



1200 WILSON BOULEVARD
Financial Report
January 31, 2015



Rosslyn Portfolio

Building 1200 Wilson Boulevard

Financial Report

Month Ended January 31, 2015



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Executive Summary

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SECTION 1

Executive Summary



Property Name	1200 Wilson
Submarket	Rosslyn
Year Built/Renovated	1964/1997
Year Acquired	2007
No. of Stories	13
Asset Quality	B+
Total SF	145,962
Leased	0%
Ownership	USREO (89%) / Monday (11%)

[illegible]

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

The project will compete in the market place for the Dept of State 343K sf of requirement via a renewal at 1701 N Fort Myer and expansion into 1200 Wilson Boulevard (upon Boeing's expiration and vacate in 2014). It is expected this deal would require the landlord to implement an extensive capital improvement program to meet GSA sustainability and occupancy requirements plus deliver market concessions in order to achieve a long-term lease (10 years or more).

* Continue to market building availability post Boeing expiration in 2015 with emphasis on expediting State Departments efforts to release the project in conjunction with an extension at 1701 N Ft. Myer Dr.

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

Period	Jan-15 YTD	Actual	Budget	PSF
<i>Projected Occupancy</i>		<i>0.0%</i>	<i>0.0%</i>	
Effective Gross Revenue	\$	15	\$	1,589
Real Estate Taxes		(43,453)		(43,452)
Operating Expenses		(67,193)		(122,774)
Net Operating Income		(110,631)		(164,637)
Tenant Improvements		-		-
Leasing Commissions		-		-
Capital Improvements		-		-
Total Leasing and Capital		-		-
CF before Senior Debt Service		(110,631)		(164,637)
Senior Debt Service		(73,151)		(84,346)
DSCR on NOI		-1.51x		-1.95x
DSCR on CF before Senior Debt Service		0.00x		0.00x
CF after Senior Debt Service	\$	(183,782)	\$	(248,983)

* None planned

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

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

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Nov-15	Institution Mgm	Multi	94,000	New	No	\$41.00	2.75%	0 mos.	\$75.00	10 yrs.	\$34.26

MAJOR CAPITAL PROJECTS	
<u>2015</u>	<u>Total</u>

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3480

Trial Balance
Monday Production DB
1200 Wilson Boulevard

Page: 1
Date: 3/2/2015
Time: 11:46 AM

Accrual Year to Date Balances for period 01/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	10,500,369.04	
0132-0000	Building	39,501,431.59	
0142-0002	Bldg Impr-Non Escalatable	333,331.67	
0142-0020	Bldg Impr-CM Fee	10,147.41	
0162-0001	TI-Construction	1,343,720.00	
0162-0020	TI-CM Fee	40,312.11	
0202-0001	Def Leasing-Brokerage	805,143.59	
0202-0002	Def Leasing-Legal	6,860.00	
0202-0006	Deferred Leas-Monday	402,592.92	
0222-0000	Deferred Financing	248,498.46	
0229-0000	Acc Amort-Def Financing		58,908.77
0250-0000	Def Selling Costs	0.00	
0311-3480	BA9515551478 1200Wilson	1,133,629.08	
0412-0101	Tax and Insurance Reserve	290,633.89	
0412-0103	Replacement Reserve	24,288.72	
0412-0104	Leasing Reserve	218,594.97	
0491-0010	Due To/From Managing Agen		2,665.67
0491-0025	Due to/from Monday	20,368.64	
0491-3430	I/E-1000 Wilson Boulevard	791,838.31	
0491-3435	I/E-1100 Wilson Boulevard	200,000.00	
0491-3440	I/E-1101 Wilson Boulevard		17,890.61
0491-3455	I/E-1401 Wilson Boulevard		367.98
0511-0000	Tenant A/R	117,713.08	
0513-0000	Accr Tenant Recovery A/R		160,179.00
0632-0000	Prepaid Insurance	26,650.18	
0711-0001	Due To/From Partner	15,268.99	
2110-0000	Mortgage Notes Payable		10,980,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		28,083.10
2552-0000	Accr Miscellaneous		36,612.94
2553-0000	Accr Taxes		43,452.62
2556-0000	Accr Interest/Financing		40,115.28
2562-0000	Deferred Liability		1,761.07
2591-0000	Prepaid Rents		6,458.10
3311-0001	Retained Earnings		15,213,651.80
3341-0001	Distribution	35,021,154.42	
3421-9999	Mbr Contrib-Misc		59,653,033.70
4312-0000	Oper Exp Rec-Accrual		110,524.00
4321-0000	Gar/Pkg OPEX Rec-Billed	110,524.00	
4521-0000	Int Inc-Bank		15.45
5120-0000	Clean-Contract Interior	200.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	975.00	
5210-0000	Util-Elec-Public Area	18,563.74	
5220-0000	Util-Gas	4,276.52	
5250-0000	Util-Water/Sewer-Water	669.01	
5310-0000	R&M-Payroll-Gen'l	3,647.59	
5310-1000	R & M Payroll-OT	12.98	
5310-2000	R & M Payroll-Taxes	842.74	
5310-4000	R & M -Benefits	1,738.16	
5320-0000	R&M-Elev-Maint Contract	2,200.00	
5322-0000	R&M-Elev-Outside Svs	289.89	
5330-0000	R&M-HVAC-Contract Svs	759.40	
5332-0000	R&M-HVAC-Water Treatment	444.70	
5372-0000	R&M-Fire/Life Safety-O/S	367.17	
5384-0000	R&M-GB Interior-Pest Cont	262.90	
5390-0000	R&M-Other	1,645.53	

Database: MONDAYPROD
ENTITY: 3480

Trial Balance
Monday Production DB
1200 Wilson Boulevard

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Accrual
Year to Date Balances for period 01/15
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Account	Description	Debit	Credit
5412-0000	Grounds-Landscape-O/S	166.08	
5520-0000	Security-Contract	198.65	
5610-0000	Mgmt Fee-Current Yr		0.01
5710-0000	Adm-Payroll	7,102.91	
5710-1000	Admi-Payroll taxes	659.75	
5710-5000	Admin-Other Payroll Exp	1,704.48	
5730-0000	Adm-Office Exp-Mgmt Rent	1,013.41	
5732-0000	Adm-Office Exp-Mgmt Exps	139.05	
5746-0000	Adm-Office Exp-Telecomm	529.89	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,194.57	
5758-0001	Office/Lunchroom Supplies	59.97	
5758-0002	Internet/IT Contracts	206.16	
5758-0003	Computer Hardware/Software	155.09	
5758-0004	Copiers/Office Equipment	68.89	
5758-0005	Phone - Corporate/Teleconferencing	64.69	
5758-0006	Phone - Wireless/Cellular	114.76	
5758-0007	Postage/Delivery	27.68	
5758-0008	Car Service	47.33	
5758-0010	Corporate Events/Gifts	41.44	
5758-0011	Temporary Staffing	296.30	
5758-0012	Other Corp Admin Exp	5.40	
5758-0013	Meals	22.02	
5758-0014	Travel	166.10	
5772-0000	Adm-Other-Tenant Relation	3.57	
5810-0000	Insurance-Policies	3,336.99	
5810-1000	Insurance-Workers Comp	444.83	
6320-0000	Parking Exp-Misc	949.51	
6630-0000	Legal	10,272.92	
6633-0000	Bank & Credit Card Fees	1,305.78	
6710-0000	RE Taxes-General	41,147.62	
6740-0000	Other Taxes	2,305.00	
8201-0000	Mortgage Interest Expense	73,151.39	
8302-0000	Amort-Def Financing	6,851.47	
Total:		91,353,720.10	91,353,720.10

Database: MONDAYPROD
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Balance Sheet
Monday Production DB
1200 Wilson Boulevard

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

Jan 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land 10,500,369.04

Building 39,501,431.59

BLDG IMPROVEMENTS 343,479.08

TENANT IMPROVEMENTS 1,384,032.11

DEFERRED LEASING 1,214,596.51

Total Direct Investments in Real Property 52,943,908.33

Indirect Investments in Real Property

Mortgage Note Rec 15,268.99

Total Indirect Investments in Real Property 15,268.99

Total Investments in Real Property 52,959,177.32

Cash and Cash Equivalents

OPERATING CASH 1,133,629.08

Total Cash and Cash Equivalents 1,133,629.08

Restricted Cash

MORTGAGE ESCROWS 533,517.58

Total Restricted Cash 533,517.58

Accounts and Notes Receivable, net

I/E-Unallocated 17,702.97

Tenant A/R 117,713.08

Accr Tenant Recovery A/R (160,179.00)

Total Accounts and Notes Receivable, net (24,762.95)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing 248,498.46

Acc Amort-Def Financing (58,908.77)

Total Deferred Financing 189,589.69

Other Assets

Prepaid Insurance 26,650.18

Prepaid Taxes 0.00

Total Other Assets 26,650.18

Total Def Financing & Other Assets 216,239.87

TOTAL ASSETS 54,817,800.90

LIABILITIES AND EQUITY

LIABILITIES

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ENTITY: 3480
Report: MRI_BALST

Balance Sheet
Monday Production DB
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Jan 2015

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

Total Mortgage Notes Payable	15,980,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	28,083.10
A/P-Seller Obligations	0.00
Accr Miscellaneous	36,612.94
Accr Taxes	43,452.62
Accr Interest/Financing	40,115.28
Deferred Liability	1,761.07
Prepaid Rents	6,458.10

Total Accounts Payable, Accrued Exp & Other	156,483.11
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TOTAL LIABILITIES	16,136,483.11
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EQUITY

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

Total Partners'/Members' Equity	15,213,651.80
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Partners'/Members' Contributions	
MEMBERS CONTRIB	59,653,033.70

Total Partners'/Members' Contributions	59,653,033.70
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Partners'/Members' Distributions	
PARTNERS DISTRIB	(35,021,154.42)

Total Partners'/Members' Distributions	(35,021,154.42)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	(973,579.72)

Total I/E Adjustments	(973,579.72)
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Current Year Profit (Loss)	(190,633.57)
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Total Current & Prior Profit (Loss)	(190,633.57)
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TOTAL EQUITY ACCOUNTS	38,681,317.79
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TOTAL LIABILITY AND EQUITY	54,817,800.90
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Database: MONDAYPROD
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Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1200 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:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Revenues								
Rental Income								
Office Income Concession	0.00	(3,000.00)	3,000.00	100.00%	0.00	(3,000.00)	3,000.00	100.00%
Total Office Income	0.00	(3,000.00)	3,000.00	100.00%	0.00	(3,000.00)	3,000.00	100.00%
Total Rental Income	0.00	(3,000.00)	3,000.00	100.00%	0.00	(3,000.00)	3,000.00	100.00%
Recoveries								
Total Recoveries	0.00	0.00	0.00		0.00	0.00	0.00	
Garage/Parking Income								
Gar/Prkg Income	0.00	4,589.00	(4,589.00)	-100.00%	0.00	4,589.00	(4,589.00)	-100.00%
Total Garage/Parking Income	0.00	4,589.00	(4,589.00)	-100.00%	0.00	4,589.00	(4,589.00)	-100.00%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	15.45	0.00	15.45	0.00%	15.45	0.00	15.45	0.00%
Total Interest and Dividend Income	15.45	0.00	15.45		15.45	0.00	15.45	
Total Interest and Other Income	15.45	0.00	15.45		15.45	0.00	15.45	
Total Revenue	15.45	1,589.00	(1,573.55)	-99.03%	15.45	1,589.00	(1,573.55)	-99.03%

Operating Expenses
Escalatable Expenses
Property Exp-Escalatable

Cleaning

Database: MONDAYPROD
 ENTITY: 3480
 Report: MP_CMPINC

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

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Clean-Contract Interior	(200.00)	(200.00)	0.00	0.00%	(200.00)	(200.00)	0.00	0.00%
Clean-Trash Rem/Recyl-O/S	(975.00)	(125.00)	(850.00)	-680.00%	(975.00)	(125.00)	(850.00)	-680.00%
Total Cleaning	(1,175.00)	(325.00)	(850.00)	-261.54%	(1,175.00)	(325.00)	(850.00)	-261.54%
Utilities								
Util-Elec-Public Area	(18,563.74)	(5,357.00)	(13,206.74)	-246.53%	(18,563.74)	(5,357.00)	(13,206.74)	-246.53%
Util-Gas	(4,276.52)	(1,801.00)	(2,475.52)	-137.45%	(4,276.52)	(1,801.00)	(2,475.52)	-137.45%
Util-Water/Sewer-Water	(669.01)	(59.00)	(610.01)	-1033.92%	(669.01)	(59.00)	(610.01)	-1033.92%
Total Utilities	(23,509.27)	(7,217.00)	(16,292.27)	-225.75%	(23,509.27)	(7,217.00)	(16,292.27)	-225.75%
Repair & Maintenance								
R&M-Payroll-Gen'l	(3,647.59)	(5,830.00)	2,182.41	37.43%	(3,647.59)	(5,830.00)	2,182.41	37.43%
R & M Payroll-OT	(12.98)	(294.00)	281.02	95.59%	(12.98)	(294.00)	281.02	95.59%
R & M Payroll-Taxes	(842.74)	(727.00)	(115.74)	-15.92%	(842.74)	(727.00)	(115.74)	-15.92%
R & M -Benefits	(1,738.16)	(1,017.20)	(720.96)	-70.88%	(1,738.16)	(1,017.20)	(720.96)	-70.88%
R&M-Elev-Maint Contract	(2,200.00)	(1,550.00)	(650.00)	-41.94%	(2,200.00)	(1,550.00)	(650.00)	-41.94%
R&M-Elev-Outside Svs	(289.89)	(400.00)	110.11	27.53%	(289.89)	(400.00)	110.11	27.53%
R&M-HVAC-Contract Svs	(759.40)	(759.42)	0.02	0.00%	(759.40)	(759.42)	0.02	0.00%
R&M-HVAC-Water Treatment	(444.70)	(457.49)	12.79	2.80%	(444.70)	(457.49)	12.79	2.80%
R&M-Fire/Life Safety-O/S	(367.17)	(367.17)	0.00	0.00%	(367.17)	(367.17)	0.00	0.00%
R&M-GB Interior-O/S	0.00	(51,670.00)	51,670.00	100.00%	0.00	(51,670.00)	51,670.00	100.00%
R&M-GB Interior-Pest Cont	(262.90)	(263.00)	0.10	0.04%	(262.90)	(263.00)	0.10	0.04%
R&M-Other	(1,645.53)	(500.00)	(1,145.53)	-229.11%	(1,645.53)	(500.00)	(1,145.53)	-229.11%
Total Repair & Maintenance	(12,211.06)	(63,835.28)	51,624.22	80.87%	(12,211.06)	(63,835.28)	51,624.22	80.87%
Roads & Grounds								
Grounds-Landscape-O/S	(166.08)	(170.00)	3.92	2.31%	(166.08)	(170.00)	3.92	2.31%
Grounds-Snow Rem-Supplies	0.00	(750.00)	750.00	100.00%	0.00	(750.00)	750.00	100.00%
Grounds-Snow Rem-O/S	0.00	(2,500.00)	2,500.00	100.00%	0.00	(2,500.00)	2,500.00	100.00%
Total Roads & Grounds	(166.08)	(3,420.00)	3,253.92	95.14%	(166.08)	(3,420.00)	3,253.92	95.14%
Security								

Database: MONDAYPROD	Comparative Income Statement							Page: 3
ENTITY: 3480	SOP Detail - W/Cash Flow Format							Date: 2/27/2015
Report: MP_CMPINC	Monday Production DB							Time: 02:46 PM
1200 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jan 2015	Current Period Budget Jan 2015	Variance		Actual Jan 2015	Year-To-Date Budget Jan 2015	Variance	
Security-Contract	(198.65)	(502.00)	303.35	60.43%	(198.65)	(502.00)	303.35	60.43%
Security-Equipment	0.00	(15,000.00)	15,000.00	100.00%	0.00	(15,000.00)	15,000.00	100.00%
Total Security	(198.65)	(15,502.00)	15,303.35	98.72%	(198.65)	(15,502.00)	15,303.35	98.72%
Management Fees	0.01	(31.78)	31.79	100.03%	0.01	(31.78)	31.79	100.03%
Total Management Fees	0.01	(31.78)	31.79	100.03%	0.01	(31.78)	31.79	100.03%
Administrative								
Adm-Payroll	(7,102.91)	(6,956.00)	(146.91)	-2.11%	(7,102.91)	(6,956.00)	(146.91)	-2.11%
Admi-Payroll taxes	(659.75)	(814.00)	154.25	18.95%	(659.75)	(814.00)	154.25	18.95%
Admin-Other Payroll Exp	(1,704.48)	(591.96)	(1,112.52)	-187.94%	(1,704.48)	(591.96)	(1,112.52)	-187.94%
Adm-Office Exp-Mgmt Rent	(1,013.41)	(1,163.90)	150.49	12.93%	(1,013.41)	(1,163.90)	150.49	12.93%
Adm-Office Exp-Mgmt Exps	(139.05)	0.00	(139.05)	0.00%	(139.05)	0.00	(139.05)	0.00%
Adm-Office Exp-Telecomm	(529.89)	0.00	(529.89)	0.00%	(529.89)	0.00	(529.89)	0.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	(239.00)	239.00	100.00%	0.00	(239.00)	239.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(1,194.57)	(1,073.00)	(121.57)	-11.33%	(1,194.57)	(1,073.00)	(121.57)	-11.33%
Adm-Other-Community Relat	0.00	(119.00)	119.00	100.00%	0.00	(119.00)	119.00	100.00%
Adm-Other-Tenant Relation	(3.57)	0.00	(3.57)	0.00%	(3.57)	0.00	(3.57)	0.00%
Adm - Other - Misc	(1,275.83)	(2,813.00)	1,537.17	54.65%	(1,275.83)	(2,813.00)	1,537.17	54.65%
Total Administrative	(13,623.46)	(13,769.86)	146.40	1.06%	(13,623.46)	(13,769.86)	146.40	1.06%
Insurance								
Insurance-Policies	(3,336.99)	(3,277.50)	(59.49)	-1.82%	(3,336.99)	(3,277.50)	(59.49)	-1.82%
Insurance-Workers Comp	(444.83)	(477.87)	33.04	6.91%	(444.83)	(477.87)	33.04	6.91%
Total Insurance	(3,781.82)	(3,755.37)	(26.45)	-0.70%	(3,781.82)	(3,755.37)	(26.45)	-0.70%
Total Property Exp-Escalatable	(54,665.33)	(107,856.29)	53,190.96	49.32%	(54,665.33)	(107,856.29)	53,190.96	49.32%
Real Estate Taxes								
RE Taxes-General	(41,147.62)	(41,147.58)	(0.04)	0.00%	(41,147.62)	(41,147.58)	(0.04)	0.00%

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 ENTITY: 3480
 Report: MP_CMPINC

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 Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Other Taxes	(2,305.00)	(2,304.62)	(0.38)	-0.02%	(2,305.00)	(2,304.62)	(0.38)	-0.02%
Total Real Estate Taxes	(43,452.62)	(43,452.20)	(0.42)	0.00%	(43,452.62)	(43,452.20)	(0.42)	0.00%
Total Escalatable Expenses	(98,117.95)	(151,308.49)	53,190.54	35.15%	(98,117.95)	(151,308.49)	53,190.54	35.15%
Property Exp-Non Escalatable								
Parking Expenses								
Parking Exp-Misc	(949.51)	(5,000.00)	4,050.49	81.01%	(949.51)	(5,000.00)	4,050.49	81.01%
Total Parking Expenses	(949.51)	(5,000.00)	4,050.49	81.01%	(949.51)	(5,000.00)	4,050.49	81.01%
Leasing Costs								
Promotion and Advertising	0.00	(7,860.00)	7,860.00	100.00%	0.00	(7,860.00)	7,860.00	100.00%
Total Leasing Costs	0.00	(7,860.00)	7,860.00	100.00%	0.00	(7,860.00)	7,860.00	100.00%
Owner Costs								
Legal	(10,272.92)	0.00	(10,272.92)	0.00%	(10,272.92)	0.00	(10,272.92)	0.00%
Bank & Credit Card Fees	(1,305.78)	(1,500.00)	194.22	12.95%	(1,305.78)	(1,500.00)	194.22	12.95%
Charitable Contributions	0.00	(358.00)	358.00	100.00%	0.00	(358.00)	358.00	100.00%
Sales & Use Taxes	0.00	(200.00)	200.00	100.00%	0.00	(200.00)	200.00	100.00%
Total Owner Costs	(11,578.70)	(2,058.00)	(9,520.70)	-462.62%	(11,578.70)	(2,058.00)	(9,520.70)	-462.62%
Total Property Exp-Non Escalatable	(12,528.21)	(14,918.00)	2,389.79	16.02%	(12,528.21)	(14,918.00)	2,389.79	16.02%
Total Operating Expenses	(110,646.16)	(166,226.49)	55,580.33	33.44%	(110,646.16)	(166,226.49)	55,580.33	33.44%
Net Operating Income (Loss)	(110,630.71)	(164,637.49)	54,006.78	32.80%	(110,630.71)	(164,637.49)	54,006.78	32.80%
Interest Expense								

Database: MONDAYPROD
 ENTITY: 3480
 Report: MP_CMPINC

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

Page: 5
 Date: 2/27/2015
 Time: 02:46 PM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Mortgage Interest Expense	(73,151.39)	(84,346.00)	11,194.61	13.27%	(73,151.39)	(84,346.00)	11,194.61	13.27%
Total Interest Expense	(73,151.39)	(84,346.00)	11,194.61	13.27%	(73,151.39)	(84,346.00)	11,194.61	13.27%
Amort of Financing Costs								
Amort-Def Financing	(6,851.47)	(6,851.47)	0.00	0.00%	(6,851.47)	(6,851.47)	0.00	0.00%
Total Amort of Financing Costs	(6,851.47)	(6,851.47)	0.00		(6,851.47)	(6,851.47)	0.00	
Net Income(Loss)	(190,633.57)	(255,834.96)	65,201.39	25.49%	(190,633.57)	(255,834.96)	65,201.39	25.49%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,851.47	0.00	6,851.47		6,851.47	0.00	6,851.47	
Real Estate Tax Accrual	43,452.62	0.00	43,452.62		43,452.62	0.00	43,452.62	
Insurance Prepayment	3,781.82	0.00	3,781.82		3,781.82	0.00	3,781.82	
Change in Capital Assets:								
Other Balance Sheet Adjustments:								
Change in A/P	10,259.54	0.00	10,259.54		10,259.54	0.00	10,259.54	
Change in Other Liabilities	(18,959.90)	0.00	(18,959.90)		(18,959.90)	0.00	(18,959.90)	
Change in I/C Balances	(7,074.69)	0.00	(7,074.69)		(7,074.69)	0.00	(7,074.69)	
Total Cash Flow Adjustments	38,310.86	0.00	38,310.86		38,310.86	0.00	38,310.86	
Cash Balances:								
Cash Balance - Beginning of Period	1,819,516.63	0.00	1,819,516.63	0.00%	1,819,516.63	0.00	1,819,516.63	0.00%
Net Income/(Loss)	(190,633.57)	0.00	65,201.39		(190,633.57)	0.00	65,201.39	
+/- Cash Flow Adjustments	38,310.86	0.00	38,310.86		38,310.86	0.00	38,310.86	

Database: MONDAYPROD
ENTITY: 3480
Report: MP_CMPINC

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

Page: 6
Date: 2/27/2015
Time: 02:46 PM

Accrual

Report includes an open period. Entries are not final.

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

Cash Balance - End of Period	<u>1,667,193.92</u>	<u>0.00</u>	<u>1,923,028.88</u>	<u>1,667,193.92</u>	<u>0.00</u>	<u>1,923,028.88</u>
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Cash Balance Composition:

Operating Cash	<u>1,133,629.08</u>	<u>0.00</u>	<u>1,133,629.08</u>	<u>1,133,629.08</u>	<u>0.00</u>	<u>1,133,629.08</u>
Escrow Cash	<u>533,517.58</u>	<u>0.00</u>	<u>533,517.58</u>	<u>533,517.58</u>	<u>0.00</u>	<u>533,517.58</u>
Total Cash	<u>1,667,146.66</u>	<u>0.00</u>	<u>1,667,146.66</u>	<u>1,667,146.66</u>	<u>0.00</u>	<u>1,667,146.66</u>

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

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	\$ -	\$ (3,000.00)	3,000	-100.00%	
Recoveries	-	-	-	100.00%	
Parking Income	-	4,589	(4,589)	-100.00%	
Interest and Other Income	15	-	15	100.00%	
Total Rental Income	15	1,589	(1,574)	-99.03%	
Operating Expenses:					
Cleaning	(1,175)	(325)	(850)	-261.54%	
Utilities	(23,509)	(7,217)	(16,292)	-225.75%	A
Repairs and Maintenance	(12,211)	(63,835)	51,624	80.87%	B
Roads and Grounds	(166)	(3,420)	3,254	95.14%	
Security	(199)	(15,502)	15,303	98.72%	C
Management Fees	0	(32)	32	100.03%	
Administrative	(13,623)	(13,770)	146	1.06%	
Insurance	(3,782)	(3,755)	(26)	-0.70%	
Real Estate Taxes	(43,453)	(43,452)	(0)	0.00%	
Non- Escalatable Expenses	(12,528)	(14,918)	2,390	16.02%	
Total Expenses	(110,646)	(166,226)	55,580	33.44%	
Net Operating Income (Loss)	(\$110,631)	(\$164,637)	\$54,007	-32.80%	
Other Income and Expenses:					
Interest Expense	(73,151)	(84,346)	11,195	13.27%	D
Amortization - Financing Costs	(6,851)	(6,851)	-	0.00%	
Total Other Income (Expenses)	(80,003)	(91,197)	11,195	12.28%	
Net Income (Loss)	(\$190,634)	(\$255,835)	\$65,201	-25.49%	

CASH BASIS

Property Activity

Net Income (Loss)	(190,634)	(255,835)	65,201	-25.49%
<i>Non-Cash Adjustments to Net Income/(Loss):</i>				
Depreciation/Amortization	6,851	6,851	-	0.00%
Capital Expenditures	-	-	-	100.00%
Tenant Improvements	-	-	-	100.00%
Leasing Costs	-	-	-	100.00%
Deferred Selling Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	31,412	-	31,412	100.00%
Total Property Activity	(152,370)	(\$248,983)	\$96,614	-38.80%

Operating Cash Activity

Plus: Beginning of Year Cash Balance	1,819,517
Less: Ending Cash Balance (Note A)	1,667,147
Total Property Activity	\$ (152,370)

(Note A) - Ending Cash consists of:

Operating & lockbox	1,133,629
Escrows	533,518
Total	\$ 1,667,147

(Distributions)/Contributions

\$ -

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

Notes:

A	\$	(16,292)	The negative variance in Utilities is primarily due to:
		(13,207)	Budgeted electricity is lower than actual due to higher \$/kWh actual than budgeted (\$0.13 vs \$0.08) and higher consumption than anticipated due to a colder than usual January, and high activity for a vacant building due to leasing tours, opening of the garage for public parking and vendor work (Permanent Variance)
		(3,086)	Miscellaneous variance
		<u>\$ (16,292)</u>	
B	\$	51,624	The positive variance in Repairs and Maintenance is primarily due to:
		51,670	Budgeted R&M GB interior outside services higher than actual due to projects budgeted for January but deferred until February or later. Most of the projects are expected to be completed by Q1 (Timing Variance)
		(46)	Miscellaneous variance
		<u>\$ 51,624</u>	
C	\$	15,303	The positive variance in Security is primarily due to:
		15,000	Budgeted security equipment higher than actual due budgeted work completed but not yet invoiced (Timing Variance)
		303	Miscellaneous variance
		<u>\$ 15,303</u>	
D	\$	11,195	The positive variance in interest expense is primarily due to:
		11,195	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		<u>\$ 11,195</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database:	MONDAYPROD	Aged Delinquencies	Page:	1
BLDG:	3480	Monday Production DB	Date:	3/2/2015
		1200 Wilson Boulevard	Time:	01:31 PM
		Period: 01/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3480-010587	LAZ Parking Mid-Atlantic, LLC Michael Kuziak, COO (860) 522-7641	Master Occupant Id: 00003247-1 GARG Current	Day Due: 1 Delq Day: 13 Last Payment:
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2/1/2015	CON	Concession	NC	-6,000.00	-6,000.00	0.00	0.00	0.00	0.00
2/1/2015	GAR	Garage	CH	6,000.00	6,000.00	0.00	0.00	0.00	0.00

CON	Concession	-6,000.00	-6,000.00	0.00	0.00	0.00	0.00
GAR	Garage	6,000.00	6,000.00	0.00	0.00	0.00	0.00

LAZ Parking Mid-Atlantic, LLC Total: 0.00 0.00 0.00 0.00 0.00 0.00

3480-010098	Boeing Realty Corporation	Master Occupant Id: Boeing R-1		Day Due: 1	Delq Day: 11
	Mr. Frank D. Carter	01101	Inactive	Last Payment:	11/21/2014 9,168.62
	(703) 465-3196				
Additional space Occupant: Boeing Realty Corporation		Contact:	Ms. Suzanne M. Milat		

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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Boeing Realty Corporation Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -6,458.10

Balance: -6,458.10

3480-010020	Boeing Realty Corporation		Master Occupant Id: Boeing R-2		Day Due: 1	Delq Day: 11		
			01101 Inactive		Last Payment:		11/21/2014 543,519.06	

12/31/2014	OPT	Operating True-up	CH	100,013.11	0.00	100,013.11	0.00	0.00	0.00
12/31/2014	RTT	RET True-up	CH	17,699.97	0.00	17,699.97	0.00	0.00	0.00

OPT	Operating True-up	100,013.11	0.00	100,013.11	0.00	0.00	0.00
RTT	RET True-up	17,699.97	0.00	17,699.97	0.00	0.00	0.00

Boeing Realty Corporation Total: 117,713.08 0.00 117,713.08 0.00 0.00 0.00

CON	Concession	-6,000.00	-6,000.00	0.00	0.00	0.00	0.00
GAR	Garage	6,000.00	6,000.00	0.00	0.00	0.00	0.00
OPT	Operating True-up	100,013.11	0.00	100,013.11	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	17,699.97	0.00	17,699.97	0.00	0.00	0.00

BLDG 3480 Total: 117,713.08 0.00 117,713.08 0.00 0.00 0.00

Prepaid: -6,458.10

Balance: 111,254.98

CON	Concession	-6,000.00	-6,000.00	0.00	0.00	0.00	0.00
GAR	Garage	6,000.00	6,000.00	0.00	0.00	0.00	0.00
OPT	Operating True-up	100,013.11	0.00	100,013.11	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	17,699.97	0.00	17,699.97	0.00	0.00	0.00

Grand Total: 117,713.08 0.00 117,713.08 0.00 0.00 0.00

Prepaid: -6,458.10

Balance: 111,254.98

Database:	MONDAYPROD	Open Status Report							Page:	1
		Monday Production DB							Date:	2/27/2015
ENTITY:	3480	1200 Wilson Boulevard							Time:	04:21 PM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 12/13

Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

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

Expense Period: 01/15

Vendor: ALL019 Allied Telecom Group LLC

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	10.17	0.00	10.17	2/3/2015	12786	02/15
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Vendor: ARE003 Arent Fox LLP

AL1536794	7/10/2014		State Dept follow up	6630-0000	2,565.30	0.00	2,565.30	2/3/2015	12787	02/15
AL1555906	10/10/2014		State Dept Follow Up	6630-0000	2,565.30	0.00	2,565.30	2/3/2015	12788	02/15
AL1570356	12/16/2014		State Dept Follow UP	6630-0000	2,565.30	0.00	2,565.30	2/3/2015	12789	02/15
AL1574448	1/14/2015		State Dept Follow Up	6630-0000	2,565.30	0.00	2,565.30	2/3/2015	12790	02/15

Vendor: CDW001 CDW DIRECT LLC

ALRZ03105	1/20/2015		319 TS3 ZENTA	5758-0003	18.74	0.00	18.74	2/3/2015	12796	02/15
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Vendor: CIN001 CINTAS CORPORATION #145

145172553	12/17/2014		uniforms w/e 12/17/1	5390-0000	23.70	0.00	23.70	2/18/2015	5215	02/15
145175926	12/24/2014		uniform w/e 12/24/14	5390-0000	23.85	0.00	23.85	2/18/2015	5215	02/15
145179289	12/31/2014		uniforms w/e 12/31/1	5390-0000	23.19	0.00	23.19	2/18/2015	5215	02/15
145182677	1/7/2015		uniforms w/e 1/7/15	5390-0000	23.70	0.00	23.70	2/18/2015	5215	02/15

Database:	MONDAYPROD		Open Status Report					Page:		2
			Monday Production DB					Date:		2/27/2015
ENTITY:	3480		1200 Wilson Boulevard					Time:		04:21 PM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: COM052 Commodities Export & Management

1/13/15 3480	1/13/2015		Cat5Install Phone/Ca	6320-0000	892.00	0.00	892.00	2/18/2015	5216	02/15
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Vendor: ELE012 Elevator Control Service

0179486-IN	1/10/2015		Jan2015 Elev Maint	5320-0000	2,200.00	0.00	2,200.00	2/18/2015	5217	02/15
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Vendor: EME003 Emergency Communications Network

ALECN018671	1/7/2015		326 CODE RED	5758-0003	36.44	0.00	36.44	2/3/2015	12807	02/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	1.93	0.00	1.93	2/3/2015	12810	02/15
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Vendor: GOT005 Gotham Technologies

6647	1/1/2015		Jan15 Water Treatmen	5332-0000	444.70	0.00	444.70	2/18/2015	5218	02/15
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Vendor: HEM003 HEM IT, INC

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	75.69	0.00	75.69	2/3/2015	12812	02/15
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Vendor: INT023 Interior Foliage Design Inc

AL185490	1/12/2015		NY #3890 MNTHLY MAIN	5758-0012	0.76	0.00	0.76	2/3/2015	12815	02/15
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Vendor: IRI001 IRIDES, LLC

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	3.55	0.00	3.55	2/3/2015	12817	02/15
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*** Check #12817 was VOIDED in Check Period 02/15 ***

Vendor: ITS001 It's My Cooler,LLC

AL9973	1/20/2015		Service agreement	5758-0004	4.94	0.00	4.94	2/3/2015	12819	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	2/27/2015	
ENTITY:	3480		1200 Wilson Boulevard					Time:	04:21 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: JBUR01 Jennifer Burns

JBurns01212015	1/21/2015		IREM	5772-0000	3.57	0.00	3.57	2/3/2015	12820	02/15
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Vendor: KAS001 KASTLE SYSTEMS

545723	1/1/2015		Jan2015 Operations	5520-0000	119.49	0.00	119.49	2/18/2015	5219	02/15
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545723	1/1/2015		Jan2015 Maintenance	5520-0000	39.16	0.00	39.16	2/18/2015	5219	02/15
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Vendor: MAN027 Managed Services 360 LLC

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	50.49	0.00	50.49	2/3/2015	12823	02/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

2014MGMTFEETI	1/26/2015		TRUE UP '14 MGT FEE	5610-0000	-0.29	0.00	-0.29	2/18/2015	5222	02/15
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DTF1214ROSS	1/26/2015		DUE TO MGT AGNT 12'1	0491-0010	10,801.03	0.00	10,801.03	2/18/2015	5222	02/15
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Vendor: ORK001 Orkin LLC

14712953	1/12/2015		Dec14 Service	5384-0000	262.90	0.00	262.90	2/18/2015	5223	02/15
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Vendor: PEA004 Peapod, LLC

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	1.77	0.00	1.77	2/3/2015	12826	02/15
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ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	1.77	0.00	1.77	2/3/2015	12828	02/15
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ALk59058727	1/26/2015		Customer ID ox82558	5758-0001	1.77	0.00	1.77	2/3/2015	12830	02/15
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Vendor: PRO025 IESI-MD Corporation

1300329087	12/31/2014		Dec14 Compactor Srvc	5152-0000	850.00	0.00	850.00	2/18/2015	5225	02/15
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Vendor: RED005 Red Top Cab of Arlington

AL018843	1/15/2015		Account# 2840200	5758-0008	1.23	0.00	1.23	2/3/2015	12837	02/15
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Database:	MONDAYPROD	Open Status Report							Page:	4
		Monday Production DB							Date:	2/27/2015
ENTITY:	3480	1200 Wilson Boulevard							Time:	04:21 PM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: RED007 Redirect, Inc.

AL14869	1/15/2015		250 SCORE CARD	5758-0002	28.27	0.00	28.27	2/3/2015	12839	02/15
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Vendor: SAG002 SAGE SOFTWARE, INC.

AL4002630465	12/12/2014		309 FAS #2001231694	5758-0003	163.21	0.00	163.21	2/3/2015	12840	02/15
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Vendor: SCH016 Schneider Electric Building

009029	1/9/2015		Jan2015 BAS	5342-0000	759.40	0.00	759.40	2/9/2015	12901	02/15
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Vendor: SOL007 The Solutions Group

AL24919	11/1/2014		200 TSG 10/14	5758-0003	76.97	0.00	76.97	2/3/2015	12844	02/15
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AL25120	12/1/2014		200 TSG 11/14	5758-0002	34.11	0.00	34.11	2/3/2015	12846	02/15
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Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	20.00	0.00	20.00	2/3/2015	12849	02/15
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Vendor: TEL005 Telco Experts LLC

1571150101	1/1/2015		Jan15 Elv Lines #157	5322-0000	211.95	0.00	211.95	2/18/2015	5226	02/15
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1571150101	1/1/2015		Jan15 Phone Line #15	5746-0000	529.89	0.00	529.89	2/18/2015	5226	02/15
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Vendor: TIM005 TIME WARNER CABLE OF NYC

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	1.35	0.00	1.35	2/3/2015	12852	02/15
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Vendor: TIM009 Time Warner Cable

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	3.88	0.00	3.88	2/3/2015	12854	02/15
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Database:	MONDAYPROD	Open Status Report							Page:	5
		Monday Production DB							Date:	2/27/2015
ENTITY:	3480	1200 Wilson Boulevard							Time:	04:21 PM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: VED001 Vedder Price PC

AL523219	1/13/2015		ARL RE TAXES PD 12'1	6630-0000	11.72	0.00	11.72	2/3/2015	12860	02/15
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Vendor: WBM001 W.B. MASON

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	28.07	0.00	28.07	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Item for K. Recto	5758-0001	1.04	0.00	1.04	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Rental fee- brewe	5758-0004	2.36	0.00	2.36	2/3/2015	12866	02/15

Vendor: XER005 Xerox Financial Services LLC

AL260147	1/13/2015		NY 010-0007854-002	5758-0004	14.15	0.00	14.15	2/3/2015	12868	02/15
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Vendor: ZEE001 ZEE MEDICAL INC

0136321906	1/9/2015		medical supplies	5732-0000	86.33	0.00	86.33	2/18/2015	5230	02/15
Expense Period 01/15 Total:					28,150.15	0.00	28,150.15			

1200 Wilson Boulevard Total: 28,083.10 0.00 28,083.10

Grand Total: 28,083.10 0.00 28,083.10

Database: MONDAYPROD			Check Register						Page: 1	
ENTITY: 3480			Monday Production DB						Date: 2/27/2015	
			1200 Wilson Boulevard						Time: 04:43 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
5203	1/13/2015	01/15	ABC003	ABC IMAGING, INC						
3480	1200 digital files			5390-0000	I-7194645	12/15/2014	1/14/2015	52.76	0.00	52.76
							Check Total:	52.76	0.00	52.76
5204	1/13/2015	01/15	ABM	ABM Janitorial Services-Mid Atlanti						
3480	Dec14 Night Clean Sr			5120-0000	7479986	12/18/2014	1/17/2015	12,807.61	0.00	12,807.61
3480	Dec14 Day Porter			5120-0000	7479986	12/18/2014	1/17/2015	5,083.00	0.00	5,083.00
							Check Total:	17,890.61	0.00	17,890.61
5205	1/13/2015	01/15	BRA007	Compugraphics						
3480	garage signs		348001152	6320-0000	31347	12/24/2014	1/23/2015	618.60	0.00	618.60
							Check Total:	618.60	0.00	618.60
5206	1/13/2015	01/15	DAT003	Datawatch Systems Inc.						
3480	Jan15 Fire Monitorin			5372-0000	661864	12/1/2014	12/31/2014	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
5207	1/13/2015	01/15	ENE003	Energy Watch, Inc.						
3480	QtrlyEnergySrvJanMar			5390-0000	4150	12/2/2014	1/1/2015	225.83	0.00	225.83
							Check Total:	225.83	0.00	225.83
5208	1/13/2015	01/15	KCS001	KCS Landscape Management, Inc.						
3480	Jan15 Monthly Maint			5388-0000	14391-10	1/1/2015	1/31/2015	166.08	0.00	166.08
							Check Total:	166.08	0.00	166.08
5209	1/13/2015	01/15	RED003	Red Hand, LLC						
3480	2015 ETH Renewal			5390-0000	10.9	1/1/2014	1/31/2014	500.00	0.00	500.00
							Check Total:	500.00	0.00	500.00
5210	1/13/2015	01/15	WBM001	W.B. MASON						
3480	office supplies			5732-0000	I22636871	12/23/2014	1/22/2015	5.87	0.00	5.87
3480	portfolio log books			5732-0000	I22707670	12/30/2014	1/29/2015	46.85	0.00	46.85
							Check Total:	52.72	0.00	52.72

Database: MONDAYPROD			Check Register						Page: 2	
ENTITY: 3480			Monday Production DB						Date: 2/27/2015	
			1200 Wilson Boulevard						Time: 04:43 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
5211	1/26/2015	01/15	CLE010	Clean & Polish Bldg Solutions, Inc.						
3480	11/9/14 ext cleaning			5130-0000	30010	11/13/2014	12/13/2014	6,900.00	0.00	6,900.00
							Check Total:	6,900.00	0.00	6,900.00
5212	1/26/2015	01/15	MAY003	Mayer Brown LLP						
3480	OEI Strategy			6632-0000	34891632	12/16/2014	1/15/2015	294.24	0.00	294.24
3480	OEI Strategy			6632-0000	34905486	1/9/2014	2/8/2014	294.37	0.00	294.37
							Check Total:	588.61	0.00	588.61
5213	1/26/2015	01/15	MPA004	MDISTRICT PARK 1						
3480	Jan2015 Elcon Parker			5322-0000	116997	12/19/2014	1/18/2015	77.94	0.00	77.94
							Check Total:	77.94	0.00	77.94
5214	1/26/2015	01/15	WON001	Wonderlic, Inc.						
3480	Additional Svcs			5710-5000	6366851	1/16/2015	2/15/2015	1.44	0.00	1.44
							Check Total:	1.44	0.00	1.44
12694	1/9/2015	01/15	SAF010	Safway Holdings, Inc.	*** VOID ***		Voided Check			
3480	incorrect vendor			5758-0003	AL4002630465	12/12/2014	1/11/2015	-140.27	0.00	-140.27
							Check Total:	-140.27	0.00	-140.27
12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
3480	VA Travel			5758-0014	AC121914	12/19/2014	1/18/2015	17.10	0.00	17.10
3480	VA Taxi			5758-0008	AC121914	12/19/2014	1/18/2015	0.40	0.00	0.40
3480	VA Meals			5758-0013	AC121914	12/19/2014	1/18/2015	0.05	0.00	0.05
							Check Total:	17.55	0.00	17.55
12702	1/12/2015	01/15	AOB001	AOBA						
3480	AOBA2015 Member due			5756-0000	2015-8330-A	12/19/2014	1/18/2015	1,028.30	0.00	1,028.30
3480	BOMA IRS regulations			5756-0000	2015-8330-A	12/19/2014	1/18/2015	47.76	0.00	47.76
							Check Total:	1,076.06	0.00	1,076.06
12703	1/12/2015	01/15	AOB001	AOBA						
3480	METPAC 2015			5756-0000	2015-8331-B	12/19/2014	1/18/2015	80.84	0.00	80.84

Database:	MONDAYPROD	Check Register	Page:	3
ENTITY:	3480	Monday Production DB	Date:	2/27/2015
		1200 Wilson Boulevard	Time:	04:43 PM
01/15 Through 01/15				
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: 80.84 0.00 80.84

12705 **1/12/2015** **01/15** **CAL006** **Caliper Management Inc**
3480 Caliper Advisor MCla 5710-5000 l1358090 4/21/2014 5/21/2014 14.43 0.00 14.43

Check Total: 14.43 0.00 14.43

12708 **1/12/2015** **01/15** **EMH001** **EDWARD M HINCHEY**
3480 AUSTIN'S YR END REV 5758-0014 EMH01152015 1/15/2015 2/14/2015 41.87 0.00 41.87
3480 AUSTIN/EMH LUNCH 5758-0013 EMH01152015 1/15/2015 2/14/2015 2.45 0.00 2.45
3480 CAR SERVICE 5758-0013 EMH01152015 1/15/2015 2/14/2015 4.33 0.00 4.33

Check Total: 48.65 0.00 48.65

12712 **1/12/2015** **01/15** **INS004** **INSTITUTE OF REAL ESTATE MGMT**
3480 kevin,jenn,kari regi 5756-0000 VA01062015 1/6/2015 2/5/2015 10.91 0.00 10.91

Check Total: 10.91 0.00 10.91

12715 **1/12/2015** **01/15** **KBUR01** **Kevin Burns**
3480 parking 5758-0012 KB1515 1/5/2015 2/4/2015 0.95 0.00 0.95
3480 parking 5758-0012 KB1515 1/5/2015 2/4/2015 0.95 0.00 0.95

Check Total: 1.90 0.00 1.90

12718 **1/12/2015** **01/15** **MEL004** **Melissa Bennett Clark**
3480 Phone Bill 5758-0006 ALMBC1214 12/31/2014 1/30/2015 13.52 0.00 13.52
3480 Cab for holiday part 5758-0008 ALMBC1214 12/31/2014 1/30/2015 0.55 0.00 0.55

Check Total: 14.07 0.00 14.07

12720 **1/12/2015** **01/15** **MPA004** **MDISTRICT PARK 1**
3480 Parking validations 6320-0000 AL117093 12/19/2014 1/18/2015 57.51 0.00 57.51

Check Total: 57.51 0.00 57.51

12722 **1/12/2015** **01/15** **PEA004** **Peapod, LLC**
3480 Customer ID ox82558 5758-0001 ALk58279778 12/22/2014 1/21/2015 2.47 0.00 2.47

Check Total: 2.47 0.00 2.47

Page: 4
Date: 2/27/2015
Time: 04:43 PM

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

12723	1/12/2015	01/15	REA021	Real Capital Analytics, Inc						
3480	11/2014-11/2015			5758-0012	AL0003792	12/17/2014	1/16/2015	160.74	0.00	160.74
							Check Total:	160.74	0.00	160.74
12728	1/12/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3480	Friday lunch			5758-0013	AL1941022	12/21/2014	1/20/2015	14.67	0.00	14.67
							Check Total:	14.67	0.00	14.67
12735	1/12/2015	01/15	VED001	Vedder Price PC						
3480	11/14 ARL RE TAXES			6630-0000	AL522007	12/22/2014	1/21/2015	178.31	0.00	178.31
							Check Total:	178.31	0.00	178.31
12743	1/20/2015	01/15	CIT006	CITISTORAGE INC.						
3480	NY 2510 STORAGE FEI			5758-0001	AL0785993	1/2/2015	2/1/2015	2.14	0.00	2.14
							Check Total:	2.14	0.00	2.14
12744	1/20/2015	01/15	COM006	COMMERCIAL REAL ESTATE WOMEN NETWORK						
3480	CREW 2015 Dues			5756-0000	294477	11/1/2014	11/30/2014	26.76	0.00	26.76
							Check Total:	26.76	0.00	26.76
12746	1/20/2015	01/15	COM032	COMCAST						
3480	Acct# 05613951384012			5758-0001	ALCOMCAST12/1	12/21/2014	1/20/2015	4.32	0.00	4.32
							Check Total:	4.32	0.00	4.32
12749	1/20/2015	01/15	FIR010	FIRST CORPORATE SEDANS CORP						
3480	NY #393411 CAR SERV			5758-0008	AL784819	1/7/2015	2/6/2015	1.23	0.00	1.23
							Check Total:	1.23	0.00	1.23
12751	1/20/2015	01/15	FRE013	Freshdirect						
3480	NY 11717338932 OFF/A			5758-0001	AL201412	12/2/2014	1/1/2015	1.65	0.00	1.65
							Check Total:	1.65	0.00	1.65
12753	1/20/2015	01/15	INT023	Interior Foliage Design Inc						
3480	NY 3980 PLANT MANT			5758-0012	AL184735	1/2/2015	2/1/2015	0.76	0.00	0.76

Database:	MONDAYPROD	Check Register							Page:	5
ENTITY:	3480	Monday Production DB							Date:	2/27/2015
		1200 Wilson Boulevard							Time:	04:43 PM
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice		Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	

Check Total: 0.76 0.00 0.76

12755 1/20/2015 01/15 PEA004 Peapod, LLC
3480 Customer ID ox82558 5758-0001 ALk58420997 12/29/2014 1/28/2015 2.47 0.00 2.47

Check Total: 2.47 0.00 2.47

12757 1/20/2015 01/15 PEA004 Peapod, LLC
3480 Customer ID ox82558 5758-0001 ALk58541963 1/5/2015 2/4/2015 1.56 0.00 1.56

Check Total: 1.56 0.00 1.56

12759 1/20/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
3480 NY 54-003-02105 MIL 5758-0001 AL1959000 1/4/2015 2/3/2015 0.22 0.00 0.22

Check Total: 0.22 0.00 0.22

12761 1/20/2015 01/15 TEL005 Telco Experts LLC
3480 NY #1197 INTGRATED 5758-0005 AL1197150101 1/1/2015 1/31/2015 13.74 0.00 13.74

Check Total: 13.74 0.00 13.74

12763 1/20/2015 01/15 TEL005 Telco Experts LLC
3480 VA-Acct#1775 1/1/15 5758-0005 AL1775150101 1/1/2015 1/31/2015 30.95 0.00 30.95

Check Total: 30.95 0.00 30.95

12769 1/20/2015 01/15 WBM001 W.B. MASON
3480 NY C2012992 RENTAL 5758-0004 ALIS0315177 12/31/2014 1/30/2015 0.42 0.00 0.42
3480 NY C2012992 OFF/ADV 5758-0001 ALIS0315177 12/31/2014 1/30/2015 9.37 0.00 9.37

Check Total: 9.79 0.00 9.79

12771 1/20/2015 01/15 XER005 Xerox Financial Services LLC
3480 VA-Con#010000055900 5758-0004 AL253801 1/5/2015 2/4/2015 44.66 0.00 44.66

Check Total: 44.66 0.00 44.66

12775 1/26/2015 01/15 CAH001 CAHILL, AILEEN
3480 VA Airfare 5758-0014 AC01132015 1/13/2015 2/12/2015 13.65 0.00 13.65
3480 VA Taxi 5758-0008 AC01132015 1/13/2015 2/12/2015 0.34 0.00 0.34

Database: MONDAYPROD		Check Register						Page: 6	
ENTITY: 3480		Monday Production DB						Date: 2/27/2015	
		1200 Wilson Boulevard						Time: 04:43 PM	
01/15 Through 01/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
3480	VA Meals			5758-0013	AC01132015	1/13/2015	2/12/2015	0.24	0.24
							Check Total:	14.23	14.23
12779	1/26/2015	01/15	RED005	Red Top Cab of Arlington					
3480	Account# 2840200			5758-0008	AL018444	12/31/2015	1/30/2016	4.62	4.62
							Check Total:	4.62	4.62
12782	1/26/2015	01/15	VER013	VERIZON WIRELESS					
3480	VA-Acct#720396355000			5758-0006	AL9738008472	12/28/2014	1/27/2015	98.47	98.47
							Check Total:	98.47	98.47
12784	1/26/2015	01/15	WAS007	THE WASHINGTON POST					
3480	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	1.98	1.98
							Check Total:	1.98	1.98
002350115	1/15/2015	01/15	WEL001	WELLS FARGO BANK			Hand Check		
3480	01-15 1200 LOAN PYMT			8201-0000	WT417002350115	1/15/2015	1/15/2015	23,637.50	23,637.50
3480	01-15 1200 LOAN PYMT			0611-1600	WT417002350115	1/15/2015	1/15/2015	88,257.25	88,257.25
							Check Total:	111,894.75	111,894.75
00740710A	1/21/2015	01/15	ZAC001	Accenture LLP			Hand Check		
3480	207 PD 12'14 LSE ADM			5758-0011	VC1000740710A	1/7/2015	2/6/2015	296.30	296.30
							Check Total:	296.30	296.30
114151200	1/14/2015	01/15	1701NF	1701 NORTH FORT MEYER			Hand Check		
3480	1/15 LOAN PYMT RECC			0491-3470	WT0114151200	1/14/2015	1/14/2015	49,513.89	49,513.89
							Check Total:	49,513.89	49,513.89
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.			Hand Check		
3480	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.16	1.16
3480	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.20	1.20
3480	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	27.68	27.68
							Check Total:	30.04	30.04

Check #	Check Date	Check Pd	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
480010215	1/13/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3480	11/26-12/30#79007214			5210-0000	WT3480010215	1/2/2015	1/13/2015	17,810.55	0.00	17,810.55
							Check Total:	17,810.55	0.00	17,810.55
480121914	1/15/2014	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3480	10/28-11/26#79007214			5210-0000	WT3480121914	12/19/2014	1/15/2014	93.16	0.00	93.16
							Check Total:	93.16	0.00	93.16
480122314	11/22/2015	01/15	WAS004	WASHINGTON GAS			Hand Check			
3480	11/18-12/19#36171730			5220-0000	WT3480122314	12/23/2014	1/12/2015	1,019.27	0.00	1,019.27
							Check Total:	1,019.27	0.00	1,019.27
80010515A	1/26/2015	01/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3480	12/4-12/17/14#091438			5250-0000	WT3480010515A	1/5/2015	1/26/2015	260.80	0.00	260.80
							Check Total:	260.80	0.00	260.80
H14741169	1/13/2015	01/15	DIR005	Direct Energy Business, LLC			Hand Check			
3480	11/19-12/19 #442883			5220-0000	WTH14741169	12/29/2014	1/13/2015	2,386.46	0.00	2,386.46
							Check Total:	2,386.46	0.00	2,386.46
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3480	12/2014 EXPENSES			5758-0006	WTAMEX122014	12/28/2014	1/27/2015	0.81	0.00	0.81
3480	12/2014 EXPENSES			5758-0008	WTAMEX122014	12/28/2014	1/27/2015	37.03	0.00	37.03
3480	12/2014 EXPENSES			5758-0010	WTAMEX122014	12/28/2014	1/27/2015	41.44	0.00	41.44
3480	12/2014 EXPENSES			5758-0013	WTAMEX122014	12/28/2014	1/27/2015	0.28	0.00	0.28
3480	12/2014 EXPENSES			5758-0014	WTAMEX122014	12/28/2014	1/27/2015	93.48	0.00	93.48
							Check Total:	173.04	0.00	173.04
							1200 Wilson Boulevard Total:	212,390.24	0.00	212,390.24
							Grand Total:	212,390.24	0.00	212,390.24

1200 Wilson	ACCT	4-Feb	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
	LEASING	24-Feb																
Management Fees	MGMT		0	40	102	106	109	109	128	130	132	137	140	143	1,276	1,308	(32)	
			0	40	102	106	109	109	128	130	132	137	140	143	1,276	1,308	(32)	
Leasing Commission - OB	Lease Sq Footages	Job Code	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	
															0			
DoS Expansion - 50k sf	50,000		-	-	-	-	-	-	-	-	-	494,000	-	-	494,000	201,572	292,428	
Mgmt Consulting Services - 100k sf	50,000		-	-	-	-	-	-	-	-	-	1,858,573	-	-	1,858,573	201,572	1,657,001	
			-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)	
			-	-	-	-	-	-	-	-	-	-	-	-	0	201,572	(201,572)	
			-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL 1200 Wilson			-	-	-	-	-	-	-	-	-	2,352,573	-	-	2,352,573	806,288	1,546,285	
Leasing Commission - CO	Lease Sq Footages	Job Code	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	
															0			
DoS Expansion - 50k sf	50,000		-	-	-	-	-	-	-	-	-	163,875	-	-	163,875	50,393	113,482	
Mgmt Consulting Services - 100k sf	50,000		-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
			-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
			-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
			-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL 1200 Wilson			-	-	-	-	-	-	-	-	-	163,875	-	-	163,875	201,572	(37,697)	
Leasing Commission - MPS	Lease Sq Footages	Job Code	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	
															0			
DoS Expansion - 50k sf	50,000		-	-	-	-	-	-	-	-	-	206,625	-	-	206,625	50,393	156,232	
Mgmt Consulting Services - 100k sf	50,000		-	-	-	-	-	-	-	-	-	929,287	-	-	929,287	50,393	878,894	
			-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
			-	-	-	-	-	-	-	-	-	-	-	-	0	50,393	(50,393)	
			-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL 1200 Wilson			-	-	-	-	-	-	-	-	-	1,135,912	-	-	1,135,912	201,572	934,339	
Leasing Commission - Legal	Lease Sq Footages	Job Code	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	
															0			
DoS Expansion - 50k sf	50,000		-	-	-	-	-	-	-	-	-	7,500	-	-	7,500	3,077	4,423	
Mgmt Consulting Services - 100k sf	50,000		-	-	-	-	-	-	-	-	-	7,500	-	-	7,500	3,077	4,423	
			-	-	-	-	-	-	-	-	-	-	-	-	0	3,077	(3,077)	
			-	-	-	-	-	-	-	-	-	-	-	-	0	3,077	(3,077)	
			-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL 1200 Wilson			-	-	-	-	-	-	-	-	-	15,000	-	-	15,000	12,308	2,692	
TI - Construction	Full Cost of Proj.	MPC Job	Job Code	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
																0		
																-	-	-
																-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TI - Landlord Work	Full Cost of Proj.	MPC Job	Job Code	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
																0		
DoS Expansion - 50k sf	50,000										104,500	-	-	104,500		209,000	52,250	156,750
Mgmt Consulting Services - 100k sf	50,000										-	-	-	-		-	52,250	(52,250)
											-	-	-	-		-	52,250	(52,250)
											-	-	-	-		-	52,250	(52,250)
											-	-	-	-		-	-	-
TOTAL 1200 Wilson	0			-	-	-	-	-	-	-	104,500	-	-	104,500	-	209,000	209,000	-
	Total CM FEE 3%			-	-	-	-	-	-	-	3,135	-	-	3,135	-	6,270	6,270	-
BI - Non Esc	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-	-	-
Recaulking EL perimeter window system						40,000	-	-	-	-	-	-	-	-	-	40,000	40,000	-
						-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1200 Wilson	0			-	-	40,000	-	-	-	-	-	-	-	-	-	40,000	40,000	-
	Total CM FEE 3%			-	-	1,200	-	-	-	-	-	-	-	-	-	1,200	1,200	-
	Total CM Fee			-	-	1,200	-	-	-	-	3,135	-	-	3,135	-	7,470	7,470	-


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1200 Wilson Boulevard

Leasing Status Report

as of January 31, 2015

BUILDING INFORMATION				
	YR Built:	1964	RSF Office	144,239
	Renovated:	1997	RSF Retail	-
	Stories:	13	RSF Storage	1,453
			Total Building	145,692
	Occupancy:	0.00%	Vacant Office	144,239
			Vacant Retail	-
			Vacant Storage	1,453
			Total Vacancy	145,692

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Total			0	

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	145,692	100.00%
2015		0.00%
2016		0.00%
2017	-	0.00%
2018		0.00%
2019	-	0.00%
thereafter	-	0.00%
	145,692	100.00%

LEASES UNDER NEGOTIATION / LOIs																
						Lease Terms					Projected Leasing Costs					
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
Institution Mgmt LLC	New	94,000		Nov-15	FD	10 yrs	\$ 41.00	2.75%	0 months	\$ 34.26	\$ 27.88	\$ 2,620,589	\$ 75.00	\$ 7,050,000	\$ -	\$ 9,670,589
Total		94,000										\$ 2,620,589		\$ 7,050,000	\$ -	\$ 9,670,589

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



1200 Wilson Boulevard

as of January 31, 2015

[illegible]

Rosslyn Class A
Lease Comparables
as of January 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
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
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
						Includes FF&E			
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
Dec-13	800 N Glebe Rd Ballston	8th	Phacil	20,095	126.00	\$48.00	\$75.00	6	\$36.10
Nov-13	2300 Wilson Blvd Courthouse	4th	Associated General Contractors	17,607	12.30	\$41.75	\$65.00	2	\$35.84

Rosslyn Class B
Lease Comparables
as of
January 31, 2015 #

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
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 * * Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER	1	\$36.95 **
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488 72,748 rsf Expansion 144,740 rsf Extension	15.00	\$35.50	\$75.00 * * Expansion Only	9 *	
Jun-14	4601 N Fairfax Dr		Novacare	2,897	5.00	\$39.50	\$8.00	5	\$37.45
May-14	1530 Wilson Blvd Rosslyn		International Society for Technology in Education	4,829	5.50	\$40.50	\$50.00	5	\$28.04
May-14	1777 N Kent St Rosslyn *Pending Deal*		Nathan Associates	28,000	11.00	\$48.00	\$95.00	12	\$30.40
Apr-14	2000 N 14th St Courthouse		Unirisc	6,789	11.00	\$39.00	*LCD 12/15* \$7.50	4	\$39.81
Jan-14	1820 N Ft Myer Rosslyn		Art Institutes	74,557	8.50	\$38.50	\$40.00 *-TI can be allocated toward rent		\$34.84
Jan-14	4040 N Fairfax Dr Ballston		Marymount University	87,000	13.00	\$35.75	\$65.00	14	\$24.36

Rosslyn Retail

Lease Comparables

as of January 31, 2015 #

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

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
1/31/2015

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

Vacant Suites													
3480	-01101	Vacant		6,134									
3480	-01102	Vacant		4,326									
3480	-02201	Vacant		11,397									
3480	-03301	Vacant		11,434									
3480	-04401	Vacant		11,434									
3480	-05501	Vacant		11,434									
3480	-06601	Vacant		11,434									
3480	-07701	Vacant		11,434									
3480	-08801	Vacant		11,434									
3480	-09901	Vacant		11,434									
3480	-10001	Vacant		11,434									
3480	-11001	Vacant		11,434									
3480	-12001	Vacant		11,434									
3480	-12002	Vacant		2,501									
3480	-12003	Vacant		5,541									
3480	-STR01	Vacant		1,453									

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

Totals:	Occupied Sqft:	0.00%	1 Units	1	0.00		0.00		0.00
	Leased/Unoccupied Sqft:		0 Units	0					
	Vacant Sqft:	100.00%	16 Units	145,692					
	Total Sqft:		17 Units	145,693					

Database: MONDAYPROD
Bldg Status: Active only
1200 Wilson Boulevard

Rent Roll
1200 Wilson Boulevard
1/31/2015

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Time: 04:37 PM

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

Total 1200 Wilson Boulevard:

Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	0.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	100.00%	16 Units	145,692			
Total Sqft:		17 Units	145,693			

Grand Total:

Occupied Sqft:	0.00%	1 Units	1	0.00	0.00	0.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	100.00%	16 Units	145,692			
Total Sqft:		17 Units	145,693			

Floor	S to S		Current	Re-measured
PH	16' 8"	VACANT: 8,042SF	5,541	6,646
12	11"	VACANT: 11,434 SF	11,198	12,365
11	9' 9"	VACANT: 11,434 SF	11,198	12,365
10	9' 9"	VACANT: 11,434 SF	11,198	12,365
9	9' 9"	VACANT: 11,434 SF	11,198	12,365
8	9' 9"	VACANT: 11,434 SF	11,198	12,365
7	9' 9"	VACANT: 11,434 SF	11,198	12,365
6	9' 9"	VACANT: 11,434 SF	11,198	12,365
5	9' 9"	VACANT: 11,434 SF	11,198	12,365
4	9' 9"	VACANT: 11,434 SF	11,198	12,365
3	9' 9"	VACANT: 11,434 SF	11,198	12,365
2	9' 9"	VACANT: 11,397 SF	11,198	12,365
1	9' 7"	VACANT: 10,460 SF	15,524	12,195

RSF Office	144,239
RSF Retail	0
RSF Storage	1,453
Total Building RSF	145,692

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

Expiration Key

2015

2016

2017

2018

2019+

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

Storage	144,239	154,856
	1,453	0
	145,692	154,856

