



1701 NORTH FORT MYER DRIVE
Financial Report
March 31, 2015



Rosslyn Portfolio

Building 1701 N. Ft. Myer Drive

Financial Report

Month Ended March 31, 2015



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SECTION 1

Executive Summary



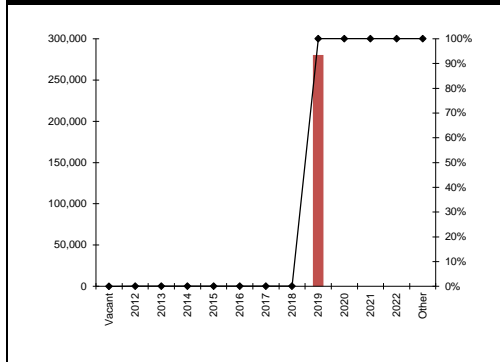
PROPERTY INFORMATION

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

MAJOR TENANTS

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

LEASE EXPIRATION PROFILE



STRATEGY

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

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

CRITICAL ISSUES

* Continue to market building in conjunction with 1200 Wilson Blvd as a potential campus complex for State Department.

ASSET-LEVEL DEBT

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

CASH FLOW PERFORMANCE

Period	Mar-15 YTD	Actual	Budget	PSF
Projected Occupancy	100.0%	100.0%		
Effective Gross Revenue		\$ 2,677,413	\$ 2,914,786	\$ 10
Real Estate Taxes		(327,160)	(327,703)	(1)
Operating Expenses		(554,536)	(590,338)	(2)
Net Operating Income		1,795,717	1,996,745	7
Capital Improvements		(3,600)	-	-
Tenant Improvements		-	-	-
Leasing Commissions		(1,629,313)	-	-
Total Leasing and Capital		(1,632,913)	-	-
CF before Senior Debt Service		162,804	1,996,745	7
Senior Debt Service		(269,287)	(293,078)	
DSCR on NOI		6.67x	6.81x	
DSCR on CF before Senior Debt Service		0.00x	6.81x	
CF after Senior Debt Service		\$ (106,483)	\$ 1,703,667	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

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

RECENT LEASING ACTIVITY

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

LEASE PROPOSALS

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

MAJOR CAPITAL PROJECTS

2015

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3470

Trial Balance
Monday Production DB
1701 N Ft Myer Drive

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Accrual Year to Date Balances for period 03/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	18,406,470.46	
0132-0000	Building	104,303,332.62	
0142-0002	Bldg Impr-Non Escalatable	2,010,978.13	
0142-0020	Bldg Impr-CM Fee	60,221.48	
0202-0001	Def Leasing-Brokerage	1,308,258.33	
0202-0002	Def Leasing-Legal	4,696.25	
0202-0006	Deferred Leas-Monday	356,797.73	
0222-0000	Deferred Financing	456,312.68	
0229-0000	Acc Amort-Def Financing		134,931.15
0250-0000	Def Selling Costs	0.00	
0311-3470	BA9515551400 1701 N.FtMey	1,140,029.03	
0412-0101	Tax and Insurance Reserve	785,128.36	
0412-0102	Required Repairs		0.00
0412-0103	Replacement Reserve	58,405.65	
0412-0104	Leasing Reserve		9.67
0491-0010	Due To/From Managing Agen		7,511.22
0491-0025	Due to/from Monday		0.00
0491-3401	I/E-Rosslyn Series	2,848.69	
0491-3430	I/E-1000 Wilson Boulevard	1,625,879.62	
0491-3435	I/E-1100 Wilson Boulevard	705,000.00	
0491-3440	I/E-1101 Wilson Boulevard		4,364.40
0491-3450	I/E-1400 Key Boulevard		173,269.69
0491-3455	I/E-1401 Wilson Boulevard		229,696.38
0491-3460	I/E-1501 Wilson Boulevard		109,944.65
0491-3465	I/E-1515 Wilson Boulevard	0.03	
0491-3480	I/E-1200 Wilson Boulevard		7,154.07
0511-0000	Tenant A/R	836,236.32	
0512-0000	Accr Tenant A/R	119,199.03	
0513-0000	Accr Tenant Recovery A/R	409,634.40	
0561-0000	Other A/R	46,624.26	
0632-0000	Prepaid Insurance	30,042.82	
0633-0000	Prepaid Taxes	35,659.94	
0711-0001	Due To/From Partner	10,465.98	
2110-0000	Mortgage Notes Payable		26,250,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,660,000.00
2511-0000	Accounts Payable Trade		40,064.28
2552-0000	Accr Miscellaneous		127,131.87
2553-0000	Accr Taxes		314,273.34
2556-0000	Accr Interest/Financing		50,865.42
2591-0000	Prepaid Rents		47,430.68
3311-0001	Retained Earnings		32,764,066.11
3341-0001	Distribution	71,210,352.71	
3421-9999	Mbr Contrib-Misc		138,513,850.05
4111-0000	Office Income		2,475,898.37
4171-0000	Gar/Prkg Income		162,089.00
4371-0000	Utility Reimb Billed		21,633.52
4512-0000	Int Inc-Deposits		23.15
4521-0000	Int Inc-Bank		67.00
4864-0000	Engineering Reimb		160.00
4891-1000	Antenna Income		2,076.39
4891-1100	Back Chg./Repair		15,465.58
5120-0000	Clean-Contract Interior	79,040.61	
5152-0000	Clean-Trash Rem/Recyl-O/S	4,575.00	
5160-0000	Clean-Other	299.03	
5210-0000	Util-Elec-Public Area	83,949.58	
5220-0000	Util-Gas	33,155.52	

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Trial Balance
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Accrual
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Account	Description	Debit	Credit
5250-0000	Util-Water/Sewer-Water	23,191.90	
5310-0000	R&M-Payroll-Gen'l	56,582.23	
5310-1000	R & M Payroll-OT	6,680.98	
5310-2000	R & M Payroll-Taxes	6,331.80	
5310-4000	R & M -Benefits	7,574.67	
5320-0000	R&M-Elev-Maint Contract	9,471.00	
5322-0000	R&M-Elev-Outside Svs	4,958.99	
5330-0000	R&M-HVAC-Contract Svs	2,880.26	
5332-0000	R&M-HVAC-Water Treatment	2,352.90	
5334-0000	R&M-HVAC-Supplies	874.19	
5340-0000	R&M-Electrical-Supplies	998.59	
5360-0000	R&M-Plumbing-Supplies	481.84	
5372-0000	R&M-Fire/Life Safety-O/S	3,829.03	
5380-0000	R&M-GB Interior-Supplies	156.88	
5381-0000	R&M-GB Interior-O/S	5,321.48	
5384-0000	R&M-GB Interior-Pest Cont	1,327.80	
5390-0000	R&M-Other	7,225.77	
5412-0000	Grounds-Landscape-O/S	382.74	
5520-0000	Security-Contract	193.63	
5610-0000	Mgmt Fee-Current Yr	51,389.79	
5710-0000	Adm-Payroll	38,971.22	
5710-1000	Admi-Payroll taxes	3,418.29	
5710-5000	Admin-Other Payroll Exp	5,523.79	
5710-5555	Deferred Compensation	7,219.21	
5730-0000	Adm-Office Exp-Mgmt Rent	6,957.81	
5732-0000	Adm-Office Exp-Mgmt Exps	548.68	
5746-0000	Adm-Office Exp-Telecomm	1,262.22	
5756-0000	Adm-Mgmt Exp-Dues & Subs	2,755.99	
5758-0001	Office/Lunchroom Supplies	462.88	
5758-0002	Internet/IT Contracts	469.78	
5758-0003	Computer Hardware/Software	1,158.51	
5758-0004	Copiers/Office Equipment	395.72	
5758-0005	Phone - Corporate/Teleconferencing	320.07	
5758-0006	Phone - Wireless/Cellular	558.01	
5758-0007	Postage/Delivery	155.06	
5758-0008	Car Service	168.12	
5758-0009	Printing/Reproduction	5.92	
5758-0010	Corporate Events/Gifts	67.29	
5758-0011	Temporary Staffing	5,657.25	
5758-0012	Other Corp Admin Exp	187.72	
5758-0013	Meals	139.88	
5758-0014	Travel	640.82	
5762-0000	Adm-Mgmt Exp-Meals	1.96	
5772-0000	Adm-Other-Tenant Relation	6.87	
5810-0000	Insurance-Policies	16,568.85	
5810-1000	Insurance-Workers Comp	1,263.51	
5841-0000	License/Fees/Permits	743.67	
6110-0000	Electric - Sep Tenant Chg	21,633.55	
6212-0000	Svs Costs-Misc Bldg	362.72	
6320-0000	Parking Exp-Misc	67.76	
6410-0000	Promotion and Advertising	1,598.06	
6411-0000	Leasing Meals & Entertainment	124.19	
6630-0000	Legal	28,554.00	
6632-0000	Misc Professional Serv	8,012.36	
6633-0000	Bank & Credit Card Fees	4,740.73	
6634-0000	Charitable Contributions	183.23	

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Trial Balance
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Accrual

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Account	Description	Debit	Credit
6645-0000	Sales & Use Taxes	404.15	
6710-0000	RE Taxes-General	314,273.34	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	11,886.65	
8201-0000	Mortgage Interest Expense	269,287.47	
8302-0000	Amort-Def Financing	38,417.95	
	Total:	205,111,975.99	205,111,975.99

Database: MONDAYPROD
ENTITY: 3470
Report: MRI_BALST

Corporate Balance Sheet
Monday Production DB
1701 N Ft Myer Drive

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

Mar 2015

Assets

Cash	1,983,553.37
Receivables	1,375,535.73
Current Assets	1,914,114.95
Building and Other Depreciable Assets	126,450,755.00
Intangible Assets	456,312.68
Accumulated Amortization	(134,931.15)

Total Assets	132,045,340.58
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Liabilities

Accounts Payable	40,064.28
Mortgage/Notes Payable	29,910,000.00
Accrued Expenses	492,270.63
Deferred Income	47,430.68

Total Liabilities	30,489,765.59
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Partners Capital and Prior Year Earnings	100,067,563.45
Current Year Earnings	1,488,011.54

Total Partners Capital and Earnings	101,555,574.99
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Total Liabilities and Equity	132,045,340.58
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Database: MONDAYPROD
 ENTITY: 3470
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Mar 2015	Mar 2015			Mar 2015	Mar 2015		
Revenues								
Rental Income								
Office Income	887,486.81	910,841.75	(23,354.94)	-2.56%	2,475,898.37	2,732,525.25	(256,626.88)	-9.39%
Total Office Income	887,486.81	910,841.75	(23,354.94)	-2.56%	2,475,898.37	2,732,525.25	(256,626.88)	-9.39%
Total Rental Income	887,486.81	910,841.75	(23,354.94)	-2.56%	2,475,898.37	2,732,525.25	(256,626.88)	-9.39%
Recoveries								
Total Recoveries	0.00	0.00	0.00		0.00	0.00	0.00	
Garage/Parking Income								
Gar/Prkg Income	63,175.00	49,457.00	13,718.00	27.74%	162,089.00	148,371.00	13,718.00	9.25%
Total Garage/Parking Income	63,175.00	49,457.00	13,718.00	27.74%	162,089.00	148,371.00	13,718.00	9.25%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Deposits	23.15	0.00	23.15	0.00%	23.15	0.00	23.15	0.00%
Int Inc-Bank	2.72	15.00	(12.28)	-81.87%	67.00	45.00	22.00	48.89%
Total Interest and Dividend Income	25.87	15.00	10.87	72.47%	90.15	45.00	45.15	100.33%
Utility Reimbursement								
Utility Reimb Billed	7,042.19	6,010.00	1,032.19	17.17%	21,633.52	20,218.00	1,415.52	7.00%
Total Utility Reimbursement	7,042.19	6,010.00	1,032.19	17.17%	21,633.52	20,218.00	1,415.52	7.00%
Service Income								
Engineering Reimb	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%
Total Service Income	0.00	0.00	0.00		160.00	0.00	160.00	

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Comparative Income Statement
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Monday Production DB
1701 N Ft Myer Drive

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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Mar 2015	Mar 2015			Mar 2015	Mar 2015		
Miscellaneous Income								
Antenna Income	692.13	692.13	0.00	0.00%	2,076.39	2,076.39	0.00	0.00%
Back Chg./Repair	15,310.80	3,850.00	11,460.80	297.68%	15,465.58	11,550.00	3,915.58	33.90%
Total Miscellaneous Income	16,002.93	4,542.13	11,460.80	252.32%	17,541.97	13,626.39	3,915.58	28.74%
Total Interest and Other Income	23,070.99	10,567.13	12,503.86	118.33%	39,425.64	33,889.39	5,536.25	16.34%
Total Revenue	973,732.80	970,865.88	2,866.92	0.30%	2,677,413.01	2,914,785.64	(237,372.63)	-8.14%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(26,346.87)	(26,346.87)	0.00	0.00%	(79,040.61)	(79,040.61)	0.00	0.00%
Clean-Trash Rem/Recyl-O/S	(1,525.00)	(1,525.00)	0.00	0.00%	(4,575.00)	(4,575.00)	0.00	0.00%
Clean-Other	(299.03)	(700.00)	400.97	57.28%	(299.03)	(700.00)	400.97	57.28%
Total Cleaning	(28,170.90)	(28,571.87)	400.97	1.40%	(83,914.64)	(84,315.61)	400.97	0.48%
Utilities								
Util-Elec-Public Area	(32,074.72)	(26,240.00)	(5,834.72)	-22.24%	(83,949.58)	(75,623.00)	(8,326.58)	-11.01%
Util-Gas	(7,028.26)	(6,790.00)	(238.26)	-3.51%	(33,155.52)	(29,094.00)	(4,061.52)	-13.96%
Util-Water/Sewer-Water	(5,965.39)	(3,123.00)	(2,842.39)	-91.01%	(23,191.90)	(9,603.00)	(13,588.90)	-141.51%
Total Utilities	(45,068.37)	(36,153.00)	(8,915.37)	-24.66%	(140,297.00)	(114,320.00)	(25,977.00)	-22.72%
Repair & Maintenance								
R&M-Payroll-Gen'l	(19,774.89)	(21,738.00)	1,963.11	9.03%	(56,582.23)	(63,489.00)	6,906.77	10.88%
R & M Payroll-OT	(1,010.03)	(863.00)	(147.03)	-17.04%	(6,680.98)	(2,526.00)	(4,154.98)	-164.49%
R & M Payroll-Taxes	(1,438.23)	(1,747.00)	308.77	17.67%	(6,331.80)	(6,496.00)	164.20	2.53%
R & M -Benefits	(2,313.63)	(3,299.75)	986.12	29.88%	(7,574.67)	(9,026.75)	1,452.08	16.09%
R&M-Elev-Maint Contract	(3,157.00)	(3,157.00)	0.00	0.00%	(9,471.00)	(9,471.00)	0.00	0.00%
R&M-Elev-Outside Svs	(713.16)	(1,061.47)	348.31	32.81%	(4,958.99)	(2,184.41)	(2,774.58)	-127.02%

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 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Mar 2015	Mar 2015			Mar 2015	Mar 2015		
R&M-HVAC-Contract Svs	(1,361.42)	(1,611.42)	250.00	15.51%	(2,880.26)	(3,130.26)	250.00	7.99%
R&M-HVAC-Water Treatment	0.00	(725.90)	725.90	100.00%	(2,352.90)	(4,287.70)	1,934.80	45.12%
R&M-HVAC-Supplies	0.00	(2,750.00)	2,750.00	100.00%	(874.19)	(4,251.00)	3,376.81	79.44%
R&M-HVAC-Outside Svs	602.00	(3,000.00)	3,602.00	120.07%	0.00	(6,000.00)	6,000.00	100.00%
R&M-Electrical-Supplies	0.00	(1,000.00)	1,000.00	100.00%	(998.59)	(3,000.00)	2,001.41	66.71%
R&M-Electrical-Outside Svs	0.00	(2,750.00)	2,750.00	100.00%	0.00	(2,750.00)	2,750.00	100.00%
R&M-Plumbing-Supplies	(126.02)	(880.00)	753.98	85.68%	(481.84)	(2,640.00)	2,158.16	81.75%
R&M-Plumbing-Outside Svs	0.00	(750.00)	750.00	100.00%	0.00	(750.00)	750.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(250.00)	250.00	100.00%	0.00	(250.00)	250.00	100.00%
R&M-Fire/Life Safety-O/S	(1,677.75)	(4,617.75)	2,940.00	63.67%	(3,829.03)	(5,553.25)	1,724.22	31.05%
R&M-GB Interior-Supplies	0.00	(700.00)	700.00	100.00%	(156.88)	(1,100.00)	943.12	85.74%
R&M-GB Interior-O/S	(4,876.00)	(1,500.00)	(3,376.00)	-225.07%	(5,321.48)	(6,500.00)	1,178.52	18.13%
R&M-GB Interior-Pest Cont	(442.60)	(442.60)	0.00	0.00%	(1,327.80)	(3,827.80)	2,500.00	65.31%
R&M-GB Exterior	0.00	(2,000.00)	2,000.00	100.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Other	(742.80)	(1,875.41)	1,132.61	60.39%	(7,225.77)	(9,092.41)	1,866.64	20.53%
License/Fees/Permits	(463.54)	0.00	(463.54)	0.00%	(743.67)	0.00	(743.67)	0.00%
Total Repair & Maintenance	(37,495.07)	(56,719.30)	19,224.23	33.89%	(117,792.08)	(148,325.58)	30,533.50	20.59%
Roads & Grounds								
Grounds-Landscape-O/S	(127.58)	(128.00)	0.42	0.33%	(382.74)	(384.00)	1.26	0.33%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	0.00	(1,500.00)	1,500.00	100.00%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	0.00	(6,000.00)	6,000.00	100.00%
Total Roads & Grounds	(127.58)	(128.00)	0.42	0.33%	(382.74)	(7,884.00)	7,501.26	95.15%
Security								
Security-Contract	(91.21)	(60.00)	(31.21)	-52.02%	(193.63)	(180.00)	(13.63)	-7.57%
Total Security	(91.21)	(60.00)	(31.21)	-52.02%	(193.63)	(180.00)	(13.63)	-7.57%
Management Fees								
	(17,440.34)	(19,417.02)	1,976.68	10.18%	(51,389.79)	(58,294.82)	6,905.03	11.85%
Total Management Fees	(17,440.34)	(19,417.02)	1,976.68	10.18%	(51,389.79)	(58,294.82)	6,905.03	11.85%

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Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
Administrative								
Adm-Payroll	(12,500.06)	(11,280.00)	(1,220.06)	-10.82%	(38,971.22)	(33,840.00)	(5,131.22)	-15.16%
Admi-Payroll taxes	(804.76)	(870.00)	65.24	7.50%	(3,418.29)	(3,167.00)	(251.29)	-7.93%
Admin-Other Payroll Exp	(1,121.77)	(1,527.31)	405.54	26.55%	(5,523.79)	(4,026.96)	(1,496.83)	-37.17%
Deferred Compensation	0.00	0.00	0.00	0.00%	(7,219.21)	0.00	(7,219.21)	0.00%
Adm-Office Exp-Mgmt Rent	(4,182.42)	(2,332.76)	(1,849.66)	-79.29%	(6,957.81)	(6,998.28)	40.47	0.58%
Adm-Office Exp-Mgmt Exps	(86.74)	0.00	(86.74)	0.00%	(548.68)	0.00	(548.68)	0.00%
Adm-Office Exp-Phone	0.00	(355.00)	355.00	100.00%	0.00	(1,065.00)	1,065.00	100.00%
Adm-Office Exp-Telecomm	(420.74)	(306.25)	(114.49)	-37.38%	(1,262.22)	(918.75)	(343.47)	-37.38%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(778.00)	778.00	100.00%
Adm-Mgmt Exp-Dues & Subs	0.00	(1,200.00)	1,200.00	100.00%	(2,755.99)	(3,647.00)	891.01	24.43%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.96)	0.00	(1.96)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(229.00)	229.00	100.00%
Adm-Other-Tenant Relation	0.00	0.00	0.00	0.00%	(6.87)	0.00	(6.87)	0.00%
Adm - Other - Misc	(1,889.55)	(2,776.25)	886.70	31.94%	(10,387.03)	(9,437.75)	(949.28)	-10.06%
Total Administrative	(21,006.04)	(20,647.57)	(358.47)	-1.74%	(77,053.07)	(64,107.74)	(12,945.33)	-20.19%
Insurance								
Insurance-Policies	(5,522.95)	(5,415.64)	(107.31)	-1.98%	(16,568.85)	(16,246.91)	(321.94)	-1.98%
Insurance-Workers Comp	(421.17)	(454.19)	33.02	7.27%	(1,263.51)	(1,362.57)	99.06	7.27%
Total Insurance	(5,944.12)	(5,869.83)	(74.29)	-1.27%	(17,832.36)	(17,609.48)	(222.88)	-1.27%
Total Property Exp-Escalatable	(155,343.63)	(167,566.59)	12,222.96	7.29%	(488,855.31)	(495,037.23)	6,181.92	1.25%
Real Estate Taxes								
RE Taxes-General	(104,757.78)	(104,757.75)	(0.03)	0.00%	(314,273.34)	(314,273.25)	(0.09)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(3,962.22)	(4,140.04)	177.82	4.30%	(11,886.65)	(12,429.53)	542.88	4.37%
Total Real Estate Taxes	(108,720.00)	(108,897.79)	177.79	0.16%	(327,159.99)	(327,702.78)	542.79	0.17%
Total Escalatable Expenses	(264,063.63)	(276,464.38)	12,400.75	4.49%	(816,015.30)	(822,740.01)	6,724.71	0.82%

Database: MONDAYPROD
 ENTITY: 3470
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

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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	
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(7,042.22)	(6,010.00)	(1,032.22)	-17.18%	(21,633.55)	(20,218.00)	(1,415.55)	-7.00%
Total Non Esc Utilities	(7,042.22)	(6,010.00)	(1,032.22)	-17.18%	(21,633.55)	(20,218.00)	(1,415.55)	-7.00%
Service Costs								
Svs Costs-Misc Bldg	(362.72)	(3,500.00)	3,137.28	89.64%	(362.72)	(10,500.00)	10,137.28	96.55%
Total Service Costs	(362.72)	(3,500.00)	3,137.28	89.64%	(362.72)	(10,500.00)	10,137.28	96.55%
Parking Expenses								
Parking Exp-Misc	0.00	(500.00)	500.00	100.00%	(67.76)	(500.00)	432.24	86.45%
Total Parking Expenses	0.00	(500.00)	500.00	100.00%	(67.76)	(500.00)	432.24	86.45%
Leasing Costs								
Promotion and Advertising	(781.84)	(6,900.00)	6,118.16	88.67%	(1,598.06)	(9,940.00)	8,341.94	83.92%
Leasing Meals & Entertainment	(124.19)	0.00	(124.19)	0.00%	(124.19)	0.00	(124.19)	0.00%
Tenant Relations	0.00	(75.00)	75.00	100.00%	0.00	(225.00)	225.00	100.00%
Lease Obligations	0.00	(12,500.00)	12,500.00	100.00%	0.00	(37,500.00)	37,500.00	100.00%
Total Leasing Costs	(906.03)	(19,475.00)	18,568.97	95.35%	(1,722.25)	(47,665.00)	45,942.75	96.39%
Owner Costs								
Legal	(4,934.70)	(2,083.00)	(2,851.70)	-136.90%	(28,554.00)	(6,249.00)	(22,305.00)	-356.94%
Misc Professional Serv	(3,961.29)	(1,130.51)	(2,830.78)	-250.40%	(8,012.36)	(3,530.51)	(4,481.85)	-126.95%
Bank & Credit Card Fees	(1,581.62)	(1,650.00)	68.38	4.14%	(4,740.73)	(4,950.00)	209.27	4.23%
Charitable Contributions	(183.23)	(688.00)	504.77	73.37%	(183.23)	(688.00)	504.77	73.37%
Sales & Use Taxes	0.00	(333.33)	333.33	100.00%	(404.15)	(999.99)	595.84	59.58%
Total Owner Costs	(10,660.84)	(5,884.84)	(4,776.00)	-81.16%	(41,894.47)	(16,417.50)	(25,476.97)	-155.18%
Total Property Exp-Non Escalatable	(18,971.81)	(35,369.84)	16,398.03	46.36%	(65,680.75)	(95,300.50)	29,619.75	31.08%

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Comparative Income Statement
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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	

Total Operating Expenses	(283,035.44)	(311,834.22)	28,798.78	9.24%	(881,696.05)	(918,040.51)	36,344.46	3.96%
Net Operating Income (Loss)	690,697.36	659,031.66	31,665.70	4.80%	1,795,716.96	1,996,745.13	(201,028.17)	-10.07%
Interest Expense								
Mortgage Interest Expense	(92,754.58)	(100,949.00)	8,194.42	8.12%	(269,287.47)	(293,078.00)	23,790.53	8.12%
Total Interest Expense	(92,754.58)	(100,949.00)	8,194.42	8.12%	(269,287.47)	(293,078.00)	23,790.53	8.12%
Amort of Financing Costs								
Amort-Def Financing	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(38,417.95)	(37,872.27)	(545.68)	-1.44%
Total Amort of Financing Costs	(12,675.35)	(12,624.09)	(51.26)	-0.41%	(38,417.95)	(37,872.27)	(545.68)	-1.44%
Net Income(Loss)	585,267.43	545,458.57	39,808.86	7.30%	1,488,011.54	1,665,794.86	(177,783.32)	-10.67%

CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

Depreciation/Amortization	12,675.35	0.00	12,675.35		38,417.95	0.00	38,417.95
Debt Service Accrual	8,976.25	0.00	8,976.25		0.00	0.00	0.00
Real Estate Tax Accrual	104,757.78	0.00	104,757.78		314,273.34	0.00	314,273.34
Real Estate Tax Prepayment	3,962.22	0.00	3,962.22		(35,659.94)	0.00	(35,659.94)
Insurance Prepayment	5,944.12	0.00	5,944.12		17,832.36	0.00	17,832.36

Change in Capital Assets:

Building Improvements	(3,600.00)	0.00	(3,600.00)		(3,600.00)	0.00	(3,600.00)
Leasing Expenses	(1,629,312.53)	0.00	(1,629,312.53)		(1,629,312.53)	0.00	(1,629,312.53)

Other Balance Sheet Adjustments:

Change in A/R	(106,799.03)	0.00	(106,799.03)		(105,699.03)	0.00	(105,699.03)
Change in A/P	11,613.80	0.00	11,613.80		(2,887.91)	0.00	(2,887.91)

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual Thru: Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Change in Other Liabilities	46,853.97	0.00	46,853.97		15,978.40	0.00	15,978.40	
Change in I/C Balances	465,469.44	0.00	465,469.44		(435,509.49)	0.00	(435,509.49)	
Total Cash Flow Adjustments	<u>(1,079,458.63)</u>	<u>0.00</u>	<u>(1,079,458.63)</u>		<u>(1,826,166.85)</u>	<u>0.00</u>	<u>(1,826,166.85)</u>	
Cash Balances:								
Cash Balance - Beginning of Period	2,477,744.57	0.00	2,477,744.57	0.00%	2,321,708.68	0.00	2,321,708.68	0.00%
Net Income/(Loss)	585,267.43	0.00	39,808.86		1,488,011.54	0.00	(177,783.32)	
+/- Cash Flow Adjustments	<u>(1,079,458.63)</u>	<u>0.00</u>	<u>(1,079,458.63)</u>		<u>(1,826,166.85)</u>	<u>0.00</u>	<u>(1,826,166.85)</u>	
Cash Balance - End of Period	<u>1,983,553.37</u>	<u>0.00</u>	<u>1,438,094.79</u>		<u>1,983,553.37</u>	<u>0.00</u>	<u>317,758.51</u>	
Cash Balance Composition:								
Operating Cash	1,140,029.03	0.00	1,140,029.03		1,140,029.03	0.00	1,140,029.03	
Escrow Cash	<u>843,524.34</u>	<u>0.00</u>	<u>843,524.34</u>		<u>843,524.34</u>	<u>0.00</u>	<u>843,524.34</u>	
Total Cash	<u>1,983,553.37</u>	<u>0.00</u>	<u>1,983,553.37</u>		<u>1,983,553.37</u>	<u>0.00</u>	<u>1,983,553.37</u>	

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

(Note A) - Ending Cash consists of:

1701 N. Fort Myer Drive
BUDGET COMPARISON REPORT
Period Ended March 31, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	(256,627)	The negative variance in Rental Income is primarily due to:
		(256,627)	Budgeted is lower than actual due to actual rent increased to \$38/sf as of March 2015 instead of \$39/sf as of January 2015 (Permanent Variance)
	<u>\$</u>	<u>(256,627)</u>	
B	\$	(25,977)	The negative variance in Utilities expense is primarily due to:
		(8,327)	Budgeted Electric higher than actual due to higher than budgeted KWH cost (Permanent Variance)
		(4,062)	Budgeted Gas higher than actual due to colder than anticipated winter (Permanent Variance)
		(13,589)	Budgeted Water/Sewer is lower than actual due to usage being estimated, account is in the process of being reconciled (Permanent Variance)
	<u>\$</u>	<u>(25,977)</u>	
C	\$	30,534	The positive variance in Repairs and Maintenance expenses is primarily due to:
		1,935	Budgeted HVAC Water Treatment is higher than actual due to consulting services not yet received (Timing Variance)
		3,377	Budgeted HVAC Supplies is higher than actual due to anticipated repairs not required (Timing Variance)
		6,000	Budgeted HVAC Outside Services is higher than actual due to anticipated repairs not required (Timing Variance)
		2,001	Budgeted Electrical Supplies is higher than actual due to anticipated repairs not required (Timing Variance)
		2,750	Budgeted Electrical Outside Services is higher than actual due to anticipated repairs not required (Timing Variance)
		2,158	Budgeted Plumbing Supplies is higher than actual due to anticipated repairs not required (Timing Variance)
		1,724	Budgeted Fire/Life Safety O/S is higher than actual due to anticipated repairs not required (Timing Variance)
		1,179	Budgeted R&M GB Interior O/S higher than actual due to anticipated repairs not required (Timing Invoice)
		2,500	Budgeted R&M GB Interior Pest Control higher than actual due to mass mouse/roach exterminating not yet required (Timing Variance)
		2,000	Budgeted R&M GB Exterior higher than actual due to anticipated repairs not required (Timing Variance)
		4,910	Miscellaneous variance
	<u>\$</u>	<u>30,534</u>	
D	\$	(12,945)	The negative variance in Administrative expense is primarily due to:
		(5,131)	Budgeted Adm.-Payroll lower than actual due to under budget of payroll. (Permanent Variance)
		(1,497)	Budgeted Adm.-Payroll Other Expenses are lower than actual due to under budget of benefits (Permanent Variance)
		(7,219)	Budgeted Deferred Compensation lower than actual due to under budget of deferred compensation (Permanent Variance)
	<u>\$</u>	<u>(12,945)</u>	
E	\$	29,620	The positive variance in Non-Escalatable expenses is primarily due to:
		10,137	Budgeted service costs higher than actual due to no request received for repairs (Timing Variance)
		8,342	Budgeted Promotion & Advertising lower than actual primarily due to closing dinner not yet occurred (Timing Variance)
		37,500	Budgeted lease obligation costs higher than actual due to feasibility study not yet conducted (Timing Variance)
		(22,305)	Budgeted legal fees lower than actual due to costs incurred for lease extension period (Permanent Variance)
	<u>\$</u>	<u>29,620</u>	
F	\$	23,791	The positive variance in interest expense is primarily due to:
		23,791	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
	<u>\$</u>	<u>23,791</u>	
G	\$	(1,629,313)	The negative variance in Leasing Costs is primarily due to:
		(1,308,258)	Budgeted deferred leasing-brokerage Suite E Bldg. DoS higher than actual due costs hitting earlier than budgeted. (Timing Variance)
		(321,054)	Budgeted deferred leasing-legal Suite E Bldg. DoS higher than actual due to costs hitting earlier than budgeted (Timing Variance)
	<u>\$</u>	<u>(1,629,313)</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3470	Monday Production DB	Date: 4/21/2015
	1701 N. Ft. Myer Drive	Time: 11:06 AM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3470-003433	General Services Adminstrtn		Master Occupant Id: Gen1701-1		Day Due: 1	Delq Day:		
	Krystal Payton		01101	Inactive	Last Payment:	4/2/2015	726.90	
	(202) 690-9186							
9/28/2011	REB	RE Tax/BID Escalation	NC	-15,363.13	0.00	0.00	0.00	-15,363.13
8/1/2014	BCI	Back Charge Inc	CH	2,042.28	0.00	0.00	0.00	2,042.28
9/13/2014	HVA	O/T HVAC	CH	2,846.76	0.00	0.00	0.00	2,846.76
9/14/2014	HVA	O/T HVAC	CH	4,270.14	0.00	0.00	0.00	4,270.14
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	640.00
9/20/2014	ENG	Engineering Fee	CH	640.00	0.00	0.00	0.00	640.00
9/21/2014	HVA	O/T HVAC	CH	8,540.28	0.00	0.00	0.00	8,540.28
11/1/2014	CLN	Cleaning	CH	613.26	0.00	0.00	0.00	613.26
12/31/2014	RET	Real Estate Tax	CH	11,656.08	0.00	0.00	11,656.08	0.00
12/31/2014	RET	Real Estate Tax	NC	-23,312.13	0.00	0.00	-23,312.13	0.00
3/1/2015	GAR	Garage	CH	49,457.00	49,457.00	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,184.05	66,184.05	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	66,181.23	66,181.23	0.00	0.00	0.00

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	0.00	0.00	613.26
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage	49,457.00	49,457.00	0.00	0.00	0.00	0.00
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation	-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax	-11,656.05	0.00	0.00	0.00	-11,656.05	0.00
RNT	Commercial Rent	794,205.78	794,205.78	0.00	0.00	0.00	0.00

General Services Adminstrtn Total:	836,236.32	843,662.78	0.00	0.00	-11,656.05	4,229.59
Prepaid:	-46,738.55					
Balance:	789,497.77					

3470-003721	MCI, Inc.		Master Occupant Id: MCI-1701-1		Day Due: 1	Delq Day:		
	Nancy Wright, Lease Admin		PAR01	Current	Last Payment:	3/26/2015	692.13	
	(972) 718-4483							

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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MCI, Inc. Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:	-692.13						
Balance:	-692.13						

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	0.00	0.00	613.26
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage	49,457.00	49,457.00	0.00	0.00	0.00	0.00
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00

Database:	MONDAYPROD	Aged Delinquencies	Page:	2
		Monday Production DB	Date:	4/21/2015
BLDG:	3470	1701 N. Ft. Myer Drive	Time:	11:06 AM
		Period: 03/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		-11,656.05	0.00	0.00	0.00	-11,656.05	0.00
RNT	Commercial Rent		794,205.78	794,205.78	0.00	0.00	0.00	0.00

BLDG 3470 Total:		836,236.32	843,662.78	0.00	0.00	-11,656.05	4,229.59
	Prepaid:	-47,430.68					
	Balance:	788,805.64					

BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning		613.26	0.00	0.00	0.00	0.00	613.26
ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	0.00	1,280.00
GAR	Garage		49,457.00	49,457.00	0.00	0.00	0.00	0.00
HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	0.00	15,657.18
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		-11,656.05	0.00	0.00	0.00	-11,656.05	0.00
RNT	Commercial Rent		794,205.78	794,205.78	0.00	0.00	0.00	0.00

Grand Total:		836,236.32	843,662.78	0.00	0.00	-11,656.05	4,229.59
	Prepaid:	-47,430.68					
	Balance:	788,805.64					

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	4/21/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	11:05 AM	
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: 11/13

Vendor: KAS001 KASTLE SYSTEMS

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

Expense Period: 03/15

Vendor: ARE003 Arent Fox LLP

AL1582890	2/23/2015		State Dept	6630-0000	4,934.70	0.00	4,934.70	4/13/2015	13156	04/15
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Vendor: DEL002 DELAWARE SECRETARY OF STATE

3949541-2015	3/25/2015		BrkPrpAssc2014DELLCF	6632-0000	300.00	0.00	300.00	4/7/2015	5366	04/15
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Vendor: ELE012 Elevator Control Service

0181043-IN	3/10/2015		March20115 Elev Main	5320-0000	3,157.00	0.00	3,157.00	4/7/2015	5367	04/15
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Vendor: GRE017 The Great Eatery, Inc

180589	3/5/2015		snow day eng lunch	5732-0000	27.06	0.00	27.06	4/7/2015	5368	04/15
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Vendor: KBUR01 Kevin Burns

KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	7.52	0.00	7.52	4/6/2015	13144	04/15
KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	3.91	0.00	3.91	4/6/2015	13144	04/15

Vendor: MAY003 Mayer Brown LLP

34932741	3/16/2015		OEI Strategy	6632-0000	564.99	0.00	564.99	4/13/2015	13174	04/15
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ENTITY: 3470

Open Status Report
Monday Production DB
1701 N Ft Myer Drive

Page: 2
Date: 4/21/2015
Time: 11:05 AM

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: MON020 MONDAY PROPERTIES SERVICES, LLC										
DTF0215ROSS	3/16/2015		DUE TO MPS 2/15	0491-0010	29,690.75	0.00	29,690.75	4/7/2015	5369	04/15
Vendor: MPA004 MDISTRICT PARK 1										
118769	2/20/2015		3/1/15 Elcon Parkers	5322-0000	149.91	0.00	149.91			
Vendor: PEA004 Peapod, LLC										
ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	4.08	0.00	4.08	4/6/2015	13146	04/15
Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP										
7971294	3/24/2015		OEI Strategy	6632-0000	129.33	0.00	129.33			
Vendor: REA002 REALDATA MANAGEMENT INC										
AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	362.61	0.00	362.61	4/6/2015	13149	04/15
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
Vendor: TIM007 TIM HELMIG										
ALTHPers0315	3/17/2015		Cab from airport	5758-0008	0.61	0.00	0.61	4/6/2015	13151	04/15
Expense Period 03/15 Total:					40,582.47	0.00	40,582.47			
1701 N Ft Myer Drive Total:					40,064.28	0.00	40,064.28			
Grand Total:					40,064.28	0.00	40,064.28			

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ENTITY:	3470	Monday Production DB	Date:	4/21/2015
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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

5336	3/10/2015	03/15	BEA004	BEAUTIFUL FLOORS						
3470	2nd flr carpet		347002153	5381-0000	6-102	3/3/2015	4/2/2015	4,876.00	0.00	4,876.00
							Check Total:	4,876.00	0.00	4,876.00
5337	3/10/2015	03/15	CIN001	CINTAS CORPORATION #145						
3470	uniforms w/e 2/11/15			5390-0000	145199561	2/11/2015	3/13/2015	115.84	0.00	115.84
							Check Total:	115.84	0.00	115.84
5338	3/10/2015	03/15	CIN002	CINTRON SAFE & LOCK						
3470	door closer pk grg l		347002152	5381-0000	87338	2/19/2015	3/21/2015	445.48	0.00	445.48
							Check Total:	445.48	0.00	445.48
5339	3/10/2015	03/15	DAT003	Datawatch Systems Inc.						
3470	April2015 Fire monit			5520-0000	681962	3/1/2015	3/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
5340	3/10/2015	03/15	ELE012	Elevator Control Service						
3470	Feb2015 Elevator Mai			5320-0000	0180328-IN	2/10/2015	3/12/2015	3,157.00	0.00	3,157.00
							Check Total:	3,157.00	0.00	3,157.00
5341	3/10/2015	03/15	GOT005	Gotham Technologies						
3470	MArch2015 wtr treatm			5332-0000	6900	3/1/2015	3/31/2015	784.30	0.00	784.30
							Check Total:	784.30	0.00	784.30
5342	3/10/2015	03/15	KCS001	KCS Landscape Management, Inc.						
3470	March2015 plant main			5412-0000	14396-12	3/1/2015	3/31/2015	127.58	0.00	127.58
							Check Total:	127.58	0.00	127.58
5343	3/10/2015	03/15	MAR021	MARK'S PLUMBING PARTS &						
3470	solenoid			5360-0000	INV001396794	2/26/2015	3/28/2015	126.02	0.00	126.02
3470	insta hot L200		347002155	6212-0000	INV001398334	3/4/2015	4/3/2015	362.72	0.00	362.72
							Check Total:	488.74	0.00	488.74
5344	3/10/2015	03/15	MAY003	Mayer Brown LLP						

Database: MONDAYPROD		Check Register							Page: 2	
ENTITY: 3470		Monday Production DB							Date: 4/21/2015	
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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							
3470	OEI Strategy			6632-0000	3486870	10/20/2014	11/18/2014	1,132.07	0.00	1,132.07
3470	OEI Strategy			6632-0000	34923004	2/25/2015	3/27/2015	567.59	0.00	567.59
							Check Total:	1,699.66	0.00	1,699.66
5345	3/10/2015	03/15	NEW002	CONSTELLATION NEWENERGY, INC						
3470	Jan2015 Natural Gas			5220-0000	15040-24389-4	2/13/2015	3/15/2015	7,262.69	0.00	7,262.69
							Check Total:	7,262.69	0.00	7,262.69
5346	3/10/2015	03/15	ORK001	Orkin LLC						
3470	Nov2014 exterminator			5384-0000	14657907	2/20/2015	3/22/2015	442.60	0.00	442.60
							Check Total:	442.60	0.00	442.60
5347	3/10/2015	03/15	PRO025	IESI-MD Corporation						
3470	March2015 compactor			5152-0000	1300340323	3/1/2015	3/31/2015	1,050.00	0.00	1,050.00
3470	March2015 recycle			5152-0000	1300340323	3/1/2015	3/31/2015	475.00	0.00	475.00
							Check Total:	1,525.00	0.00	1,525.00
5348	3/10/2015	03/15	RCC001	RCC Group, Inc.						
3470	Engineer snow breakf			5732-0000	1093	2/26/2015	3/28/2015	20.70	0.00	20.70
							Check Total:	20.70	0.00	20.70
5349	3/10/2015	03/15	REA024	Realogic Analytics Inc						
3470	340 ABSTRACTING			5758-0003	32936	2/6/2015	3/8/2015	112.50	0.00	112.50
3470	348 ARGUS			5758-0003	32936	2/6/2015	3/8/2015	87.50	0.00	87.50
							Check Total:	200.00	0.00	200.00
5350	3/10/2015	03/15	SCH016	Schneider Electric Building						
3470	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
5351	3/10/2015	03/15	TEL005	Telco Experts LLC						
3470	Mar2015 Acct3470 Ele			5322-0000	1385150301	3/1/2015	3/31/2015	563.25	0.00	563.25
3470	March2015 Acct 2370			5746-0000	2370150301	3/1/2015	3/31/2015	113.52	0.00	113.52
3470	Mar2015 Acct3470 Pho			5746-0000	1385150301	3/1/2015	3/31/2015	307.22	0.00	307.22

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ENTITY:	3470	Monday Production DB	Date:	4/21/2015
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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: 983.99 0.00 983.99

5352 3/10/2015 03/15 WBM001 W.B. MASON
3470 engineer supplies 5732-0000 I23757686 2/17/2015 3/19/2015 149.98 0.00 149.98

Check Total: 149.98 0.00 149.98

5353 3/10/2015 03/15 WIL020 WILKES ARTIS, CHARTERED
3470 2015 TAX ASSMNT 6716-0000 F1529799 2/13/2015 3/15/2015 1,000.00 0.00 1,000.00

Check Total: 1,000.00 0.00 1,000.00

5354 3/10/2015 03/15 WON001 Wonderlic, Inc.
3470 Addtl Svcs R Pottert 5710-5000 6369238 2/13/2015 3/15/2015 8.92 0.00 8.92

Check Total: 8.92 0.00 8.92

5355 3/18/2015 03/15 CBR005 CBRE, Inc.
3470 CBRE 01637 0202-0001 2015-791225001 2/28/2015 3/30/2015 951,460.60 0.00 951,460.60

Check Total: 951,460.60 0.00 951,460.60

5356 3/18/2015 03/15 FDS001 FD Stonewater, LLC
3470 FD Stone Com 01637 0202-0001 2015-54 3/3/2015 4/2/2015 356,797.73 0.00 356,797.73

Check Total: 356,797.73 0.00 356,797.73

5357 3/18/2015 03/15 MON_LC MONDAY PROPERTIES SERVICES LLC
3470 Monday Comm 01637 0202-0006 34701637-15MC 3/3/2015 4/2/2015 321,054.20 0.00 321,054.20

Check Total: 321,054.20 0.00 321,054.20

5358 3/27/2015 03/15 ABM ABM Janitorial Services-Mid Atlanti
3470 deodorizers 347003153 5160-0000 7789818 3/4/2015 4/3/2015 299.03 0.00 299.03

Check Total: 299.03 0.00 299.03

5359 3/27/2015 03/15 ATS002 At Site Real Estate
3470 Jan2015 BPMS 5390-0000 2015015 1/23/2015 2/22/2015 750.00 0.00 750.00
3470 Feb2015 BPM srvcs 5390-0000 2015058 2/15/2015 3/17/2015 605.17 0.00 605.17

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ENTITY:	3470	Monday Production DB	Date:	4/21/2015
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03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
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				Date
				Due Date
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				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 1,355.17 0.00 1,355.17

5360	3/27/2015	03/15	CIN001	CINTAS CORPORATION #145					
3470	tax w/e 12/31/14			5390-0000	145179289A	12/31/2014	1/30/2015	2.68	2.68
3470	uniform w/e 1/21/15			5390-0000	145189410	1/21/2015	2/20/2015	46.75	46.75
3470	Uniforms w/e 2/18/15			5390-0000	145202930	2/18/2015	3/20/2015	44.10	44.10
3470	uniforms w/e 2/25/15			5390-0000	145206301	2/25/2015	3/27/2015	44.10	44.10

Check Total: 137.63 0.00 137.63

5361	3/27/2015	03/15	KAS002	KASTLE SYSTEMS (VA)					
3470	Mar2015 Operations			5520-0000	548150	2/1/2015	3/3/2015	51.22	51.22

Check Total: 51.22 0.00 51.22

5362	3/27/2015	03/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					
3470	Management Fee			5610-0000	3470_0000000001	2/28/2015	2/28/2015	16,887.08	16,887.08

Check Total: 16,887.08 0.00 16,887.08

5363	3/27/2015	03/15	THO013	Thornton Tomasetti, Inc.					
3470	recaulk ext building			0142-0002	L14000.00-3	4/10/2014	5/10/2014	3,600.00	3,600.00

Check Total: 3,600.00 0.00 3,600.00

5364	3/27/2015	03/15	TRE003	State Corporation Commission					
3470	2015VAAnnualLLCRegF			6632-0000	T027075-3 2015	2/1/2015	3/3/2015	50.00	50.00

Check Total: 50.00 0.00 50.00

12977	3/9/2015	03/15	ALL019	Allied Telecom Group LLC					
3470	208 ALLIED FEB			5758-0002	AL1029354	2/5/2015	3/7/2015	24.26	24.26

Check Total: 24.26 0.00 24.26

12979	3/9/2015	03/15	CDW001	CDW DIRECT LLC					
3470	319 VA SWITCHES			5758-0003	ALSK23764	2/6/2015	3/8/2015	5.81	5.81

Check Total: 5.81 0.00 5.81

12984	3/9/2015	03/15	COM032	COMCAST					
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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3470	Acct# 05613951384012			5758-0001	ALCOMCAST3/15	2/21/2015	3/23/2015	6.92	0.00
							Check Total:	6.92	0.00
12987	3/9/2015	03/15	DAT002	DATA MANAGEMENT INC					
3470	333 TIME CLOCK PLUS			5758-0003	AL351599	2/23/2015	3/25/2015	270.90	0.00
							Check Total:	270.90	0.00
12997	3/9/2015	03/15	KAR002	Kari Blanco					
3470	Staff Meeting lunch			5732-0000	2/26/15-KariB.	2/26/2015	3/28/2015	19.95	0.00
3470	engineer food snow			5732-0000	2/26/15-KariB.	2/26/2015	3/28/2015	9.39	0.00
							Check Total:	29.34	0.00
13000	3/9/2015	03/15	PEA004	Peapod, LLC					
3470	Customer ID ox82558			5758-0001	ALk59542657	2/23/2015	3/25/2015	3.98	0.00
							Check Total:	3.98	0.00
13003	3/9/2015	03/15	RED005	Red Top Cab of Arlington					
3470	Account # 2840200			5758-0008	AL020035	2/15/2015	3/17/2015	6.86	0.00
							Check Total:	6.86	0.00
13005	3/9/2015	03/15	RED007	Redirect, Inc.					
3470	215 SCORE CARD			5758-0002	AL14939	2/16/2015	3/18/2015	45.21	0.00
							Check Total:	45.21	0.00
13009	3/9/2015	03/15	TIM005	TIME WARNER CABLE OF NYC					
3470	2.22 TO 3.21.15			5758-0001	AL24835084	2/22/2015	3/24/2015	0.77	0.00
							Check Total:	0.77	0.00
13012	3/9/2015	03/15	TIM009	Time Warner Cable					
3470	210 2/1/15 #03006530			5758-0002	AL02012015	2/1/2015	3/3/2015	8.09	0.00
							Check Total:	8.09	0.00
13018	3/9/2015	03/15	UNI005	UNITED PARCEL SERVICE					
3470	A148V1			5758-0007	ALA148V1075	2/14/2015	3/16/2015	53.55	0.00

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Check #	Check Date	Check Pd	Vendor/Alternate				Invoice	Invoice	Discount	Check
Entity	Reference		Address ID	Vendor Name		Invoice		Amount	Amount	Amount
			P.O. Number	Account Number	Invoice Number	Date	Due Date			

13041	3/16/2015	03/15	NOV006	Nova Offset Corp						
3470	B.C for Martin Bradl		5758-0001	AL55276	2/27/2015	3/29/2015	123.00	0.00	123.00	

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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: 123.00 0.00 123.00

13046 **3/16/2015** **03/15** **TEL005** **Telco Experts LLC**
3470 Account #1197 5758-0005 AL1197150301 3/1/2015 3/31/2015 28.23 0.00 28.23

Check Total: 28.23 0.00 28.23

13048 **3/16/2015** **03/15** **TEL005** **Telco Experts LLC**
3470 VA-Acct# 1775 3/1/15 5758-0005 AL1775150301 3/1/2015 3/31/2015 61.35 0.00 61.35

Check Total: 61.35 0.00 61.35

13052 **3/16/2015** **03/15** **VER013** **VERIZON WIRELESS**
3470 VA-Acct#720396355000 5758-0006 AL9741394070 2/28/2015 3/30/2015 202.85 0.00 202.85

Check Total: 202.85 0.00 202.85

13057 **3/16/2015** **03/15** **WBM001** **W.B. MASON**
3470 NY C2012992 OFF/ADM 5758-0004 ALIS0334023 2/28/2015 3/30/2015 0.41 0.00 0.41
3470 NY C2012992 OFF/ADM 5758-0001 ALIS0334023 2/28/2015 3/30/2015 9.88 0.00 9.88

Check Total: 10.29 0.00 10.29

13060 **3/16/2015** **03/15** **XER005** **Xerox Financial Services LLC**
3470 VA-Con#010000055900: 5758-0004 AL283094 3/5/2015 4/4/2015 105.49 0.00 105.49

Check Total: 105.49 0.00 105.49

13062 **3/23/2015** **03/15** **ALL019** **Allied Telecom Group LLC**
3470 208 INTRNT ACCESS 5758-0002 AL1030658 3/5/2015 4/4/2015 24.26 0.00 24.26

Check Total: 24.26 0.00 24.26

13063 **3/23/2015** **03/15** **AND013** **Andrew Spey**
3470 1701 Eng Snow Meal 5732-0000 AS3.16.15 3/16/2015 4/15/2015 14.05 0.00 14.05

Check Total: 14.05 0.00 14.05

13067 **3/23/2015** **03/15** **CDW001** **CDW DIRECT LLC**
3470 319 SPARE HD'S 5758-0003 ALSS10104 2/24/2015 3/26/2015 15.76 0.00 15.76

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ENTITY:	3470	Monday Production DB	Date:	4/21/2015
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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: 15.76 0.00 15.76

13069 3/23/2015 03/15 CDW001 CDW DIRECT LLC
3470 319 HD AND RAM 5758-0003 ALSS30748 2/24/2015 3/26/2015 30.22 0.00 30.22

Check Total: 30.22 0.00 30.22

13070 3/23/2015 03/15 DEN005 Deniz Yener
3470 Broker Events/Meals 6411-0000 ALDY031215 3/13/2015 4/12/2015 42.90 0.00 42.90

Check Total: 42.90 0.00 42.90

13074 3/23/2015 03/15 SCH016 Schneider Electric Building
3470 March2015 BAS 5342-0000 010232 3/6/2015 4/5/2015 759.42 0.00 759.42

Check Total: 759.42 0.00 759.42

13077 3/23/2015 03/15 SEA005 SEAMLESSWEB PROFESSIONAL
3470 Lunch for N. Morrill 5758-0013 AL2018163 3/8/2015 4/7/2015 30.81 0.00 30.81

Check Total: 30.81 0.00 30.81

13087 3/30/2015 03/15 CEL003 Celine Van Der Linden-Petty Cash
3470 misc. office supplie 5758-0001 ALPC03/20/15 3/20/2015 4/19/2015 1.42 0.00 1.42
3470 lunch reception cove 5758-0013 ALPC03/20/15 3/20/2015 4/19/2015 0.83 0.00 0.83

Check Total: 2.25 0.00 2.25

13095 3/30/2015 03/15 CIT006 CITISTORAGE INC.
3470 NY 2510 STORAGE FEI 5758-0001 AL0795598 3/2/2015 4/1/2015 6.77 0.00 6.77

Check Total: 6.77 0.00 6.77

13104 3/30/2015 03/15 HEM003 HEM IT, INC
3470 212 HEM Q1 5758-0002 AL1191 3/4/2015 4/3/2015 157.53 0.00 157.53

Check Total: 157.53 0.00 157.53

13106 3/30/2015 03/15 INT023 Interior Foliage Design Inc
3470 NY 3980 APRIL MANTN 5758-0012 AL187259 3/12/2015 4/11/2015 0.79 0.00 0.79

Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3470	Monday Production DB	Date:	4/21/2015
		1701 N Ft Myer Drive	Time:	11:35 AM
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: 0.79 0.00 0.79

13109	3/30/2015	03/15	KAS004	Kaseya US Sales LLC					
3470	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	140.03	140.03

Check Total: 140.03 0.00 140.03

13110	3/30/2015	03/15	NOV006	Nova Offset Corp					
3470	B.C. for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	19.44	19.44

Check Total: 19.44 0.00 19.44

13112	3/30/2015	03/15	PEA004	Peapod, LLC					
3470	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	3.93	3.93

Check Total: 3.93 0.00 3.93

13114	3/30/2015	03/15	PEA004	Peapod, LLC					
3470	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	3.92	3.92

Check Total: 3.92 0.00 3.92

13117	3/30/2015	03/15	QUI006	Quick Messenger Services of DC Inc					
3470	1701 Courier Charges			6411-0000	AL0568822	3/2/2015	4/1/2015	33.65	33.65

Check Total: 33.65 0.00 33.65

13119	3/30/2015	03/15	RED005	Red Top Cab of Arlington					
3470	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	5.10	5.10

Check Total: 5.10 0.00 5.10

13123	3/30/2015	03/15	SOL007	The Solutions Group					
3470	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	18.66	18.66

Check Total: 18.66 0.00 18.66

13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC					
3470	NY #8150200070312472			5758-0001	AL249538334	3/22/2015	4/21/2015	0.81	0.81

Database:	MONDAYPROD	Check Register	Page:	10
ENTITY:	3470	Monday Production DB	Date:	4/21/2015
		1701 N Ft Myer Drive	Time:	11:35 AM
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:	0.81	0.00	0.81	
13127	3/30/2015	03/15	TIM009	Time Warner Cable						
3470	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	10.66	0.00	10.66
						Check Total:	10.66	0.00	10.66	
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE						
3470	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	1.61	0.00	1.61
						Check Total:	1.61	0.00	1.61	
13132	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE						
3470	NY 0721WH/A9826T 3/2			5758-0007	AL000A9826T125	3/21/2015	4/20/2015	37.38	0.00	37.38
						Check Total:	37.38	0.00	37.38	
13135	3/30/2015	03/15	WBM001	W.B. MASON						
3470	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	70.06	0.00	70.06
3470	Rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	3.79	0.00	3.79
						Check Total:	73.85	0.00	73.85	
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC						
3470	NY 010-0007854-002			5758-0004	AL288664	3/13/2015	4/2/2015	14.15	0.00	14.15
						Check Total:	14.15	0.00	14.15	
WT032415	3/24/2015	03/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3470	03-15 Req Repair Dra			0611-0000	WT03172015	3/24/2015	3/24/2015	2,814.68	0.00	2,814.68
						Check Total:	2,814.68	0.00	2,814.68	
021515236	2/17/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3470	02-15 MEZZ LOAN INT			8201-0000	WT41700236-215	2/15/2015	2/15/2015	36,244.16	0.00	36,244.16
						Check Total:	36,244.16	0.00	36,244.16	
031615234	3/16/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3470	0315Portfolio Intere			8201-0000	WT617002340315	3/16/2015	3/16/2015	51,041.66	0.00	51,041.66
3470	0315 Reserve Payment			0611-1600	WT617002340315	3/16/2015	3/16/2015	176,742.55	0.00	176,742.55

Database: MONDAYPROD	Check Register							Page: 11		
ENTITY: 3470	Monday Production DB							Date: 4/21/2015		
1701 N Ft Myer Drive								Time: 11:35 AM		
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

<i>Check Total:</i>							227,784.21	0.00	227,784.21
031615236	3/16/2015	03/15	WEL001	WELLS FARGO BANK		Hand Check			
3470	0315 MezzLoan Intere			8201-0000	WT417002360315 3/16/2015	3/16/2015	32,736.67	0.00	32,736.67
<i>Check Total:</i>							32,736.67	0.00	32,736.67
111420115	3/10/2015	03/15	ZAC001	Accenture LLP		Hand Check			
3470	207 01/15 LSE ADMIN			5758-0011	VC1000751145 2/12/2015	3/14/2015	296.30	0.00	296.30
<i>Check Total:</i>							296.30	0.00	296.30
219151400	2/19/2015	03/15	1400OW	1400 Key		Hand Check			
3470	02-15 LOAN PYMT REC			0491-3450	WT0219151400 2/19/2015	2/19/2015	266,241.71	0.00	266,241.71
<i>Check Total:</i>							266,241.71	0.00	266,241.71
219151501	2/19/2015	03/15	1501OW	1501 Wilson		Hand Check			
3470	02-15 LOAN PYMT REC			0491-3460	WT0219151501 2/19/2015	2/19/2015	513,042.04	0.00	513,042.04
3470	02-15 LOAN PYMT REC			0491-3465	WT0219151501 2/19/2015	2/19/2015	-111,675.35	0.00	-111,675.35
<i>Check Total:</i>							401,366.69	0.00	401,366.69
310151501	3/10/2015	03/15	1501OW	1501 Wilson		Hand Check			
3470	03-15 INTRCO TRANSF			0491-3460	WT0310151501 3/10/2015	3/10/2015	100,000.00	0.00	100,000.00
<i>Check Total:</i>							100,000.00	0.00	100,000.00
317151400	3/17/2015	03/15	1400OW	1400 Key		Hand Check			
3470	03-15 Loan Payment R			0491-3450	WT0317151400 3/17/2015	3/17/2015	597,775.95	0.00	597,775.95
<i>Check Total:</i>							597,775.95	0.00	597,775.95
317151401	3/17/2015	03/15	1401OW	1401 Wilson		Hand Check			
3470	03-15 Loan Payment R			0491-3455	WT0317151401 3/17/2015	3/17/2015	224,740.12	0.00	224,740.12
<i>Check Total:</i>							224,740.12	0.00	224,740.12
40022415A	3/16/2015	03/15	WAS004	WASHINGTON GAS		Hand Check			
3470	1/21-2/19 #361717201			5220-0000	WT3470030315 3/3/2015	3/23/2015	3,979.09	0.00	3,979.09

Database: MONDAYPROD		Check Register						Page: 12	
ENTITY: 3470		Monday Production DB						Date: 4/21/2015	
		1701 N Ft Myer Drive						Time: 11:35 AM	
03/15 Through 03/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
							Check Total:	3,979.09	0.00 3,979.09
470021015	3/2/2015	03/15	WAS004	WASHINGTON GAS		Hand Check			
3470	12/19-1/21#361717201			5220-0000	WT347021015	2/10/2015	3/2/2015	4,136.89	0.00 4,136.89
							Check Total:	4,136.89	0.00 4,136.89
470030615	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3470	1/16-2/23/15 #091441			5250-0000	WT3470030615	3/6/2015	3/25/2015	9,780.00	0.00 9,780.00
							Check Total:	9,780.00	0.00 9,780.00
720151501	3/17/2015	03/15	1501OW	1501 Wilson		Hand Check			
3470	03-15 Loan payent re			0491-3460	WT0317151501	3/17/2015	3/17/2015	-100,868.05	0.00 -100,868.05
3470	03-15 Loan payment r			0491-3465	WT0317151501	3/17/2015	3/17/2015	924,200.86	0.00 924,200.86
							Check Total:	823,332.81	0.00 823,332.81
MEX012015	2/2/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check			
3470	01/2015 EXPENSES			5758-0003	WTAMEX012015	1/28/2015	2/2/2015	3.74	0.00 3.74
3470	01/2015 EXPENSES			5758-0008	WTAMEX012015	1/28/2015	2/2/2015	31.92	0.00 31.92
3470	01/2015 EXPENSES			5758-0013	WTAMEX012015	1/28/2015	2/2/2015	11.69	0.00 11.69
3470	01/2015 EXPENSES			5758-0014	WTAMEX012015	1/28/2015	2/2/2015	138.84	0.00 138.84
							Check Total:	186.19	0.00 186.19
MEX022015	3/6/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check			
3470	02/2015 EXPENSES			5758-0001	WTAMEX022015	2/28/2015	3/6/2015	8.96	0.00 8.96
3470	319 02/2015 EXPENSES			5758-0003	WTAMEX022015	2/28/2015	3/6/2015	9.84	0.00 9.84
3470	02/2015 EXPENSES			5758-0008	WTAMEX022015	2/28/2015	3/6/2015	28.99	0.00 28.99
3470	02/2015 EXPENSES			5758-0012	WTAMEX022015	2/28/2015	3/6/2015	15.36	0.00 15.36
3470	02/2015 EXPENSES			5758-0013	WTAMEX022015	2/28/2015	3/6/2015	17.76	0.00 17.76
3470	02/2015 EXPENSES			5758-0014	WTAMEX022015	2/28/2015	3/6/2015	159.85	0.00 159.85
3470	02/2015 EXPENSES			6411-0000	WTAMEX022015	2/28/2015	3/6/2015	47.64	0.00 47.64
3470	02/2015 EXPENSES			6634-0000	WTAMEX022015	2/28/2015	3/6/2015	183.23	0.00 183.23
							Check Total:	471.63	0.00 471.63
1701 N Ft Myer Drive Total:								4,412,237.02	0.00 4,412,237.02

Database: MONDAYPROD			Check Register					Page: 13		
ENTITY: 3470			Monday Production DB					Date: 4/21/2015		
			1701 N Ft Myer Drive					Time: 11:35 AM		
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

Grand Total: 4,412,237.02 0.00 4,412,237.02

1701 North Ft. Myer February 1, 2015	ACCT	AC 4/3/15		Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
	LEASING	af 4/8/15																	
Management Fees	MGMT	MH 4/7/15			17,062	16,887	17,440	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	227,417	234,322	(6,905)
					17,062	16,887	17,440	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	227,417	234,322	(6,905)
Leasing Commission - OB																			
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
DoS - 5 year Renewal		why no code			-	0	951,461	-	-	-	-	-	-	-	-	-	951,461	3,954,787	(3,003,326)
DOS - 15 year Renewal						0	-	-	-	-	-	-	-	2,236,467	-	-	2,236,467	-	2,236,467
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 951,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,236,467	\$ -	\$ -	\$ 3,187,927	\$ 3,954,787	(766,860)
Leasing Commission - CO																			
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
DoS - 5 year Renewal		why no code			-	0	356,798	-	-	-	-	-	-	-	-	-	356,798	988,697	(631,899)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	638,991	-	-	638,991	-	638,991
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 356,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638,991	\$ -	\$ -	\$ 995,788	\$ 988,697	7,091
Leasing Commission - MPS																			
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
DoS - 5 year Renewal		why no code			-	0	321,054	-	-	-	-	-	-	-	-	-	321,054	988,697	(667,643)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	1,038,360	-	-	1,038,360	-	1,038,360
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ 321,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,360	\$ -	\$ -	\$ 1,359,414	\$ 988,697	370,717
Leasing Commission - Legal																			
1701 North Ft. Myer			Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
DoS - 5 year Renewal				Y	-	0	-	5,000	-	-	-	-	-	-	-	-	5,000	14,084	(9,084)
DOS - 15 year Renewal					-	0	-	-	-	-	-	-	-	15,000	-	-	15,000	-	15,000
					-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
					-	0	-	-	-	-	-	-	-	0	-	-	-	-	-
TOTAL 1701 North Ft. Myer					\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 20,000	\$ 14,084	5,916
TI - LL	Original	Revised																	
	MPC Job	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
Suite All, DoS Renewal #1					-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
TOTAL 1701 North Ft. Myer	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
					-	-	-	-	-	-	-	-	-	-	-	-	-	27,450	(27,450)
BI - Non Esc	Original	Revised																	
	MPC Job	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
Garage Repair (\$30K every year in accordance with Goldman PCA)				Y	-	-	-	-	-	30,000	-	-	-	-	-	-	30,000	30,000	-
Recaulk Lobby & Mezzanin Levels			34701401	Y			3,600		13,067	16,667	1,666						35,000	50,000	(15,000)
TOTAL 1701 North Ft. Myer					-	-	3,600	-	13,067	46,667	1,666	-	-	-	-	-	65,000	80,000	(15,000)
					-	-	108	-	392	1,400	50	-	-	-	-	-	1,950	2,400	(450)
					-	-	108	-	392	1,400	50	-	-	-	-	-	1,950	29,850	(27,900)


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1701 North Fort Myer Drive

Leasing Status Report

as of March 31, 2015

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

2015 -2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total			0	

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

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

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

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

1701 N. Fort Myer Drive

as of 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

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

Rent Roll
1701 N. Ft. Myer Drive
3/31/2015

Page: 1
Date: 4/21/2015
Time: 11:31 AM

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

Occupied Suites

3470	-01101	General Services Adminstrtn	7/1/2014	6/30/2019	23,355	73,957.50	38.00		63,175.00	CON	4/1/2015	-475,730.30	-244.43
		Additional Space	3470	-02201	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-03301	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-04401	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-05501	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-06601	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-07701	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-08801	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-09901	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-10001	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-11001	7/1/2014	6/30/2019	23,355	73,957.50	38.00				
		Additional Space	3470	-12001	7/1/2014	6/30/2019	23,354	73,954.33	38.00				
		Total				280,259	887,486.83	0.00	63,175.00				
3470	-PAR01	MCI, Inc.	6/1/1992	5/31/2003	0	692.13							
Totals:		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96	0.00		63,175.00				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							
Total 1701 N Ft Myer Drive:		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96	0.00		63,175.00				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							
Grand Total:		Occupied Sqft:	100.00%	12 Units	280,259	888,178.96	0.00		63,175.00				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	888,178.96							

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

RSF Office280,259

RSF Retail0

RSF Storage

Total Building RSF280,259

Vacant Office0

Vacant Retail0

Vacant Storage0

Total Vacancy0

Expiration Key

20152016201720182019+

Storage

280,259281,677

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

