1.53%	923,973.42	949,587.14	(25,613.72)	-2.70%
Office Income Concession	(4,024.50)	(15,907.00)	11,882.50	74.70%	(5,652.56)	(39,672.00)	34,019.44	85.75%
Total Office Income	304,442.06	297,351.62	7,090.44	2.38%	918,320.86	909,915.14	8,405.72	0.92%
Retail Income								
Retail Income	21,531.25	21,531.25	0.00	0.00%	64,593.75	64,593.75	0.00	0.00%
Total Retail Income	21,531.25	21,531.25	0.00		64,593.75	64,593.75	0.00	
Storage Income								
Storage Income	1,935.04	1,935.04	0.00	0.00%	5,805.12	5,805.12	0.00	0.00%
Storage Income	1,935.04	1,935.04	0.00		5,805.12	5,805.12	0.00	
Total Rental Income	327,908.35	320,817.91	7,090.44	2.21%	988,719.73	980,314.01	8,405.72	0.86%
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Billed	230.73	136.41	94.32	69.14%	692.19	409.23	282.96	69.14%
Total Operating Expense Reimb	230.73	136.41	94.32	69.14%	692.19	409.23	282.96	69.14%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	6,206.85	5,020.00	1,186.85	23.64%	7,944.01	15,060.00	(7,115.99)	-47.25%
R/E Tax Rec-Accrual	4,155.00	0.00	4,155.00	0.00%	12,465.00	0.00	12,465.00	0.00%
Total Real Estate Tax Reimb	10,361.85	5,020.00	5,341.85	106.41%	20,409.01	15,060.00	5,349.01	35.52%
Total Recoveries	10,592.58	5,156.41	5,436.17	105.43%	21,101.20	15,469.23	5,631.97	36.41%
Garage/Parking Income								
Gar/Prkg Income	74,964.28	76,468.00	(1,503.72)	-1.97%	233,599.28	225,015.00	8,584.28	3.81%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3450	SOP Detail - W/Cash Flow Format						Date: 4/22/2015
Report: MP_CMPINC	Monday Production DB						Time: 03:29 PM
1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
	Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget	
	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance
Total Garage/Parking Income	74,964.28	76,468.00	(1,503.72)	-1.97%	233,599.28	225,015.00	8,584.28 3.81%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Deposits	14.28	0.00	14.28	0.00%	14.28	0.00	14.28 0.00%
Int Inc-Bank	8.50	83.33	(74.83)	-89.80%	67.94	249.99	(182.05) -72.82%
Total Interest and Dividend Income	22.78	83.33	(60.55)	-72.66%	82.22	249.99	(167.77) -67.11%
Utility Reimbursement							
Utility Reimb Billed	1,990.55	3,451.00	(1,460.45)	-42.32%	6,909.50	10,353.00	(3,443.50) -33.26%
Total Utility Reimbursement	1,990.55	3,451.00	(1,460.45)	-42.32%	6,909.50	10,353.00	(3,443.50) -33.26%
Service Income							
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	1,452.00	(1,452.00) -100.00%
Other Income	0.02	1,118.00	(1,117.98)	-100.00%	2,261.02	3,354.00	(1,092.98) -32.59%
Card/Access Card Income	0.00	0.00	0.00	0.00%	672.90	0.00	672.90 0.00%
Rubbish Removal	75.00	75.00	0.00	0.00%	225.00	225.00	0.00 0.00%
Cleaning	0.00	203.00	(203.00)	-100.00%	0.00	609.00	(609.00) -100.00%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00 0.00%
Total Service Income	75.02	1,880.00	(1,804.98)	-96.01%	3,638.92	5,640.00	(2,001.08) -35.48%
Miscellaneous Income							
Antenna Income	1,444.16	1,444.16	0.00	0.00%	4,332.48	4,332.48	0.00 0.00%
Late Chg Income	1,387.08	0.00	1,387.08	0.00%	2,142.20	0.00	2,142.20 0.00%
Total Miscellaneous Income	2,831.24	1,444.16	1,387.08	96.05%	6,474.68	4,332.48	2,142.20 49.45%
Total Interest and Other Income	4,919.59	6,858.49	(1,938.90)	-28.27%	17,105.32	20,575.47	(3,470.15) -16.87%
Total Revenue	418,384.80	409,300.81	9,083.99	2.22%	1,260,525.53	1,241,373.71	19,151.82 1.54%
Operating Expenses							

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 ENTITY: 3450
 Report: MP_CMPINC

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

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(16,382.24)	(16,383.00)	0.76	0.00%	(49,146.72)	(49,149.00)	2.28	0.00%
Clean- Vacancy Credit	3,691.12	2,489.00	1,202.12	48.30%	11,073.36	7,305.00	3,768.36	51.59%
Clean-Trash Rem/Recyl-Sup	0.00	(200.00)	200.00	100.00%	0.00	(200.00)	200.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,034.11)	(612.00)	(422.11)	-68.97%	(2,276.45)	(1,986.00)	(290.45)	-14.62%
Clean-Other	(461.33)	(450.00)	(11.33)	-2.52%	(461.33)	(1,950.00)	1,488.67	76.34%
Total Cleaning	(14,186.56)	(15,156.00)	969.44	6.40%	(40,811.14)	(45,980.00)	5,168.86	11.24%
Utilities								
Util-Elec-Public Area	(22,900.71)	(15,704.00)	(7,196.71)	-45.83%	(62,398.39)	(46,306.00)	(16,092.39)	-34.75%
Util-Gas	(4,633.67)	(21,484.00)	16,850.33	78.43%	(36,334.92)	(44,400.00)	8,065.08	18.16%
Util-Water/Sewer-Water	(3,720.72)	(1,150.00)	(2,570.72)	-223.54%	(4,898.59)	(3,579.00)	(1,319.59)	-36.87%
Total Utilities	(31,255.10)	(38,338.00)	7,082.90	18.47%	(103,631.90)	(94,285.00)	(9,346.90)	-9.91%
Repair & Maintenance								
R&M-Payroll-Gen'l	(16,831.31)	(14,639.00)	(2,192.31)	-14.98%	(47,887.25)	(42,749.00)	(5,138.25)	-12.02%
R & M Payroll-OT	(1,205.08)	(582.00)	(623.08)	-107.06%	(8,002.58)	(1,707.00)	(6,295.58)	-368.81%
R & M Payroll-Taxes	(1,234.38)	(1,230.00)	(4.38)	-0.36%	(5,502.87)	(4,479.00)	(1,023.87)	-22.86%
R & M -Benefits	(2,980.51)	(2,942.22)	(38.29)	-1.30%	(10,298.15)	(7,800.56)	(2,497.59)	-32.02%
R&M-Elev-Maint Contract	(2,350.00)	(2,350.00)	0.00	0.00%	(7,050.00)	(7,050.00)	0.00	0.00%
R&M-Elev-Outside Svs	(281.52)	(350.00)	68.48	19.57%	(661.59)	(1,550.00)	888.41	57.32%
R&M-HVAC-Contract Svs	(759.40)	(844.00)	84.60	10.02%	(2,682.24)	(3,946.00)	1,263.76	32.03%
R&M-HVAC-Water Treatment	(397.48)	(2,365.00)	1,967.52	83.19%	(3,499.92)	(3,095.00)	(404.92)	-13.08%
R&M-HVAC-Supplies	(2,910.99)	(2,700.00)	(210.99)	-7.81%	(5,285.05)	(4,100.00)	(1,185.05)	-28.90%
R&M-HVAC-Outside Svs	0.00	(3,900.00)	3,900.00	100.00%	(2,936.63)	(4,700.00)	1,763.37	37.52%
R&M-Electrical-Supplies	0.00	(250.00)	250.00	100.00%	(1,178.17)	(750.00)	(428.17)	-57.09%
R&M-Electrical-Outside Svs	0.00	(150.00)	150.00	100.00%	(136.82)	(700.00)	563.18	80.45%
R&M-Struc/Roof-Roof Rep	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	0.00	(250.00)	250.00	100.00%	(733.21)	(750.00)	16.79	2.24%
R&M-Plumbing-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
R&M-Flre/Life Safety-Supp	(590.64)	(250.00)	(340.64)	-136.26%	(590.64)	(750.00)	159.36	21.25%

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		Current Period				Year-To-Date		
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
R&M-Fire/Life Safety-O/S	(2,793.19)	(2,271.00)	(522.19)	-22.99%	(6,188.57)	(4,113.00)	(2,075.57)	-50.46%
R&M-GB Interior-Supplies	(222.22)	(1,200.00)	977.78	81.48%	(347.01)	(2,100.00)	1,752.99	83.48%
R&M-GB Interior-O/S	(345.67)	(5,500.00)	5,154.33	93.72%	(5,347.31)	(6,500.00)	1,152.69	17.73%
R&M-GB Interior-Pest Cont	(585.24)	(634.00)	48.76	7.69%	(1,755.72)	(2,027.00)	271.28	13.38%
R&M-GB Interior-Plant Mnt	(530.78)	(265.00)	(265.78)	-100.29%	(1,191.03)	(795.00)	(396.03)	-49.82%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(1,476.00)	0.00	(1,476.00)	0.00%
R&M-Other	(1,490.69)	(1,850.00)	359.31	19.42%	(3,447.30)	(10,777.00)	7,329.70	68.01%
Total Repair & Maintenance	(35,509.10)	(45,022.22)	9,513.12	21.13%	(116,198.06)	(111,438.56)	(4,759.50)	-4.27%
Roads & Grounds								
Grounds-Landscape-O/S	(135.25)	(3,135.00)	2,999.75	95.69%	(405.75)	(3,405.00)	2,999.25	88.08%
Grounds-Snow Rem-Supplies	(978.78)	0.00	(978.78)	0.00%	(2,130.37)	(3,000.00)	869.63	28.99%
Total Roads & Grounds	(1,114.03)	(3,135.00)	2,020.97	64.46%	(2,536.12)	(6,405.00)	3,868.88	60.40%
Security								
Security-Contract	(5,130.94)	(4,895.00)	(235.94)	-4.82%	(15,285.26)	(14,685.00)	(600.26)	-4.09%
Security-Equipment	0.00	(4,020.00)	4,020.00	100.00%	0.00	(4,020.00)	4,020.00	100.00%
Security-Other	0.00	0.00	0.00	0.00%	(535.34)	0.00	(535.34)	0.00%
Total Security	(5,130.94)	(8,915.00)	3,784.06	42.45%	(15,820.60)	(18,705.00)	2,884.40	15.42%
Management Fees								
	(10,288.31)	(8,184.35)	(2,103.96)	-25.71%	(25,350.43)	(24,822.47)	(527.96)	-2.13%
Total Management Fees	(10,288.31)	(8,184.35)	(2,103.96)	-25.71%	(25,350.43)	(24,822.47)	(527.96)	-2.13%
Administrative								
Adm-Payroll	(7,924.73)	(9,864.00)	1,939.27	19.66%	(25,217.09)	(29,592.00)	4,374.91	14.78%
Admi-Payroll taxes	(477.62)	(764.00)	286.38	37.48%	(2,248.74)	(2,768.00)	519.26	18.76%
Admin-Other Payroll Exp	(777.90)	(1,588.10)	810.20	51.02%	(3,887.95)	(3,683.22)	(204.73)	-5.56%
Deferred Compensation	0.00	0.00	0.00	0.00%	(13,298.24)	0.00	(13,298.24)	0.00%
Adm-Office Exp-Mgmt Rent	(3,838.21)	(4,252.75)	414.54	9.75%	(12,723.81)	(12,758.25)	34.44	0.27%
Adm-Office Exp-Mgmt Exps	(363.97)	(428.00)	64.03	14.96%	(1,360.28)	(1,034.00)	(326.28)	-31.56%
Adm-Office Exp-Phone	(518.18)	(240.00)	(278.18)	-115.91%	(1,557.07)	(720.00)	(837.07)	-116.26%

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Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
Adm-Office Exp-Equip Leas	(391.83)	(180.00)	(211.83)	-117.68%	(843.98)	(540.00)	(303.98)	-56.29%
Adm-Mgmt Exp-Tuition,Educ	(2,291.46)	0.00	(2,291.46)	0.00%	(2,291.46)	(752.00)	(1,539.46)	-204.72%
Adm-Mgmt Exp-Dues & Subs	0.00	(1,200.00)	1,200.00	100.00%	(841.43)	(2,580.00)	1,738.57	67.39%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.35)	0.00	(1.35)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(141.00)	141.00	100.00%
Adm-Other-Tenant Relation	0.00	(350.00)	350.00	100.00%	(240.26)	(2,050.00)	1,809.74	88.28%
Adm - Other - Misc	(1,189.24)	(2,758.65)	1,569.41	56.89%	(7,661.93)	(9,700.45)	2,038.52	21.01%
Total Administrative	(17,773.14)	(21,625.50)	3,852.36	17.81%	(72,173.59)	(66,318.92)	(5,854.67)	-8.83%
Insurance								
Insurance-Policies	(3,239.38)	(3,169.84)	(69.54)	-2.19%	(9,718.14)	(9,509.52)	(208.62)	-2.19%
Insurance-Workers Comp	(590.33)	(617.91)	27.58	4.46%	(1,770.99)	(1,853.73)	82.74	4.46%
Total Insurance	(3,829.71)	(3,787.75)	(41.96)	-1.11%	(11,489.13)	(11,363.25)	(125.88)	-1.11%
Total Property Exp-Escalatable	(119,086.89)	(144,163.82)	25,076.93	17.39%	(388,010.97)	(379,318.20)	(8,692.77)	-2.29%
Real Estate Taxes								
RE Taxes-General	(50,490.17)	(50,490.16)	(0.01)	0.00%	(151,470.51)	(151,470.48)	(0.03)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,699.97)	(1,706.10)	6.13	0.36%	(5,099.91)	(5,179.31)	79.40	1.53%
Total Real Estate Taxes	(52,190.14)	(52,196.26)	6.12	0.01%	(157,570.42)	(157,649.79)	79.37	0.05%
Total Escalatable Expenses	(171,277.03)	(196,360.08)	25,083.05	12.77%	(545,581.39)	(536,967.99)	(8,613.40)	-1.60%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(1,525.03)	(2,826.00)	1,300.97	46.04%	(4,957.58)	(8,478.00)	3,520.42	41.52%
Water/Sewer - Sep Tenant Chg	(465.52)	(625.00)	159.48	25.52%	(1,636.82)	(1,875.00)	238.18	12.70%
Total Non Esc Utilities	(1,990.55)	(3,451.00)	1,460.45	42.32%	(6,594.40)	(10,353.00)	3,758.60	36.30%

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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Service Costs								
Svs Costs-Misc Bldg	(90.12)	(400.00)	309.88	77.47%	(290.12)	(1,200.00)	909.88	75.82%
Svs Costs-Cleaning	(201.56)	(203.00)	1.44	0.71%	(604.68)	(609.00)	4.32	0.71%
Total Service Costs	(291.68)	(603.00)	311.32	51.63%	(894.80)	(1,809.00)	914.20	50.54%
Parking Expenses								
Parking Exp-Operator	(20,206.17)	(20,699.00)	492.83	2.38%	(64,470.94)	(58,503.00)	(5,967.94)	-10.20%
Parking Exp - Mgmt Fee	(4,687.39)	(6,374.30)	1,686.91	26.46%	(19,621.33)	(19,122.90)	(498.43)	-2.61%
Parking Exp-Misc	(688.98)	(2,193.41)	1,504.43	68.59%	(3,656.91)	(6,828.24)	3,171.33	46.44%
Total Parking Expenses	(25,582.54)	(29,266.71)	3,684.17	12.59%	(87,749.18)	(84,454.14)	(3,295.04)	-3.90%
Leasing Costs								
Promotion and Advertising	(1,726.85)	(6,260.00)	4,533.15	72.41%	(3,710.77)	(14,105.00)	10,394.23	73.69%
Leasing Meals & Entertainment	(301.47)	0.00	(301.47)	0.00%	(846.66)	0.00	(846.66)	0.00%
Leasing Miscellaneous	0.00	0.00	0.00	0.00%	(2,500.00)	0.00	(2,500.00)	0.00%
Lease Obligations	0.00	(450.00)	450.00	100.00%	(482.09)	(1,350.00)	867.91	64.29%
Total Leasing Costs	(2,028.32)	(6,710.00)	4,681.68	69.77%	(7,539.52)	(15,455.00)	7,915.48	51.22%
Owner Costs								
Legal	(9,108.90)	(1,500.00)	(7,608.90)	-507.26%	(23,202.86)	(4,500.00)	(18,702.86)	-415.62%
Misc Professional Serv	(3,176.80)	(1,196.65)	(1,980.15)	-165.47%	(7,292.94)	(3,596.65)	(3,696.29)	-102.77%
Bank & Credit Card Fees	(1,823.01)	(1,600.00)	(223.01)	-13.94%	(4,905.21)	(4,800.00)	(105.21)	-2.19%
Charitable Contributions	(112.91)	(422.00)	309.09	73.24%	(112.91)	(422.00)	309.09	73.24%
Sales & Use Taxes	0.00	(315.00)	315.00	100.00%	(929.53)	(945.00)	15.47	1.64%
Total Owner Costs	(14,221.62)	(5,033.65)	(9,187.97)	-182.53%	(36,443.45)	(14,263.65)	(22,179.80)	-155.50%
Total Property Exp-Non Escalatable	(44,114.71)	(45,064.36)	949.65	2.11%	(139,221.35)	(126,334.79)	(12,886.56)	-10.20%
Total Operating Expenses	(215,391.74)	(241,424.44)	26,032.70	10.78%	(684,802.74)	(663,302.78)	(21,499.96)	-3.24%

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

Net Operating Income (Loss)	202,993.06	167,876.37	35,116.69	20.92%	575,722.79	578,070.93	(2,348.14)	-0.41%
Interest Expense								
Mortgage Interest Expense	(81,805.55)	(93,000.00)	11,194.45	12.04%	(237,500.01)	(270,000.00)	32,499.99	12.04%
Total Interest Expense	(81,805.55)	(93,000.00)	11,194.45	12.04%	(237,500.01)	(270,000.00)	32,499.99	12.04%
Amort of Financing Costs								
Amort-Def Financing	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(25,901.69)	(25,278.00)	(623.69)	-2.47%
Total Amort of Financing Costs	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(25,901.69)	(25,278.00)	(623.69)	-2.47%
Net Income(Loss)	112,698.24	66,450.37	46,247.87	69.60%	312,321.09	282,792.93	29,528.16	10.44%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	8,489.27	0.00	8,489.27		25,901.69	0.00	25,901.69	
Debt Service Accrual	7,916.66	0.00	7,916.66		0.00	0.00	0.00	
Real Estate Tax Accrual	50,490.17	0.00	50,490.17		151,470.51	0.00	151,470.51	
Real Estate Tax Prepayment	1,699.97	0.00	1,699.97		(15,299.70)	0.00	(15,299.70)	
Insurance Prepayment	3,829.71	0.00	3,829.71		11,489.13	0.00	11,489.13	
Change in Capital Assets:								
Building Improvements	(4,838.53)	(10,918.00)	6,079.47	55.68%	(6,647.60)	(10,918.00)	4,270.40	39.11%
Tenant Improvements	(31,051.63)	0.00	(31,051.63)		(31,051.63)	(72,615.00)	41,563.37	57.24%
Leasing Expenses	0.00	0.00	0.00		(1,243.50)	(60,637.45)	59,393.95	97.95%
Other Balance Sheet Adjustments:								
Change in A/R	(15,855.97)	0.00	(15,855.97)		(1,378.82)	0.00	(1,378.82)	
Change in A/P	58,236.82	0.00	58,236.82		45,753.42	0.00	45,753.42	
Change in Other Liabilities	114,766.55	0.00	114,766.55		23,405.64	0.00	23,405.64	
Change in I/C Balances	(110,404.96)	0.00	(110,404.96)		(33,243.50)	0.00	(33,243.50)	

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

Total Cash Flow Adjustments	<u>83,278.06</u>	<u>0.00</u>	<u>94,196.06</u>	862.76%	<u>169,155.64</u>	<u>0.00</u>	<u>313,326.09</u>	217.33%
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Cash Balances:

Cash Balance - Beginning of Period	1,551,452.41	0.00	1,551,452.41	0.00%	1,265,951.98	0.00	1,265,951.98	0.00%
Net Income/(Loss)	112,698.24	0.00	46,247.87		312,321.09	0.00	29,528.16	
+/- Cash Flow Adjustments	<u>83,278.06</u>	<u>0.00</u>	<u>94,196.06</u>		<u>169,155.64</u>	<u>0.00</u>	<u>313,326.09</u>	
Cash Balance - End of Period	<u>1,747,428.71</u>	<u>0.00</u>	<u>1,691,896.35</u>		<u>1,747,428.71</u>	<u>0.00</u>	<u>1,608,806.23</u>	

Cash Balance Composition:

Operating Cash	1,300,230.16	0.00	1,300,230.16		1,300,230.16	0.00	1,300,230.16	
Escrow Cash	<u>447,198.55</u>	<u>0.00</u>	<u>447,198.55</u>		<u>447,198.55</u>	<u>0.00</u>	<u>447,198.55</u>	
Total Cash	<u>1,747,428.71</u>	<u>0.00</u>	<u>1,747,428.71</u>		<u>1,747,428.71</u>	<u>0.00</u>	<u>1,747,428.71</u>	

1400 Key Boulevard
BUDGET COMPARISON REPORT
Period Ended March 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	\$988,720	\$980,314	\$8,406	0.86%
Recoveries	\$21,101	15,469	5,632	36.41%
Parking Income	233,599	225,015	8,584	3.81%
Interest and Other Income	17,105	20,575	(3,470)	-16.87%
Total Rental Income	1,260,526	1,241,374	19,152	1.54%
Operating Expenses:				
Cleaning	(40,811)	(45,980)	5,169	11.24%
Utilities	(103,632)	(94,285)	(9,347)	-9.91%
Repairs and Maintenance	(116,198)	(111,439)	(4,760)	-4.27%
Roads and Grounds	(2,536)	(6,405)	3,869	60.40%
Security	(15,821)	(18,705)	2,884	15.42%
Management Fees	(25,350)	(24,822)	(528)	-2.13%
Administrative	(72,174)	(66,319)	(5,855)	-8.83%
Insurance	(11,489)	(11,363)	(126)	-1.11%
Real Estate Taxes	(157,570)	(157,650)	79	0.05%
Non- Escalatable Expenses	(139,221)	(126,335)	(12,887)	-10.20%
Professional Services/ Other	-	-	-	0.00%
Total Expenses	(684,803)	(663,303)	(21,500)	-3.24%
Net Operating Income (Loss)	\$575,723	\$578,071	(\$2,348)	-0.41%
Other Income and Expenses:				
Interest Expense	(237,500)	(270,000)	32,500	12.04%
Amortization - Financing Costs	(25,902)	(25,278)	(624)	0.00%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
Total Other Income (Expenses)	(263,402)	(295,278)	31,876	10.80%
Net Income (Loss)	\$312,321	\$282,793	\$29,528	10.44%

CASH BASIS

Property Activity

Net Income (Loss)	312,321	282,793	29,528	10.44%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	(25,902)	(25,278)	(624)	-2.47%
Capital Expenditures	(6,648)	(10,918)	4,270	39.11%
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%
Tenant Improvements	(31,052)	(72,615)	41,563	57.24%
Leasing Costs	(1,244)	(60,637)	59,394	97.95%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	234,000	-	234,000	100.00%
Total Property Activity	\$481,477	\$113,344	\$368,132	324.79%

Operating Cash Activity

Plus: Beginning of Year Cash Balance	\$ 1,265,952
Less: Ending Cash Balance (Note A)	1,747,429
Total Property Activity	\$ 481,477
(Distributions)/Contributions	\$ -

(Note A) - Ending Cash consists of:

Operating & lockbox	1,300,230
Money Market	-
Sweep Investment	-
Escrows	447,199
Total	\$ 1,747,429

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

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

Notes:

A	\$	(12,887)	The negative variance in Non- Escalatable Expenses is primarily due to:
		10,394	Budgeted promotion and advertising is higher than actual, anticipate utilizing costs later in the year (Timing Variance)
		(18,703)	Budgeted legal expense is lower than actual due to \$20k legal expenses related to Uber Offices. Tenant reimbursed legal fees in April (Timing Variance)
		(4,578)	Miscellaneous variance
		<u>\$ (12,887)</u>	
B	\$	32,500	The positive variance in Interest Expense is primarily due to:
		32,500	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
		<u>\$ 32,500</u>	
C	\$	41,563	The positive variance in Tenant Improvements is primarily due to:
		70,500	Budgeted TI Landlord work for Suite 12001B is now set to occur in Q4 (Timing Variance)
		(20,494)	Budgeted TI Landlord work for suite 12001 A commenced ahead of schedule. Additional costs to be paid throughout Q2 (Timing Va
		(10,558)	Unbudgeted 2014 carryover for LCG paint and carpet (Permanent Variance)
		2,115	CM Fee
		0	Miscellaneous variance
		<u>\$ 41,563</u>	
D	\$	59,394	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		16,023	Budgeted Suite 12001B leasing commission has been moved to Q4 (Timing Variance)
		16,203	Budgeted Suite 08801 leasing commission has been moved to April (Timing Variance)
		5,171	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in April (Timing Variance)
			<i>Monday LCs</i>
		8,011	Budgeted Suite 12001B leasing commission has been moved to Q4 (Timing Variance)
		8,102	Budgeted Suite 08801 leasing commission has been moved to April (Timing Variance)
		2,585	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in April (Timing Variance)
			<i>Legal Leasing</i>
		1,175	Budgeted Suite 12001B leasing legal has been moved to April (Timing Variance)
		1,188	Budgeted Suite 08801 leasing legal has been moved to April (Timing Variance)
		2,179	Budgeted Suite A06 Curiosity Media leasing legal has been moved to April (Timing Variance)
		(1,244)	Unbudgeted leasing legal for Curiosity Media License (Permanent Variance)
		0	Miscellaneous variance
		<u>\$ 59,394</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3450	Monday Production DB	Date: 4/22/2015
	1400 Key Boulevard	Time: 03:43 PM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010458	U.S. CREST Karl Johnson 703-243-6908		Master Occupant Id: 00002839-2 04402 Current Security Deposit: 0.00	Exp. Date: 6/30/2016 Day Due: 1 Last Payment: 3/23/2015	SQFT: 0 Delq Day: 6 5,798.52			
3/23/2015	PPR Prepaid Rent	CR	-5,798.52	-5,798.52	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-5,798.52	-5,798.52	0.00	0.00	0.00	0.00
	U.S. CREST Total:		-5,798.52	-5,798.52	0.00	0.00	0.00	0.00
3450-010550	Crown Consulting, Inc. David Carmichael 703-650-0663		Master Occupant Id: 00002941-2 11001 Current Security Deposit: 14,363.06	Exp. Date: 6/30/2019 Day Due: 1 Last Payment: 4/6/2015	SQFT: 0 Delq Day: 6 27,741.68			
5/21/2014	PPR Prepaid Rent	CR	-4,121.53	0.00	0.00	0.00	0.00	-4,121.53
6/11/2014	PPR Prepaid Rent	CR	-437.96	0.00	0.00	0.00	0.00	-437.96
	PPR Prepaid Rent		-4,559.49	0.00	0.00	0.00	0.00	-4,559.49
	Crown Consulting, Inc. Total:		-4,559.49	0.00	0.00	0.00	0.00	-4,559.49
3450-010292	Clark Construction Group Matt Villa 202-207-4350		Master Occupant Id: 00003059-1 STR03 Inactive Security Deposit: 0.00	Exp. Date: 6/30/2012 Day Due: 1 Last Payment: 3/26/2015	SQFT: 0 Delq Day: 1,118.00			
2/24/2015	PPR Prepaid Rent	CR	-1,118.00	0.00	-1,118.00	0.00	0.00	0.00
3/26/2015	PPR Prepaid Rent	CR	-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-2,236.00	-1,118.00	-1,118.00	0.00	0.00	0.00
	Clark Construction Group Total:		-2,236.00	-1,118.00	-1,118.00	0.00	0.00	0.00
3450-010411	Starfish Retention Solutions John Plunkett 703-260-1185		Master Occupant Id: 00003130-1 10001 Inactive Security Deposit: 41,058.00	Exp. Date: 4/7/2014 Day Due: 1 Last Payment: 10/20/2014	SQFT: 0 Delq Day: 6 8,317.97			
5/1/2014	RTT RET True-up	NC	-574.63	0.00	0.00	0.00	0.00	-574.63
	RTT RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
	Starfish Retention Solutions Total:		-574.63	0.00	0.00	0.00	0.00	-574.63
3450-010546	Starfish Retention Solutions John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10001 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Last Payment: 4/6/2015	SQFT: 0 Delq Day: 6 28,363.53			
3450-010546	Starfish Retention Solutions John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10002 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Last Payment: 4/6/2015	SQFT: 0 Delq Day: 6 28,363.53			
2/23/2015	PPR Prepaid Rent	CR	-1,500.00	0.00	-1,500.00	0.00	0.00	0.00
3/16/2015	PPR Prepaid Rent	CR	-680.00	-680.00	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-2,180.00	-680.00	-1,500.00	0.00	0.00	0.00
	Starfish Retention Solutions Total:		-2,180.00	-680.00	-1,500.00	0.00	0.00	0.00
3450-010445	Caitland Construction Company Alvin Hailey 540-349-9291		Master Occupant Id: 00003151-1 STR02 Current Security Deposit: 0.00	Exp. Date: 7/31/2016 Day Due: 1 Last Payment: 3/31/2015	SQFT: 0 Delq Day: 541.50			
12/1/2014	LPC Late Pay Charge	CH	54.15	0.00	0.00	0.00	54.15	0.00
3/31/2015	PPR Prepaid Rent	CR	-541.50	-541.50	0.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3450	Monday Production DB	Date: 4/22/2015
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	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	LPC	Late Pay Charge	54.15	0.00	0.00	0.00	54.15	0.00
	PPR	Prepaid Rent	-541.50	-541.50	0.00	0.00	0.00	0.00
Caitland Construction Company Total:			-487.35	-541.50	0.00	0.00	54.15	0.00
3450-010456	Uber Offices Arlington, LLC		Master Occupant Id: 00003154-1		Exp. Date: 9/30/2020		SQFT: 0	
			01101	Current	Day Due: 1	Delq Day: 5		
			Security Deposit: 0.00		Last Payment: 4/2/2015	30,757.67		
3/10/2015	PPR	Prepaid Rent	CR	-47,539.46	-47,539.46	0.00	0.00	0.00
	PPR	Prepaid Rent		-47,539.46	-47,539.46	0.00	0.00	0.00
Uber Offices Arlington, LLC Total:			-47,539.46	-47,539.46	0.00	0.00	0.00	0.00
3450-010461	Digital Barriers Services Ltd.		Master Occupant Id: 00003155-1		Exp. Date: 2/28/2016		SQFT: 0	
			07702	Current	Day Due: 1	Delq Day: 5		
			Security Deposit: 5,443.75		Last Payment: 4/9/2015	168.71		
3/9/2015	PPR	Prepaid Rent	CR	-5,495.53	-5,495.53	0.00	0.00	0.00
	PPR	Prepaid Rent		-5,495.53	-5,495.53	0.00	0.00	0.00
Digital Barriers Services Ltd. Total:			-5,495.53	-5,495.53	0.00	0.00	0.00	0.00
3450-010502	LIVESAFE, INC.		Master Occupant Id: 00003177-1		Exp. Date: 5/31/2015		SQFT: 0	
			00A04	Current	Day Due: 1	Delq Day: 6		
			Security Deposit: 9,999.00		Last Payment: 4/6/2015	5,149.49		
3/17/2014	PPR	Prepaid Rent	CR	-5.05	0.00	0.00	0.00	-5.05
1/16/2015	PPR	Prepaid Rent	CR	-257.73	0.00	0.00	-257.73	0.00
	PPR	Prepaid Rent		-262.78	0.00	0.00	-257.73	0.00
LIVESAFE, INC. Total:			-262.78	0.00	0.00	-257.73	0.00	-5.05
3450-010503	CURIOSITY MEDIA, INC.		Master Occupant Id: 00003178-1		Exp. Date: 2/28/2015		SQFT: 0	
			00A06	Current	Day Due: 1	Delq Day: 6		
			Security Deposit: 16,208.01		Last Payment: 4/14/2015	5,483.03		
1/9/2015	PPR	Prepaid Rent	CR	-262.42	0.00	0.00	-262.42	0.00
3/2/2015	PPR	Prepaid Rent	CR	-5.64	-5.64	0.00	0.00	0.00
	PPR	Prepaid Rent		-268.06	-5.64	0.00	-262.42	0.00
CURIOSITY MEDIA, INC. Total:			-268.06	-5.64	0.00	-262.42	0.00	0.00
3450-010526	LCG, Inc.		Master Occupant Id: 00003187-1		Exp. Date: 8/15/2019		SQFT: 0	
			09901	Current	Day Due: 1	Delq Day: 6		
			Security Deposit: 0.00		Last Payment: 3/31/2015	14,076.80		
3/31/2015	PPR	Prepaid Rent	CR	-14,076.80	-14,076.80	0.00	0.00	0.00
	PPR	Prepaid Rent		-14,076.80	-14,076.80	0.00	0.00	0.00
LCG, Inc. Total:			-14,076.80	-14,076.80	0.00	0.00	0.00	0.00
3450-010537	Performyard Inc		Master Occupant Id: 00003200-1		Exp. Date: 8/31/2015		SQFT: 0	
			00A05	Current	Day Due: 1	Delq Day: 6		
			Security Deposit: 7,664.58		Last Payment: 3/30/2015	4,024.50		
3/2/2015	PPR	Prepaid Rent	CR	-4,024.50	-4,024.50	0.00	0.00	0.00
3/30/2015	PPR	Prepaid Rent	CR	-4,024.50	-4,024.50	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3450	Monday Production DB	Date: 4/22/2015
	1400 Key Boulevard	Time: 03:43 PM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	PPR	Prepaid Rent	-8,049.00	-8,049.00	0.00	0.00	0.00	0.00
	Performyard Inc Total:		-8,049.00	-8,049.00	0.00	0.00	0.00	0.00
3450-010542	Oblong Industries Inc		Master Occupant Id: 00003205-1		Exp. Date: 4/30/2019		SQFT: 0	
			00A07 Current		Day Due: 1		Delq Day: 6	
			Security Deposit: 9,902.34		Last Payment: 4/1/2015		4,951.17	
3/2/2015	PPR	Prepaid Rent	CR	-4,951.17	-4,951.17	0.00	0.00	0.00
	PPR	Prepaid Rent		-4,951.17	-4,951.17	0.00	0.00	0.00
	Oblong Industries Inc Total:		-4,951.17	-4,951.17	0.00	0.00	0.00	0.00
3450-010565	Alqimi Analytics & Intelligenc		Master Occupant Id: 00003221-1		Exp. Date: 9/30/2017		SQFT: 0	
			00A09 Current		Day Due: 1		Delq Day: 6	
			Security Deposit: 12,157.50		Last Payment: 3/31/2015		4,052.50	
8/12/2014	PPR	Prepaid Rent	CR	-4,052.50	0.00	0.00	0.00	-4,052.50
3/31/2015	PPR	Prepaid Rent	CR	-4,052.50	-4,052.50	0.00	0.00	0.00
	PPR	Prepaid Rent		-8,105.00	-4,052.50	0.00	0.00	-4,052.50
	Alqimi Analytics & Intelligenc Total:		-8,105.00	-4,052.50	0.00	0.00	0.00	-4,052.50
3450-010567	Gold's Gym, Inc. #46004		Master Occupant Id: GOL001-2		Exp. Date: 9/30/2021		SQFT: 0	
		Brandy Dollenger	00C01 Current		Day Due: 1		Delq Day: 6	
		972-759-7845	Security Deposit: 0.00		Last Payment: 4/8/2015		1,250.00	
5/1/2014	PPR	Prepaid Rent	CR	-314.94	0.00	0.00	-314.94	0.00
1/1/2015	LPC	Late Pay Charge	CH	154.39	0.00	0.00	154.39	0.00
3/26/2015	PPR	Prepaid Rent	CR	-21,606.25	-21,606.25	0.00	0.00	0.00
	LPC	Late Pay Charge		154.39	0.00	0.00	154.39	0.00
	PPR	Prepaid Rent		-21,921.19	-21,606.25	0.00	-314.94	0.00
	Gold's Gym, Inc. #46004 Total:		-21,766.80	-21,606.25	0.00	-160.55	0.00	0.00
3450-010152	GSA GS 11B-01727		Master Occupant Id: GSA GS 1-2		Exp. Date: 7/31/2014		SQFT: 0	
		Anita Gay-Craig	02201 Inactive		Day Due: 1		Delq Day:	
		(202) 260-0475	Security Deposit: 0.00		Last Payment: 12/18/2014		3,799.31	
12/1/2012	RET	Real Estate Tax	CH	14,822.59	0.00	0.00	0.00	14,822.59
12/1/2012	RET	Real Estate Tax	CH	24,254.34	0.00	0.00	0.00	24,254.34
12/1/2012	RET	Real Estate Tax	CH	24,106.02	0.00	0.00	0.00	24,106.02
12/1/2013	RET	Real Estate Tax	CH	85.00	0.00	0.00	0.00	85.00
4/2/2014	PPR	Prepaid Rent	CR	-62.83	0.00	0.00	0.00	-62.83
12/18/2014	PPR	Prepaid Rent	CR	-3,799.31	0.00	0.00	0.00	-3,799.31
	PPR	Prepaid Rent		-3,862.14	0.00	0.00	0.00	-3,799.31
	RET	Real Estate Tax		63,267.95	0.00	0.00	0.00	63,267.95
	GSA GS 11B-01727 Total:		59,405.81	0.00	0.00	0.00	-3,799.31	63,205.12
3450-010517	GSA GS 11B-01727		Master Occupant Id: GSA GS 1-3		Exp. Date: 7/31/2019		SQFT: 0	
		Anita Gay-Craig	02201 Current		Day Due: 1		Delq Day:	
		(202) 260-0475	Security Deposit: 0.00		Last Payment: 4/2/2015		726.90	
12/4/2014	RET	Real Estate Tax	CH	3,799.31	3,799.31	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	24,398.90	24,398.90	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3450	Monday Production DB	Date: 4/22/2015
	1400 Key Boulevard	Time: 03:43 PM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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RET	Real Estate Tax		3,799.31	3,799.31	0.00	0.00	0.00	0.00
RNT	Commercial Rent		85,049.12	85,049.12	0.00	0.00	0.00	0.00
GSA GS 11B-01727 Total:			88,848.43	88,848.43	0.00	0.00	0.00	0.00

3450-010150	GSA 11B-01862		Master Occupant Id: GSA GS11-3		Exp. Date: 7/9/2015		SQFT: 0	
	Anita Gay-Craig		00C02 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 4/1/2015		34,606.90	
12/1/2012	RET	Real Estate Tax	CH	18,614.21	0.00	0.00	0.00	18,614.21
12/1/2012	RET	Real Estate Tax	CH	2,617.10	0.00	0.00	0.00	2,617.10
2/28/2014	PPR	Prepaid Rent	CR	-245.82	0.00	0.00	0.00	-245.82
8/1/2014	ELS	Electric Submeter	CH	15.33	0.00	0.00	0.00	15.33
9/1/2014	ELS	Electric Submeter	CH	8.54	0.00	0.00	0.00	8.54
10/1/2014	ELS	Electric Submeter	CH	4.84	0.00	0.00	0.00	4.84
12/4/2014	RET	Real Estate Tax	CH	1,538.96	1,538.96	0.00	0.00	0.00
12/18/2014	PPR	Prepaid Rent	CR	-1,538.96	0.00	0.00	-1,538.96	0.00
1/1/2015	ELS	Electric Submeter	CH	93.00	0.00	0.00	93.00	0.00
2/1/2015	ELS	Electric Submeter	CH	69.43	0.00	69.43	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	34,606.90	34,606.90	0.00	0.00	0.00

ELS	Electric Submeter		191.14	0.00	69.43	93.00	0.00	28.71
PPR	Prepaid Rent		-1,784.78	0.00	0.00	0.00	-1,538.96	-245.82
RET	Real Estate Tax		22,770.27	1,538.96	0.00	0.00	0.00	21,231.31
RNT	Commercial Rent		34,606.90	34,606.90	0.00	0.00	0.00	0.00
GSA 11B-01862 Total:			55,783.53	36,145.86	69.43	93.00	-1,538.96	21,014.20

3450-010156		GS11B-00191 Dept of Def		Master Occupant Id: GSA00191-2		Exp. Date: 9/30/2012		SQFT: 0	
		Anita Gay-Craig		00A10 Inactive		Day Due: 1		Delq Day:	
		(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/28/2013		27,201.87	
Additional space Occupant: GS11B-00191 Dept of Def				Contact: Natalie Moneyhun					
4/1/2012	RET	Real Estate Tax	CH	19,214.86	0.00	0.00	0.00	19,214.86	
12/1/2012	RET	Real Estate Tax	CH	24,461.36	0.00	0.00	0.00	24,461.36	

RET	Real Estate Tax		43,676.22	0.00	0.00	0.00	0.00	43,676.22
GS11B-00191 Dept of Def Total:			43,676.22	0.00	0.00	0.00	0.00	43,676.22

3450-003659	MCI Telecommunications Lease		Master Occupant Id: MCI001-1		Exp. Date: 12/31/2007		SQFT: 0	
	Stacey Tedrow		LICS Current		Day Due: 1 Delq Day:			
	(813) 246-4128		Security Deposit: 0.00		Last Payment: 4/13/2015		175.30	
9/1/2014	ELS	Electric Submeter	CH	474.19	0.00	0.00	0.00	474.19
3/26/2015	PPR	Prepaid Rent	CR	-1,444.16	-1,444.16	0.00	0.00	0.00

ELS	Electric Submeter		474.19	0.00	0.00	0.00	0.00	474.19
PPR	Prepaid Rent		-1,444.16	-1,444.16	0.00	0.00	0.00	0.00
MCI Telecommunications Lease Total:			-969.97	-1,444.16	0.00	0.00	0.00	474.19

3450-005777		Riverside Research Institute		Master Occupant Id: Riversid-1			Exp. Date: 3/31/2014		SQFT: 0		
		Cheryl Wesley		12001 Inactive			Day Due: 1		Delq Day: 6		
		703-908-2102		Security Deposit: 0.00			Last Payment: 3/26/2014		90.16		
Letter of Credit Info:											
10/1/2014	OPT	Operating True-up		NC	-7,173.00	0.00	0.00	0.00	0.00	-7,173.00	
	OPT	Operating True-up			-7,173.00	0.00	0.00	0.00	0.00	-7,173.00	

Database:	MONDAYPROD	Aged Delinquencies	Page:	5
BLDG:	3450	Monday Production DB	Date:	4/22/2015
		1400 Key Boulevard	Time:	03:43 PM
		Period: 03/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
Riverside Research Institute Total:			-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
ELS	Electric Submeter		665.33	0.00	69.43	93.00	0.00	502.90
LPC	Late Pay Charge		208.54	0.00	0.00	154.39	54.15	0.00
OPT	Operating True-up		-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
PPR	Prepaid Rent		-133,075.58	-115,358.53	-2,618.00	-835.09	-5,338.27	-8,925.69
RET	Real Estate Tax		133,513.75	5,338.27	0.00	0.00	0.00	128,175.48
RNT	Commercial Rent		119,656.02	119,656.02	0.00	0.00	0.00	0.00
RTT	RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
BLDG 3450 Total:			113,220.43	9,635.76	-2,548.57	-587.70	-5,284.12	112,005.06
ELS	Electric Submeter		665.33	0.00	69.43	93.00	0.00	502.90
LPC	Late Pay Charge		208.54	0.00	0.00	154.39	54.15	0.00
OPT	Operating True-up		-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
PPR	Prepaid Rent		-133,075.58	-115,358.53	-2,618.00	-835.09	-5,338.27	-8,925.69
RET	Real Estate Tax		133,513.75	5,338.27	0.00	0.00	0.00	128,175.48
RNT	Commercial Rent		119,656.02	119,656.02	0.00	0.00	0.00	0.00
RTT	RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
Grand Total:			113,220.43	9,635.76	-2,548.57	-587.70	-5,284.12	112,005.06

Database:	MONDAYPROD		Open Status Report					Page:		1
			Monday Production DB					Date:		4/22/2015
ENTITY:	3450		1400 Key Boulevard					Time:		03:47 PM
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC

30397	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
Expense Period 01/15 Total:					1,476.00	0.00	1,476.00			

Expense Period: 03/15

Vendor: DEL002 DELAWARE SECRETARY OF STATE

3949550-2015	3/25/2015		NashAssoc2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	6722	04/15
5128024-2015	3/25/2015		Rs140JrMzz2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	6723	04/15
5128027-2015	3/25/2015		Rs140SrMzz2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	6724	04/15

Vendor: DEN005 Deniz Yener

ALDY032415	3/24/2015		Broker Events	6411-0000	28.77	0.00	28.77	4/6/2015	13141	04/15
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Vendor: DIS004 Distinctive Plantings

29663	3/27/2015		Mar2015PlantMaint	5385-0000	265.39	0.00	265.39	4/7/2015	6725	04/15
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Vendor: ELE012 Elevator Control Service

0181043-IN	3/10/2015		March20115 Elev Main	5320-0000	2,350.00	0.00	2,350.00	4/7/2015	6726	04/15
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Vendor: GOT005 Gotham Technologies

7030	4/1/2015		Apr2015HVACWtrTreatm	5332-0000	397.48	0.00	397.48	4/7/2015	6728	04/15
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Vendor: GRI005 Griffith Energy Services, Inc

2526621	3/9/2015		GeneratorFuel	5370-0000	590.64	0.00	590.64	4/7/2015	6729	04/15
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Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	4/22/2015	
ENTITY:	3450		1400 Key Boulevard					Time:	03:47 PM	
All Invoices open at End of Month thru Fiscal Period 03/15										
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

176602	3/9/2015		TheBoeingCompany	6630-0000	648.00	0.00	648.00	4/7/2015	6730	04/15
176684	3/9/2015		UberOffices	6630-0000	8,460.90	0.00	8,460.90	4/7/2015	6730	04/15

Vendor: KBUR01 Kevin Burns

KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	4.64	0.00	4.64	4/6/2015	13144	04/15
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Vendor: MAY003 Mayer Brown LLP

34932741	3/16/2015		OEI Strategy	6632-0000	348.50	0.00	348.50	4/13/2015	13174	04/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0215ROSS	3/16/2015		DUE TO MPS 2/15	0491-0010	9,994.76	0.00	9,994.76	4/7/2015	6732	04/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3450_0000000001	3/31/2015		Management Fee	5610-0000	8,789.02	0.00	8,789.02	4/7/2015	6733	04/15
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Vendor: MPA004 MDISTRICT PARK 1

118769	2/20/2015		3/1/15 Elcon Parkers	5322-0000	92.51	0.00	92.51	4/21/2015	13223	04/15
118842	2/20/2015		Jan,Feb,Mar2015 Elco	5322-0000	78.27	0.00	78.27	4/21/2015	13224	04/15

Vendor: MPC001 MPC SERVICES, LLC

34500025-3	3/31/2015		LCG9thFlr	0162-0004	10,557.60	0.00	10,557.60	4/7/2015	6734	04/15
34501503-1	3/31/2015		12thFlrRestroom	0162-0004	7,920.00	0.00	7,920.00	4/7/2015	6734	04/15

Vendor: NAT024 National Association of Power

3450011520	3/15/2015		AirConditioningll	5754-0000	1,165.46	0.00	1,165.46	4/7/2015	6735	04/15
345002152	3/15/2015		AirConditioning1	5754-0000	1,126.00	0.00	1,126.00	4/7/2015	6735	04/15

Database:	MONDAYPROD	Open Status Report						Page:	3	
ENTITY:	3450	Monday Production DB						Date:	4/22/2015	
		1400 Key Boulevard						Time:	03:47 PM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: OTJ001 OTJ ARCHITECTS

152455	2/28/2015		12thFIADASatelliteRR	0162-0004	5,169.59	0.00	5,169.59	4/7/2015	6737	04/15
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Vendor: PEA004 Peapod, LLC

ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	1.87	0.00	1.87	4/6/2015	13146	04/15
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Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7971294	3/24/2015		OEI Strategy	6632-0000	79.77	0.00	79.77	4/21/2015	13234	04/15
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Vendor: PRO025 IESI-MD Corporation

1300345565	4/1/2015		Apr2015Trash	5152-0000	412.94	0.00	412.94	4/7/2015	6738	04/15
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Vendor: QUI006 Quick Messenger Services of DC Inc

0567132	1/2/2015		1400 Courier Charges	6411-0000	11.59	0.00	11.59	4/7/2015	6739	04/15
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Vendor: QUI007 iPROMOTEU

AL872556QM	2/5/2015		VDay spec suite mail	6410-0000	1,018.20	0.00	1,018.20	4/6/2015	13148	04/15
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Vendor: RAM006 RAMCO OF VIRGINIA, INC.

9760848	3/25/2015		12thFloor	0162-0004	1,187.99	0.00	1,187.99	4/7/2015	6740	04/15
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Vendor: REA002 REALDATA MANAGEMENT INC

AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	223.45	0.00	223.45	4/6/2015	13149	04/15
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Vendor: RED013 Red Coats, Inc.

223875	3/25/2015		PressureWashSidewalk	5160-0000	461.33	0.00	461.33	4/7/2015	6741	04/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	4/22/2015	
ENTITY:	3450		1400 Key Boulevard					Time:	03:47 PM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: REM004 REMLU, INC

REM 15-017	3/12/2015		EAPprog QtyJan-Mar20	5372-0000	1,250.00	0.00	1,250.00	4/13/2015	13183	04/15
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Vendor: SEC009 SecurAmerica LLC

INV901016	3/11/2015		Feb2015SecurityRover	5520-0000	901.29	0.00	901.29	4/7/2015	6742	04/15
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INV901018	3/11/2015		Feb2015 Rovers	5520-0000	3,252.36	0.00	3,252.36	4/7/2015	6742	04/15
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Vendor: TIM007 TIM HELMIG

ALTHPers0315	3/17/2015		Cab from airport	5758-0008	0.41	0.00	0.41	4/6/2015	13151	04/15
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ALTHPers0315	3/17/2015		Broker Event GLove	6411-0000	64.41	0.00	64.41	4/6/2015	13151	04/15
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Vendor: WBE001 WB Engineers and Consultants

21592	3/12/2015		12thFlrRestroom	0162-0004	6,216.45	0.00	6,216.45	4/7/2015	6743	04/15
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Expense Period 03/15 Total:					73,969.59	0.00	73,969.59			
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1400 Key Boulevard Total:					75,445.59	0.00	75,445.59			
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Grand Total:					75,445.59	0.00	75,445.59			
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Database:	MONDAYPROD	Check Register	Page:	1
BANK:	345001	Monday Production DB	Date:	4/22/2015
		Bank of America	Time:	03:52 PM
03/15 Through 03/15				
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

6678	3/10/2015	03/15	CAP003	CAPP INC						
3450	ZoneValve		3450021510	5334-0000	S1662417.001	2/24/2015	3/26/2015	428.87	0.00	428.87
Check Total:								428.87	0.00	428.87
6679	3/10/2015	03/15	CIN001	CINTAS CORPORATION #145						
3450	Uniforms			5390-0000	145199563	2/11/2015	3/13/2015	41.41	0.00	41.41
3450	Uniforms			5390-0000	145199564	2/11/2015	3/13/2015	40.70	0.00	40.70
3450	Uniforms			5390-0000	145202932	2/18/2015	3/20/2015	61.77	0.00	61.77
3450	Uniforms			5390-0000	145206303	2/25/2015	3/27/2015	33.59	0.00	33.59
Check Total:								177.47	0.00	177.47
6680	3/10/2015	03/15	COM032	COMCAST						
3450	2/21 969423018			5732-0000	2/21 969423018	2/21/2015	3/23/2015	91.03	0.00	91.03
Check Total:								91.03	0.00	91.03
6681	3/10/2015	03/15	CSC001	C S C						
3450	2015 Ind Dir Svc Fee			6632-0000	75999963	2/14/2015	3/16/2015	1,200.00	0.00	1,200.00
3450	2015SrMezzIndDirSvcF			6632-0000	76000224	2/14/2015	3/16/2015	1,200.00	0.00	1,200.00
Check Total:								2,400.00	0.00	2,400.00
6682	3/10/2015	03/15	DAT003	Datawatch Systems Inc.						
3450	Apr2015FireMonitorin			5372-0000	681964	3/1/2015	3/31/2015	40.00	0.00	40.00
Check Total:								40.00	0.00	40.00
6683	3/10/2015	03/15	DIS004	Distinctive Plantings						
3450	Nov2014PlantMaint			5385-0000	29350	11/27/2014	12/27/2014	265.39	0.00	265.39
3450	Feb2015PlantMaint			5385-0000	29570	2/27/2015	3/29/2015	265.39	0.00	265.39
Check Total:								530.78	0.00	530.78
6684	3/10/2015	03/15	ELE012	Elevator Control Service						
3450	Feb2015 Elevator Mai			5320-0000	0180328-IN	2/10/2015	3/12/2015	2,350.00	0.00	2,350.00
Check Total:								2,350.00	0.00	2,350.00
6685	3/10/2015	03/15	ENG003	Engineers Outlet						

Database: MONDAYPROD		Check Register							Page: 2	
BANK: 345001		Monday Production DB							Date: 4/22/2015	
		Bank of America							Time: 03:52 PM	
03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3450	SaltBags		345502159	5430-0000	272255	2/26/2015	3/28/2015	489.39	0.00	489.39
							Check Total:	489.39	0.00	489.39
6686	3/10/2015	03/15	FAS002	FastSigns						
3450	NoSmokingSign			5381-0000	272-31797	3/3/2015	4/2/2015	96.67	0.00	96.67
							Check Total:	96.67	0.00	96.67
6687	3/10/2015	03/15	GOT005	Gotham Technologies						
3450	Mar2015HVACWtrTreatr			5332-0000	6896	3/1/2015	3/31/2015	397.48	0.00	397.48
							Check Total:	397.48	0.00	397.48
6688	3/10/2015	03/15	KCS001	KCS Landscape Management, Inc.						
3450	Mar2015Landscaping			5412-0000	14392-12	3/1/2015	3/31/2015	135.25	0.00	135.25
							Check Total:	135.25	0.00	135.25
6689	3/10/2015	03/15	KEL006	KELCO INSULATION, INC.						
3450	GaragePipeInsulation		345002153	5336-0000	TM0056-1	2/16/2015	3/18/2015	468.00	0.00	468.00
							Check Total:	468.00	0.00	468.00
6690	3/10/2015	03/15	MAY003	Mayer Brown LLP						
3450	OEI Strategy			6632-0000	3486870	10/20/2014	11/18/2014	698.29	0.00	698.29
3450	OEI Strategy			6632-0000	34923004	2/25/2015	3/27/2015	350.10	0.00	350.10
							Check Total:	1,048.39	0.00	1,048.39
6691	3/10/2015	03/15	ORK001	Orkin LLC						
3450	Feb2015PestControl			5384-0000	25547536	3/2/2015	4/1/2015	585.24	0.00	585.24
							Check Total:	585.24	0.00	585.24
6692	3/10/2015	03/15	PRO025	IESI-MD Corporation						
3450	Mar2015TrashRemoval			5152-0000	1300340321	3/1/2015	3/31/2015	412.94	0.00	412.94
							Check Total:	412.94	0.00	412.94
6693	3/10/2015	03/15	REA024	Realogic Analytics Inc						
3450	340 ABSTRACTING			5758-0003	32935	2/6/2015	3/8/2015	450.00	0.00	450.00

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BANK: 345001		Monday Production DB							Date: 4/22/2015	
		Bank of America							Time: 03:52 PM	
03/15 Through 03/15										
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							
3450	348 ARGUS			5758-0003	32935	2/6/2015	3/8/2015	175.00	0.00	175.00
							Check Total:	625.00	0.00	625.00
6694	3/10/2015	03/15	SCH016	Schneider Electric Building						
3450	Feb2015 BAS			5342-0000	010034	2/5/2015	3/7/2015	759.42	0.00	759.42
							Check Total:	759.42	0.00	759.42
6695	3/10/2015	03/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3450	Staff Meal			5732-0000	1997204	2/22/2015	3/24/2015	155.48	0.00	155.48
3450	Staff Meal			5732-0000	2016543	3/1/2015	3/31/2015	41.07	0.00	41.07
							Check Total:	196.55	0.00	196.55
6696	3/10/2015	03/15	TEL005	Telco Experts LLC						
3450	Mar2015FireMonitor			5372-0000	1639150301	3/1/2015	3/31/2015	332.19	0.00	332.19
3450	Mar2015ElevLines			5322-0000	1639150301	3/1/2015	3/31/2015	110.74	0.00	110.74
3450	Mar2015PhoneLines			5734-0000	1645150301	3/1/2015	3/31/2015	281.57	0.00	281.57
3450	Mar2015PhoneLines			5734-0000	2049150301	3/1/2015	3/31/2015	236.61	0.00	236.61
							Check Total:	961.11	0.00	961.11
6697	3/10/2015	03/15	THO013	Thornton Tomasetti, Inc.						
3450	Garage Repairs			0142-0002	L15002.00-1	2/10/2015	3/12/2015	1,809.07	0.00	1,809.07
							Check Total:	1,809.07	0.00	1,809.07
6698	3/10/2015	03/15	WBM001	W.B. MASON						
3450	BreakroomSupplies			5732-0000	IS0324822	1/31/2015	3/2/2015	341.21	0.00	341.21
3450	ALevel			6420-0000	IS0324822	1/31/2015	3/2/2015	482.09	0.00	482.09
							Check Total:	823.30	0.00	823.30
6699	3/10/2015	03/15	WIL020	WILKES ARTIS, CHARTERED						
3450	2015 TAX ASSMNT			6716-0000	F1529807	2/13/2015	3/15/2015	1,000.00	0.00	1,000.00
							Check Total:	1,000.00	0.00	1,000.00
6700	3/10/2015	03/15	WON001	Wonderlic, Inc.						
3450	Addtl Svcs R Pottert			5710-5000	6369238	2/13/2015	3/15/2015	5.53	0.00	5.53

Database:	MONDAYPROD	Check Register	Page:	4
BANK:	345001	Monday Production DB	Date:	4/22/2015
		Bank of America	Time:	03:52 PM
03/15 Through 03/15				
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: 5.53 0.00 5.53

6701 **3/10/2015** **03/15** **XER005** **Xerox Financial Services LLC**
3450 Mar2015CopierLease 5740-0000 277966 2/24/2015 3/26/2015 345.72 0.00 345.72

Check Total: 345.72 0.00 345.72

6702 **3/11/2015** **03/15** **MONCMF** **MONDAY PROPERTIES SERVICES LLC**
3450 2015 GARAGE REPAIR 0142-0020 3450CMF0315 3/10/2015 4/9/2015 54.27 0.00 54.27

Check Total: 54.27 0.00 54.27

6703 **3/27/2015** **03/15** **ATS002** **At Site Real Estate**
3450 Jan2015 BPMS 5390-0000 2015015 1/23/2015 2/22/2015 750.00 0.00 750.00
3450 Feb2015 BPM srvc 5390-0000 2015058 2/15/2015 3/17/2015 605.17 0.00 605.17

Check Total: 1,355.17 0.00 1,355.17

6704 **3/27/2015** **03/15** **CAR026** **Carr Business Systems, Inc.**
3450 Jan2015ExcessPrintin 5740-0000 537840 2/4/2015 3/6/2015 26.30 0.00 26.30
3450 Feb2015ExcessPrintin 5740-0000 IN06983 2/24/2015 3/26/2015 19.81 0.00 19.81

Check Total: 46.11 0.00 46.11

6705 **3/27/2015** **03/15** **CEN013** **Central Armature Works, Inc.**
3450 AirHandlerShafts 345002156 5334-0000 0029340 2/23/2015 3/25/2015 690.72 0.00 690.72

Check Total: 690.72 0.00 690.72

6706 **3/27/2015** **03/15** **CIN001** **CINTAS CORPORATION #145**
3450 Uniforms 5390-0000 145186047 1/14/2015 2/13/2015 31.29 0.00 31.29
3450 Uniforms 5390-0000 145189412 1/21/2015 2/20/2015 31.29 0.00 31.29
3450 Uniforms 5390-0000 145192801 1/28/2015 2/27/2015 31.29 0.00 31.29
3450 Uniforms 5390-0000 145192802 1/28/2015 2/27/2015 61.20 0.00 61.20
3450 Uniforms 5390-0000 145196202 2/4/2015 3/6/2015 31.29 0.00 31.29
3450 Uniforms 5390-0000 145209731 3/4/2015 4/3/2015 33.59 0.00 33.59
3450 Uniforms 5390-0000 145213124 3/11/2015 4/10/2015 33.59 0.00 33.59
3450 Uniforms 5390-0000 145213125 3/11/2015 4/10/2015 86.08 0.00 86.08
3450 Uniforms 5390-0000 145213126 3/11/2015 4/10/2015 59.72 0.00 59.72
3450 Uniforms 5390-0000 145216528 3/18/2015 4/17/2015 33.59 0.00 33.59

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				Date
				Due Date
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Check Total: 432.93 0.00 432.93

6707 **3/27/2015** **03/15** **COM032** **COMCAST**
3450 3/7 951797017 5732-0000 3/7 951797017 3/7/2015 4/6/2015 133.18 0.00 133.18

Check Total: 133.18 0.00 133.18

6708 **3/27/2015** **03/15** **DOM003** **DOMINION ELECTRIC SUPPLY CO INC**
3450 Transformer 345002155 0142-0002 S102393741.001 3/4/2015 4/3/2015 2,392.13 0.00 2,392.13
3450 Transformer 345002155 0142-0002 S102393741.002 3/10/2015 4/9/2015 2,392.13 0.00 2,392.13

Check Total: 4,784.26 0.00 4,784.26

6709 **3/27/2015** **03/15** **ENG003** **Engineers Outlet**
3450 Tile 345503153 5380-0000 272885 3/12/2015 4/11/2015 222.22 0.00 222.22
3450 FanCoilMotors 3450021511 5334-0000 272508 3/3/2015 4/2/2015 1,791.40 0.00 1,791.40
3450 Salt Bags 345003151 5430-0000 272722 3/9/2015 4/8/2015 489.39 0.00 489.39

Check Total: 2,503.01 0.00 2,503.01

6710 **3/27/2015** **03/15** **EXT002** **EXTINGUISH FIRE CORPORATION**
3450 SprinklerWork 345003152 5372-0000 5261-S 3/11/2015 4/10/2015 800.00 0.00 800.00

Check Total: 800.00 0.00 800.00

6711 **3/27/2015** **03/15** **FED007** **FEDERAL LOCK & SAFE, INC**
3450 RekeyVacantMaster 5381-0000 0109894-IN 3/6/2015 4/5/2015 249.00 0.00 249.00

Check Total: 249.00 0.00 249.00

6712 **3/27/2015** **03/15** **KAS001** **KASTLE SYSTEMS**
3450 Apr2015OperationsFee 5520-0000 548921 3/1/2015 3/31/2015 226.00 0.00 226.00

Check Total: 226.00 0.00 226.00

6713 **3/27/2015** **03/15** **KAS002** **KASTLE SYSTEMS (VA)**
3450 Mar2015 Maintenance 5520-0000 548150 2/1/2015 3/3/2015 89.36 0.00 89.36
3450 Mar2015 Operations 5520-0000 548150 2/1/2015 3/3/2015 578.35 0.00 578.35

Check Total: 667.71 0.00 667.71

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6714	3/27/2015	03/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3450	Management Fee			5610-0000	3450_0000000001	2/28/2015	2/28/2015	6,126.87	0.00	6,126.87
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6715	3/27/2015	03/15	PRO025	IESI-MD Corporation						
3450	Feb2015Recycling			5152-0000	1300342519	2/28/2015	3/30/2015	208.23	0.00	208.23
							<i>Check Total:</i>	<i>208.23</i>	<i>0.00</i>	<i>208.23</i>
6716	3/27/2015	03/15	RED013	Red Coats, Inc.						
3450	Mar2015CleaninServic			5120-0000	221965	2/27/2015	3/29/2015	16,382.24	0.00	16,382.24
3450	Mar2015GaragePorter			6320-0000	221965	2/27/2015	3/29/2015	688.98	0.00	688.98
3450	Mar2015VacancyCredit			5121-0000	221965	2/27/2015	3/29/2015	-3,691.12	0.00	-3,691.12
3450	Mar2015Differential			6214-0000	221965	2/27/2015	3/29/2015	201.56	0.00	201.56
							<i>Check Total:</i>	<i>13,581.66</i>	<i>0.00</i>	<i>13,581.66</i>
6717	3/27/2015	03/15	TRE003	State Corporation Commission						
3450	2015VAAnnualLLCRegF			6632-0000	T027074-6 2015	2/1/2015	3/3/2015	50.00	0.00	50.00
							<i>Check Total:</i>	<i>50.00</i>	<i>0.00</i>	<i>50.00</i>
6718	3/27/2015	03/15	ZEE001	ZEE MEDICAL INC						
3450	MedicalSupples		345003156	5390-0000	0136129163	3/20/2015	4/19/2015	357.23	0.00	357.23
							<i>Check Total:</i>	<i>357.23</i>	<i>0.00</i>	<i>357.23</i>
50030315B	3/14/2015	03/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	1/30-3/2/15 16350853			5210-0000	WT3450030315B	3/3/2015	3/14/2015	3,266.19	0.00	3,266.19
							<i>Check Total:</i>	<i>3,266.19</i>	<i>0.00</i>	<i>3,266.19</i>
50030315C	3/14/2015	03/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	1/30-3/2/15#27098419			5210-0000	WT3450030315C	3/3/2015	3/14/2015	595.99	0.00	595.99
							<i>Check Total:</i>	<i>595.99</i>	<i>0.00</i>	<i>595.99</i>
50030315D	3/14/2015	03/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	1/30-3/2 #1652285386			5210-0000	WT3450030315D	3/3/2015	3/14/2015	1,398.37	0.00	1,398.37

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50030615A	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3450	1/16-2/23/15 #091379			5250-0000	WT3450030615A 3/6/2015	3/25/2015	1,825.60	0.00	1,825.60
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50030615B	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3450	1/16/-2/23/15 #09138			5250-0000	WT3450030615B 3/6/2015	3/25/2015	13.04	0.00	13.04
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021515236	2/17/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3450	02-15 MEZZ LOAN INT			8201-0000	WT41700236-215	2/15/2015	2/15/2015	49,513.89	0.00	49,513.89
							Check Total:	49,513.89	0.00	49,513.89
031615234	3/16/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3450	0315Portfolio Intere			8201-0000	WT617002340315	3/16/2015	3/16/2015	29,166.67	0.00	29,166.67
3450	0315 Reserve Payment			0611-1600	WT617002340315	3/16/2015	3/16/2015	97,428.97	0.00	97,428.97
							Check Total:	126,595.64	0.00	126,595.64
031615236	3/16/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3450	0315 MezzLoan Intere			8201-0000	WT417002360315	3/16/2015	3/16/2015	44,722.22	0.00	44,722.22
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							Bank of America Total:	220,831.75	0.00	220,831.75

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111420115	3/10/2015	03/15	ZAC001	Accenture LLP			Hand Check			
3450	207 01/15 LSE ADMIN			5758-0011	VC1000751145	2/12/2015	3/14/2015	296.30	0.00	296.30
							<i>Check Total:</i>	<i>296.30</i>	<i>0.00</i>	<i>296.30</i>
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12977	3/9/2015	03/15	ALL019	Allied Telecom Group LLC						
3450	208 ALLIED FEB			5758-0002	AL1029354	2/5/2015	3/7/2015	16.39	0.00	16.39
							Check Total:	16.39	0.00	16.39
12979	3/9/2015	03/15	CDW001	CDW DIRECT LLC						
3450	319 VA SWITCHES			5758-0003	ALSK23764	2/6/2015	3/8/2015	3.91	0.00	3.91
							Check Total:	3.91	0.00	3.91
12984	3/9/2015	03/15	COM032	COMCAST						
3450	Acct# 05613951384012			5758-0001	ALCOMCAST3/15	2/21/2015	3/23/2015	3.17	0.00	3.17
							Check Total:	3.17	0.00	3.17
12987	3/9/2015	03/15	DAT002	DATA MANAGEMENT INC						
3450	333 TIME CLOCK PLUS			5758-0003	AL351599	2/23/2015	3/25/2015	124.15	0.00	124.15
							Check Total:	124.15	0.00	124.15
12988	3/9/2015	03/15	DEN005	Deniz Yener						
3450	Broker Meals/Cabs			6411-0000	ALDY2315	2/3/2015	3/5/2015	26.87	0.00	26.87
							Check Total:	26.87	0.00	26.87
12995	3/9/2015	03/15	GRE020	Greater Washington Board of Trade						
3450	Board of Trade Mbrsh			5756-0000	AL03721-C5K3Q9	10/6/2014	11/5/2014	393.54	0.00	393.54
							Check Total:	393.54	0.00	393.54
13000	3/9/2015	03/15	PEA004	Peapod, LLC						
3450	Customer ID ox82558			5758-0001	ALk59542657	2/23/2015	3/25/2015	1.83	0.00	1.83
							Check Total:	1.83	0.00	1.83
13003	3/9/2015	03/15	RED005	Red Top Cab of Arlington						
3450	Account # 2840200			5758-0008	AL020035	2/15/2015	3/17/2015	3.14	0.00	3.14
							Check Total:	3.14	0.00	3.14
13005	3/9/2015	03/15	RED007	Redirect, Inc.						
3450	215 SCORE CARD			5758-0002	AL14939	2/16/2015	3/18/2015	30.40	0.00	30.40

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13009 3/9/2015 03/15 TIM005 TIME WARNER CABLE OF NYC *** VOID ***
3450 2.22 TO 3.21.15 5758-0001 AL24835084 2/22/2015 3/24/2015 0.42 0.00 0.42

Check Total: 0.42 0.00 0.42

13010 3/9/2015 03/15 TIM007 TIM HELMIG
3450 Broker Concert Tix 6411-0000 ALTHPER215 2/20/2015 3/22/2015 184.49 0.00 184.49

Check Total: 184.49 0.00 184.49

13012 3/9/2015 03/15 TIM009 Time Warner Cable
3450 210 2/1/15 #03006530 5758-0002 AL02012015 2/1/2015 3/3/2015 5.44 0.00 5.44

Check Total: 5.44 0.00 5.44

13019 3/9/2015 03/15 USG001 US GREEN BUILDING COUNCIL
3450 USGBC Membership 5756-0000 AL90843134 2/18/2015 3/20/2015 282.28 0.00 282.28

Check Total: 282.28 0.00 282.28

13020 3/9/2015 03/15 WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C
3450 Realize Rosslyn 6632-0000 AL203433 2/10/2015 3/12/2015 750.14 0.00 750.14

Check Total: 750.14 0.00 750.14

13023 3/9/2015 03/15 XER005 Xerox Financial Services LLC
3450 NY - Lease Payment 5758-0004 AL273333 2/10/2015 3/12/2015 7.65 0.00 7.65

Check Total: 7.65 0.00 7.65

13025 3/13/2015 03/15 ICO002 iContact LLC
3450 3/1-3/31 Monthly Ad 6410-0000 AL5557962 2/10/2015 3/12/2015 7.15 0.00 7.15

Check Total: 7.15 0.00 7.15

13026 3/13/2015 03/15 ICO002 iContact LLC
3450 Icontact 4/1-4/30 6410-0000 AL5606268 3/10/2015 4/9/2015 8.82 0.00 8.82

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Check Total: 8.82 0.00 8.82

13029 3/16/2015 03/15 CIT006 CITISTORAGE INC.
3450 NY #2510 STORAGE FE 5758-0001 AL0790834 2/2/2015 3/4/2015 5.12 0.00 5.12

Check Total: 5.12 0.00 5.12

13035 3/16/2015 03/15 FRE013 Freshdirect
3450 NY 11717338932-20150 5758-0001 AL201502 3/3/2015 3/18/2015 1.48 0.00 1.48

Check Total: 1.48 0.00 1.48

13039 3/16/2015 03/15 LAK011 LAK Public Relations, Inc.
3450 2/15-3/14 PR Service MNDSRV02153 6410-0000 AL6503 2/10/2015 3/12/2015 469.23 0.00 469.23

Check Total: 469.23 0.00 469.23

13046 3/16/2015 03/15 TEL005 Telco Experts LLC
3450 Account #1197 5758-0005 AL1197150301 3/1/2015 3/31/2015 18.68 0.00 18.68

Check Total: 18.68 0.00 18.68

13048 3/16/2015 03/15 TEL005 Telco Experts LLC
3450 VA-Acct# 1775 3/1/15 5758-0005 AL1775150301 3/1/2015 3/31/2015 28.12 0.00 28.12

Check Total: 28.12 0.00 28.12

13052 3/16/2015 03/15 VER013 VERIZON WIRELESS
3450 VA-Acct#720396355000 5758-0006 AL9741394070 2/28/2015 3/30/2015 139.30 0.00 139.30

Check Total: 139.30 0.00 139.30

13057 3/16/2015 03/15 WBM001 W.B. MASON
3450 NY C2012992 OFF/ADM 5758-0004 ALIS0334023 2/28/2015 3/30/2015 0.22 0.00 0.22
3450 NY C2012992 OFF/ADM 5758-0001 ALIS0334023 2/28/2015 3/30/2015 5.34 0.00 5.34

Check Total: 5.56 0.00 5.56

13060 3/16/2015 03/15 XER005 Xerox Financial Services LLC
3450 VA-Con#010000055900: 5758-0004 AL283094 3/5/2015 4/4/2015 48.35 0.00 48.35

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Check Total: 48.35 0.00 48.35

13062 **3/23/2015** **03/15** **ALL019** **Allied Telecom Group LLC**
3450 208 INTRNT ACCESS 5758-0002 AL1030658 3/5/2015 4/4/2015 16.39 0.00 16.39

Check Total: 16.39 0.00 16.39

13067 **3/23/2015** **03/15** **CDW001** **CDW DIRECT LLC**
3450 319 SPARE HD'S 5758-0003 ALSS10104 2/24/2015 3/26/2015 10.64 0.00 10.64

Check Total: 10.64 0.00 10.64

13069 **3/23/2015** **03/15** **CDW001** **CDW DIRECT LLC**
3450 319 HD AND RAM 5758-0003 ALSS30748 2/24/2015 3/26/2015 20.00 0.00 20.00

Check Total: 20.00 0.00 20.00

13070 **3/23/2015** **03/15** **DEN005** **Deniz Yener**
3450 Broker Events/Meals 6411-0000 ALDY031215 3/13/2015 4/12/2015 16.58 0.00 16.58

Check Total: 16.58 0.00 16.58

13074 **3/23/2015** **03/15** **SCH016** **Schneider Electric Building**
3450 March2015 BAS 5342-0000 010232 3/6/2015 4/5/2015 759.40 0.00 759.40

Check Total: 759.40 0.00 759.40

13076 **3/23/2015** **03/15** **SEA005** **SEAMLESSWEB PROFESSIONAL**
3450 Carried to 13077 5732-0000 AL2018163 3/8/2015 4/7/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13077 **3/23/2015** **03/15** **SEA005** **SEAMLESSWEB PROFESSIONAL**
3450 Staff Lunch 5732-0000 AL2018163 3/8/2015 4/7/2015 56.77 0.00 56.77
3450 Staff lunch 5732-0000 AL2018163 3/8/2015 4/7/2015 41.92 0.00 41.92
3450 Lunch for N. Morrill 5758-0013 AL2018163 3/8/2015 4/7/2015 14.12 0.00 14.12

Check Total: 112.81 0.00 112.81

13087 **3/30/2015** **03/15** **CEL003** **Celine Van Der Linden-Petty Cash**
3450 misc. office supplie 5758-0001 ALPC03/20/15 3/20/2015 4/19/2015 0.65 0.00 0.65

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3450	lunch reception cove			5758-0013	ALPC03/20/15	3/20/2015	4/19/2015	0.38	0.38
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13095	3/30/2015	03/15	CIT006	CITISTORAGE INC.					
3450	NY 2510 STORAGE FEI			5758-0001	AL0795598	3/2/2015	4/1/2015	5.17	5.17
							Check Total:	5.17	5.17
13104	3/30/2015	03/15	HEM003	HEM IT, INC					
3450	212 HEM Q1			5758-0002	AL1191	3/4/2015	4/3/2015	104.26	104.26
							Check Total:	104.26	104.26
13106	3/30/2015	03/15	INT023	Interior Foliage Design Inc					
3450	NY 3980 APRIL MANTN			5758-0012	AL187259	3/12/2015	4/11/2015	0.42	0.42
							Check Total:	0.42	0.42
13109	3/30/2015	03/15	KAS004	Kaseya US Sales LLC					
3450	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	92.67	92.67
							Check Total:	92.67	92.67
13110	3/30/2015	03/15	NOV006	Nova Offset Corp					
3450	B.C. for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	12.04	12.04
							Check Total:	12.04	12.04
13112	3/30/2015	03/15	PEA004	Peapod, LLC					
3450	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	1.80	1.80
							Check Total:	1.80	1.80
13114	3/30/2015	03/15	PEA004	Peapod, LLC					
3450	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	1.80	1.80
							Check Total:	1.80	1.80
13117	3/30/2015	03/15	QUI006	Quick Messenger Services of DC Inc					
3450	1400 Courier Charges			6411-0000	AL0568822	3/2/2015	4/1/2015	45.51	45.51

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13119	3/30/2015	03/15	RED005	Red Top Cab of Arlington					
3450	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	2.34	0.00
							Check Total:	2.34	0.00
13123	3/30/2015	03/15	SOL007	The Solutions Group					
3450	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	15.59	0.00
							Check Total:	15.59	0.00
13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC					
3450	NY #8150200070312472			5758-0001	AL249538334	3/22/2015	4/21/2015	0.44	0.00
							Check Total:	0.44	0.00
13127	3/30/2015	03/15	TIM009	Time Warner Cable					
3450	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	7.06	0.00
							Check Total:	7.06	0.00
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE					
3450	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	0.99	0.00
							Check Total:	0.99	0.00
13135	3/30/2015	03/15	WBM001	W.B. MASON					
3450	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	34.36	0.00
3450	Rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	1.85	0.00
							Check Total:	36.21	0.00
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC					
3450	NY 010-0007854-002			5758-0004	AL288664	3/13/2015	4/2/2015	7.65	0.00
							Check Total:	7.65	0.00
MEX012015	2/2/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check		
3450	01/2015 EXPENSES			5758-0003	WTAMEX012015	1/28/2015	2/2/2015	2.56	0.00
3450	01/2015 EXPENSES			5758-0008	WTAMEX012015	1/28/2015	2/2/2015	20.79	0.00

Database: MONDAYPROD			Check Register						Page: 16	
BANK: MPSSIGOP			Monday Production DB						Date: 4/22/2015	
			SIGNATURE BANK						Time: 03:52 PM	
03/15 Through 03/15										
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
3450	01/2015 EXPENSES			5758-0013	WTAMEX012015	1/28/2015	2/2/2015	7.20	0.00	7.20
3450	01/2015 EXPENSES			5758-0014	WTAMEX012015	1/28/2015	2/2/2015	90.59	0.00	90.59
3450	01/2015 EXPENSES			6411-0000	WTAMEX012015	1/28/2015	2/2/2015	38.36	0.00	38.36
Check Total:								159.50	0.00	159.50
MEX022015	3/6/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3450	02/2015 EXPENSES			5758-0001	WTAMEX022015	2/28/2015	3/6/2015	5.11	0.00	5.11
3450	319 02/2015 EXPENSES			5758-0003	WTAMEX022015	2/28/2015	3/6/2015	6.51	0.00	6.51
3450	02/2015 EXPENSES			5758-0008	WTAMEX022015	2/28/2015	3/6/2015	15.97	0.00	15.97
3450	02/2015 EXPENSES			5758-0012	WTAMEX022015	2/28/2015	3/6/2015	15.36	0.00	15.36
3450	02/2015 EXPENSES			5758-0013	WTAMEX022015	2/28/2015	3/6/2015	10.94	0.00	10.94
3450	02/2015 EXPENSES			5758-0014	WTAMEX022015	2/28/2015	3/6/2015	102.72	0.00	102.72
3450	02/2015 EXPENSES			6411-0000	WTAMEX022015	2/28/2015	3/6/2015	96.25	0.00	96.25
3450	02/2015 EXPENSES			6634-0000	WTAMEX022015	2/28/2015	3/6/2015	112.91	0.00	112.91
Check Total:								365.77	0.00	365.77
SIGNATURE BANK Total:								4,361.70	0.00	4,361.70

Database:	MONDAYPROD	Check Register	Page:	17
BANK:	ROSRPACT	Monday Production DB	Date:	4/22/2015
		Rosslyn Required Repairs Reserve	Time:	03:52 PM
03/15 Through 03/15				
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

WT032415	3/24/2015	03/15	1701NF	1701 NORTH FORT MEYER				Hand Check			
3450	03-15 Req Repair Dra			0491-3470	WT03172015	3/24/2015	3/24/2015	128,849.71	0.00	128,849.71	
								Check Total:	128,849.71	0.00	128,849.71
								Rosslyn Required Repairs Reserve Total:	128,849.71	0.00	128,849.71
								Grand Total:	409,882.21	0.00	409,882.21

1400 Key February 1, 2015 Management Fees	ACCT	SSA 04/03/2015	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
	LEASING	af 4/12/15																
	MGMT	AK 4/13/15		7,323	7,739	8,184	7,727	8,069	8,065	9,146	9,139	9,083	9,791	9,804	9,810	103,880	105,456	(1,576)
				7,323	7,739	8,184	7,727	8,069	8,065	9,146	9,139	9,083	9,791	9,804	9,810	103,880	105,456	(1,576)

Leasing Commission - OB

1400 Key	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 12001 A, Vacant - INSERT CURIOSITY MEDIA COMMISSION	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	5,640	(5,640)
Suite 12001 B, Vacant	4,200			-	-				-	-	-	-	-	16,128	-	16,128	16,023	105
Suite 08801, Livesafe	4,657						16,765	-	-	-	-	-	-	-	-	16,765	16,203	562
Suite 08802, Vacant	4,849			-	-			-	-	-	-	-	-	17,456	-	17,456	16,203	1,253
Suite 06601, Vacant	9,506							-	-	-	-	-	-	9,506	-	9,506	9,506	-
Suite A06, Divvy Cloud	2,399			-	-		4,700		-	-	-	-	-	-	-	4,700	5,171	(471)
Suite A05, Performyard, Inc.	1,689			-	-			3,358	-		-	-	-	-	-	3,358	3,358	-
Suite A04, Livesafe, Inc.	1,961			-	-				-	4,314	-	-	-	-	-	4,314	4,314	-
																-	-	-
																-	-	-
TOTAL 1400 Key	33,461			\$ -	\$ -	\$ -	\$ 21,466	\$ 3,358	\$ -	\$ 4,314	\$ -	\$ -	\$ -	\$ 43,090	\$ -	\$ 72,228	\$ 76,418	(4,190)

Leasing Commission - MPS

1400 Key	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 12001 A, Vacant - INSERT CURIOSITY MEDIA COMMISSION	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	2,820	(2,820)
Suite 12001 B, Vacant	4,200			-					-	-	-	-	-	8,011	-	8,011	8,011	-
Suite 08801, Livesafe	4,657						8,102	-	-	-	-	-	-	-	-	8,102	8,102	-
Suite 06601, Vacant	9,506			-				-	-	-	-	-	-	4,753	-	4,753	4,753	-
Suite A06, Divvy Cloud	9,506			-			2,350		-	-	-	-	-	-	-	2,350	2,585	(235)
Suite A05, Performyard, Inc.	2,399			-				1,679			-	-	-	-	-	1,679	1,679	-
Suite A04, Livesafe, Inc.	1,689			-					-	2,157	-	-	-	-	-	2,157	2,157	-
Suite 08802, Vacant	4,849			-					-	-	-	-	-	8,728	-	8,728	8,102	626
																-	-	-
																-	-	-
TOTAL 1400 Key	41,006			\$ -	\$ -	\$ -	\$ 10,452	\$ 1,679	\$ -	\$ 2,157	\$ -	\$ -	\$ -	\$ 21,492	\$ -	\$ 35,780	\$ 38,209	(2,429)

Leasing Commission - Legal

1400 Key	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Suite 12001 A, Vacant	9,400			-					-		1,175	-	-	-	-	1,175	1,175	-
Suite 12001 B, Vacant	9,481						1,175		-		0	-	-	-	-	1,175	1,175	-
Suite 08801, Vacant	4,944			-			1,188	-	-	-		-	-	-	-	1,188	1,188	-
Suite 08802, Vacant	9,506							-	-		1,188	-	-	-	-	1,188	1,188	-
Suite 06601, Vacant	9,506			-				-	-			-	-	2,377	-	2,377	2,377	-
Suite A06, Curiosity Media	2,399			-			2,179		-		0	-	-	-	-	2,179	2,179	-
Suite A05, Performyard, Inc.	1,689			-				-	-		1415	-	-	-	-	1,415	1,415	-
Suite A04, Livesafe, Inc.	1,961			-				-	-		1818	-	-	-	-	1,818	1,818	-
																-	-	-
																-	-	-
TOTAL 1400 Key	48,886			\$ -	\$ -	\$ -	\$ 4,542	\$ -	\$ -	\$ -	\$ 5,596	\$ -	\$ -	\$ 2,377	\$ -	\$ 12,515	\$ 12,515	-

TI - Construction	Full Cost of Proj.	Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
		MPC Job	MPC Job																	
Golds Gym	100,000			1	Y	-	-	-	-	100,000	-	-	-	-	-	-	-	100,000	100,000	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1400 Key						-	-	-	-	100,000	-	-	-	-	-	-	-	100,000	100,000	

Total CM FEE 3%		-	-	-	-	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
TI - Landlord Work		Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
		Full Cost of Proj.																		
																		-	-	-
Suite 12001 A, Vacant	55,516	47,716		34501503	Y	-	-	20,494	17,511	17,511	-	-	-	-	-	-	-	55,516	70,500	(14,984)
Suite 12001 B, Vacant	70,500					-	-	-	-	-	-				70,500	-	-	70,500	70,500	-
Suite 08802, Vacant	86,295					-	-	-	-	-	-					86,295	-	86,295	86,295	-
Suite 06601, Vacant	76,048					-	-	-	-	-	-					76,048	-	76,048	76,048	-
Suite A06, Curiosity Media	10,895					-	-	-	-	-	-				10,895	-	-	10,895	10,895	-
Suite A05, Performyard, Inc.	7,075						-	-	-	-	-				7,075	-	-	7,075	7,075	-
Suite A04, Livesafe, Inc.	9,090					-	-	-	-	-	-				9,090	-	-	9,090	9,090	-
Unbudgeted																		-	-	-
Suite 9000 LCG	63,332	49775.2	10558	34500025	Y			10,558	-									10,558		10,558
Suite 08801, Livesafe	4,657			3450	Y													-	-	-
TOTAL 1400 Key - NOTE THIS LINE WAS NOT SUMING EVERYTHING ABOVE		483,408	97,491	10,558		-	-	31,052	17,511	17,511	-	-	-	-	97,560	162,343	-	325,977	533,403	(4,426)
I FIXED TO CAPTURE EVERYTHING THRU ROW 78		Total CM FEE 3%				-	-	932	525	525	-	-	-	-	2,927	4,870	-	9,779	16,002	(133)
BI - Non Esc		Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
		Full Cost of Proj.																		
																		-	-	-
Garage Repairs	46,899			34501501	Y	-	1,809	-	-		22,545	22,545			-	-	-	46,899	50,000	(3,101)
Transformer Replacement	4,784			34501502	Y	-	-	4,784		-	-	-	-	-	-	-	-	4,784	10,600	(5,816)
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
TOTAL 1400 Key						-	1,809	4,784	-	-	22,545	22,545	-	-	-	-	-	51,683	60,600	(8,917)
Total CM FEE 3%		0	0			-	54	144	-	-	676	676	-	-	-	-	-	1,550	1,818	(268)
Total CM Fee						-	54	1,075	525	3,525	676	676	-	-	2,927	4,870	-	14,330	20,820	(6,490)

SECTION 4

Leasing Report


Rent Roll

Stacking Plan

1400 Key Boulevard

Leasing Status Report

as of March 31, 2015

BUILDING INFORMATION				
	YR Built:	1965	RSF Office	152,911
	Renovated:	1994	RSF Retail	17,225
	Stories:	12	RSF Storage	2,836
			Total Building	172,972
	Occupancy:	69.31%	Vacant Office	51,681
			Vacant Retail	0
			Vacant Storage	1,412
			Total Vacancy	53,093

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
LiveSafe	1,818	A Level	Apr-15	Relocating to 8th Fl
Curiosity Media	2,026	A Level	Apr-15	Relocating to 12th Fl
PerformYard	1,415	A Level	Aug-15	
Total	5,259			

EXPIRATION SCHEDULE			
Year	SF	% of Total	
Vacant	53,093	30.69%	
2015	16,195	9.36%	
2016	7,645	4.42%	
2017	11,127	6.43%	
2018	3,597	2.08%	
2019	46,936	27.14%	
thereafter	34,379	19.88%	
	172,972	100.00%	

CURRENT VACANCY				
Floor/ Suite	SF	General Space	Condition	
12th Floor	9,400	Partially leased to Curiosity Media		
8th Floor	9,506	Leased to LiveSafe		
6th Floor	9,506			
5th Floor	9,506			
B Level	8,557			
A Level	5,206	Common Area		
Storage	1,412			
Total	53,093			

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GSA-DOD	10,606		Jul-19	
Gold's	17,225		Sep-21	
GSA-01727	25,976		Jul-15	
Total	53,807			

LEASES UNDER NEGOTIATION / LOIs																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs					
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
DivvyCloud	New	2,026	A-Level	May-15	CRESA	2.1 yrs	\$ 28.50	4.50%	2 months	\$ 26.52	\$ 3.67	\$ 7,439	\$ -	\$ -	\$ -	\$ 7,439
Total		2,026									\$ 7,439		\$ -	\$ -	\$ 7,439	

OUTSTANDING PROPOSALS																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
HKI	New	4,344	8th	Sep-15	Cresa	5.3 yrs	\$ 29.50	3.00%	4 months	\$ 25.06	\$ 9.96	\$ 43,271	\$ 15.00	\$ 65,160	\$ -	\$ 108,431	
Total		4,344									\$ 43,271		\$ 65,160	\$ -	\$ 108,431		

DEALS SIGNED 2015																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
LiveSafe	New	4,657	8th	May-15	CRESA	3.3 yrs	\$ 29.00	4.50%	6 months	\$ 24.21	\$ 6.00	\$ 27,962	\$ 2.00	\$ 9,314	\$ 8.00	\$ 37,256	\$ 74,532
Total		0									\$ -		\$ -		\$ -	\$ -	-

DEALS SIGNED 2014																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Curiosity Media	New	4,146	P12	Mar-15		3.0 yrs	\$ 30.00	4.00%	6 months	\$ 25.18	\$ 5.62	\$ 23,296	\$ -	\$ -	\$ -	\$ -	\$ 23,296
PerformYard	New	1,415	A Level #5	Mar-14	None	1.5 yrs	\$ 32.50	3.00%	2 months	\$ 28.92	\$ 2.97	\$ 4,201	\$ -	\$ -	\$ -	\$ -	\$ 4,201
Alqimi	New	1,621	Ground	Jul-14	Summit	3.0 yrs	\$ 30.00	5.00%	3 months	\$ 28.51	\$ 5.67	\$ 9,198	\$ -	\$ -	\$ -	\$ -	\$ 9,198
Oblong Industries	New	1,948	A Level #7	May-14	Summit	5.0 yrs	\$ 31.00	4.00%	5 months	\$ 30.17	\$ 10.07	\$ 19,625	\$ -	\$ -	\$ -	\$ -	\$ 19,625
Starfish	Expansion	4,944	10th	Jan-14	PREP	4.0 yrs	\$ 35.00	3.00%	6 months	\$ 31.09	\$ 8.79	\$ 43,436	\$ -	\$ -	\$ 15.00	\$ 74,160	\$ 117,596
Crown	Renewing	9,481	11th	Apr-14	JM Zell	5.6 yrs	\$ 34.00	3.00%	6 months	\$ 32.54	\$ 12.32	\$ 116,767	\$ -	\$ -	\$ -	\$ -	\$ 116,767
Gold's Gym	Renewal	17,225	C-Level	Oct-14	N/A	7.0 yrs	\$ 15.00	2.00%	0 months	\$ 14.74	\$ 6.69	\$ 115,250	\$ 5.80	\$ 99,905	\$ -	\$ -	\$ 215,155
Total		40,780										\$ 331,773		\$ 99,905		\$ 74,160	\$ 505,838

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



1400 Key Boulevard

as of March 31, 2015

[illegible]

Rosslyn Class A
Lease Comparables
as of March 31, 2015

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

Rosslyn Class B
Lease Comparables
as of
March 31, 2015

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



Rosslyn Retail
Lease Comparables
as of
March 31, 2015

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

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1400 Key Boulevard

Rent Roll
1400 Key Boulevard
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

New Leases

3450	-00C02	GSA 11B-01862	7/10/2015	7/31/2019	10,606								
3450	-08801	LIVESAFE, INC.	6/1/2015	9/30/2018	4,657								

Vacant Suites

3450	-00A10	Vacant			5,206								
3450	-00B01	Vacant			7,594								
3450	-00B02	Vacant			200								
3450	-00B03	Vacant			763								
3450	-05501	Vacant			9,506								
3450	-06601	Vacant			9,506								
3450	-08801	Vacant			4,657								
3450	-08802	Vacant			4,849								
3450	-12001	Vacant			9,400								
3450	-STR03	Vacant			1,412								

Occupied Suites

3450	-00A01	Boundless Spatial, Inc	2/1/2014	12/31/2016	2,091	5,947.15	34.13				RNT	3/1/2016	6,245.12	35.84
		Additional Space	3450	-00A02	2/1/2014	12/31/2016	1,744	4,960.23	34.13		RNT	3/1/2016	5,208.75	35.84
					Total		3,835	10,907.38	0.00					
3450	-00A03	EHR TOTAL SOLUTIONS, LLC	11/1/2013	8/31/2018	1,418	4,016.49	33.99				RNT	8/1/2015	4,137.02	35.01
											RNT	8/1/2016	4,261.09	36.06
											RNT	8/1/2017	4,388.71	37.14
3450	-00A04	LIVESAFE, INC.	9/1/2013	5/31/2015	1,818	5,149.49	33.99							
3450	-00A05	Performyard Inc	3/1/2014	8/31/2015	1,415	4,024.50	34.13			-4,024.50				
3450	-00A06	CURIOSITY MEDIA, INC.	9/1/2013	2/28/2015	2,026	5,618.77	33.28							
3450	-00A07	Oblong Industries Inc	5/1/2014	4/30/2019	1,948	4,951.17	30.50				CON	5/1/2015	-5,149.21	-31.72
											RNT	5/1/2015	5,149.21	31.72
											RNT	5/1/2016	5,355.38	32.99

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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
3450	-00A08	Global Voice Hall, Inc.	9/18/2013	9/30/2018	2,179	6,059.99	33.37			RNT	5/1/2017	5,569.66	34.31
										RNT	5/1/2018	5,792.05	35.68
										RNT	10/1/2015	6,164.75	33.95
										RNT	10/1/2016	6,349.97	34.97
3450	-00A09	Alqimi Analytics & Intelligenc	8/8/2014	9/30/2017	1,621	4,052.50	30.00			RNT	10/1/2017	6,540.63	36.02
										CON	1/1/2016	-4,255.13	-31.50
										RNT	10/1/2015	4,255.13	31.50
										RNT	10/1/2016	4,468.56	33.08
3450	-00C01	Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00		75.00	RTL	10/1/2015	21,961.88	15.30
										RTL	10/1/2016	22,401.11	15.61
										RTL	10/1/2017	22,849.14	15.92
										RTL	10/1/2018	23,306.12	16.24
										RTL	10/1/2019	23,772.24	16.56
										RTL	10/1/2020	24,247.68	16.89
3450	-00C02	GSA 11B-01862	7/10/2010	7/9/2015	10,606	34,606.90	39.16						
3450	-01101	Uber Offices Arlington, LLC	4/15/2013	9/30/2020	8,542	22,728.84	31.93			RNT	10/1/2015	23,412.20	32.89
										RNT	10/1/2016	24,116.91	33.88
										RNT	10/1/2017	24,842.98	34.90
										RNT	10/1/2018	25,590.41	35.95
										RNT	10/1/2019	26,359.19	37.03
3450	-02201	GSA GS 11B-01727	8/1/2014	7/31/2019	9,262	30,325.11	39.29						
		Additional Space	3450	-03301	8/1/2014	7/31/2019	9,262	30,325.11	39.29				
		Additional Space	3450	-04401	8/1/2014	7/31/2019	7,452	24,398.90	39.29				
				Total			25,976	85,049.12		0.00		0.00	
3450	-04402	U.S. CREST	1/1/2013	6/30/2016	1,822	5,798.52	38.19			RNT	1/1/2016	5,973.12	39.34
3450	-07701	Health Communications, Inc.	3/29/2010	3/31/2020	7,831	27,173.57	41.64	999.08		HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										RNT	4/1/2015	27,989.30	42.89
										RNT	4/1/2016	28,831.13	44.18
										RNT	4/1/2017	29,699.07	45.51
										RNT	4/1/2018	30,593.11	46.88
										RNT	4/1/2019	31,513.25	48.29
										STR	4/1/2015	782.51	20.87
										STR	4/1/2016	805.99	21.49
										STR	4/1/2017	830.16	22.14
										STR	4/1/2018	855.07	22.80
										STR	4/1/2019	880.72	23.49
										STR	4/1/2015	575.58	20.87
										STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
		Additional Space	3450	-STR01	4/2/2010	3/31/2020	450	759.72	20.26				
		Additional Space	3450	-STR04	4/2/2010	3/31/2020	331	558.82	20.26				

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
Total				8,612	28,492.11		999.08		0.00	STR	4/1/2019	647.82	23.49
3450	-07702 Digital Barriers Services Ltd.	3/6/2013	2/28/2016	1,675	5,607.06	40.17	100.23			RNT	4/1/2015	5,775.96	41.38
3450	-09901 LCG, Inc.	4/1/2014	8/15/2019	9,506	27,329.75	34.50				CON	4/1/2015	-14,076.80	-17.77
										CON	4/1/2016	-14,500.61	-18.30
										RNT	4/1/2015	28,153.60	35.54
										RNT	4/1/2016	29,001.22	36.61
										RNT	4/1/2017	29,872.61	37.71
										RNT	4/1/2018	30,767.75	38.84
										RNT	4/1/2019	31,694.59	40.01
3450	-10001 Starfish Retention Solutions	4/8/2014	12/31/2017	4,562	13,305.83	16.80				RNT	4/8/2015	13,705.01	17.30
										RNT	4/8/2016	14,115.59	17.82
										RNT	4/8/2017	14,537.57	18.35
3450	-10002 Starfish Retention Solutions	4/8/2014	12/31/2017	4,944	14,420.00	35.00				RNT	4/8/2015	14,852.60	36.05
										RNT	4/8/2016	15,297.56	37.13
										RNT	4/8/2017	15,754.88	38.24
3450	-11001 Crown Consulting, Inc.	1/1/2014	6/30/2019	9,506	27,741.68	35.02				CON	4/1/2015	-27,741.68	-35.02
										CON	4/1/2016	-28,573.45	-36.07
										CON	4/1/2017	-29,428.99	-37.15
										CON	4/1/2018	-30,308.30	-38.26
										RNT	1/1/2016	28,573.45	36.07
										RNT	1/1/2017	29,428.99	37.15
										RNT	1/1/2018	30,308.30	38.26
										RNT	1/1/2019	31,219.29	39.41
3450	-LICS MCI Telecommunications Lease	4/8/1998	12/31/2007	330	1,444.16	52.51							
3450	-STR02 Caitland Construction Company	8/6/2012	7/31/2016	313	541.50	20.76							
Totals:		Occupied Sqft:	69.31% 26 Units	119,879	333,377.01		1,099.31		-3,949.50				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	30.69% 10 Units	53,093									
		Total Sqft:	36 Units	172,972	333,377.01								
Total 1400 Key Boulevard:		Occupied Sqft:	69.31% 26 Units	119,879	333,377.01		1,099.31		-3,949.50				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	30.69% 10 Units	53,093									
		Total Sqft:	36 Units	172,972	333,377.01								

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1400 Key Boulevard
Stacking Plan

as of March 31, 2015

Floor	S to S		Current	Re-measured
12		Vacant: 5,254 sf	9,400	9,506
11		Crown Consulting: 9,506 sf (\$34.00, 3%) LXP 6/30/2019 Renewal: None Termination: LL / TT shall have right to terminate anytime after December 31, 2016 with 270 days notice	9,481	9,506
10		Starfish Retention Services: 9,506 sf (\$35.00, 3%) LXP 12/31/17	9,506	9,506
9		LCG: 9,506 sf (\$34.50, 3%) LXP 8/15/19	9,506	9,506
8		Vacant: 4,849 SF	9,506	9,506
7		Health Communications: 7,831 sf (\$44.21, 3%) LXP 3/31/2020 Renewal: None Term: LL / TT right after year 6 with 270 days notice	9,506	9,506
6		Vacant: 9,506 sf	9,506	9,506
5		Vacant: 9,506 sf	9,506	9,506
4		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,274	9,506
3		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
2		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
1		Uber Offices 8,542 sf (\$31.00 3%) LXP 9/30/20	8,542	8,444
A Level		Performyard: 1,415 sf (\$32.50 3%) LXP 09/15	21,466	21,466
A Level		Curiosity Media: 2,026 sf (\$32) LXP 2/28/15		
A Level		LiveSafe 1,818 sf (\$33.00) LXP 4/30/15		
A Level		Common Area: 5,206 sf		
A Level		Oblong 1,948 sf (\$30.50) LXP 4/30/19		
A Level		Global Voice: 2,179 sf (\$32.41) LXP 9/30/17		
A Level		Alquimi 1,621 sf (\$30.00) 9/30/17		
A Level		Boundless 3,835 sf (\$32.50) LXP 12/31/16		
A Level		E.HR Total Solutions 1,418 sf \$33.00 LXP 8/31/18		
B Level		Vacant: 8,557 sf	8,557	11,344
C Level		Gold's Gym: 17,225 sf (\$23.26 3%) LXP 9/30/21	27,831	28,013
C Level		DOD-Air Force Homeland Security (GS 11B-01862): 10,606 sf (\$39.03, CPI) LXP 7/31/19 Renewals: None Termination Option: Tenant rescinded termination.		
D Level		Gararge		

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

Vacant Office	51,681
Vacant Retail	0
Vacant Storage	1,412
Total Vacancy	53,093

Expiration Key

2015

2016

2017

2018

2019+

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

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

