



1515 WILSON BOULEVARD
Financial Report
February 28, 2015



Rosslyn Portfolio

Building 1515 Wilson Boulevard

Financial Report

Month Ended February 28, 2015



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SECTION 1

Executive Summary



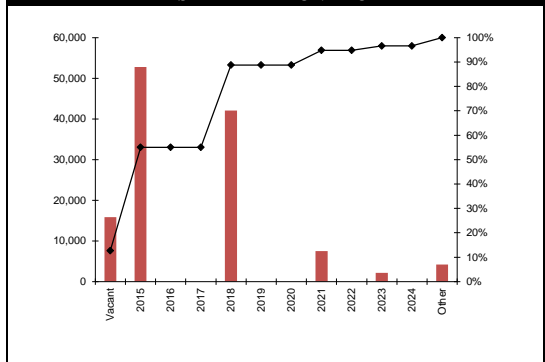
PROPERTY INFORMATION

Property Name	1515 Wilson
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	12
Asset Quality	B
Total SF	125,573
Leased	88%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
Tetra Tech	51,920	Nov-15
GSA-DoD	23,628	Oct-13
GSA-DoD	15,783	Oct-18

LEASE EXPIRATION PROFILE



STRATEGY

The newly repositioned retail spaces, exterior facade and renovated interior common areas together with 2012's full lobby renovation has positioned the asset as premium, top quality Class B building (together with 1501 Wilson). Given the current competitive landscape as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to absorb the approximate 12k rsf of current vacant office space.

CRITICAL ISSUES

* Continue to proactively manage Tetra Tech relationship and finalize renewal.

ASSET-LEVEL DEBT

Appraised Value	\$ 40,900,000	as of	Dec-14
Senior Debt	\$ 20,375,000	50% LTV	LIBOR + 548 May-17

CASH FLOW PERFORMANCE

Period	Feb-15 YTD	Actual	Budget	PSF
Projected Occupancy		87.8%	84.1%	
Effective Gross Revenue		734,366	709,860	\$ 6
Real Estate Taxes		(63,525)	(62,551)	(0)
Operating Expenses		(265,269)	(239,148)	(2)
Net Operating Income		405,572	408,161	3
Tenant Improvements		(2,988)	(49,440)	(0)
Leasing Commissions		-	(566,158)	(5)
Capital Improvements		(791)	(156,560)	(1)
Total Leasing and Capital		(3,779)	(772,158)	(6)
CF before Senior Debt Service		401,793	(363,997)	(3)
Senior Debt Service		(212,547)	(249,828)	
DSCR on NOI		1.91x	1.63x	
DSCR on CF before Senior Debt Service		1.89x	0.00x	
CF after Senior Debt Service		\$ 189,246	\$ (613,825)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The property is 88% leased. The potential leasing exposure of 52,000 rsf due to Tetra Tech (AMTI)'s lease termination right in June 2013 has lapsed, however, the natural LXD of November 2015 is quickly approaching. Continuing to monitor and maintain frequent communication with Tetra Tech is a primary focus of the MP leasing property management teams.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Dec-14/ Oct-13	GSA DoD	5th-6th	23,628	Renewal	\$38.00	0.00%	2 mos.	\$5.00	5 yrs.	\$36.75

LEASE PROPOSALS

Date / LCD	Tenant	Suite	Type	SF	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Nov-15	Tetra Tech	3rd,9th-12th	Renewal	52,784	No	\$36.00	2.50%	6 mos.	\$50.00	6 yrs.	\$22.23

MAJOR CAPITAL PROJECTS

2015 Budget

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3465

Trial Balance
Monday Production DB
1515 Wilson Boulevard

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Accrual Year to Date Balances for period 02/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	9,221,652.46	
0132-0000	Building	30,872,488.67	
0142-0002	Bldg Impr-Non Escalatable	4,805,127.43	
0142-0020	Bldg Impr-CM Fee	143,068.58	
0152-0001	Equip-Furniture/Fixtures	3,589.23	
0162-0001	TI-Construction	633,522.60	
0162-0004	TI-Landlord Work	1,264,741.19	
0162-0020	TI-CM Fee	54,015.47	
0202-0001	Def Leasing-Brokerage	360,098.52	
0202-0002	Def Leasing-Legal	69,044.10	
0202-0006	Deferred Leas-Monday	357,020.71	
0222-0000	Deferred Financing	310,981.94	
0229-0000	Acc Amort-Def Financing		83,318.66
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	0.00	
0491-0010	Due To/From Managing Agen		6,344.71
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard		14,189.32
0491-3435	I/E-1100 Wilson Boulevard	15,554.15	
0491-3450	I/E-1400 Key Boulevard	47,155.75	
0491-3455	I/E-1401 Wilson Boulevard	60,437.24	
0491-3460	I/E-1501 Wilson Boulevard	7,513,409.04	
0491-3470	I/E-1701 N.Ft. MyerDrive		0.02
0511-0000	Tenant A/R	275,743.35	
0512-0000	Accr Tenant A/R	25,506.11	
0513-0000	Accr Tenant Recovery A/R	22,971.08	
0581-0000	Res for Bad Debts-Billed		157,413.30
0632-0000	Prepaid Insurance	20,429.79	
0633-0000	Prepaid Taxes	15,134.61	
0711-0001	Due To/From Partner	14,656.92	
2110-0000	Mortgage Notes Payable		11,625,000.00
2122-0000	Sr Mezzanine Mtge Pay		8,750,000.00
2511-0000	Accounts Payable Trade		31,457.60
2514-0000	A/P-Seller Obligations		35,004.42
2517-0000	A/P-Tenant		6,136.39
2552-0000	Accr Miscellaneous		128,686.36
2553-0000	Accr Taxes		59,498.54
2556-0000	Accr Interest/Financing		50,434.03
2571-0000	Security Deposits		203,304.45
2572-0001	Tenant LOC		182,090.00
2572-0002	Tenant LOC Offset	182,090.00	
2591-0000	Prepaid Rents		215,821.71
3311-0001	Retained Earnings		4,385,363.11
3341-0001	Distribution	19,280,438.69	
3421-9999	Mbr Contrib-Misc		49,459,489.77
4111-0000	Office Income		640,669.34
4121-0000	Retail Income		46,835.30
4151-0000	Storage Income		11,616.12
4311-0000	Oper Exp Rec-Billed		9,606.88
4331-0000	R/E Tax Rec-Billed		2,035.24
4332-0000	R/E Tax Rec-Accrual		3,281.52
4371-0000	Utility Reimb Billed		7,598.26
4521-0000	Int Inc-Bank		28.50
4861-1000	O/T HVAC Serv Income		11,118.00
4862-1500	Locks/Keys Income		894.24
4863-2700	Cleaning		682.74

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Account	Description	Debit	Credit
5120-0000	Clean-Contract Interior	23,800.68	
5121-0000	Clean- Vacancy Credit		1,501.76
5152-0000	Clean-Trash Rem/Recyl-O/S	1,757.87	
5160-0000	Clean-Other	304.98	
5210-0000	Util-Elec-Public Area	31,993.65	
5220-0000	Util-Gas	19,967.79	
5250-0000	Util-Water/Sewer-Water	1,557.81	
5310-0000	R&M-Payroll-Gen'l	22,475.37	
5310-1000	R & M Payroll-OT	4,849.04	
5310-2000	R & M Payroll-Taxes	3,087.39	
5310-4000	R & M -Benefits	5,407.24	
5320-0000	R&M-Elev-Maint Contract	3,000.00	
5322-0000	R&M-Elev-Outside Svs	1,820.13	
5330-0000	R&M-HVAC-Contract Svs	1,923.34	
5332-0000	R&M-HVAC-Water Treatment	1,160.46	
5336-0000	R&M-HVAC-Outside Svs	4,263.36	
5342-0000	R&M-Electrical-Outside Svs	99.79	
5360-0000	R&M-Plumbing-Supplies	437.63	
5372-0000	R&M-Fire/Life Safety-O/S	5,849.14	
5380-0000	R&M-GB Interior-Supplies	1,605.77	
5381-0000	R&M-GB Interior-O/S	6,990.68	
5384-0000	R&M-GB Interior-Pest Cont	848.48	
5385-0000	R&M-GB Interior-Plant Mnt	577.08	
5388-0000	R&M-GB Exterior	1,476.00	
5390-0000	R&M-Other	5,908.07	
5412-0000	Grounds-Landscape-O/S	310.00	
5430-0000	Grounds-Snow Rem-Supplies	1,149.18	
5520-0000	Security-Contract	6,406.20	
5540-0000	Security-Other	398.60	
5610-0000	Mgmt Fee-Current Yr	16,507.28	
5710-0000	Adm-Payroll	16,632.33	
5710-1000	Admi-Payroll taxes	1,721.67	
5710-5000	Admin-Other Payroll Exp	3,114.01	
5710-5555	Deferred Compensation	10,121.72	
5730-0000	Adm-Office Exp-Mgmt Rent	6,690.27	
5732-0000	Adm-Office Exp-Mgmt Exps	758.66	
5734-0000	Adm-Office Exp-Phone	757.71	
5740-0000	Adm-Office Exp-Equip Leas	329.79	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,505.07	
5758-0001	Office/Lunchroom Supplies	168.91	
5758-0002	Internet/IT Contracts	75.23	
5758-0003	Computer Hardware/Software	758.49	
5758-0004	Copiers/Office Equipment	148.60	
5758-0005	Phone - Corporate/Teleconferencing	116.78	
5758-0006	Phone - Wireless/Cellular	232.91	
5758-0007	Postage/Delivery	65.30	
5758-0008	Car Service	53.10	
5758-0009	Printing/Reproduction	3.84	
5758-0010	Corporate Events/Gifts	45.45	
5758-0011	Temporary Staffing	2,994.95	
5758-0012	Other Corp Admin Exp	87.36	
5758-0013	Meals	246.65	
5758-0014	Travel	189.64	
5762-0000	Adm-Mgmt Exp-Meals	1.18	
5772-0000	Adm-Other-Tenant Relation	758.23	
5810-0000	Insurance-Policies	5,465.04	

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Accrual

Year to Date Balances for period 02/15
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Account	Description	Debit	Credit
5810-1000	Insurance-Workers Comp	1,293.00	
6110-0000	Electric - Sep Tenant Chg	6,850.02	
6111-0000	Water/Sewer - Sep Tenant Chg	748.24	
6212-0000	Svs Costs-Misc Bldg	11,962.08	
6214-0000	Svs Costs-Cleaning	1,103.50	
6312-0000	Parking Exp-Non Operator	1,000.00	
6320-0000	Parking Exp-Misc	1,448.19	
6410-0000	Promotion and Advertising	948.51	
6411-0000	Leasing Meals & Entertainment	2,336.79	
6412-0000	Leasing Miscellaneous	2,584.59	
6420-0000	Lease Obligations	2,811.85	
6630-0000	Legal	78.81	
6632-0000	Misc Professional Serv	3,090.79	
6634-0000	Charitable Contributions	600.00	
6645-0000	Sales & Use Taxes	938.34	
6710-0000	RE Taxes-General	59,498.54	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	3,026.92	
8102-0000	Int Exp-Security Deposit	3.82	
8201-0000	Mortgage Interest Expense	212,543.41	
8302-0000	Amort-Def Financing	17,699.36	
Total:		76,129,420.29	76,129,420.29

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Balance Sheet
Monday Production DB
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Accrual Report includes an open period. Entries are not final.

Feb 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	9,221,652.46
Building	30,872,488.67
BLDG IMPROVEMENTS	4,948,196.01
EQUIPMENT	3,589.23
TENANT IMPROVEMENTS	1,952,279.26
DEFERRED LEASING	786,163.33

Total Direct Investments in Real Property	47,784,368.96
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Indirect Investments in Real Property

Mortgage Note Rec	14,656.92
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Total Indirect Investments in Real Property	14,656.92
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Total Investments in Real Property	47,799,025.88
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Accounts and Notes Receivable, net

I/E-Unallocated	(6,344.71)
Tenant A/R	275,743.35
Accr Tenant A/R	25,506.11
Accr Tenant Recovery A/R	22,971.08
Res for Bad Debts-Billed	(157,413.30)

Total Accounts and Notes Receivable, net	160,462.53
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	310,981.94
Acc Amort-Def Financing	(83,318.66)

Total Deferred Financing	227,663.28
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Other Assets

Deposits	0.00
Prepaid Insurance	20,429.79
Prepaid Taxes	15,134.61

Total Other Assets	35,564.40
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Total Def Financing & Other Assets	263,227.68
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TOTAL ASSETS	48,222,716.09
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LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable	11,625,000.00
Sr Mezzanine Mtge Pay	8,750,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	20,375,000.00
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Feb 2015

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade	31,457.60
A/P-Seller Obligations	35,004.42
A/P-Tenant	6,136.39
Accr Miscellaneous	128,686.36
Accr Taxes	59,498.54
Accr Interest/Financing	50,434.03
Deferred Liability	0.00
Security Deposits	203,304.45
Prepaid Rents	215,821.71

Total Accounts Payable, Accrued Exp & Other	730,343.50
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TOTAL LIABILITIES	21,105,343.50
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EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL	4,385,363.11
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Total Partners'/Members' Equity	4,385,363.11
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Partners'/Members' Contributions

MEMBERS CONTRIB	49,459,489.77
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Total Partners'/Members' Contributions	49,459,489.77
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Partners'/Members' Distributions

PARTNERS DISTRIB	(19,280,438.69)
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Total Partners'/Members' Distributions	(19,280,438.69)
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I/E Adjustments

I/E-RosslynOfficeProp LLC	(7,622,366.84)
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Total I/E Adjustments	(7,622,366.84)
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Current Year Profit (Loss)	175,325.24
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Total Current & Prior Profit (Loss)	175,325.24
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TOTAL EQUITY ACCOUNTS	27,117,372.59
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TOTAL LIABILITY AND EQUITY	48,222,716.09
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1515 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Revenues								
Rental Income								
Office Income	320,462.39	320,276.95	185.44	0.06%	640,669.34	640,553.90	115.44	0.02%
Total Office Income	320,462.39	320,276.95	185.44	0.06%	640,669.34	640,553.90	115.44	0.02%
Retail Income								
Retail Income	23,417.65	23,417.65	0.00	0.00%	46,835.30	46,835.30	0.00	0.00%
Total Retail Income	23,417.65	23,417.65	0.00		46,835.30	46,835.30	0.00	
Storage Income	8,304.96	3,243.26	5,061.70	156.07%	11,616.12	6,486.52	5,129.60	79.08%
Storage Income	8,304.96	3,243.26	5,061.70	156.07%	11,616.12	6,486.52	5,129.60	79.08%
Total Rental Income	352,185.00	346,937.86	5,247.14	1.51%	699,120.76	693,875.72	5,245.04	0.76%
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Billed	4,803.44	2,763.95	2,039.49	73.79%	9,606.88	5,527.90	4,078.98	73.79%
Total Operating Expense Reimb	4,803.44	2,763.95	2,039.49	73.79%	9,606.88	5,527.90	4,078.98	73.79%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	1,017.62	1,978.13	(960.51)	-48.56%	2,035.24	3,956.26	(1,921.02)	-48.56%
R/E Tax Rec-Accrual	1,640.76	0.00	1,640.76	0.00%	3,281.52	0.00	3,281.52	0.00%
Total Real Estate Tax Reimb	2,658.38	1,978.13	680.25	34.39%	5,316.76	3,956.26	1,360.50	34.39%
Total Recoveries	7,461.82	4,742.08	2,719.74	57.35%	14,923.64	9,484.16	5,439.48	57.35%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	15.27	44.00	(28.73)	-65.30%	28.50	88.00	(59.50)	-67.61%

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1515 Wilson Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Feb 2015	Current Period Budget Feb 2015	Variance		Actual Feb 2015	Year-To-Date Budget Feb 2015	Variance
Total Interest and Dividend Income	15.27	44.00	(28.73)	-65.30%	28.50	88.00	(59.50) -67.61%
Utility Reimbursement							
Utility Reimb Billed	3,918.41	2,933.00	985.41	33.60%	7,598.26	5,866.00	1,732.26 29.53%
Total Utility Reimbursement	3,918.41	2,933.00	985.41	33.60%	7,598.26	5,866.00	1,732.26 29.53%
Service Income							
O/T HVAC Serv Income	11,118.00	0.00	11,118.00	0.00%	11,118.00	0.00	11,118.00 0.00%
Locks/Keys Income	0.00	0.00	0.00	0.00%	894.24	0.00	894.24 0.00%
Cleaning	682.74	223.00	459.74	206.16%	682.74	446.00	236.74 53.08%
Total Service Income	11,800.74	223.00	11,577.74	5191.81%	12,694.98	446.00	12,248.98 2746.41%
Miscellaneous Income							
Misc Other Income	0.00	0.00	0.00	0.00%	0.00	100.00	(100.00) -100.00%
Total Miscellaneous Income	0.00	0.00	0.00		0.00	100.00	(100.00) -100.00%
Total Interest and Other Income	15,734.42	3,200.00	12,534.42	391.70%	20,321.74	6,500.00	13,821.74 212.64%
Total Revenue	375,381.24	354,879.94	20,501.30	5.78%	734,366.14	709,859.88	24,506.26 3.45%
Operating Expenses							
Escalatable Expenses							
Property Exp-Escalatable							
Cleaning							
Clean-Contract Interior	(11,900.34)	(11,900.00)	(0.34)	0.00%	(23,800.68)	(23,800.00)	(0.68) 0.00%
Clean- Vacancy Credit	750.78	718.00	32.78	4.57%	1,501.76	1,436.00	65.76 4.58%
Clean-Trash Rem/Recyl-O/S	(908.37)	(837.50)	(70.87)	-8.46%	(1,757.87)	(1,475.00)	(282.87) -19.18%
Clean-Other	0.00	0.00	0.00	0.00%	(304.98)	0.00	(304.98) 0.00%
Total Cleaning	(12,057.93)	(12,019.50)	(38.43)	-0.32%	(24,361.77)	(23,839.00)	(522.77) -2.19%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Utilities								
Util-Elec-Public Area	(14,516.52)	(12,851.00)	(1,665.52)	-12.96%	(31,993.65)	(26,501.00)	(5,492.65)	-20.73%
Util-Gas	(11,478.96)	(7,116.00)	(4,362.96)	-61.31%	(19,967.79)	(13,307.00)	(6,660.79)	-50.05%
Util-Water/Sewer-Water	(690.89)	(1,781.00)	1,090.11	61.21%	(1,557.81)	(2,763.00)	1,205.19	43.62%
Total Utilities	(26,686.37)	(21,748.00)	(4,938.37)	-22.71%	(53,519.25)	(42,571.00)	(10,948.25)	-25.72%
Repair & Maintenance								
R&M-Payroll-Gen'l	(10,181.81)	(9,763.00)	(418.81)	-4.29%	(22,475.37)	(20,371.00)	(2,104.37)	-10.33%
R & M Payroll-OT	(3,987.79)	(392.00)	(3,595.79)	-917.29%	(4,849.04)	(813.00)	(4,036.04)	-496.44%
R & M Payroll-Taxes	(1,495.04)	(1,008.00)	(487.04)	-48.32%	(3,087.39)	(2,353.00)	(734.39)	-31.21%
R & M -Benefits	(3,102.91)	(1,835.01)	(1,267.90)	-69.09%	(5,407.24)	(3,428.70)	(1,978.54)	-57.71%
R&M-Elev-Maint Contract	(1,500.00)	(1,500.00)	0.00	0.00%	(3,000.00)	(3,000.00)	0.00	0.00%
R&M-Elev-Outside Svs	(897.38)	(808.00)	(89.38)	-11.06%	(1,820.13)	(1,616.00)	(204.13)	-12.63%
R&M-HVAC-Contract Svs	(759.67)	(759.67)	0.00	0.00%	(1,923.34)	(1,923.34)	0.00	0.00%
R&M-HVAC-Water Treatment	(386.82)	(2,447.00)	2,060.18	84.19%	(1,160.46)	(2,894.00)	1,733.54	59.90%
R&M-HVAC-Supplies	0.00	(200.00)	200.00	100.00%	0.00	(400.00)	400.00	100.00%
R&M-HVAC-Outside Svs	(3,822.36)	(350.00)	(3,472.36)	-992.10%	(4,263.36)	(700.00)	(3,563.36)	-509.05%
R&M-Electrical-Supplies	0.00	(400.00)	400.00	100.00%	0.00	(800.00)	800.00	100.00%
R&M-Electrical-Outside Svs	(99.79)	0.00	(99.79)	0.00%	(99.79)	0.00	(99.79)	0.00%
R&M-Plumbing-Supplies	0.00	(250.00)	250.00	100.00%	(437.63)	(500.00)	62.37	12.47%
R&M-Plumbing-Outside Svs	0.00	(300.00)	300.00	100.00%	0.00	(600.00)	600.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(300.00)	300.00	100.00%
R&M-Fire/Life Safety-O/S	6,287.86	(831.50)	7,119.36	856.21%	(5,849.14)	(2,163.00)	(3,686.14)	-170.42%
R&M-GB Interior-Supplies	(1,605.77)	(500.00)	(1,105.77)	-221.15%	(1,605.77)	(1,000.00)	(605.77)	-60.58%
R&M-GB Interior-O/S	(1,998.66)	(225.00)	(1,773.66)	-788.29%	(6,990.68)	(450.00)	(6,540.68)	-1453.48%
R&M-GB Interior-Pest Cont	(424.24)	(473.00)	48.76	10.31%	(848.48)	(946.00)	97.52	10.31%
R&M-GB Interior-Plant Mnt	(247.32)	(340.00)	92.68	27.26%	(577.08)	(680.00)	102.92	15.14%
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	(665.07)	(850.00)	184.93	21.76%	(5,908.07)	(6,695.00)	786.93	11.75%
Total Repair & Maintenance	(24,886.77)	(23,382.18)	(1,504.59)	-6.43%	(71,778.97)	(51,633.04)	(20,145.93)	-39.02%
Roads & Grounds								
Grounds-Landscape-O/S	(155.00)	(155.00)	0.00	0.00%	(310.00)	(310.00)	0.00	0.00%

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Grounds-Snow Rem-Supplies	(6.50)	(2,000.00)	1,993.50	99.68%	(1,149.18)	(4,000.00)	2,850.82	71.27%
Total Roads & Grounds	(161.50)	(2,155.00)	1,993.50	92.51%	(1,459.18)	(4,310.00)	2,850.82	66.14%
Security								
Security-Contract	(2,386.36)	(3,456.00)	1,069.64	30.95%	(6,406.20)	(6,912.00)	505.80	7.32%
Security-Other	0.00	0.00	0.00	0.00%	(398.60)	0.00	(398.60)	0.00%
Total Security	(2,386.36)	(3,456.00)	1,069.64	30.95%	(6,804.80)	(6,912.00)	107.20	1.55%
Management Fees								
	(6,944.97)	(7,096.72)	151.75	2.14%	(16,507.28)	(14,195.44)	(2,311.84)	-16.29%
Total Management Fees	(6,944.97)	(7,096.72)	151.75	2.14%	(16,507.28)	(14,195.44)	(2,311.84)	-16.29%
Administrative								
Adm-Payroll	(7,774.78)	(8,683.00)	908.22	10.46%	(16,632.33)	(17,366.00)	733.67	4.22%
Admi-Payroll taxes	(927.61)	(749.00)	(178.61)	-23.85%	(1,721.67)	(1,783.00)	61.33	3.44%
Admin-Other Payroll Exp	(891.48)	(1,038.49)	147.01	14.16%	(3,114.01)	(1,642.83)	(1,471.18)	-89.55%
Deferred Compensation	(10,121.72)	0.00	(10,121.72)	0.00%	(10,121.72)	0.00	(10,121.72)	0.00%
Adm-Office Exp-Mgmt Rent	(3,444.59)	(3,454.79)	10.20	0.30%	(6,690.27)	(6,909.58)	219.31	3.17%
Adm-Office Exp-Mgmt Exps	(452.71)	(276.00)	(176.71)	-64.03%	(758.66)	(602.00)	(156.66)	-26.02%
Adm-Office Exp-Phone	(378.73)	(240.00)	(138.73)	-57.80%	(757.71)	(480.00)	(277.71)	-57.86%
Adm-Office Exp-Equip Leas	(72.63)	(95.00)	22.37	23.55%	(329.79)	(190.00)	(139.79)	-73.57%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(621.00)	621.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(492.92)	0.00	(492.92)	0.00%	(1,505.07)	(922.00)	(583.07)	-63.24%
Adm-Mgmt Exp-Meals	(1.18)	0.00	(1.18)	0.00%	(1.18)	0.00	(1.18)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(102.00)	102.00	100.00%
Adm-Other-Tenant Relation	(583.00)	(17,000.00)	16,417.00	96.57%	(758.23)	(17,000.00)	16,241.77	95.54%
Adm - Other - Misc	(3,621.38)	(2,243.00)	(1,378.38)	-61.45%	(5,187.21)	(4,944.00)	(243.21)	-4.92%
Total Administrative	(28,762.73)	(33,779.28)	5,016.55	14.85%	(47,577.85)	(52,562.41)	4,984.56	9.48%
Insurance								
Insurance-Policies	(2,732.52)	(2,681.58)	(50.94)	-1.90%	(5,465.04)	(5,363.16)	(101.89)	-1.90%
Insurance-Workers Comp	(646.50)	(679.49)	32.99	4.86%	(1,293.00)	(1,358.98)	65.98	4.86%

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Total Insurance	(3,379.02)	(3,361.07)	(17.95)	-0.53%	(6,758.04)	(6,722.14)	(35.90)	-0.53%
Total Property Exp-Escalatable	(105,265.65)	(106,997.75)	1,732.10	1.62%	(228,767.14)	(202,745.03)	(26,022.12)	-12.83%
Real Estate Taxes								
RE Taxes-General	(29,749.27)	(29,749.25)	(0.02)	0.00%	(59,498.54)	(59,498.50)	(0.04)	0.00%
R/E Taxes-Consultant Fees	(1,000.00)	0.00	(1,000.00)	0.00%	(1,000.00)	0.00	(1,000.00)	0.00%
Other Taxes	(1,500.92)	(1,525.79)	24.87	1.63%	(3,026.92)	(3,052.01)	25.09	0.82%
Total Real Estate Taxes	(32,250.19)	(31,275.04)	(975.15)	-3.12%	(63,525.46)	(62,550.51)	(974.95)	-1.56%
Total Escalatable Expenses	(137,515.84)	(138,272.79)	756.95	0.55%	(292,292.60)	(265,295.54)	(26,997.07)	-10.18%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(3,564.24)	(2,555.00)	(1,009.24)	-39.50%	(6,850.02)	(5,110.00)	(1,740.02)	-34.05%
Water/Sewer - Sep Tenant Chg	(354.17)	(378.00)	23.83	6.30%	(748.24)	(756.00)	7.76	1.03%
Total Non Esc Utilities	(3,918.41)	(2,933.00)	(985.41)	-33.60%	(7,598.26)	(5,866.00)	(1,732.26)	-29.53%
Service Costs								
Svs Costs-Misc Bldg	(11,118.00)	0.00	(11,118.00)	0.00%	(11,962.08)	0.00	(11,962.08)	0.00%
Svs Costs-Cleaning	(551.75)	(223.00)	(328.75)	-147.42%	(1,103.50)	(446.00)	(657.50)	-147.42%
Svc Costs - Cleaning - NonBillable	0.00	(330.79)	330.79	100.00%	0.00	(661.58)	661.58	100.00%
Total Service Costs	(11,669.75)	(553.79)	(11,115.96)	-2007.25%	(13,065.58)	(1,107.58)	(11,958.00)	-1079.65%
Parking Expenses								
Parking Exp-Non Operator	(250.00)	(250.00)	0.00	0.00%	(1,000.00)	(500.00)	(500.00)	-100.00%
Parking Exp-Misc	(688.98)	(1,941.91)	1,252.93	64.52%	(1,448.19)	(6,776.83)	5,328.64	78.63%
Total Parking Expenses	(938.98)	(2,191.91)	1,252.93	57.16%	(2,448.19)	(7,276.83)	4,828.64	66.36%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Leasing Costs								
Promotion and Advertising	(527.03)	(5,865.00)	5,337.97	91.01%	(948.51)	(16,170.00)	15,221.49	94.13%
Leasing Meals & Entertainment	(2,228.43)	(100.00)	(2,128.43)	-2128.43%	(2,336.79)	(200.00)	(2,136.79)	-1068.40%
Leasing Miscellaneous	(1,790.70)	0.00	(1,790.70)	0.00%	(2,584.59)	0.00	(2,584.59)	0.00%
Lease Obligations	(2,800.00)	0.00	(2,800.00)	0.00%	(2,811.85)	0.00	(2,811.85)	0.00%
Total Leasing Costs	(7,346.16)	(5,965.00)	(1,381.16)	-23.15%	(8,681.74)	(16,370.00)	7,688.26	46.97%
Owner Costs								
Legal	(68.68)	(2,000.00)	1,931.32	96.57%	(78.81)	(4,000.00)	3,921.19	98.03%
Misc Professional Serv	(1,340.79)	(1,200.00)	(140.79)	-11.73%	(3,090.79)	(1,200.00)	(1,890.79)	-157.57%
Charitable Contributions	(600.00)	0.00	(600.00)	0.00%	(600.00)	0.00	(600.00)	0.00%
Sales & Use Taxes	(318.35)	(291.67)	(26.68)	-9.15%	(938.34)	(583.34)	(355.00)	-60.86%
Total Owner Costs	(2,327.82)	(3,491.67)	1,163.85	33.33%	(4,707.94)	(5,783.34)	1,075.40	18.59%
Total Property Exp-Non Escalatable	(26,201.12)	(15,135.37)	(11,065.75)	-73.11%	(36,501.71)	(36,403.75)	(97.96)	-0.27%
Total Operating Expenses	(163,716.96)	(153,408.16)	(10,308.80)	-6.72%	(328,794.31)	(301,699.28)	(27,095.03)	-8.98%
Net Operating Income (Loss)	211,664.28	201,471.78	10,192.50	5.06%	405,571.83	408,160.60	(2,588.77)	-0.63%
Interest Expense								
Int Exp-Security Deposit	(1.82)	0.00	(1.82)	0.00%	(3.82)	0.00	(3.82)	0.00%
Mortgage Interest Expense	(100,868.06)	(118,562.00)	17,693.94	14.92%	(212,543.41)	(249,828.00)	37,284.59	14.92%
Total Interest Expense	(100,869.88)	(118,562.00)	17,692.12	14.92%	(212,547.23)	(249,828.00)	37,280.77	14.92%
Amort of Financing Costs								
Amort-Def Financing	(9,112.24)	(8,587.12)	(525.12)	-6.12%	(17,699.36)	(17,174.24)	(525.12)	-3.06%
Total Amort of Financing Costs	(9,112.24)	(8,587.12)	(525.12)	-6.12%	(17,699.36)	(17,174.24)	(525.12)	-3.06%

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		Current Period				Year-To-Date	
	Actual	Budget			Actual	Budget	
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance
Net Income(Loss)	101,682.16	74,322.66	27,359.50	36.81%	175,325.24	141,158.36	34,166.88 24.20%
CASH FLOW ADJUSTMENTS:							
Non-Cash Expenses:							
Depreciation/Amortization	9,112.24	0.00	9,112.24		17,699.36	0.00	17,699.36
Debt Service Accrual	(10,807.29)	0.00	(10,807.29)		(10,807.29)	0.00	(10,807.29)
Real Estate Tax Accrual	28,223.27	0.00	28,223.27		59,498.54	0.00	59,498.54
Real Estate Tax Prepayment	(15,134.61)	0.00	(15,134.61)		(15,134.61)	0.00	(15,134.61)
Insurance Prepayment	3,379.02	0.00	3,379.02		6,758.04	0.00	6,758.04
Other Prepaid Expenses	0.00	0.00	0.00		4,285.14	0.00	4,285.14
Change in Capital Assets:							
Building Improvements	(784.11)	(82,400.00)	81,615.89	99.05%	(791.07)	(156,560.00)	155,768.93 99.49%
Equipment	(3,589.23)	0.00	(3,589.23)		(3,589.23)	0.00	(3,589.23)
Tenant Improvements	(2,987.94)	(24,720.00)	21,732.06	87.91%	(2,987.96)	(49,440.00)	46,452.04 93.96%
Leasing Expenses	0.00	(566,158.30)	566,158.30	100.00%	0.00	(566,158.30)	566,158.30 100.00%
Other Balance Sheet Adjustments:							
Change in A/R	(1,607.28)	0.00	(1,607.28)		(52,652.72)	0.00	(52,652.72)
Change in A/P	(4,072.74)	0.00	(4,072.74)		8,897.43	0.00	8,897.43
Change in Other Liabilities	(735.18)	0.00	(735.18)		170,890.73	0.00	170,890.73
Change in I/C Balances	(102,678.31)	0.00	(102,678.31)		(357,391.60)	0.00	(357,391.60)
Total Cash Flow Adjustments	(101,682.16)	0.00	571,596.14	84.90%	(175,325.24)	0.00	596,833.06 77.29%
Cash Balances:							
Net Income/(Loss)	101,682.16	0.00	27,359.50		175,325.24	0.00	34,166.88
+/- Cash Flow Adjustments	(101,682.16)	0.00	571,596.14		(175,325.24)	0.00	596,833.06
Cash Balance - End of Period	0.00	0.00	598,955.65		0.00	0.00	630,999.95

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BUDGET COMPARISON REPORT
Period Ended February 28, 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	699,121	\$693,876	5,245	0.76%
Recoveries	14,924	9,484	5,439	57.35%
Parking Income	-	-	-	100.00%
Interest and Other Income	20,322	6,500	13,822	212.64%
				A
Total Rental Income	734,366	709,860	24,506	3.45%
Operating Expenses:				
Cleaning	(24,362)	(23,839)	(523)	-2.19%
Utilities	(53,519)	(42,571)	(10,948)	-25.72%
Repairs and Maintenance	(71,779)	(51,633)	(20,146)	-39.02%
Roads and Grounds	(1,459)	(4,310)	2,851	66.14%
Security	(6,805)	(6,912)	107	1.55%
Management Fees	(16,507)	(14,195)	(2,312)	-16.29%
Administrative	(47,578)	(52,562)	4,985	9.48%
Insurance	(6,758)	(6,722)	(36)	-0.53%
Real Estate Taxes	(63,525)	(62,551)	(975)	-1.56%
Non- Escalatable Expenses	(36,502)	(36,404)	(98)	-0.27%
Professional Services/ Other	-	-	-	100.00%
				B
Total Expenses	(328,794)	(301,699)	(27,095)	-8.98%
				C
Net Operating Income (Loss)	\$405,572	\$408,161	(\$2,589)	-0.63%
Other Income and Expenses:				
Interest Expense	(212,547)	(249,828)	37,281	14.92%
Amortization - Financing Costs	(17,699)	(17,174)	(525)	-3.06%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
Total Other Income (Expenses)	(230,247)	(267,002)	36,756	13.77%
				D
Net Income (Loss)	\$175,325	\$141,158	\$34,167	24.20%
CASH BASIS				
Property Activity				
Net Income (Loss)	175,325	141,158	34,167	24.20%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	17,699	17,174	525	-3.06%
Capital Expenditures	(791)	(156,560)	155,769	99.49%
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%
Tenant Improvements	(2,988)	(49,440)	46,452	93.96%
Leasing Costs	-	(566,158)	566,158	100.00%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	(189,246)	-	(189,246)	100.00%
Lender Escrow Reimbursements	-	-	-	0.00%
				E
Total Property Activity	-	(\$613,826)	\$613,826	-100.00%
				F
Operating Cash Activity				
Plus: Beginning of Year Cash Balance	\$ -		(Note A) - Ending Cash consists of:	
Less: Ending Cash Balance (Note A)	-		Operating & lockbox	\$ -
Total Property Activity	\$ -		Money Market	-
			Sweep Investment	-
			Escrows	-
(Distributions)/Contributions	\$ -		Total	\$ -

1515 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended February 28, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	13,822	The positive variance in Interest & Other Income is primarily due to:
		11,118	Budgeted other income lower than actual due to unbudgeted GSA service income (Permanent Variance)
		(9,545)	Miscellaneous variance
		<u>13,822</u>	
B	\$	(10,948)	The negative variance in Utilities is primarily due to:
		(5,493)	Budgeted electric is lower than actual primarily due to increased usage due to the cold winter temperatures (Permanent Variance)
		(6,661)	Budgeted gas is lower than actual due to an increase in unit price and usage due to the cold winter (Permanent Variance)
		1,205	Miscellaneous variance
		<u>\$ (10,948)</u>	
C	\$	(20,146)	The negative variance in Repair & Maintenance is primarily due to:
		(3,563)	Budgeted R&M HVAC outside services is lower than actual due to a boiler repair and insulation. This will offset over the course of the year (Timing Variance)
		(3,686)	Budgeted R&M fire/life safety outside services is lower than actual due to fire alarm and testing repairs. This variance will offset over the course of the year (Timing Variance)
		(6,541)	Budgeted R&M GB interior o/s is lower than actual due to glass window replacements. This variance will offset over the course of the year (Timing Variance)
		(6,356)	Miscellaneous variance
		<u>\$ (20,146)</u>	
D	\$	37,281	The positive variance in Interest Expense is primarily due to:
		37,285	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		(4)	Miscellaneous variance
		<u>\$ 37,281</u>	
E	\$	155,769	The positive variance in Capital Expenditure is primarily due to:
		99,993	Budgeted façade lighting project is higher than actual due to lighting project to occur in Q2 (Timing Variance)
		44,000	Budgeted 2014 carryover façade lighting project is higher than actual due to lighting project to occur in Q2 (Timing Variance)
		8,000	Budgeted window film replacement will occur later in the year. Pending direction from leasing (Timing Variance)
		(390)	Budgeted garage repairs commenced earlier than anticipated (Timing Variance)
		(394)	Unbudgeted 2014 carryover for the elevator cab upgrades (Permanent Variance)
		4,560	CM Fee
		<u>\$ 155,769</u>	
F	\$	46,452	The positive variance in Tenant Improvements is primarily due to:
		48,000	Budgeted Tetra Tech Window Film Removal is on hold pending direction from leasing (Timing Variance)
		1,440	CM Fee
		(2,988)	Unbudgeted 2014 carryover for the 8th floor restroom upgrades (Permanent Variance)
		<u>\$ 46,452</u>	
G	\$	566,158	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		368,785	Budgeted leasing commissions for Tetra Tech to occur in Q2 (Timing Variance)
			<i>Monday LCs</i>
		184,393	Budgeted leasing commissions for Tetra Tech to occur in Q2 (Timing Variance)
			<i>Legal</i>
		12,980	Budgeted leasing legal for Tetra Tech to occur in Q2 (Timing Variance)
		<u>\$ 566,158</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3465	Monday Production DB	Date: 3/17/2015
	1515 Wilson Boulevard	Time: 04:16 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3465-010397	G. LaVecchia & McIntire Greg L. LaVecchia DMD	Master Occupant Id: 00003119-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 4 3/4/2015	1,267.67
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
G. LaVecchia & McIntire Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-16,145.51					
	Balance:	-16,145.51					

3465-010444	Tom Yum Rosslyn	Master Occupant Id: 00003150-1 01101 Current	Day Due: 1 Last Payment:	Delq Day: 5 3/9/2015	1,716.07
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Tom Yum Rosslyn Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-1,624.30					
	Balance:	-1,624.30					

3465-010573	GSA 11P-12637 Anita Gay-Craig (202) 260-0475	Master Occupant Id: 00003226-1 06601 Current	Day Due: 1 Last Payment:	Delq Day: 3/2/2015	75,957.44
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2/1/2015	RNT	Commercial Rent	CH	37,978.72	37,978.72	0.00	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	37,978.72	37,978.72	0.00	0.00	0.00	0.00

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RNT	Commercial Rent	75,957.44	75,957.44	0.00	0.00	0.00	0.00
GSA 11P-12637 Total:		75,957.44	75,957.44	0.00	0.00	0.00	0.00
	Prepaid:	-799.57					
	Balance:	75,157.87					

3465-010219	Tetra Tech Mr. John Coon 703-841-2677	Master Occupant Id: Advance-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 2/20/2015	162,452.85
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10/1/2014	OPT	Operating True-up	NC	-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
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OPT	Operating True-up	-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Tetra Tech Total:		-5,002.00	0.00	0.00	0.00	0.00	-5,002.00
	Prepaid:	-162,452.85					
	Balance:	-167,454.85					

3465-004081	Tetra Tech Mr. John Coon 703-841-2677	Master Occupant Id: AMTSTR-1 STR01 Current	Day Due: 1 Last Payment:	Delq Day: 6 2/20/2015	980.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Tetra Tech Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-980.00					
	Balance:	-980.00					

Database:	MONDAYPROD	Aged Delinquencies	Page:	2
BLDG:	3465	Monday Production DB	Date:	3/17/2015
		1515 Wilson Boulevard	Time:	04:16 PM
		Period: 02/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3465-003457	GSA 11B-30114 Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA 11B--1 07702 Inactive	Day Due: 1 Last Payment:	Delq Day: 6/27/2014	759.21			
Additional space Occupant: GSA 11B-30114		Contact:						
11/1/2012	RET Real Estate Tax	CH	75,078.30	0.00	0.00	0.00	0.00	75,078.30
12/1/2012	RET Real Estate Tax	CH	59,700.97	0.00	0.00	0.00	0.00	59,700.97
12/1/2012	RET Real Estate Tax	CH	22,634.04	0.00	0.00	0.00	0.00	22,634.04

RET Real Estate Tax	157,413.31	0.00	0.00	0.00	0.00	157,413.31
GSA 11B-30114 Total:	157,413.31	0.00	0.00	0.00	0.00	157,413.31

3465-010169	GSA 11B-30114 Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA 11B--2 07702 Current	Day Due: 1 Last Payment:	Delq Day: 3/10/2015	227.58			
Additional space Occupant: GSA 11B-30114		Contact: Terry Reid						
7/1/2014	RNT Commercial Rent	NC	-3,940.11	0.00	0.00	0.00	0.00	-3,940.11
1/1/2015	CLN Cleaning	CH	227.58	227.58	0.00	0.00	0.00	0.00
2/1/2015	CLN Cleaning	CH	227.58	227.58	0.00	0.00	0.00	0.00
2/1/2015	RNT Commercial Rent	CH	37,411.00	37,411.00	0.00	0.00	0.00	0.00
2/1/2015	RNT Commercial Rent	CH	12,568.50	12,568.50	0.00	0.00	0.00	0.00

CLN Cleaning	455.16	455.16	0.00	0.00	0.00	0.00
PPR Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RNT Commercial Rent	46,039.39	49,979.50	0.00	0.00	0.00	-3,940.11
GSA 11B-30114 Total:	46,494.55	50,434.66	0.00	0.00	0.00	-3,940.11
Prepaid:	-33,819.48					
Balance:	12,675.07					

3465-010247	Meta Engineers, P.C. Mr. Paul McDonald 202-898-1188	Master Occupant Id: MET001-2 07701 Current	Day Due: 1 Last Payment:	Delq Day: 3/10/2015	6 28,224.90			
5/1/2014	OPT Operating True-up	CH	880.05	0.00	0.00	0.00	0.00	880.05

OPT Operating True-up	880.05	0.00	0.00	0.00	0.00	880.05
Meta Engineers, P.C. Total:	880.05	0.00	0.00	0.00	0.00	880.05

CLN Cleaning	455.16	455.16	0.00	0.00	0.00	0.00
OPT Operating True-up	-4,121.95	0.00	0.00	0.00	0.00	-4,121.95
PPR Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET Real Estate Tax	157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT Commercial Rent	121,996.83	125,936.94	0.00	0.00	0.00	-3,940.11
BLDG 3465 Total:	275,743.35	126,392.10	0.00	0.00	0.00	149,351.25
Prepaid:	-215,821.71					
Balance:	59,921.64					

CLN Cleaning	455.16	455.16	0.00	0.00	0.00	0.00
OPT Operating True-up	-4,121.95	0.00	0.00	0.00	0.00	-4,121.95
PPR Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET Real Estate Tax	157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT Commercial Rent	121,996.83	125,936.94	0.00	0.00	0.00	-3,940.11

Grand Total:	275,743.35	126,392.10	0.00	0.00	0.00	149,351.25
Prepaid:	-215,821.71					

Database:	MONDAYPROD	Aged Delinquencies	Page:	3
		Monday Production DB	Date:	3/17/2015
BLDG:	3465	1515 Wilson Boulevard	Time:	04:16 PM
		Period: 02/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Balance:	59,921.64
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Database:	MONDAYPROD			Open Status Report				Page:	1	
				Monday Production DB				Date:	3/18/2015	
ENTITY:	3465			1515 Wilson Boulevard				Time:	02:23 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
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

30394	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: 02/15

Vendor: ALL019 Allied Telecom Group LLC

AL1029354	2/5/2015		208 ALLIED FEB	5758-0002	14.17	0.00	14.17	3/9/2015	12977	03/15
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Vendor: CDW001 CDW DIRECT LLC

ALSK23764	2/6/2015		319 VA SWITCHES	5758-0003	3.71	0.00	3.71	3/9/2015	12979	03/15
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Vendor: CIN001 CINTAS CORPORATION #145

145199563	2/11/2015		Uniforms	5390-0000	30.20	0.00	30.20	3/10/2015	8393	03/15
145199564	2/11/2015		Uniforms	5390-0000	29.69	0.00	29.69	3/10/2015	8393	03/15

Vendor: CSC001 C S C

AL75999432	2/14/2015		2015 Ind Dir Svc Fee	6632-0000	600.00	0.00	600.00	3/16/2015	13030	03/15
AL76000226	2/14/2015		2015SrMezzIndDirSvcF	6634-0000	600.00	0.00	600.00	3/16/2015	13031	03/15

Vendor: DAT002 DATA MANAGEMENT INC

AL351599	2/23/2015		333 TIME CLOCK PLUS	5758-0003	116.16	0.00	116.16	3/9/2015	12987	03/15
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Vendor: DEN005 Deniz Yener

ALDY2315	2/3/2015		Broker Meals/Cabs	6411-0000	10.12	0.00	10.12	3/9/2015	12988	03/15
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Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	3/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	02:23 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: ENG003 Engineers Outlet

271646	2/12/2015		Gloves	5380-0000	166.84	0.00	166.84	3/10/2015	8398	03/15
271706	2/13/2015		PaintSupplies	5380-0000	959.30	0.00	959.30	3/10/2015	8398	03/15

Vendor: GNE001 G. NEIL CORPORATION

INV2421657	9/30/2014		Acct# A01398066	5758-0001	69.99	0.00	69.99	3/10/2015	8400	03/15
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Vendor: GOT005 Gotham Technologies

6899	3/1/2015		Mar2015HVACWtrTreatm	5332-0000	386.82	0.00	386.82	3/10/2015	8401	03/15
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Vendor: GRE020 Greater Washington Board of Trade

AL03721-C5K3Q9	10/6/2014		Board of Trade Mbrsh	5756-0000	287.03	0.00	287.03	3/9/2015	12995	03/15
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Vendor: LIM002 Limbach

000292698	1/7/2014		Suite400HVACPM	6212-0000	3,267.00	0.00	3,267.00	3/10/2015	8404	03/15
000292699	1/7/2014		Suite7202ndQtrHVACPM	6212-0000	439.00	0.00	439.00	3/10/2015	8404	03/15
000293031	4/7/2014		Suite400HVACPM	6212-0000	3,267.00	0.00	3,267.00	3/10/2015	8404	03/15
000293032	4/7/2014		Suite7203rdQTRHVACPM	6212-0000	439.00	0.00	439.00	3/10/2015	8404	03/15
000293506	7/16/2014		Suite400HVACPM	6212-0000	3,267.00	0.00	3,267.00	3/10/2015	8404	03/15
000293507	7/16/2014		Suite7204thQtrHVACPM	6212-0000	439.00	0.00	439.00	3/10/2015	8404	03/15

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3465_0000000001	2/28/2015		Management Fee	5610-0000	6,944.97	0.00	6,944.97			
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Vendor: MPA003 MPARK

118483	1/21/2015		ELCONParking-Credit	0142-0002	-146.33	0.00	-146.33			
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	3/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	02:23 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

118483	1/21/2015		ELCONParking	0142-0002	146.33	0.00	146.33			
119422	2/20/2015		ELCON Parking	0142-0002	73.17	0.00	73.17			
119422	2/20/2015		ELCON Parking	0142-0002	-73.17	0.00	-73.17			

Vendor: PAT009 Patricia Hord Graphic Design

305.21.04	2/24/2015		TelephoneSign	5381-0000	337.28	0.00	337.28	3/10/2015	8410	03/15
305.21.04	2/24/2015		8thFIFabricate&Insta	0162-0004	2,987.94	0.00	2,987.94	3/10/2015	8410	03/15

Vendor: PEA004 Peapod, LLC

ALk59542657	2/23/2015		Customer ID ox82558	5758-0001	1.71	0.00	1.71	3/9/2015	13000	03/15
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Vendor: REA024 Realogic Analytics Inc

32932	2/6/2015		340 ABSTRACT	5758-0003	150.00	0.00	150.00	3/10/2015	8412	03/15
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Vendor: RED005 Red Top Cab of Arlington

AL020035	2/15/2015		Account # 2840200	5758-0008	2.94	0.00	2.94	3/9/2015	13003	03/15
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Vendor: RED007 Redirect, Inc.

AL14939	2/16/2015		215 SCORE CARD	5758-0002	28.82	0.00	28.82	3/9/2015	13005	03/15
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Vendor: SCH016 Schneider Electric Building

010034	2/5/2015		Feb2015 BAS	5342-0000	759.67	0.00	759.67	3/10/2015	8414	03/15
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Vendor: SCO003 SCOOPS2U Inc.

14843	2/17/2015		HotChocolateBar	5772-0000	583.00	0.00	583.00	3/10/2015	8415	03/15
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Vendor: SEA005 SEAMLESSWEB PROFESSIONAL

1997204	2/22/2015		Staff Meal	5732-0000	113.40	0.00	113.40	3/10/2015	8416	03/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	3/18/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	02:23 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: TIM005 TIME WARNER CABLE OF NYC

AL24835084	2/22/2015		2.22 TO 3.21.15	5758-0001	0.77	0.00	0.77	3/9/2015	13009	03/15
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Vendor: TIM007 TIM HELMIG

ALTHPER215	2/20/2015		Broker Concert Tix	6411-0000	69.51	0.00	69.51	3/9/2015	13010	03/15
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Vendor: TIM009 Time Warner Cable

AL02012015	2/1/2015		210 2/1/15 #03006530	5758-0002	5.16	0.00	5.16	3/9/2015	13012	03/15
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Vendor: USG001 US GREEN BUILDING COUNCIL

AL90843134	2/18/2015		USGBC Membership	5756-0000	205.89	0.00	205.89	3/9/2015	13019	03/15
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Vendor: WBM001 W.B. MASON

IS0324822	1/31/2015		BreakroomSupplies	5732-0000	248.86	0.00	248.86	3/10/2015	8421	03/15
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Vendor: WHA005 John Wharton

JWPER0215	2/20/2015		Tetra Tech Raffle	6411-0000	2,131.38	0.00	2,131.38	3/10/2015	8422	03/15
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Vendor: WIL020 WILKES ARTIS, CHARTERED

F1529801	2/13/2015		2015 TAX ASSMNT	6716-0000	1,000.00	0.00	1,000.00	3/10/2015	8423	03/15
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Vendor: WON001 Wonderlic, Inc.

6369238	2/13/2015		Addtl Svcs R Pottert	5710-5000	4.12	0.00	4.12	3/10/2015	8424	03/15
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Vendor: XER005 Xerox Financial Services LLC

AL273333	2/10/2015		NY - Lease Payment	5758-0004	14.15	0.00	14.15	3/9/2015	13023	03/15
Expense Period 02/15 Total:					29,981.60	0.00	29,981.60			

Database:	MONDAYPROD			Open Status Report				Page:	5	
				Monday Production DB				Date:	3/18/2015	
ENTITY:	3465			1515 Wilson Boulevard				Time:	02:23 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

1515 Wilson Boulevard Total: 31,457.60 0.00 31,457.60

Grand Total: 31,457.60 0.00 31,457.60

Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 3465		Monday Production DB 1515 Wilson Boulevard							Date: 3/19/2015	
									Time: 10:11 AM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
8333	2/18/2015	02/15	AAP001	AA Painting & Drywall						
3465	4thFlrConferenceRoom		3465021510	6420-0000	3115	2/10/2015	3/12/2015	2,800.00	0.00	2,800.00
							Check Total:	2,800.00	0.00	2,800.00
8335	2/18/2015	02/15	AIR0	Air Cycle Corp.						
3465	LampRecycle		346502159	5342-0000	0122299-IN	1/31/2015	3/2/2015	99.79	0.00	99.79
							Check Total:	99.79	0.00	99.79
8336	2/18/2015	02/15	AME033	AMERICAN BOILER INC						
3465	GasValve&Regulat		346001153	5336-0000	36188	1/26/2015	2/25/2015	1,742.36	0.00	1,742.36
							Check Total:	1,742.36	0.00	1,742.36
8337	2/18/2015	02/15	CAR026	Carr Business Systems, Inc.						
3465	Jul2014ExcessPrintin			5740-0000	462502	7/29/2015	8/28/2015	8.09	0.00	8.09
3465	Aug2014ExcessPrintin			5740-0000	477423	9/3/2014	10/3/2014	2.96	0.00	2.96
3465	Sep2014ExcessPrintin			5740-0000	483033	9/23/2014	10/23/2014	15.82	0.00	15.82
3465	Oct2014ExcessPrintin			5740-0000	495883	10/27/2014	11/26/2014	17.34	0.00	17.34
3465	Nov2014ExcessPrintin			5740-0000	509349	11/25/2014	12/25/2014	28.42	0.00	28.42
							Check Total:	72.63	0.00	72.63
8338	2/18/2015	02/15	CLA007	Classic Concierge						
3465	Tenant Holiday Gifts		345501154	5772-0000	121478	11/18/2014	12/18/2014	2,307.50	0.00	2,307.50
							Check Total:	2,307.50	0.00	2,307.50
8339	2/18/2015	02/15	COM032	COMCAST						
3465	1/21 969424016			5732-0000	1/21 969424	1/21/2015	2/20/2015	92.01	0.00	92.01
3465	2/1 964068025			5732-0000	2/1 964068025	2/1/2015	3/3/2015	52.99	0.00	52.99
							Check Total:	145.00	0.00	145.00
8340	2/18/2015	02/15	DAT003	Datawatch Systems Inc.						
3465	Nov2014FireMonitorin			5372-0000	647864	10/1/2014	10/31/2014	40.00	0.00	40.00
3465	Mar2015FireMonitorin			5372-0000	674139	1/23/2015	2/22/2015	40.00	0.00	40.00
							Check Total:	80.00	0.00	80.00

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3465	Monday Production DB	Date:	3/19/2015
		1515 Wilson Boulevard	Time:	10:11 AM
02/15 Through 02/15				
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

8341	2/18/2015	02/15	ELE012	Elevator Control Service							
3465	Jan2015 Elev Maint			5320-0000	0179486-IN	1/10/2015	2/9/2015	1,500.00	0.00	1,500.00	
							Check Total:	1,500.00	0.00	1,500.00	
8344	2/18/2015	02/15	FED007	FEDERAL LOCK & SAFE, INC							
3465	11thFIMensRR			3465011514	5381-0000	0109067-IN	1/26/2015	2/25/2015	1,092.02	0.00	1,092.02
3465	DoorCloserReplacemen			346501156	6212-0000	0109282-IN	1/23/2015	2/22/2015	844.08	0.00	844.08
3465	12thFIHandicapRRDoor			3465011515	5381-0000	0109287-IN	1/28/2015	2/27/2015	205.74	0.00	205.74
3465	11thFIWomensRR			346502151	5381-0000	0109573-IN	2/6/2015	3/8/2015	340.42	0.00	340.42
							Check Total:	2,482.26	0.00	2,482.26	
8345	2/18/2015	02/15	GOT005	Gotham Technologies							
3465	Feb2015HVACWtrTreat			5332-0000	6782	2/1/2015	3/3/2015	386.82	0.00	386.82	
							Check Total:	386.82	0.00	386.82	
8347	2/18/2015	02/15	JBUR01	Jennifer Burns							
3465	Staff Lunch			5732-0000	2/2 JBurns	2/2/2015	3/4/2015	5.20	0.00	5.20	
							Check Total:	5.20	0.00	5.20	
8348	2/18/2015	02/15	KAS001	KASTLE SYSTEMS							
3465	Jan2015 Operations			5520-0000	545723	1/1/2015	1/31/2015	779.17	0.00	779.17	
3465	Jan2015 Maintenance			5520-0000	545723	1/1/2015	1/31/2015	142.59	0.00	142.59	
							Check Total:	921.76	0.00	921.76	
8349	2/18/2015	02/15	KCS001	KCS Landscape Management, Inc.							
3465	Feb2015Landscaping			5412-0000	14395-11	2/1/2015	3/3/2015	155.00	0.00	155.00	
							Check Total:	155.00	0.00	155.00	
8350	2/18/2015	02/15	KEL006	KELCO INSULATION, INC.							
3465	CanvasWrapChillrBarr			3465011512	5336-0000	TM0006-1	2/5/2015	3/7/2015	2,080.00	0.00	2,080.00
							Check Total:	2,080.00	0.00	2,080.00	
8352	2/18/2015	02/15	MCC004	THE MCCORMICK GROUP, INC							
3465	Placement Fee B Pott			5758-0011	11679	1/23/2015	2/22/2015	1,953.75	0.00	1,953.75	

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Entity	Reference		Address ID	Vendor Name
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				Discount
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				Check
				Amount

Check Total: 1,953.75 0.00 1,953.75

8353 **2/18/2015** **02/15** **MET077** **Metro Consulting Services**
3465 VA Background Checks 5710-5000 1-2015 1/28/2015 2/27/2015 11.72 0.00 11.72

Check Total: 11.72 0.00 11.72

8354 **2/18/2015** **02/15** **MON020** **MONDAY PROPERTIES SERVICES, LLC**
3465 TRUE UP '14 MGT FEE 5610-0000 2014MGMTFEETL 1/26/2015 2/25/2015 2,828.59 0.00 2,828.59
3465 DUE TO MGT AGNT 12' 0491-0010 DTF1214ROSS 1/26/2015 2/25/2015 10,765.72 0.00 10,765.72

Check Total: 13,594.31 0.00 13,594.31

8357 **2/18/2015** **02/15** **MONMGT** **MONDAY PROPERTIES SERVICES LLC**
3465 Management Fee 5610-0000 3465_0000000001 9/30/2014 9/30/2014 9,562.31 0.00 9,562.31

Check Total: 9,562.31 0.00 9,562.31

8358 **2/18/2015** **02/15** **MPA006** **MDISTRICT PARK 15**
3465 PRKN FEB'15 CO. VAN 6312-0000 118479 1/21/2015 2/20/2015 500.00 0.00 500.00
3465 PRKN FEB'15 CO. VAN 6312-0000 118479 1/21/2015 2/20/2015 250.00 0.00 250.00

Check Total: 750.00 0.00 750.00

8360 **2/18/2015** **02/15** **NEX004** **Next Generation Security Concepts**
3465 Elevator Cameras 0142-0002 14929-3F 1/30/2015 3/1/2015 393.88 0.00 393.88

Check Total: 393.88 0.00 393.88

8361 **2/18/2015** **02/15** **ORK001** **Orkin LLC**
3465 Jan2015PestControl 5384-0000 21539547 2/3/2015 3/5/2015 424.24 0.00 424.24

Check Total: 424.24 0.00 424.24

8364 **2/18/2015** **02/15** **PIL001** **PILLSBURY WINTHROP SHAW PITTMAN LLP**
3465 OEI Strategy 6632-0000 7957928 12/30/2014 1/29/2015 100.82 0.00 100.82
3465 OEI Strategy 6632-0000 7961261 1/22/2015 2/21/2015 31.66 0.00 31.66

Check Total: 132.48 0.00 132.48

8365 **2/18/2015** **02/15** **PRO025** **IESI-MD Corporation**

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3465	Jan2015Compactor			5152-0000	1300335381	1/31/2015	3/2/2015	662.12	0.00	662.12
3465	Jan2015Recycling			5152-0000	1300337637	2/1/2015	3/3/2015	214.13	0.00	214.13
Check Total:								876.25	0.00	876.25
8366	2/18/2015	02/15	RED013	Red Coats, Inc.						
3465	AMTIDayMaid		346502152	6412-0000	219940	1/30/2015	3/1/2015	1,328.72	0.00	1,328.72
3465	Feb2015CleaningServi			5120-0000	220061	1/30/2015	3/1/2015	11,900.34	0.00	11,900.34
3465	WeekendJanitorialSvc		346502154	6412-0000	220611	2/4/2015	3/6/2015	461.98	0.00	461.98
3465	Feb2015GaragePorter			6320-0000	220061	1/30/2015	3/1/2015	688.98	0.00	688.98
3465	Feb2015VacancyCredit			5121-0000	220061	1/30/2015	3/1/2015	-750.78	0.00	-750.78
3465	Feb2015Differential			6214-0000	220061	1/30/2015	3/1/2015	551.75	0.00	551.75
Check Total:								14,180.99	0.00	14,180.99
8367	2/18/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3465	Staff Lunch			5732-0000	1968399	1/25/2015	2/24/2015	17.22	0.00	17.22
3465	Staff Lunch			5732-0000	1987601	2/1/2015	3/3/2015	10.24	0.00	10.24
Check Total:								27.46	0.00	27.46
8368	2/18/2015	02/15	STA026	STANLEY ACCESS TECHNOLOGIES, LLC						
3465	Suite100BathroomDoor			5381-0000	0903817605	1/29/2015	2/28/2015	90.00	0.00	90.00
Check Total:								90.00	0.00	90.00
8369	2/18/2015	02/15	TEL005	Telco Experts LLC						
3465	Feb2015FireMonitor			5372-0000	1681150201	2/1/2015	3/3/2015	346.57	0.00	346.57
3465	Feb2015PhoneLines			5734-0000	2049150201	2/1/2015	3/3/2015	173.37	0.00	173.37
3465	Feb2015ElevLines			5322-0000	1681150201	2/1/2015	3/3/2015	346.56	0.00	346.56
3465	Feb2015PhoneLines			5734-0000	1645150201	2/1/2015	3/3/2015	205.36	0.00	205.36
Check Total:								1,071.86	0.00	1,071.86
8370	2/18/2015	02/15	TRE004	TREASURER, ARLINGTON COUNTY						
3465	2015 Arlignton BPOLF			6740-0000	L0201423104	2/1/2015	3/3/2015	18,161.53	0.00	18,161.53
Check Total:								18,161.53	0.00	18,161.53
8371	2/18/2015	02/15	TWI005	TWIN TOWERS FLORIST						
3465	Lobby Flowers			5385-0000	043160	1/26/2015	2/25/2015	82.44	0.00	82.44

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3465	LobbyFlowers			5385-0000	043405	2/2/2015	3/4/2015	82.44	82.44
3465	Lobby Flowers			5385-0000	043708	2/9/2015	3/11/2015	82.44	82.44
							Check Total:	247.32	247.32
8372	2/18/2015	02/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3465	OEI Strategy			6632-0000	202536	1/14/2015	2/13/2015	608.31	608.31
							Check Total:	608.31	608.31
8373	2/18/2015	02/15	WBE001	WB Engineers and Consultants					
3465	FacadeLghtReimbursab			0142-0002	21253	1/20/2015	2/19/2015	6.96	6.96
							Check Total:	6.96	6.96
8375	2/18/2015	02/15	XER005	Xerox Financial Services LLC					
3465	Feb2015CopierLease			5740-0000	264173	1/27/2015	2/26/2015	126.09	126.09
							Check Total:	126.09	126.09
8376	2/24/2015	02/15	CAP036	Captivate Network					
3465	Feb2015ElevScreens			5322-0000	0000040215	2/19/2015	3/21/2015	508.64	508.64
							Check Total:	508.64	508.64
8377	2/24/2015	02/15	ENG003	Engineers Outlet					
3465	MiscSupplies		346502157	5380-0000	271474	2/10/2015	3/12/2015	479.63	479.63
							Check Total:	479.63	479.63
8378	2/24/2015	02/15	FED007	FEDERAL LOCK & SAFE, INC					
3465	TetraTechEntryDoor		346502158	5381-0000	0109409-IN	2/12/2015	3/14/2015	1,025.22	1,025.22
							Check Total:	1,025.22	1,025.22
8380	2/24/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3465	DUE TO MGT AGNT 1/1			0491-0010	DTF0115ROSS	2/16/2015	3/18/2015	4,646.16	4,646.16
							Check Total:	4,646.16	4,646.16
8381	2/24/2015	02/15	MPA004	MDISTRICT PARK 1					
3465	2/1/15 Elcon Parkers			5322-0000	118613	1/21/2015	2/20/2015	42.18	42.18

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Check Total: 42.18 0.00 42.18

8383 2/24/2015 02/15 NEW002 CONSTELLATION NEWENERGY, INC
3465 Jan2015Gas 5220-0000 Jan1582937 2/2/2015 3/4/2015 4,818.43 0.00 4,818.43

Check Total: 4,818.43 0.00 4,818.43

8385 2/24/2015 02/15 OTJ001 OTJ ARCHITECTS
3465 Lobby Desk 346501159 0152-0001 151469 1/31/2015 3/2/2015 2,527.63 0.00 2,527.63
3465 Lobby Desk 346502155 0152-0001 151469 1/31/2015 3/2/2015 1,061.60 0.00 1,061.60

Check Total: 3,589.23 0.00 3,589.23

8386 2/24/2015 02/15 REA024 Reallogic Analytics Inc
3465 340 ABSTRACTING 5758-0003 32663 1/7/2015 2/6/2015 150.00 0.00 150.00

Check Total: 150.00 0.00 150.00

8387 2/24/2015 02/15 SEC009 SecurAmerica LLC
3465 Jan2015SecurityRover 5520-0000 INV900999 2/11/2015 3/13/2015 739.56 0.00 739.56
3465 Jan2015 Security Rov 5520-0000 INV901001 2/11/2015 3/13/2015 2,314.19 0.00 2,314.19

Check Total: 3,053.75 0.00 3,053.75

8389 2/24/2015 02/15 THO013 Thornton Tomasetti, Inc.
3465 Garage Repairs 0142-0002 L15003.00-1 2/10/2015 3/12/2015 390.23 0.00 390.23

Check Total: 390.23 0.00 390.23

8390 2/24/2015 02/15 TWI005 TWIN TOWERS FLORIST
3465 Lobby Flowers 5385-0000 044449 2/23/2015 3/25/2015 82.44 0.00 82.44

Check Total: 82.44 0.00 82.44

12786 2/3/2015 02/15 ALL019 Allied Telecom Group LLC
3465 208 INTRNT ACCESS 5758-0002 AL1027949 1/5/2015 2/4/2015 14.69 0.00 14.69

Check Total: 14.69 0.00 14.69

12792 2/3/2015 02/15 BIS001 Bisnow Media
3465 Quarterly Inv 1 Bisn MNDSRV12145 6410-0000 AL-SI-01124 1/1/2015 1/31/2015 345.89 0.00 345.89

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Check Total: 345.89 0.00 345.89

12796 2/3/2015 02/15 CDW001 CDW DIRECT LLC
3465 319 TS3 ZENTA 5758-0003 ALRZ03105 1/20/2015 2/19/2015 18.74 0.00 18.74

Check Total: 18.74 0.00 18.74

12804 2/3/2015 02/15 COS004 COSTAR REALTY INFORMATION INC
3465 CoStar31 Day Sub 942 MNDSRV01159 6410-0000 AL191721PSI 12/31/2014 1/30/2015 72.27 0.00 72.27

Check Total: 72.27 0.00 72.27

12807 2/3/2015 02/15 EME003 Emergency Communications Network
3465 326 CODE RED 5758-0003 ALECN018671 1/7/2015 2/6/2015 49.30 0.00 49.30

Check Total: 49.30 0.00 49.30

12810 2/3/2015 02/15 FIR010 FIRST CORPORATE SEDANS CORP
3465 NY #393411 CAR SERV 5758-0008 AL785979 1/23/2015 2/22/2015 1.88 0.00 1.88

Check Total: 1.88 0.00 1.88

12812 2/3/2015 02/15 HEM003 HEM IT, INC
3465 212 HEM IT Q1 2015 5758-0002 AL1171 1/7/2015 2/6/2015 102.40 0.00 102.40

Check Total: 102.40 0.00 102.40

12813 2/3/2015 02/15 ICO002 iContact LLC
3465 Icontact Feb Subscri 6410-0000 AL5505597 1/9/2015 2/8/2015 3.32 0.00 3.32

Check Total: 3.32 0.00 3.32

12815 2/3/2015 02/15 INT023 Interior Foliage Design Inc
3465 NY #3890 MNTHLY MAI 5758-0012 AL185490 1/12/2015 2/11/2015 0.76 0.00 0.76

Check Total: 0.76 0.00 0.76

12817 2/3/2015 02/15 IRI001 IRIDES, LLC *** VOID ***
3465 203-2/1-2/13/15A592 5758-0002 ALPOL-158 CM 1/21/2015 2/20/2015 5.13 0.00 5.13
3465 credit memo 5758-0002 ALPOL-158 CM 1/21/2015 2/20/2015 -5.13 0.00 -5.13

Voided Check

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Check Total: 0.00 0.00 0.00

12819	2/3/2015	02/15	ITS001	It's My Cooler, LLC				
3465	Service agreement			5758-0004	AL9973	1/20/2015	2/19/2015	5.15

Check Total: 5.15 0.00 5.15

12820	2/3/2015	02/15	JBUR01	Jennifer Burns				
3465	IREM			5772-0000	JBurns01212015	1/21/2015	2/20/2015	3.09
3465	EngineerBrkfst/Lunch			5732-0000	JBurns01212015	1/21/2015	2/20/2015	8.28

Check Total: 11.37 0.00 11.37

12823	2/3/2015	02/15	MAN027	Managed Services 360 LLC				
3465	200 PRGRM SUPT IT D			5758-0002	AL3711	1/5/2015	2/4/2015	54.54

Check Total: 54.54 0.00 54.54

12826	2/3/2015	02/15	PEA004	Peapod, LLC				
3465	Customer ID ox82558			5758-0001	ALk58682636	1/12/2015	2/11/2015	1.84

Check Total: 1.84 0.00 1.84

12828	2/3/2015	02/15	PEA004	Peapod, LLC				
3465	Customer ID ox82558			5758-0001	ALk58889981	1/20/2015	2/19/2015	1.84

Check Total: 1.84 0.00 1.84

12830	2/3/2015	02/15	PEA004	Peapod, LLC				
3465	Customer ID ox82558			5758-0001	ALk59058727	1/26/2015	2/25/2015	1.85

Check Total: 1.85 0.00 1.85

12837	2/3/2015	02/15	RED005	Red Top Cab of Arlington				
3465	Account# 2840200			5758-0008	AL018843	1/15/2015	2/14/2015	1.29

Check Total: 1.29 0.00 1.29

12839	2/3/2015	02/15	RED007	Redirect, Inc.				
3465	250 SCORE CARD			5758-0002	AL14869	1/15/2015	2/14/2015	30.54

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Check Total: 30.54 0.00 30.54

12840 **2/3/2015** **02/15** **SAG002** **SAGE SOFTWARE, INC.**
3465 309 FAS #2001231694 5758-0003 AL4002630465 12/12/2014 1/11/2015 163.21 0.00 163.21

Check Total: 163.21 0.00 163.21

12844 **2/3/2015** **02/15** **SOL007** **The Solutions Group**
3465 200 TSG 10/14 5758-0003 AL24919 11/1/2014 12/1/2014 84.43 0.00 84.43

Check Total: 84.43 0.00 84.43

12846 **2/3/2015** **02/15** **SOL007** **The Solutions Group**
3465 200 TSG 11/14 5758-0002 AL25120 12/1/2014 12/31/2014 37.41 0.00 37.41

Check Total: 37.41 0.00 37.41

12849 **2/3/2015** **02/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
3465 VA-Customer# MONPRC 5758-0005 ALSI640144 1/15/2015 2/14/2015 20.87 0.00 20.87

Check Total: 20.87 0.00 20.87

12852 **2/3/2015** **02/15** **TIM005** **TIME WARNER CABLE OF NYC**
3465 NY #8150200070312472 5758-0001 AL24716488 1/22/2015 2/21/2015 1.33 0.00 1.33

Check Total: 1.33 0.00 1.33

12854 **2/3/2015** **02/15** **TIM009** **Time Warner Cable**
3465 210 #030065301 1/15 5758-0002 AL01012015 1/1/2015 1/31/2015 4.64 0.00 4.64

Check Total: 4.64 0.00 4.64

12859 **2/3/2015** **02/15** **UNI005** **UNITED PARCEL SERVICE**
3465 NY 0721WH/A9826T 12/ 5758-0007 AL000A9826T524 12/27/2014 1/26/2015 15.34 0.00 15.34

Check Total: 15.34 0.00 15.34

12860 **2/3/2015** **02/15** **VED001** **Vedder Price PC**
3465 ARL RE TAXES PD 12'1 6630-0000 AL523219 1/13/2015 2/12/2015 10.13 0.00 10.13

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Check Total: 10.13 0.00 10.13

12866	2/3/2015	02/15	WBM001	W.B. MASON						
3465	VA-Office supplies			5758-0001	ALIS0315229	12/31/2015	1/30/2016	18.66	0.00	18.66
3465	VA-Item for K. Recto			5758-0001	ALIS0315229	12/31/2015	1/30/2016	0.83	0.00	0.83
3465	VA-Rental fee-brewer			5758-0004	ALIS0315229	12/31/2015	1/30/2016	1.57	0.00	1.57

Check Total: 21.06 0.00 21.06

12868	2/3/2015	02/15	XER005	Xerox Financial Services LLC						
3465	NY 010-0007854-002			5758-0004	AL260147	1/13/2015	2/12/2015	14.15	0.00	14.15

Check Total: 14.15 0.00 14.15

12875	2/9/2015	02/15	COM032	COMCAST						
3465	Acct#05613951384012			5758-0001	ALCOMCAST1/15	1/21/2015	2/20/2015	3.38	0.00	3.38

Check Total: 3.38 0.00 3.38

12877	2/9/2015	02/15	DEN005	Deniz Yener						
3465	Lunch/Dinner w/ Brok			6411-0000	ALDY012715	1/27/2015	2/26/2015	17.42	0.00	17.42

Check Total: 17.42 0.00 17.42

12881	2/9/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP						
3465	NY #393411 CAR SERV			5758-0008	AL787150	2/6/2015	3/8/2015	4.00	0.00	4.00

Check Total: 4.00 0.00 4.00

12883	2/9/2015	02/15	FRE013	Freshdirect						
3465	NY11717338932 MILK/E			5758-0001	AL201501	2/3/2015	3/5/2015	1.77	0.00	1.77

Check Total: 1.77 0.00 1.77

12886	2/9/2015	02/15	JBUR01	Jennifer Burns						
3465	Gas			5430-0000	1/26 JBURNS	1/26/2015	2/25/2015	6.50	0.00	6.50

Check Total: 6.50 0.00 6.50

12891	2/9/2015	02/15	PEA004	Peapod, LLC						
3465	Customer ID ox82558			5758-0001	ALk59180185	2/2/2015	3/4/2015	1.84	0.00	1.84

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ENTITY:	3465	Monday Production DB	Date:	3/19/2015
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02/15 Through 02/15				
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: 1.84 0.00 1.84

12897 2/9/2015 02/15 RCC001 RCC Group, Inc.
3465 Lunch 401k meeting 5758-0013 AL1080 1/30/2015 3/1/2015 3.93 0.00 3.93

Check Total: 3.93 0.00 3.93

12899 2/9/2015 02/15 ROB025 Robinson & Cole LLP
3465 Legal EE Benefits 5758-0012 50140380 1/7/2015 2/6/2015 25.51 0.00 25.51

Check Total: 25.51 0.00 25.51

12900 2/9/2015 02/15 ROB025 Robinson & Cole LLP
3465 Legal Labor&Empl 5758-0012 50140381 1/7/2015 2/6/2015 54.09 0.00 54.09

Check Total: 54.09 0.00 54.09

12901 2/9/2015 02/15 SCH016 Schneider Electric Building
3465 Jan2015 BAS 5342-0000 009029 1/9/2015 2/8/2015 759.67 0.00 759.67

Check Total: 759.67 0.00 759.67

12903 2/9/2015 02/15 SEN002 SENTECH PRINTING INC.
3465 1099/1096 FORMS 5758-0009 AL9805 1/17/2015 2/16/2015 3.84 0.00 3.84

Check Total: 3.84 0.00 3.84

12907 2/9/2015 02/15 TEL005 Telco Experts LLC
3465 NY #1197 INTEGRATED 5758-0005 AL1197150201 2/1/2015 3/3/2015 18.34 0.00 18.34

Check Total: 18.34 0.00 18.34

12909 2/9/2015 02/15 TEL005 Telco Experts LLC
3465 Acct# 1775 2/1/15 5758-0005 AL1775150201 2/1/2015 3/3/2015 26.68 0.00 26.68

Check Total: 26.68 0.00 26.68

12910 2/9/2015 02/15 UNI005 UNITED PARCEL SERVICE
3465 VA 0721WH/A148V1 1/3 5758-0007 AL000A148V1055 1/31/2015 3/2/2015 5.96 0.00 5.96

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3465	Monday Production DB	Date:	3/19/2015
		1515 Wilson Boulevard	Time:	10:11 AM
02/15 Through 02/15				
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: 5.96 0.00 5.96

12912 **2/9/2015** **02/15** **UNI047** **United States Green Parking Council**
3465 PlatinumLvlPartnersh 6320-0000 081814F 9/5/2014 10/5/2014 1,143.00 0.00 1,143.00

Check Total: 1,143.00 0.00 1,143.00

12913 **2/9/2015** **02/15** **VEN003** **VENABLE LLP**
3465 Legal Recapitalizati 6630-0000 AL1546477 12/12/2014 1/11/2015 68.68 0.00 68.68

Check Total: 68.68 0.00 68.68

12921 **2/10/2015** **02/15** **CAH001** **CAHILL, AILEEN**
3465 VA Meals 5762-0000 AC013015 1/30/2015 3/1/2015 1.18 0.00 1.18
3465 VA Travel 5758-0014 AC013015 1/30/2015 3/1/2015 24.66 0.00 24.66
3465 VA Taxi 5758-0008 AC013015 1/30/2015 3/1/2015 0.56 0.00 0.56

Check Total: 26.40 0.00 26.40

12923 **2/17/2015** **02/15** **LAK011** **LAK Public Relations, Inc.**
3465 PR 1/15 thru 2/14 MNDSRV011511 6410-0000 AL6447 1/13/2015 2/12/2015 469.23 0.00 469.23

Check Total: 469.23 0.00 469.23

12924 **2/17/2015** **02/15** **LEA002** **LEADERSHIP ARLINGTON**
3465 Monte Carlo Sponsors 6410-0000 ALINV-0316 1/9/2015 2/8/2015 57.80 0.00 57.80

Check Total: 57.80 0.00 57.80

12927 **2/17/2015** **02/15** **RED005** **Red Top Cab of Arlington**
3465 Acct# 2840200 5758-0008 AL019282 1/31/2015 3/2/2015 1.91 0.00 1.91

Check Total: 1.91 0.00 1.91

12931 **2/17/2015** **02/15** **WAS007** **THE WASHINGTON POST**
3465 Acct# 3791437 5758-0012 AL3791437 2/15 2/3/2015 3/5/2015 1.77 0.00 1.77

Check Total: 1.77 0.00 1.77

12933 **2/17/2015** **02/15** **XER005** **Xerox Financial Services LLC**
3465 Con#0100000559003 5758-0004 AL268229 2/5/2015 3/7/2015 49.42 0.00 49.42

Database:	MONDAYPROD	Check Register	Page:	13
ENTITY:	3465	Monday Production DB	Date:	3/19/2015
		1515 Wilson Boulevard	Time:	10:11 AM
02/15 Through 02/15				
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: 49.42 0.00 49.42

12943 2/23/2015 02/15 INT023 Interior Foliage Design Inc
3465 NY - Flowers 5758-0012 AL186324 2/10/2015 3/12/2015 0.76 0.00 0.76

Check Total: 0.76 0.00 0.76

12945 2/23/2015 02/15 MAN027 Managed Services 360 LLC
3465 250 SUPT FOR IT DEPT 5758-0002 AL3716 1/29/2015 2/28/2015 56.89 0.00 56.89

Check Total: 56.89 0.00 56.89

12949 2/23/2015 02/15 PEA004 Peapod, LLC
3465 Customer ID ox82558 5758-0001 ALk59404260 2/9/2015 3/11/2015 1.85 0.00 1.85

Check Total: 1.85 0.00 1.85

12950 2/23/2015 02/15 RCC001 RCC Group, Inc.
3465 staff mtg global bid 5732-0000 1077 1/20/2015 2/19/2015 4.80 0.00 4.80

Check Total: 4.80 0.00 4.80

12953 2/23/2015 02/15 RED007 Redirect, Inc.
3465 200 REDIRECT HELP 5758-0002 AL14831 1/5/2015 2/4/2015 113.89 0.00 113.89

Check Total: 113.89 0.00 113.89

12955 2/23/2015 02/15 RED007 Redirect, Inc.
3465 215 RE DIRECT HELP 5758-0002 AL14902 2/4/2015 3/6/2015 60.68 0.00 60.68

Check Total: 60.68 0.00 60.68

12956 2/23/2015 02/15 SAG002 SAGE SOFTWARE, INC.
3465 309 SAGE FAS 5758-0003 AL1002531175 2/4/2015 3/6/2015 163.21 0.00 163.21

Check Total: 163.21 0.00 163.21

12959 2/23/2015 02/15 SEA005 SEAMLESSWEB PROFESSIONAL
3465 VA-Acct#54-003-09688 5758-0013 AL1989179 2/8/2015 3/10/2015 13.44 0.00 13.44

Database: MONDAYPROD		Check Register						Page: 14	
ENTITY: 3465		Monday Production DB						Date: 3/19/2015	
		1515 Wilson Boulevard						Time: 10:11 AM	
02/15 Through 02/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
							Check Total:	13.44	0.00
12960	2/23/2015	02/15	UNI005	UNITED PARCEL SERVICE					
3465	VA 0721WH/A148V1 2/7			5758-0007	AL000A148V1065	2/7/2015	3/9/2015	11.90	0.00
							Check Total:	11.90	0.00
12963	2/23/2015	02/15	VER013	VERIZON WIRELESS					
3465	VA-Acct#720396355000			5758-0006	AL9739706982	1/28/2015	2/27/2015	106.09	0.00
							Check Total:	106.09	0.00
12967	2/23/2015	02/15	WBM001	W.B. MASON					
3465	Starbucks Machine			5758-0001	ALIS0324760	1/31/2015	3/2/2015	0.41	0.00
3465	Office Supplies			5758-0004	ALIS0324760	1/31/2015	3/2/2015	11.79	0.00
							Check Total:	12.20	0.00
12971	2/23/2015	02/15	WBM001	W.B. MASON					
3465	VA-Coffee rental			5758-0004	ALIS0324813	1/31/2015	3/2/2015	1.75	0.00
3465	VA-Items for M.Smith			5758-0001	ALIS0324813	1/31/2015	3/2/2015	4.15	0.00
3465	VA-Items for K.Recto			5758-0001	ALIS0324813	1/31/2015	3/2/2015	2.06	0.00
3465	VA-Items for office			5758-0001	ALIS0324813	1/31/2015	3/2/2015	33.92	0.00
							Check Total:	41.88	0.00
002340115	1/15/2015	02/15	WEL001	WELLS FARGO BANK	*** VOID ***		Voided Check		
3465	01-15 PORT INT PYMN'			8201-0000	WT617002340115	1/15/2015	1/15/2015	25,026.04	0.00
3465	incorrect gl			8201-0000	WT617002340115	1/15/2015	1/15/2015	-25,026.04	0.00
							Check Total:	0.00	0.00
002340215	2/17/2015	02/15	WEL001	WELLS FARGO BANK			Hand Check		
3465	02-15 PORTF INT PMT			8201-0000	W617002340215	2/15/2015	2/15/2015	25,026.04	0.00
							Check Total:	25,026.04	0.00
002360115	1/15/2015	02/15	WEL001	WELLS FARGO BANK			Hand Check		
3465	01-15 MEZZ LOAN INT			8201-0000	WT417002360115	1/15/2015	1/15/2015	86,649.31	0.00

Database:	MONDAYPROD	Check Register	Page:	15
ENTITY:	3465	Monday Production DB	Date:	3/19/2015
		1515 Wilson Boulevard	Time:	10:11 AM
02/15 Through 02/15				
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:	86,649.31	0.00	86,649.31	
0115STAMP	2/10/2015	02/15	STA034	Stamps.com, Inc.		Hand Check				
3465	STAMPS - NY LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.64	0.00	0.64
3465	STAMPS VA LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.89	0.00	0.89
3465	STAMPS VA POSTAGE			5758-0007	WT0115STAMP	2/24/2015	2/24/2015	2.23	0.00	2.23
						Check Total:	3.76	0.00	3.76	
465012315	2/17/2015	02/15	WAS004	WASHINGTON GAS *** VOID ***		Voided Check				
3465	12/18-1/22 #36210850			5220-0000	WT3465012315	1/23/2015	2/17/2015	5,232.68	0.00	5,232.68
						Check Total:	5,232.68	0.00	5,232.68	
65013015A	2/10/2015	02/15	DOM002	DOMINION VIRGINIA POWER		Hand Check				
3465	12/29-1/28#245819865			5210-0000	WT3465013015A	1/30/2015	2/10/2015	17,187.49	0.00	17,187.49
						Check Total:	17,187.49	0.00	17,187.49	
65013015B	2/4/2015	02/15	DOM002	DOMINION VIRGINIA POWER		Hand Check				
3465	12/29-1/28 #12369139			5210-0000	WT3465013015B	1/30/2015	2/4/2015	2,830.49	0.00	2,830.49
						Check Total:	2,830.49	0.00	2,830.49	
65022515A	2/25/2015	02/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check				
3465	12/23-1/30/15 #91364			5250-0000	WT3465020415A	2/4/2015	2/25/2015	1,421.36	0.00	1,421.36
						Check Total:	1,421.36	0.00	1,421.36	
						1515 Wilson Boulevard Total:	238,563.79	0.00	238,563.79	
						Grand Total:	238,563.79	0.00	238,563.79	

1515 Wilson	ACCT	03.03.2015		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	
February 1, 2015	LEASING	AF 3/10																		
Management Fees	MGMT	AK 3.9.15			9,562	6,945	7,097	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	84,581	82,270	2,311	
					9,562	6,945	7,097	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	84,581	82,270	2,311	
Leasing Commission - OB																				
1515 Wilson	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 09901, 03301, 1000, 111001, 12001, Tetra Tech					-	-	-	-	362,000	-	-	-	-	-	-	-	362,000	368,785	(6,785)	
Suite 08801, Vacant					-	-	-	-	-	-	-	41,605	-	-	-	-	41,605	41,605	-	
Suite 01102, Vacant					-	-	-	-	-	-	-	17,813	-	-	-	-	17,813	17,813	-	
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-				\$ -	\$ -	\$ -	\$ -	\$ 362,000	\$ -	\$ -	\$ 59,418	\$ -	\$ -	\$ -	\$ -	\$ 421,418	\$ 428,203	(6,785)	
Leasing Commission - CO																				
1515 Wilson	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 01102, Vacant					-	-	-	-	-	-	-	17,813	-	-	-	-	17,813	17,813	-	
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ 17,813	-	
Leasing Commission - MPS																				
1515 Wilson	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 09901, 03301, 1000, 111001, 12001, Tetra Tech					-	-	-	-	181,000	-	-	-	-	-	-	-	181,000	184,393	(3,393)	
Suite 08801, Vacant					-	-	-	-	-	-	-	20,802	-	-	-	-	20,802	20,802	-	
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-				\$ -	\$ -	\$ -	\$ -	\$ 181,000	\$ -	\$ -	\$ 20,802	\$ -	\$ -	\$ -	\$ -	\$ 201,802	\$ 205,195	(3,393)	
Leasing Commission - Legal																				
1515 Wilson	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 09901, 03301, 1000, 111001, 12001, Tetra Tech					-	-	-	6,490	6,490	-	-	-	-	-	-	-	12,980	12,980	-	
Suite 08801, Vacant					-	-	-	-	-	-	-	2,991	-	-	-	-	2,991	2,991	-	
Suite 01102, Vacant					-	-	-	-	-	-	-	3,192	-	-	-	-	3,192	3,192	-	
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-				\$ -	\$ -	\$ -	\$ 6,490	\$ 6,490	\$ -	\$ -	\$ 6,183	\$ -	\$ -	\$ -	\$ -	\$ 19,163	\$ 19,163	-	
TI - Construction	Full Cost of Proj.	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
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	2,076,800					-	-	-	-	-	-	-	-	519,200	519,200	519,200	519,200	2,076,800	2,076,800	-
Suite 08801, Vacant	388,830					-	-	-	-	-	-	-	-	97,208	97,208	97,208	97,208	388,830	388,830	-
Suite 01102, Vacant	95,760					-	-	-	-	-	-	-	-	23,940	23,940	23,940	23,940	95,760	95,760	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1515 Wilson						-	-	-	-	-	-	-	23,940	640,348	640,348	640,348	616,408	2,561,390	2,561,390	-
	Total CM FEE 3%					-	-	-	-	-	-	-	718	19,210	19,210	19,210	18,492	76,842	76,842	-
TI - Landlord Work	Full Cost of Proj.	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
Tetra Tech Window Film Removal/Replacement	48,000					-	-	-	-	24,000	24,000	-	-	-	-	-	-	48,000	48,000	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	1,080,000					-	-	-	-	-	-	-	270,000	270,000	270,000	270,000	-	1,080,000	1,080,000	-
Suite 08801, Vacant	125,000					-	-	-	-	-	-	-	-	62,500	62,500	-	-	125,000	125,000	-
Suite 08802, Vacant	75,000					-	-	-	-	-	-	-	-	37,500	37,500	-	-	75,000	75,000	-
Suite 01102, Vacant	50,000					-	-	-	-	-	-	-	-	25,000	25,000	-	-	50,000	50,000	-
1515 8th floor Restroom				34658RRC	Y		2,988											2,988	-	2,988
TOTAL 1515 Wilson	3,939,390	-	-			-	2,988	-	-	24,000	24,000	-	270,000	395,000	395,000	270,000	-	1,380,988	1,378,000	2,988
	Total CM FEE 3%					-	90	-	-	720	720	-	8,100	11,850	11,850	8,100	-	41,430	41,340	90
BI - Non Esc	Full Cost of Proj.	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
Window Film Removal/Replacement	8,000				Y						8000							8,000	8,000	0
Façade Lighting Project	100,007			34651408	Y	6.96				50000	50000							100,007	100,000	6.96
Garage Repairs	15,000			34651501	Y		390				14610							15,000	15,000	0.23
2014 Carry Over Façade Lighting Project (shared cost with 1501)	44,000				Y					22000	22000							44,000	44,000	0
Elevator Cab Upgrades				3465ECRU	Y		394											-	-	-
TOTAL 1515 Wilson		-	-			7	784	-	-	72,000	94,610	-	-	-	-	-	-	167,007	167,000	7
	Total CM FEE 3%					0	24	-	-	2,160	2,838	-	-	-	-	-	-	5,010	5,010	0
	Total CM Fee					0	113	-	-	2,880	3,558	-	8,818	31,060	31,060	27,310	18,492	123,282	123,192	90


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1515 Wilson Boulevard

Leasing Status Report

as of February 28, 2015

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	112,990
	Renovated:		RSF Retail	8,392
	Stories:	12	RSF Storage	4,191
			Total Building	125,573
	Occupancy:	87.83%	Vacant Office	11,964
			Vacant Retail	1,596
			Vacant Storage	1,727
			Total Vacancy	15,287

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9th - 12th	Nov-15	
Total	52,784			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	15,287	12.17%
2015	52,784	42.03%
2016		0.00%
2017	1,600	1.27%
2018	42,093	33.52%
2019		0.00%
thereafter	13,809	11.00%
	125,573	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
8th	11,964	White Box
1st	1,727	Storage
1st	1,596	Vacant
Total	15,287	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9-PH	Nov-15	
GSA-DoD	15,783	4th, P7	Oct-18	
Total	68,567			

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
Tetra Tech	Renewal	52,784	9th -PH	CBRE	6 yrs	\$ 36.00	2.50%	6 months	\$22.23	\$ 13.62	\$ 719,151	\$ 50.00	\$ 2,639,200	\$ 5.00	\$ 263,920
Total		52,784								\$ 719,151		\$ 2,639,200		\$ 263,920	\$ 3,622,271

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		0								\$ -		\$ -		\$ -	\$ -

DEALS SIGNED 2014															
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs					
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
GSA DoD	Renewal	23,628	5th-6th	Oct-13 NA	5 yrs	\$ 38.00	0.00%	2 months	\$36.75	\$ 5.61	\$ 132,435	\$ -	\$ -	\$ 5.00	\$ 118,140
Total		23,628								\$ 132,435		\$ -		\$ 118,140	\$ 250,575

SPACE VACATED 2015					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				



Rosslyn Class A
Lease Comparables
as of February 28, 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
February 28, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery *Renewal	11,555	7.00	\$38.50	\$30.00	3	\$34.99
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	15.00	\$35.50	\$75.00 *	9 *	
				72,748 rsf Expansion 144,740 rsf Extension			* Expansion Only		
Jun-14	4601 N Fairfax Dr		Novacare	2,897	5.00	\$39.50	\$8.00	5	\$37.45

Rosslyn Retail

Lease Comparables

as of February 28, 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

1515 Wilson Boulevard

as of February 28, 2015



MONDAY
PROPERTIES

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
2/28/2015

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

Vacant Suites													
3465	-01102	Vacant		1,596									
3465	-08801	Vacant		5,982									
3465	-08802	Vacant		5,982									
3465	-STR02	Vacant		1,727									
Occupied Suites													
3465	-01101	Tom Yum Rosslyn	6/14/2013	6/30/2023	2,181	7,488.10	41.20	1,199.07		OPF	7/1/2015	676.11	3.72
										OPF	7/1/2016	696.10	3.83
										OPF	7/1/2017	716.10	3.94
										OPF	7/1/2018	737.91	4.06
										OPF	7/1/2019	759.72	4.18
										OPF	7/1/2020	783.34	4.31
										OPF	7/1/2021	806.97	4.44
										OPF	7/1/2022	830.60	4.57
										RTL	7/1/2015	7,712.74	42.44
										RTL	7/1/2016	7,944.13	43.71
										RTL	7/1/2017	8,182.45	45.02
										RTL	7/1/2018	8,427.92	46.37
										RTL	7/1/2019	8,680.76	47.76
										RTL	7/1/2020	8,941.18	49.19
										RTL	7/1/2021	9,209.42	50.67
										RTL	7/1/2022	9,485.70	52.19
3465	-01103	G. LaVecchia & McIntire	10/1/2012	11/30/2027	4,095	16,147.03	47.32	215.96		RTL	10/1/2015	16,407.30	48.08
										RTL	10/1/2016	16,898.70	49.52
										RTL	10/1/2017	17,407.16	51.01
										RTL	10/1/2018	17,929.28	52.54
										RTL	10/1/2019	18,468.45	54.12
										RTL	10/1/2020	19,021.28	55.74
										RTL	10/1/2021	19,591.16	57.41
										RTL	10/1/2022	20,178.11	59.13
										RTL	10/1/2023	20,782.13	60.90
										RTL	10/1/2024	21,406.61	62.73
										RTL	10/1/2025	22,048.16	64.61
										RTL	10/1/2026	22,710.19	66.55
										STR	2/1/2016	224.01	0.66
										STR	2/1/2017	230.73	0.68
										STR	2/1/2018	237.65	0.70
										STR	2/1/2019	244.78	0.72
										STR	2/1/2020	252.12	0.74
										STR	2/1/2021	259.69	0.76
										STR	2/1/2022	267.48	0.78

Database: MONDAYPROD
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1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
2/28/2015

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3465	-01104 Monday Properties	3/8/2013	4/30/2018	2,404	8,253.73	41.20			-8,253.73	STR	2/1/2023	275.50	0.81
										STR	2/1/2024	283.77	0.83
										STR	2/1/2025	292.28	0.86
										STR	2/1/2026	301.05	0.88
										MFA	4/1/2015	-1,742.09	-8.70
										MFA	4/1/2016	-1,794.22	-8.96
										MFA	4/1/2017	-1,848.00	-9.22
										RA3	4/1/2015	-2,336.39	-11.66
										RA3	4/1/2016	-2,406.31	-12.01
										RA3	4/1/2017	-2,478.42	-12.37
										RA4	4/1/2015	-2,676.48	-13.36
										RA4	4/1/2016	-2,756.57	-13.76
										RA4	4/1/2017	-2,839.18	-14.17
										RA5	4/1/2015	-1,747.19	-8.72
										RA5	4/1/2016	-1,799.48	-8.98
										RA5	4/1/2017	-1,853.41	-9.25
										RNT	4/1/2015	8,502.15	42.44
										RNT	4/1/2016	8,756.57	43.71
										RNT	4/1/2017	9,019.01	45.02
3465	-06601 GSA 11P-12637	10/28/2013	10/27/2018	11,953	37,978.72	38.13							
	Additional Space 3465 -05501	10/30/2013	10/27/2018	11,953	37,978.72	38.13							
		Total		23,906	75,957.44		0.00		0.00				
3465	-07701 Meta Engineers, P.C.	7/1/2011	6/30/2021	7,533	26,415.72	42.08	1,809.18			RNT	7/1/2015	27,206.69	43.34
										RNT	7/1/2016	28,022.76	44.64
										RNT	7/1/2017	28,863.95	45.98
										RNT	7/1/2018	29,730.24	47.36
										RNT	7/1/2019	30,621.65	48.78
										RNT	7/1/2020	31,538.16	50.24
3465	-07702 GSA 11B-30114	10/28/2013	10/27/2018	3,969	12,568.50	38.00							
	Additional Space 3465 -04401	10/28/2013	10/27/2018	11,814	37,411.00	38.00			227.58				
		Total		15,783	49,979.50		0.00		227.58				
3465	-09901 Tetra Tech	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465 -03301	8/1/2010	11/30/2015	10,943	38,492.00	42.21	2,596.85			RNT	8/1/2015	39,650.14	43.48
	Additional Space 3465 -10001	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465 -11001	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465 -12001	12/1/1999	11/30/2015	6,630	19,636.46	35.54							
		Total		51,920	159,856.00		2,596.85		0.00				

Database: MONDAYPROD
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1515 Wilson Boulevard

Rent Roll
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2/28/2015

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3465	-STR01 Tetra Tech	12/1/1999	11/30/2015	864	980.00	13.61							
3465	-STR1A Arlington Transporation Prtnrs	11/1/2011	6/30/2017	1,600	2,331.16	17.48				STR	11/1/2015	2,401.09	18.01
										STR	11/1/2016	2,473.13	18.55
Totals:		Occupied Sqft:	87.83%	15 Units	110,286	347,408.68		5,821.06				-8,026.15	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	12.17%	4 Units	15,287								
		Total Sqft:		19 Units	125,573	347,408.68							
Total 1515 Wilson Boulevard:		Occupied Sqft:	87.83%	15 Units	110,286	347,408.68		5,821.06				-8,026.15	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	12.17%	4 Units	15,287								
		Total Sqft:		19 Units	125,573	347,408.68							
Grand Total:		Occupied Sqft:	87.83%	15 Units	110,286	347,408.68		5,821.06				-8,026.15	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	12.17%	4 Units	15,287								
		Total Sqft:		19 Units	125,573	347,408.68							

Floor	S to S					Current	Re-measured
PH	16'	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewal: 1, 5 year option w/ 12 months notice - [ROFO on entire Building]				6,630	7,738
11	11' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
10	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
9	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
8	10' 8"	Vacant: 11,964 sf				11,964	11,964
7	10' 8"	Meta Engineers (Ste. 710): 7,533 sf (\$44.24, 3.5%) LXP 6/30/2021 Renewals: 2, 5 year options w/ 12 months notice [ROFO on balance of 7th floor]		DOD - Chemical Demilitarization (GS 11B-30114) (Ste 720): 3,969 sf TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Ren: None Term: TT right in 2017		11,502	11,964
6	10' 8"	Selective Service (GS 11B-30114): 11,953 sf (\$38.00,CPI) LXP 10/29/2018 Renewals: None				11,953	11,964
5	10' 8"	Selective Service (GS 11B-30114): 11,953 sf (\$38.00, CPI) LXP 10/29/2018 Renewals: None				11,953	11,964
4	10' 8"	DOD - General Counsel (GS 11B-30114): 11,814 sf, TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Renewals: None Termination: TT right on 10/27/2017 with notice by 10/27/2016				11,814	11,964
3	10' 8"	Tetra Tech [AMTI] (Ste. 300): 51,920 sf (\$40.88, 3%) LXP 11/30/2015 Renewals: None Termination: None				10,943	10,943
2	10' 2"	GARAGE				0	0
1	11' 10"	Tom Yum: 2,181 sf -(\$44.81 LXP 6/30/23	Vacant: 1,596 sf	Dr. LeVechia 4,095 sf (\$45.32, 3%) LXP 11/30/2027 Renewals: None	Monday Properties: 2,404 sf LXP 4/30/18	10,276	12,543
						121,382	126,936
						4,191	303
						125,573	127,239
RSF Office		112,990	Vacant Office		11,964	Storage	
						Expiration Key	
						<div></div>	

RSF Office	112,990
RSF Retail	8,392
RSF Storage	4,191
Total Building RSF	125,573

Vacant Office	11,964
Vacant Retail	1,596
Vacant Storage	1,727
Total Vacancy	15,287

Expiration Key

2015

2016

2017

2018

2019+

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

Storage	121,382	126,936
	4,191	303
	125,573	127,239

