



1501 WILSON BOULEVARD
Financial Report
February 28, 2015



Rosslyn Portfolio

Building 1501 Wilson Boulevard

Financial Report

Month Ended February 28, 2015



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SECTION 1

Executive Summary



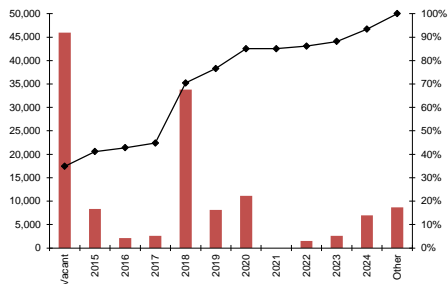
PROPERTY INFORMATION

Property Name	1501 Wilson
Submarket	Rosslyn
Year Built/Renovated	1967
Year Acquired	2007
No. of Stories	13
Asset Quality	B
Total SF	130,900
Leased	62%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
GSA-DOD	32,582	2016-2017
RMC Research	11,777	Nov-23
Arlington County	11,132	Sep-19

LEASE EXPIRATION PROFILE



STRATEGY

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 1515 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 assist in the lease-up of the approximate 44K rsf of office space available at the project.

CRITICAL ISSUES

- * Selective Pre-builds to capture current demand in the market, starting w/ the 10th Floor.
- * Complete fitness center amenity for the 4th floor of the building (Anticipated Completion of 4/2015).

ASSET-LEVEL DEBT

Appraised Value	\$ 40,300,000	as of	Dec-14
Senior Debt	\$ 15,020,000	37% LTV	LIBOR + 548 May-17

CASH FLOW PERFORMANCE

Period	Feb-15 YTD	Actual	Budget	PSF
Projected Occupancy		61.9%	61.9%	
Effective Gross Revenue		680,065	689,091	\$ 5.26
Real Estate Taxes		(88,305)	(88,379)	(0.68)
Operating Expenses		(308,738)	(317,014)	(2)
Net Operating Income		283,022	283,698	2
Tenant Improvements		(172,847)	(766,025)	(6)
Leasing Commissions		-	(91,785)	(1)
Capital Improvements		(831)	(164,800)	(1)
Total Leasing and Capital		(173,678)	(1,022,609)	(8)
CF before Senior Debt Service		109,344	(738,912)	(6)
Senior Debt Service		(118,699)	(135,209)	
DSCR on NOI		2.38x	2.10x	
DSCR on CF before Senior Debt Service		0.92x	0.00x	
CF after Senior Debt Service		\$ (9,355)	\$ (874,121)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The majority of the leasing activity in 2015 will be focused on releasing vacancies on the 4th, 5th and 10th floors along with completion of the Tenant Fitness Center on the 4th Floor.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-14 / Dec-14	SpinFire	1st Flr.	2,474	New	\$46.00	3.00%	0 mos.	\$45.00	10 yrs.	\$45.41
Jun-17 / Dec-14	Sip Wine	1st Flr.	5,391	New	\$44.50	3.00%	0 mos.	\$67.50	10.5 yrs.	\$40.34

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-15	Urban Compass	P10	5,000	New	No	\$41.00	3.00%	3 mos.	\$90.93	5 yrs.	\$40.83
Dec-15	ICA Language	P12-E13	18,000	New	No	\$39.00	2.75%	15 mos.	\$80.00	13.5 yrs.	\$29.01
Sept-15	Numbers USA	10th	4,000	New	No	\$42.00	3.00%	2 mos.	\$10.00	5 yrs.	\$40.31
Mar-15	Serka	10th	2,898	New	No	\$41.00	2.75%	7 mos.	\$0.00	5 yrs.	\$37.37

MAJOR CAPITAL PROJECTS

2015



SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3460

Trial Balance
Monday Production DB
1501 Wilson Boulevard

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Date: 3/23/2015
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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	8,509,585.66	
0132-0000	Building	28,488,612.83	
0142-0002	Bldg Impr-Non Escalatable	5,580,206.71	
0142-0020	Bldg Impr-CM Fee	167,289.55	
0152-0001	Equip-Furniture/Fixtures	3,573.50	
0162-0001	TI-Construction	1,870,281.05	
0162-0004	TI-Landlord Work	4,569,461.61	
0162-0020	TI-CM Fee	153,894.43	
0202-0001	Def Leasing-Brokerage	642,008.04	
0202-0002	Def Leasing-Legal	164,257.56	
0202-0003	Def Leasing-Other	3,000.00	
0202-0006	Deferred Leas-Monday	508,338.07	
0222-0000	Deferred Financing	229,881.23	
0229-0000	Acc Amort-Def Financing		61,590.05
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	102,893.07	
0321-3460	BA9515551486 1501&1515 RT	31,419.25	
0412-0101	Tax and Insurance Reserve	492,957.53	
0412-0102	Required Repairs	562.89	
0412-0103	Replacement Reserve	47,911.49	
0412-0104	Leasing Reserve	431,203.46	
0491-0010	Due To/From Managing Agen		8,970.92
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard		14,243.89
0491-3455	I/E-1401 Wilson Boulevard	1,753.57	
0491-3465	I/E-1515 Wilson Boulevard		7,513,409.04
0491-3470	I/E-1701 N.Ft. MyerDrive	185,624.07	
0511-0000	Tenant A/R	144,470.18	
0512-0000	Accr Tenant A/R	7,985.00	
0513-0000	Accr Tenant Recovery A/R	16,751.41	
0532-0000	Parking Operator A/R	40,433.52	
0581-0000	Res for Bad Debts-Billed		37,387.15
0632-0000	Prepaid Insurance	17,808.75	
0633-0000	Prepaid Taxes	14,020.32	
0711-0001	Due To/From Partner	14,667.37	
2110-0000	Mortgage Notes Payable		11,145,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,875,000.00
2511-0000	Accounts Payable Trade		13,445.80
2516-0000	Releting Escrow Liability		18,967.54
2517-0000	A/P-Tenant		726.54
2552-0000	Accr Miscellaneous		122,026.34
2553-0000	Accr Taxes		84,501.28
2556-0000	Accr Interest/Financing		28,165.28
2571-0000	Security Deposits		223,152.47
2572-0001	Tenant LOC		380,653.46
2572-0002	Tenant LOC Offset	380,653.46	
2591-0000	Prepaid Rents		38,289.50
3311-0001	Retained Earnings		6,624,798.80
3341-0001	Distribution	27,325,834.46	
3421-9999	Mbr Contrib-Misc		49,805,883.39
4111-0000	Office Income		430,723.64
4111-0001	Office Income Concession	26,128.92	
4121-0000	Retail Income		108,110.24
4151-0000	Storage Income		7,442.34
4171-0000	Gar/Prkg Income		105,992.00
4311-0000	Oper Exp Rec-Billed		12,117.11

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Trial Balance
Monday Production DB
1501 Wilson Boulevard

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Accrual
Year to Date Balances for period 02/15
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Account	Description	Debit	Credit
4331-0000	R/E Tax Rec-Billed		11,568.86
4332-0000	R/E Tax Rec-Accrual		11,951.78
4371-0000	Utility Reimb Billed		11,796.70
4521-0000	Int Inc-Bank		29.77
4863-2700	Cleaning		168.35
4864-0000	Engineering Reimb		480.00
4891-0000	Misc Other Income		68.14
4891-1100	Back Chg./Repair		4,278.38
4891-2400	Late Chg Income		1,466.85
5120-0000	Clean-Contract Interior	23,146.73	
5121-0000	Clean- Vacancy Credit		4,709.44
5152-0000	Clean-Trash Rem/Recyl-O/S	1,845.94	
5160-0000	Clean-Other	830.49	
5210-0000	Util-Elec-Public Area	32,907.24	
5220-0000	Util-Gas	16,652.65	
5250-0000	Util-Water/Sewer-Water		163.36
5310-0000	R&M-Payroll-Gen'l	23,495.82	
5310-1000	R & M Payroll-OT	5,551.15	
5310-2000	R & M Payroll-Taxes	3,273.58	
5310-4000	R & M -Benefits	6,092.90	
5320-0000	R&M-Elev-Maint Contract	3,400.00	
5322-0000	R&M-Elev-Outside Svs	1,278.31	
5330-0000	R&M-HVAC-Contract Svs	1,923.34	
5332-0000	R&M-HVAC-Water Treatment	1,151.34	
5334-0000	R&M-HVAC-Supplies	532.20	
5336-0000	R&M-HVAC-Outside Svs	1,829.64	
5342-0000	R&M-Electrical-Outside Svs	699.69	
5360-0000	R&M-Plumbing-Supplies	609.67	
5362-0000	R&M-Plumbing-Outside Svs	4,885.00	
5372-0000	R&M-Fire/Life Safety-O/S	7,317.82	
5380-0000	R&M-GB Interior-Supplies	1,486.08	
5381-0000	R&M-GB Interior-O/S	765.80	
5384-0000	R&M-GB Interior-Pest Cont	785.20	
5385-0000	R&M-GB Interior-Plant Mnt	605.92	
5390-0000	R&M-Other	5,949.60	
5412-0000	Grounds-Landscape-O/S	320.84	
5430-0000	Grounds-Snow Rem-Supplies	1,149.50	
5520-0000	Security-Contract	7,198.52	
5540-0000	Security-Other	399.71	
5610-0000	Mgmt Fee-Current Yr	11,341.29	
5710-0000	Adm-Payroll	17,037.81	
5710-1000	Admi-Payroll taxes	1,751.24	
5710-5000	Admin-Other Payroll Exp	3,151.03	
5710-5555	Deferred Compensation	15,429.83	
5730-0000	Adm-Office Exp-Mgmt Rent	6,732.06	
5732-0000	Adm-Office Exp-Mgmt Exps	796.65	
5734-0000	Adm-Office Exp-Phone	795.70	
5740-0000	Adm-Office Exp-Equip Leas	346.31	
5746-0000	Adm-Office Exp-Telecomm	288.47	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,573.03	
5758-0001	Office/Lunchroom Supplies	102.69	
5758-0002	Internet/IT Contracts	532.79	
5758-0003	Computer Hardware/Software	965.44	
5758-0004	Copiers/Office Equipment	151.98	
5758-0005	Phone - Corporate/Teleconferencing	119.71	
5758-0006	Phone - Wireless/Cellular	240.64	

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Accrual Year to Date Balances for period 02/15
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Account	Description	Debit	Credit
5758-0007	Postage/Delivery	173.50	
5758-0008	Car Service	55.49	
5758-0009	Printing/Reproduction	3.89	
5758-0010	Corporate Events/Gifts	46.63	
5758-0011	Temporary Staffing	3,000.34	
5758-0012	Other Corp Admin Exp	87.99	
5758-0013	Meals	48.28	
5758-0014	Travel	193.56	
5762-0000	Adm-Mgmt Exp-Meals	1.19	
5772-0000	Adm-Other-Tenant Relation	184.02	
5810-0000	Insurance-Policies	5,305.44	
5810-1000	Insurance-Workers Comp	582.66	
6110-0000	Electric - Sep Tenant Chg	8,345.01	
6111-0000	Water/Sewer - Sep Tenant Chg	3,451.69	
6212-0000	Svs Costs-Misc Bldg	5,076.96	
6214-0000	Svs Costs-Cleaning	912.24	
6310-0000	Parking Exp-Operator	39,138.33	
6318-0000	Parking Exp - Mgmt Fee	14,933.94	
6320-0000	Parking Exp-Misc	6,094.82	
6410-0000	Promotion and Advertising	1,096.34	
6411-0000	Leasing Meals & Entertainment	225.71	
6630-0000	Legal	82.77	
6632-0000	Misc Professional Serv	1,980.25	
6633-0000	Bank & Credit Card Fees	4,768.83	
6645-0000	Sales & Use Taxes	378.91	
6710-0000	RE Taxes-General	84,501.28	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	2,804.06	
8102-0000	Int Exp-Security Deposit	2.20	
8201-0000	Mortgage Interest Expense	118,696.53	
8302-0000	Amort-Def Financing	13,195.23	
Total:		80,707,278.40	80,707,278.40

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Balance Sheet
Monday Production DB
1501 Wilson Boulevard

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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	8,509,585.66
Building	28,488,612.83
BLDG IMPROVEMENTS	5,747,496.26
EQUIPMENT	3,573.50
TENANT IMPROVEMENTS	6,593,637.09
DEFERRED LEASING	1,317,603.67

Total Direct Investments in Real Property	50,660,509.01
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Indirect Investments in Real Property

Mortgage Note Rec	14,667.37
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Total Indirect Investments in Real Property	14,667.37
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Total Investments in Real Property	50,675,176.38
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Cash and Cash Equivalents

OPERATING CASH	102,893.07
RENT CASH	31,419.25

Total Cash and Cash Equivalents	134,312.32
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Restricted Cash

MORTGAGE ESCROWS	972,635.37
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Total Restricted Cash	972,635.37
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Accounts and Notes Receivable, net

I/E-Unallocated	(8,970.91)
Tenant A/R	144,470.18
Accr Tenant A/R	7,985.00
Accr Tenant Recovery A/R	16,751.41
Parking Operator A/R	40,433.52
Res for Bad Debts-Billed	(37,387.15)

Total Accounts and Notes Receivable, net	163,282.05
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	229,881.23
Acc Amort-Def Financing	(61,590.05)

Total Deferred Financing	168,291.18
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Other Assets

Prepaid Insurance	17,808.75
Prepaid Taxes	14,020.32

Total Other Assets	31,829.07
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Total Def Financing & Other Assets	200,120.25
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Balance Sheet
Monday Production DB
1501 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Feb 2015

TOTAL ASSETS

52,145,526.37

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

11,145,000.00

Sr Mezzanine Mtge Pay

3,875,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

15,020,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

13,445.80

Reletting Escrow Liability

18,967.54

A/P-Tenant

726.54

A/P-Other

0.00

Accr Miscellaneous

122,026.34

Accr Taxes

84,501.28

Accr Interest/Financing

28,165.28

Deferred Liability

0.00

Security Deposits

223,152.47

Prepaid Rents

38,289.50

Total Accounts Payable, Accrued Exp & Other

529,274.75

TOTAL LIABILITIES

15,549,274.75

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

6,624,798.80

Total Partners'/Members' Equity

6,624,798.80

Partners'/Members' Contributions

MEMBERS CONTRIB

49,805,883.39

Total Partners'/Members' Contributions

49,805,883.39

Partners'/Members' Distributions

PARTNERS DISTRIB

(27,325,834.46)

Total Partners'/Members' Distributions

(27,325,834.46)

I/E Adjustments

I/E-RosslynOfficeProp LLC

7,340,275.29

Total I/E Adjustments

7,340,275.29

Current Year Profit (Loss)

151,128.60

Total Current & Prior Profit (Loss)

151,128.60

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Balance Sheet
Monday Production DB
1501 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Feb 2015

TOTAL EQUITY ACCOUNTS

36,596,251.62

TOTAL LIABILITY AND EQUITY

52,145,526.37

Database: MONDAYPROD
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 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1501 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	215,361.82	215,232.58	129.24	0.06%	430,723.64	430,465.16	258.48	0.06%
Office Income Concession	(13,064.46)	(13,201.67)	137.21	1.04%	(26,128.92)	(26,403.34)	274.42	1.04%
Total Office Income	202,297.36	202,030.91	266.45	0.13%	404,594.72	404,061.82	532.90	0.13%
Retail Income								
Retail Income	54,213.29	54,350.50	(137.21)	-0.25%	108,110.24	108,384.66	(274.42)	-0.25%
Total Retail Income	54,213.29	54,350.50	(137.21)	-0.25%	108,110.24	108,384.66	(274.42)	-0.25%
Storage Income								
Storage Income	3,721.17	3,721.17	0.00	0.00%	7,442.34	7,442.34	0.00	0.00%
Storage Income	3,721.17	3,721.17	0.00		7,442.34	7,442.34	0.00	
Total Rental Income	260,231.82	260,102.58	129.24	0.05%	520,147.30	519,888.82	258.48	0.05%
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Billed	6,070.47	6,756.60	(686.13)	-10.15%	12,117.11	13,513.20	(1,396.09)	-10.33%
Total Operating Expense Reimb	6,070.47	6,756.60	(686.13)	-10.15%	12,117.11	13,513.20	(1,396.09)	-10.33%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	5,784.43	10,527.83	(4,743.40)	-45.06%	11,568.86	21,055.66	(9,486.80)	-45.06%
R/E Tax Rec-Accrual	5,975.89	0.00	5,975.89	0.00%	11,951.78	0.00	11,951.78	0.00%
Total Real Estate Tax Reimb	11,760.32	10,527.83	1,232.49	11.71%	23,520.64	21,055.66	2,464.98	11.71%
Total Recoveries	17,830.79	17,284.43	546.36	3.16%	35,637.75	34,568.86	1,068.89	3.09%
Garage/Parking Income								
Gar/Prkg Income	53,600.00	61,062.00	(7,462.00)	-12.22%	105,992.00	122,295.00	(16,303.00)	-13.33%

Database: MONDAYPROD
ENTITY: 3460
Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1501 Wilson Boulevard

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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	
Total Garage/Parking Income	53,600.00	61,062.00	(7,462.00)	-12.22%	105,992.00	122,295.00	(16,303.00)	-13.33%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	15.95	7.00	8.95	127.86%	29.77	14.00	15.77	112.64%
Total Interest and Dividend Income	15.95	7.00	8.95	127.86%	29.77	14.00	15.77	112.64%
Utility Reimbursement								
Utility Reimb Billed	5,809.85	5,217.00	592.85	11.36%	11,796.70	10,434.00	1,362.70	13.06%
Total Utility Reimbursement	5,809.85	5,217.00	592.85	11.36%	11,796.70	10,434.00	1,362.70	13.06%
Service Income								
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	968.00	(968.00)	-100.00%
Cleaning	0.00	461.00	(461.00)	-100.00%	168.35	922.00	(753.65)	-81.74%
Engineering Reimb	480.00	0.00	480.00	0.00%	480.00	0.00	480.00	0.00%
Total Service Income	480.00	945.00	(465.00)	-49.21%	648.35	1,890.00	(1,241.65)	-65.70%
Miscellaneous Income								
Misc Other Income	68.14	0.00	68.14	0.00%	68.14	0.00	68.14	0.00%
Back Chg./Repair	0.00	0.00	0.00	0.00%	4,278.38	0.00	4,278.38	0.00%
Late Chg Income	5.37	0.00	5.37	0.00%	1,466.85	0.00	1,466.85	0.00%
Total Miscellaneous Income	73.51	0.00	73.51		5,813.37	0.00	5,813.37	
Total Interest and Other Income	6,379.31	6,169.00	210.31	3.41%	18,288.19	12,338.00	5,950.19	48.23%
Total Revenue	338,041.92	344,618.01	(6,576.09)	-1.91%	680,065.24	689,090.68	(9,025.44)	-1.31%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								

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ENTITY: 3460	SOP Detail - W/Cash Flow Format							Date: 3/23/2015
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1501 Wilson Boulevard								
Accrual								
Report includes an open period. Entries are not final.								
		Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget		
	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Cleaning								
Clean-Contract Interior	(11,530.56)	(11,531.00)	0.44	0.00%	(23,146.73)	(23,062.00)	(84.73)	-0.37%
Clean- Vacancy Credit	2,354.72	2,540.00	(185.28)	-7.29%	4,709.44	5,080.00	(370.56)	-7.29%
Clean-Trash Rem/Recyl-O/S	(953.89)	(638.00)	(315.89)	-49.51%	(1,845.94)	(1,276.00)	(569.94)	-44.67%
Clean-Other	(830.49)	(1,500.00)	669.51	44.63%	(830.49)	(1,500.00)	669.51	44.63%
Total Cleaning	(10,960.22)	(11,129.00)	168.78	1.52%	(21,113.72)	(20,758.00)	(355.72)	-1.71%
Utilities								
Util-Elec-Public Area	(15,247.78)	(13,059.00)	(2,188.78)	-16.76%	(32,907.24)	(26,892.00)	(6,015.24)	-22.37%
Util-Gas	(11,667.06)	(7,058.00)	(4,609.06)	-65.30%	(16,652.65)	(13,200.00)	(3,452.65)	-26.16%
Util-Water/Sewer-Water	599.33	(193.00)	792.33	410.53%	163.36	253.00	(89.64)	-35.43%
Total Utilities	(26,315.51)	(20,310.00)	(6,005.51)	-29.57%	(49,396.53)	(39,839.00)	(9,557.53)	-23.99%
Repair & Maintenance								
R&M-Payroll-Gen'l	(10,670.22)	(10,227.00)	(443.22)	-4.33%	(23,495.82)	(21,342.00)	(2,153.82)	-10.09%
R & M Payroll-OT	(4,693.47)	(414.00)	(4,279.47)	-1033.69%	(5,551.15)	(857.00)	(4,694.15)	-547.74%
R & M Payroll-Taxes	(1,605.99)	(1,057.00)	(548.99)	-51.94%	(3,273.58)	(2,468.00)	(805.58)	-32.64%
R & M -Benefits	(3,523.42)	(1,937.73)	(1,585.69)	-81.83%	(6,092.90)	(3,661.03)	(2,431.87)	-66.43%
R&M-Elev-Maint Contract	(1,700.00)	(1,700.00)	0.00	0.00%	(3,400.00)	(3,400.00)	0.00	0.00%
R&M-Elev-Outside Svs	(661.32)	(611.00)	(50.32)	-8.24%	(1,278.31)	(1,222.00)	(56.31)	-4.61%
R&M-HVAC-Contract Svs	(759.67)	(759.67)	0.00	0.00%	(1,923.34)	(2,123.34)	200.00	9.42%
R&M-HVAC-Water Treatment	(383.78)	(420.00)	36.22	8.62%	(1,151.34)	(840.00)	(311.34)	-37.06%
R&M-HVAC-Supplies	0.00	(1,000.00)	1,000.00	100.00%	(532.20)	(2,000.00)	1,467.80	73.39%
R&M-HVAC-Outside Svs	(1,829.64)	(10,400.00)	8,570.36	82.41%	(1,829.64)	(10,800.00)	8,970.36	83.06%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(1,000.00)	1,000.00	100.00%
R&M-Electrical-Outside Svs	(699.69)	0.00	(699.69)	0.00%	(699.69)	0.00	(699.69)	0.00%
R&M-Plumbing-Supplies	(23.27)	(425.00)	401.73	94.52%	(609.67)	(850.00)	240.33	28.27%
R&M-Plumbing-Outside Svs	(4,885.00)	(150.00)	(4,735.00)	-3156.67%	(4,885.00)	(300.00)	(4,585.00)	-1528.33%
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	(476.93)	(518.42)	41.49	8.00%	(7,317.82)	(1,536.84)	(5,780.98)	-376.16%
R&M-GB Interior-Supplies	(1,486.08)	(850.00)	(636.08)	-74.83%	(1,486.08)	(1,200.00)	(286.08)	-23.84%
R&M-GB Interior-O/S	(84.80)	(425.00)	340.20	80.05%	(765.80)	(850.00)	84.20	9.91%
R&M-GB Interior-Pest Cont	(392.60)	(409.00)	16.40	4.01%	(785.20)	(818.00)	32.80	4.01%
R&M-GB Interior-Plant Mnt	(259.68)	(340.00)	80.32	23.62%	(605.92)	(680.00)	74.08	10.89%

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
R&M-Other	(668.06)	(850.00)	181.94	21.40%	(5,949.60)	(7,938.00)	1,988.40	25.05%
Total Repair & Maintenance	(34,803.62)	(33,143.82)	(1,659.80)	-5.01%	(71,633.06)	(64,186.21)	(7,446.85)	-11.60%
Roads & Grounds								
Grounds-Landscape-O/S	(160.42)	(373.00)	212.58	56.99%	(320.84)	(746.00)	425.16	56.99%
Grounds-Snow Rem-Supplies	(6.82)	(1,000.00)	993.18	99.32%	(1,149.50)	(3,000.00)	1,850.50	61.68%
Total Roads & Grounds	(167.24)	(1,373.00)	1,205.76	87.82%	(1,470.34)	(3,746.00)	2,275.66	60.75%
Security								
Security-Contract	(2,653.40)	(3,239.00)	585.60	18.08%	(7,198.52)	(6,478.00)	(720.52)	-11.12%
Security-Other	0.00	0.00	0.00	0.00%	(399.71)	0.00	(399.71)	0.00%
Total Security	(2,653.40)	(3,239.00)	585.60	18.08%	(7,598.23)	(6,478.00)	(1,120.23)	-17.29%
Management Fees								
	(6,698.51)	(6,892.22)	193.71	2.81%	(11,341.29)	(13,781.53)	2,440.24	17.71%
Total Management Fees	(6,698.51)	(6,892.22)	193.71	2.81%	(11,341.29)	(13,781.53)	2,440.24	17.71%
Administrative								
Adm-Payroll	(7,978.60)	(8,882.00)	903.40	10.17%	(17,037.81)	(17,764.00)	726.19	4.09%
Admi-Payroll taxes	(942.49)	(765.00)	(177.49)	-23.20%	(1,751.24)	(1,819.00)	67.76	3.73%
Admin-Other Payroll Exp	(908.38)	(1,068.50)	160.12	14.99%	(3,151.03)	(1,713.33)	(1,437.70)	-83.91%
Deferred Compensation	(15,429.83)	0.00	(15,429.83)	0.00%	(15,429.83)	0.00	(15,429.83)	0.00%
Adm-Office Exp-Mgmt Rent	(3,478.19)	(3,459.74)	(18.45)	-0.53%	(6,732.06)	(6,919.48)	187.42	2.71%
Adm-Office Exp-Mgmt Exps	(475.36)	(256.00)	(219.36)	-85.69%	(796.65)	(562.00)	(234.65)	-41.75%
Adm-Office Exp-Phone	(397.72)	(190.00)	(207.72)	-109.33%	(795.70)	(380.00)	(415.70)	-109.39%
Adm-Office Exp-Equip Leas	(76.30)	(180.00)	103.70	57.61%	(346.31)	(360.00)	13.69	3.80%
Adm-Office Exp-Telecomm	(288.47)	0.00	(288.47)	0.00%	(288.47)	0.00	(288.47)	0.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(637.00)	637.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(517.61)	0.00	(517.61)	0.00%	(1,573.03)	(965.00)	(608.03)	-63.01%
Adm-Mgmt Exp-Meals	(1.19)	0.00	(1.19)	0.00%	(1.19)	0.00	(1.19)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(107.00)	107.00	100.00%
Adm-Other-Tenant Relation	0.00	(17,000.00)	17,000.00	100.00%	(184.02)	(17,000.00)	16,815.98	98.92%

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Accrual	Report includes an open period. Entries are not final.							
	Current Period				Year-To-Date			
Thru:	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Adm - Other - Misc	(4,254.79)	(2,417.00)	(1,837.79)	-76.04%	(5,722.93)	(5,294.00)	(428.93)	-8.10%
Total Administrative	(34,748.93)	(34,218.24)	(530.69)	-1.55%	(53,810.27)	(53,520.81)	(289.46)	-0.54%
Insurance								
Insurance-Policies	(2,652.72)	(2,605.44)	(47.28)	-1.81%	(5,305.44)	(5,210.88)	(94.56)	-1.81%
Insurance-Workers Comp	(291.33)	(324.36)	33.03	10.18%	(582.66)	(648.72)	66.06	10.18%
Total Insurance	(2,944.05)	(2,929.80)	(14.25)	-0.49%	(5,888.10)	(5,859.60)	(28.50)	-0.49%
Total Property Exp-Escalatable	(119,291.48)	(113,235.08)	(6,056.40)	-5.35%	(222,251.54)	(208,169.15)	(14,082.39)	-6.76%
Real Estate Taxes								
RE Taxes-General	(42,250.64)	(42,250.67)	0.03	0.00%	(84,501.28)	(84,501.34)	0.06	0.00%
R/E Taxes-Consultant Fees	(1,000.00)	(1,000.00)	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,366.06)	(1,439.08)	73.02	5.07%	(2,804.06)	(2,877.42)	73.36	2.55%
Total Real Estate Taxes	(44,616.70)	(44,689.75)	73.05	0.16%	(88,305.34)	(88,378.76)	73.42	0.08%
Total Escalatable Expenses	(163,908.18)	(157,924.83)	(5,983.35)	-3.79%	(310,556.88)	(296,547.91)	(14,008.97)	-4.72%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(4,032.50)	(1,947.00)	(2,085.50)	-107.11%	(8,345.01)	(3,894.00)	(4,451.01)	-114.30%
Water/Sewer - Sep Tenant Chg	(1,777.35)	(3,270.00)	1,492.65	45.65%	(3,451.69)	(6,540.00)	3,088.31	47.22%
Total Non Esc Utilities	(5,809.85)	(5,217.00)	(592.85)	-11.36%	(11,796.70)	(10,434.00)	(1,362.70)	-13.06%
Service Costs								
Svs Costs-Misc Bldg	(360.16)	(400.00)	39.84	9.96%	(5,076.96)	(800.00)	(4,276.96)	-534.62%
Svs Costs-Cleaning	(456.12)	(456.12)	0.00	0.00%	(912.24)	(912.24)	0.00	0.00%
Total Service Costs	(816.28)	(856.12)	39.84	4.65%	(5,989.20)	(1,712.24)	(4,276.96)	-249.79%

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Parking Expenses								
Parking Exp-Operator	(20,699.51)	(22,756.00)	2,056.49	9.04%	(39,138.33)	(45,509.00)	6,370.67	14.00%
Parking Exp - Mgmt Fee	(7,466.97)	(6,921.00)	(545.97)	-7.89%	(14,933.94)	(13,842.00)	(1,091.94)	-7.89%
Parking Exp-Misc	(4,189.01)	(1,774.92)	(2,414.09)	-136.01%	(6,094.82)	(6,442.83)	348.01	5.40%
Total Parking Expenses	(32,355.49)	(31,451.92)	(903.57)	-2.87%	(60,167.09)	(65,793.83)	5,626.74	8.55%
Leasing Costs								
Promotion and Advertising	(532.74)	(11,810.00)	11,277.26	95.49%	(1,096.34)	(20,305.00)	19,208.66	94.60%
Leasing Meals & Entertainment	(106.64)	(100.00)	(6.64)	-6.64%	(225.71)	(200.00)	(25.71)	-12.86%
Total Leasing Costs	(639.38)	(11,910.00)	11,270.62	94.63%	(1,322.05)	(20,505.00)	19,182.95	93.55%
Owner Costs								
Legal	(72.13)	(2,000.00)	1,927.87	96.39%	(82.77)	(4,000.00)	3,917.23	97.93%
Misc Professional Serv	(1,980.25)	(1,200.00)	(780.25)	-65.02%	(1,980.25)	(1,200.00)	(780.25)	-65.02%
Bank & Credit Card Fees	(2,402.52)	(2,550.00)	147.48	5.78%	(4,768.83)	(5,100.00)	331.17	6.49%
Sales & Use Taxes	(173.29)	0.00	(173.29)	0.00%	(378.91)	(100.00)	(278.91)	-278.91%
Total Owner Costs	(4,628.19)	(5,750.00)	1,121.81	19.51%	(7,210.76)	(10,400.00)	3,189.24	30.67%
Total Property Exp-Non Escalatable	(44,249.19)	(55,185.04)	10,935.85	19.82%	(86,485.80)	(108,845.07)	22,359.27	20.54%
Total Operating Expenses	(208,157.37)	(213,109.87)	4,952.50	2.32%	(397,042.68)	(405,392.98)	8,350.30	2.06%
Net Operating Income (Loss)	129,884.55	131,508.14	(1,623.59)	-1.23%	283,022.56	283,697.70	(675.14)	-0.24%
Interest Expense								
Int Exp-Security Deposit	(1.05)	0.00	(1.05)	0.00%	(2.20)	0.00	(2.20)	0.00%
Mortgage Interest Expense	(56,330.56)	(64,167.00)	7,836.44	12.21%	(118,696.53)	(135,209.00)	16,512.47	12.21%
Total Interest Expense	(56,331.61)	(64,167.00)	7,835.39	12.21%	(118,698.73)	(135,209.00)	16,510.27	12.21%

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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		

Amort of Financing Costs								
Amort-Def Financing	(6,860.90)	(6,334.33)	(526.57)	-8.31%	(13,195.23)	(12,668.66)	(526.57)	-4.16%
Total Amort of Financing Costs	(6,860.90)	(6,334.33)	(526.57)	-8.31%	(13,195.23)	(12,668.66)	(526.57)	-4.16%
Net Income(Loss)	66,692.04	61,006.81	5,685.23	9.32%	151,128.60	135,820.04	15,308.56	11.27%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,860.90	0.00	6,860.90		13,195.23	0.00	13,195.23	
Debt Service Accrual	(6,035.41)	0.00	(6,035.41)		(6,035.41)	0.00	(6,035.41)	
Real Estate Tax Accrual	40,812.64	0.00	40,812.64		84,501.28	0.00	84,501.28	
Real Estate Tax Prepayment	(14,020.32)	0.00	(14,020.32)		(14,020.32)	0.00	(14,020.32)	
Insurance Prepayment	2,944.05	0.00	2,944.05		5,888.10	0.00	5,888.10	
Other Prepaid Expenses	0.00	0.00	0.00		40.00	0.00	40.00	
Change in Capital Assets:								
Building Improvements	(823.62)	(90,640.00)	89,816.38	99.09%	(830.91)	(164,800.00)	163,969.09	99.50%
Equipment	(3,573.50)	(2,000.00)	(1,573.50)	-78.68%	(3,573.50)	(4,000.00)	426.50	10.66%
Tenant Improvements	(158,037.15)	(601,887.37)	443,850.22	73.74%	(172,847.28)	(766,024.74)	593,177.46	77.44%
Leasing Expenses	0.00	(91,784.65)	91,784.65	100.00%	0.00	(91,784.65)	91,784.65	100.00%
Other Balance Sheet Adjustments:								
Change in A/R	(4,623.90)	0.00	(4,623.90)		(4,117.60)	0.00	(4,117.60)	
Change in A/P	(31,804.50)	0.00	(31,804.50)		(136,523.67)	0.00	(136,523.67)	
Change in Other Liabilities	3,966.69	0.00	3,966.69		(124,629.70)	0.00	(124,629.70)	
Change in I/C Balances	167,128.65	0.00	167,128.65		302,496.34	0.00	302,496.34	
Total Cash Flow Adjustments	2,794.53	0.00	789,106.55	100.36%	(56,457.44)	0.00	970,151.95	94.50%

Cash Balances:

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Cash Balance - Beginning of Period	1,037,461.12	0.00	1,037,461.12	0.00%	1,012,276.53	0.00	1,012,276.53	0.00%
Net Income/(Loss)	66,692.04	0.00	5,685.23		151,128.60	0.00	15,308.56	
+/- Cash Flow Adjustments	2,794.53	0.00	789,106.55		(56,457.44)	0.00	970,151.95	
Cash Balance - End of Period	1,106,947.69	0.00	1,832,252.89		1,106,947.69	0.00	1,997,737.04	
Cash Balance Composition:								
Operating Cash	134,312.32	0.00	134,312.32		134,312.32	0.00	134,312.32	
Escrow Cash	972,635.37	0.00	972,635.37		972,635.37	0.00	972,635.37	
Total Cash	1,106,947.69	0.00	1,106,947.69		1,106,947.69	0.00	1,106,947.69	

1501 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended February 28, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date					
	Actual	Budget	\$ Variance	% Variance	
Rental Income:					
Rental Income	\$520,147	\$519,889	258	0.05%	
Recoveries	35,638	34,569	1,069	3.09%	
Parking Income	105,992	122,295	(16,303)	-13.33%	A
Interest and Other Income	18,288	12,338	5,950	48.23%	
Total Rental Income	680,065	689,091	(9,025)	-1.31%	
Operating Expenses:					
Cleaning	(21,114)	(20,758)	(356)	-1.71%	
Utilities	(49,397)	(39,839)	(9,558)	-23.99%	
Repairs and Maintenance	(71,633)	(64,186)	(7,447)	-11.60%	
Roads and Grounds	(1,470)	(3,746)	2,276	60.75%	
Security	(7,598)	(6,478)	(1,120)	-17.29%	
Management Fees	(11,341)	(13,782)	2,440	17.71%	
Administrative	(53,810)	(53,521)	(289)	-0.54%	
Insurance	(5,888)	(5,860)	(29)	-0.49%	
Real Estate Taxes	(88,305)	(88,379)	73	0.08%	
Non- Escalatable Expenses	(86,486)	(108,845)	22,359	20.54%	B
Professional Services/ Other	-	-	-	100.00%	
Total Expenses	(397,043)	(405,393)	8,350	2.06%	
Net Operating Income (Loss)	\$283,023	\$283,698	(\$675)	-0.24%	
Other Income and Expenses:					
Interest Expense	(118,699)	(135,209)	16,510	12.21%	C
Amortization - Financing Costs	(13,195)	(12,669)	(527)	-4.16%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(131,894)	(147,878)	15,984	10.81%	
Net Income (Loss)	\$151,129	\$135,820	\$15,309	11.27%	
CASH BASIS					
Property Activity					
Net Income (Loss)	151,129	135,820	15,309	11.27%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	13,195	12,669	527	-4.16%	
Capital Expenditures	(831)	(164,800)	163,969	99.50%	D
Bldg. Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	(172,847)	(766,025)	593,177	77.44%	E
Leasing Costs	-	(91,785)	91,785	100.00%	F
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	104,026	-	104,026	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Total Property Activity	94,671	(\$874,121)	\$968,792	-110.83%	
Operating Cash Activity					
Plus: Beginning of Year Cash Balance	\$ 1,012,277				
Less: Ending Cash Balance (Note A)	1,106,948				
Total Property Activity	\$ 94,671				
(Distributions)/Contributions	\$ -				
		(Note A) - Ending Cash consists of:			
		Operating & lockbox	\$	134,312	
		Money Market		-	
		Sweep Investment		-	
		Escrows		972,635	
		Total	\$	1,106,948	

1501 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended February 28, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	(16,303)	The negative variance in Parking Income is primarily due to:
		(16,303)	Budgeted parking income is higher than actual due no movement due to major renewal on hold with Tetra Tech, unable to attract outside business. (Permanent Variance)
		<u>(16,303)</u>	
B	\$	22,359	The positive variance in Non-Escalatable Expenses is primarily due to:
		19,209	Budgeted promotion and advertising higher than actual due to costs not yet spent to date (Timing Variance)
		3,151	Miscellaneous variance
		<u>\$ 22,359</u>	
C	\$	16,510	The positive variance in Interest Expense is primarily due to:
		16,510	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>\$ 16,510</u>	
D	\$	163,969	The positive variance in Capital Expenditures is primarily due to:
		100,000	Budgeted Façade lighting project to occur in Q2 (Timing Variance)
		43,993	Budgeted Façade lighting project carryover to occur in Q2 (Timing Variance)
		(410)	Budgeted garage repairs commenced ahead of schedule (Timing Variance)
		(414)	Unbudgeted 2014 carryover elevator cab upgrades (Permanent Variance)
		16,000	Budgeted window film removal/replacement to occur later in the year. Pending direction from leasing (Timing Variance)
		4,800	CM Fees
		<u>\$ 163,969</u>	
E	\$	593,177	The positive variance in Tenant Improvements is primarily due to:
		\$ 90,714	Budgeted Spinfire Carryover is ongoing however not paid to date (Timing Variance)
		\$ 175,859	Budgeted Sip Wine Carryover to be spent in Q2 (Timing Variance)
		\$ 35,292	Budgeted Sip Wine LL work is ongoing however not paid to date (Timing Variance)
		\$ (1,025)	Budgeted LL work for the fitness center commenced ahead of schedule (Timing Variance)
		\$ 330,281	Budgeted Fitness center LL work is ongoing however not paid to date (Timing Variance)
		\$ (10,083)	Unbudgeted 2014 carryover for the PH Demo (Permanent Variance)
		\$ (1,793)	Unbudgeted 2014 carryover for the 5th floor Demo (Permanent Variance)
		\$ (780)	Unbudgeted 2014 carryover for the 10th floor LL work (Permanent Variance)
		\$ (44,776)	Unbudgeted 2014 carryover for the 10th floor spec suites (Permanent Variance)
		\$ (2,378)	Unbudgeted 2014 carryover for the Spinfire LL work (Permanent Variance)
		21,866	CM Fee
		<u>\$ 593,177</u>	
F	\$	91,785	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		35,849	Budgeted leasing commissions for suite 10001 to occur in Q2 (Timing Variance)
		22,335	Budgeted leasing commissions for suite 10002 to occur in Q2 (Timing Variance)
		2,335	Budgeted leasing legal for suite 10001 to occur in Q2 (Timing Variance)
		2,174	Budgeted leasing legal for suite 10002 to occur in Q2 (Timing Variance)
		17,925	Budgeted leasing commissions for suite 10001 to occur in Q2 (Timing Variance)
		11,167	Budgeted leasing commissions for suite 10002 to occur in Q2 (Timing Variance)
		<u>91,785</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3460	Monday Production DB	Date: 3/17/2015
	1501 Wilson Boulevard	Time: 04:13 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010043	County Board of Arlington Cty Jay Freschi 703-228-7433	Master Occupant Id: 00002943-1 11001 Current	Day Due: 1 Last Payment:	Delq Day: 10 3/4/2015	40,750.83			
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
County Board of Arlington Cty Total:		0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-36.46						
	Balance:	-36.46						

3460-010320	The North Highland Company Ken Hollowell 404-975-6736	Master Occupant Id: 00003072-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 3/9/2015	30,116.39			
1/1/2015	OPE	Operating Escalation	CH	573.55	0.00	573.55	0.00	0.00
2/1/2015	OPE	Operating Escalation	CH	573.55	573.55	0.00	0.00	0.00

OPE	Operating Escalation	1,147.10	573.55	573.55	0.00	0.00	0.00	0.00
The North Highland Company Total:		1,147.10	573.55	573.55	0.00	0.00	0.00	0.00

3460-010357	Roti Mediterranean William J. Post	Master Occupant Id: 00003095-1 01102 Current	Day Due: 1 Last Payment:	Delq Day: 6 3/12/2015	17,695.07			
1/1/2015	ELS	Electric Submeter	CH	2,075.86	0.00	2,075.86	0.00	0.00
1/1/2015	WSR	Water & Sewer	CH	298.62	0.00	298.62	0.00	0.00

ELS	Electric Submeter	2,075.86	0.00	2,075.86	0.00	0.00	0.00	0.00
WSR	Water & Sewer	298.62	0.00	298.62	0.00	0.00	0.00	0.00
Roti Mediterranean Total:		2,374.48	0.00	2,374.48	0.00	0.00	0.00	0.00

3460-010490	Heavy Seas Alehouse	Master Occupant Id: 00003169-1 01104 Current	Day Due: 1 Last Payment:	Delq Day: 5 3/12/2015	1,770.83			
1/1/2015	RET	Real Estate Tax	CH	1,770.83	0.00	1,770.83	0.00	0.00
2/1/2015	RET	Real Estate Tax	CH	1,770.83	1,770.83	0.00	0.00	0.00

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	3,541.66	1,770.83	1,770.83	0.00	0.00	0.00	0.00
Heavy Seas Alehouse Total:		3,541.66	1,770.83	1,770.83	0.00	0.00	0.00	0.00
	Prepaid:	-6,118.41						
	Balance:	-2,576.75						

3460-010554	Spinfire Rosslyn LLC Fouad A. Qreitem, CEO (703) 378-1500	Master Occupant Id: 00003211-1 01105 Current	Day Due: 1 Last Payment:	Delq Day: 10,280.94 2/27/2015				
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Spinfire Rosslyn LLC Total:		0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-17,763.98						
	Balance:	-17,763.98						

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3460	Monday Production DB	Date: 3/17/2015
	1501 Wilson Boulevard	Time: 04:13 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010559	Sip Wine Mark Jacobs	Master Occupant Id: 00003216-1 01106 Current	Day Due: 1 Last Payment:	Delq Day: 6/24/2014	26,128.92
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Sip Wine Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-13,064.46					
	Balance:	-13,064.46					

3460-010168	GS11B-01814 Anita GayCraig (202) 260-0475	Master Occupant Id: GS-01814-2 12001 Current	Day Due: 1 Last Payment:	Delq Day: 3/2/2015	8,492.70
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11/1/2012	RET	Real Estate Tax	CH	3,610.53	0.00	0.00	0.00	0.00	3,610.53
12/1/2012	RET	Real Estate Tax	CH	1,979.47	0.00	0.00	0.00	0.00	1,979.47
2/1/2015	RNT	Commercial Rent	CH	8,492.70	8,492.70	0.00	0.00	0.00	0.00

RET	Real Estate Tax	5,590.00	0.00	0.00	0.00	0.00	5,590.00
RNT	Commercial Rent	8,492.70	8,492.70	0.00	0.00	0.00	0.00
GS11B-01814 Total:		14,082.70	8,492.70	0.00	0.00	0.00	5,590.00

3460-010225	GS #11B-01456 Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA01456-2 06601 Current	Day Due: 1 Last Payment:	Delq Day: 3/9/2015	330.09
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12/1/2012	RET	Real Estate Tax	CH	31,797.15	0.00	0.00	0.00	0.00	31,797.15
1/1/2015	CLN	Cleaning	CH	168.35	0.00	168.35	0.00	0.00	0.00
1/1/2015	STR	Storage Rent	CH	0.02	0.00	0.02	0.00	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	369.62	369.62	0.00	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	36,014.02	36,014.02	0.00	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	36,014.02	36,014.02	0.00	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	36,020.66	36,020.66	0.00	0.00	0.00	0.00
2/1/2015	STR	Storage Rent	CH	2,000.00	2,000.00	0.00	0.00	0.00	0.00

CLN	Cleaning	168.35	0.00	168.35	0.00	0.00	0.00
ELS	Electric Submeter	369.62	369.62	0.00	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	31,797.15	0.00	0.00	0.00	0.00	31,797.15
RNT	Commercial Rent	108,048.70	108,048.70	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.02	2,000.00	0.02	0.00	0.00	0.00
GS #11B-01456 Total:		142,383.84	110,418.32	168.37	0.00	0.00	31,797.15
	Prepaid:	-1,204.43					
	Balance:	141,179.41					

3460-003512	Miracles Hair Salon Olympia Hantzopoulos (703) 582-6610	Master Occupant Id: Olym1501-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 3/2/2015	6 5,767.98
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Miracles Hair Salon Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-101.74					
	Balance:	-101.74					

Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3460	Monday Production DB	Date:	3/17/2015
		1501 Wilson Boulevard	Time:	04:13 PM
		Period: 02/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010110	RMC Research Corp. DeAnne Avance 703-558-4800	Master Occupant Id: RMC1501-2 12002 Inactive	Day Due: 1 Last Payment:	Delq Day: 6 6/16/2014	4,642.92			
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10/1/2014	OPT	Operating True-up	NC	-19,059.62	0.00	0.00	0.00	0.00	-19,059.62
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	OPT	Operating True-up		-19,059.62	0.00	0.00	0.00	0.00	-19,059.62
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RMC Research Corp. Total:				-19,059.62	0.00	0.00	0.00	0.00	-19,059.62
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CLN	Cleaning	168.35	0.00	168.35	0.00	0.00	0.00	0.00
ELS	Electric Submeter	2,445.48	369.62	2,075.86	0.00	0.00	0.00	0.00
OPE	Operating Escalation	1,147.10	573.55	573.55	0.00	0.00	0.00	0.00
OPT	Operating True-up	-19,059.62	0.00	0.00	0.00	0.00	0.00	-19,059.62
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	40,928.81	1,770.83	1,770.83	0.00	0.00	0.00	37,387.15
RNT	Commercial Rent	116,541.40	116,541.40	0.00	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.02	2,000.00	0.02	0.00	0.00	0.00	0.00
WSR	Water & Sewer	298.62	0.00	298.62	0.00	0.00	0.00	0.00

BLDG 3460 Total:		144,470.16	121,255.40	4,887.23	0.00	0.00	0.00	18,327.53
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Prepaid: -38,289.48
Balance: 106,180.68

CLN	Cleaning	168.35	0.00	168.35	0.00	0.00	0.00	0.00
ELS	Electric Submeter	2,445.48	369.62	2,075.86	0.00	0.00	0.00	0.00
OPE	Operating Escalation	1,147.10	573.55	573.55	0.00	0.00	0.00	0.00
OPT	Operating True-up	-19,059.62	0.00	0.00	0.00	0.00	0.00	-19,059.62
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	40,928.81	1,770.83	1,770.83	0.00	0.00	0.00	37,387.15
RNT	Commercial Rent	116,541.40	116,541.40	0.00	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.02	2,000.00	0.02	0.00	0.00	0.00	0.00
WSR	Water & Sewer	298.62	0.00	298.62	0.00	0.00	0.00	0.00

Grand Total:		144,470.16	121,255.40	4,887.23	0.00	0.00	0.00	18,327.53
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Prepaid: -38,289.48
Balance: 106,180.68

Database:	MONDAYPROD			Open Status Report				Page:		1
				Monday Production DB				Date:		3/18/2015
ENTITY:	3460			1501 Wilson Boulevard				Time:		02:22 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: 02/15

Vendor: ALL019 Allied Telecom Group LLC

AL1029354	2/5/2015		208 ALLIED FEB	5758-0002	14.39	0.00	14.39	3/9/2015	12977	03/15
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Vendor: CDW001 CDW DIRECT LLC

ALSK23764	2/6/2015		319 VA SWITCHES	5758-0003	3.75	0.00	3.75	3/9/2015	12979	03/15
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Vendor: CIN001 CINTAS CORPORATION #145

145199563	2/11/2015		Uniforms	5390-0000	31.72	0.00	31.72	3/10/2015	8393	03/15
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145199564	2/11/2015		Uniforms	5390-0000	31.17	0.00	31.17	3/10/2015	8393	03/15
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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
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AL76000226	2/14/2015		2015SrMezzIndDirSvcF	6632-0000	600.00	0.00	600.00	3/16/2015	13031	03/15
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Vendor: DAT002 DATA MANAGEMENT INC

AL351599	2/23/2015		333 TIME CLOCK PLUS	5758-0003	120.27	0.00	120.27	3/9/2015	12987	03/15
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Vendor: DEN005 Deniz Yener

ALDY2315	2/3/2015		Broker Meals/Cabs	6411-0000	11.12	0.00	11.12	3/9/2015	12988	03/15
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Vendor: ENG003 Engineers Outlet

271521	2/10/2015		Cable	5380-0000	454.10	0.00	454.10	3/10/2015	8398	03/15
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Vendor: GOT005 Gotham Technologies

6898	3/1/2015		Mar2015HVACWtrTreatm	5332-0000	383.78	0.00	383.78	3/10/2015	8401	03/15
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Database:	MONDAYPROD		Open Status Report					Page:		2
			Monday Production DB					Date:		3/18/2015
ENTITY:	3460		1501 Wilson Boulevard					Time:		02:22 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: GRE020 Greater Washington Board of Trade

AL03721-C5K3Q9	10/6/2014		Board of Trade Mbrsh	5756-0000	301.41	0.00	301.41	3/9/2015	12995	03/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3460_0000000001	2/28/2015		Management Fee	5610-0000	5,626.51	0.00	5,626.51			
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Vendor: MPA003 MPARK

118483	1/21/2015		ELCONParking-Credit	0142-0002	-153.67	0.00	-153.67			
118483	1/21/2015		ELCONParking	0142-0002	153.67	0.00	153.67			
119422	2/20/2015		ELCON Parking	0142-0002	76.83	0.00	76.83			
119422	2/20/2015		ELCON Parking	0142-0002	-76.83	0.00	-76.83			

Vendor: OTJ001 OTJ ARCHITECTS

151442	1/31/2015		FitnessCtrConstructi	0162-0004	2,113.84	0.00	2,113.84	3/10/2015	8409	03/15
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Vendor: PEA004 Peapod, LLC

ALk59542657	2/23/2015		Customer ID ox82558	5758-0001	1.77	0.00	1.77	3/9/2015	13000	03/15
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Vendor: REA024 Realogic Analytics Inc

32931	2/6/2015		340 ABSTRACT	5758-0003	225.00	0.00	225.00	3/10/2015	8412	03/15
32931	2/6/2015		348 ARGUS	5758-0003	87.50	0.00	87.50	3/10/2015	8412	03/15

Vendor: RED005 Red Top Cab of Arlington

AL020035	2/15/2015		Account # 2840200	5758-0008	3.04	0.00	3.04	3/9/2015	13003	03/15
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Vendor: RED007 Redirect, Inc.

AL14939	2/16/2015		215 SCORE CARD	5758-0002	29.19	0.00	29.19	3/9/2015	13005	03/15
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Database:	MONDAYPROD	Open Status Report							Page:	3
		Monday Production DB							Date:	3/18/2015
ENTITY:	3460	1501 Wilson Boulevard							Time:	02:22 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: 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: SEA005 SEAMLESSWEB PROFESSIONAL

1997204	2/22/2015		Staff Meal	5732-0000	119.08	0.00	119.08	3/10/2015	8416	03/15
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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	76.38	0.00	76.38	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	5.22	0.00	5.22	3/9/2015	13012	03/15
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Vendor: USG001 US GREEN BUILDING COUNCIL

AL90843134	2/18/2015		USGBC Membership	5756-0000	216.20	0.00	216.20	3/9/2015	13019	03/15
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Vendor: WBE001 WB Engineers and Consultants

21507	2/18/2015		Fitness Center	0162-0004	350.33	0.00	350.33	3/10/2015	8420	03/15
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Vendor: WBM001 W.B. MASON

IS0324822	1/31/2015		BreakroomSupplies	5732-0000	261.32	0.00	261.32	3/10/2015	8421	03/15
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Vendor: WIL020 WILKES ARTIS, CHARTERED

F1529804	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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ENTITY: 3460

Open Status Report
Monday Production DB
1501 Wilson Boulevard

Page: 4
Date: 3/18/2015
Time: 02:22 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
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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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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:		13,445.80	0.00	13,445.80			

1501 Wilson Boulevard Total:	13,445.80	0.00	13,445.80
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Grand Total:	13,445.80	0.00	13,445.80
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Database: MONDAYPROD			Check Register						Page: 1	
ENTITY: 3460			Monday Production DB						Date: 3/19/2015	
			1501 Wilson Boulevard						Time: 10:13 AM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
			P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
8333	2/18/2015	02/15	AAP001	AA Painting & Drywall						
3460	Break Room		3460011516	6320-0000	2815	1/29/2015	2/28/2015	3,200.00	0.00	3,200.00
							Check Total:	3,200.00	0.00	3,200.00
8334	2/18/2015	02/15	ABC003	ABC IMAGING, INC						
3460	FitnessCtrCopies			0162-0004	I-7194644	12/15/2014	1/14/2015	110.85	0.00	110.85
							Check Total:	110.85	0.00	110.85
8335	2/18/2015	02/15	AIR0	Air Cycle Corp.						
3460	LampRecycle		346502159	5342-0000	0122299-IN	1/31/2015	3/2/2015	104.79	0.00	104.79
							Check Total:	104.79	0.00	104.79
8336	2/18/2015	02/15	AME033	AMERICAN BOILER INC						
3460	GasValve&Regulat		346001153	5336-0000	36188	1/26/2015	2/25/2015	1,829.64	0.00	1,829.64
							Check Total:	1,829.64	0.00	1,829.64
8337	2/18/2015	02/15	CAR026	Carr Business Systems, Inc.						
3460	Jul2014ExcessPrintin			5740-0000	462502	7/29/2015	8/28/2015	8.50	0.00	8.50
3460	Aug2014ExcessPrintin			5740-0000	477423	9/3/2014	10/3/2014	3.12	0.00	3.12
3460	Sep2014ExcessPrintin			5740-0000	483033	9/23/2014	10/23/2014	16.62	0.00	16.62
3460	Oct2014ExcessPrintin			5740-0000	495883	10/27/2014	11/26/2014	18.21	0.00	18.21
3460	Nov2014ExcessPrintin			5740-0000	509349	11/25/2014	12/25/2014	29.85	0.00	29.85
							Check Total:	76.30	0.00	76.30
8338	2/18/2015	02/15	CLA007	Classic Concierge						
3460	Tenant Holiday Gifts		345501154	5772-0000	121478	11/18/2014	12/18/2014	1,482.50	0.00	1,482.50
							Check Total:	1,482.50	0.00	1,482.50
8339	2/18/2015	02/15	COM032	COMCAST						
3460	1501 Act 05613967560			5746-0000	056139675602	2/1/2015	2/25/2015	288.47	0.00	288.47
3460	1/21 969424016			5732-0000	1/21 969424	1/21/2015	2/20/2015	96.62	0.00	96.62
3460	2/1 964068025			5732-0000	2/1 964068025	2/1/2015	3/3/2015	55.64	0.00	55.64
							Check Total:	440.73	0.00	440.73

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
8340	2/18/2015	02/15	DAT003	Datawatch Systems Inc.						
3460	Mar2015	FireMonitorin		5372-0000	674137	1/23/2015	2/22/2015	40.00	0.00	40.00
							<i>Check Total:</i>	<i>40.00</i>	<i>0.00</i>	<i>40.00</i>
8341	2/18/2015	02/15	ELE012	Elevator Control Service						
3460	Jan2015	Elev Maint		5320-0000	0179486-IN	1/10/2015	2/9/2015	1,700.00	0.00	1,700.00
							<i>Check Total:</i>	<i>1,700.00</i>	<i>0.00</i>	<i>1,700.00</i>
8342	2/18/2015	02/15	ENG003	Engineers Outlet						
3460	InsulFlex			5334-0000	270395	1/15/2015	2/14/2015	169.18	0.00	169.18
3460	Insulation			5334-0000	270396	1/15/2015	2/14/2015	143.80	0.00	143.80
3460	Gas Can			5380-0000	270870	1/28/2015	2/27/2015	51.58	0.00	51.58
3460	Hose&Nozzle		3460011513	5380-0000	271067	1/30/2015	3/1/2015	283.00	0.00	283.00
							<i>Check Total:</i>	<i>647.56</i>	<i>0.00</i>	<i>647.56</i>
8343	2/18/2015	02/15	FAS002	FastSigns						
3460	JuiceBarSign			6320-0000	272-31680	2/2/2015	3/4/2015	130.74	0.00	130.74
3460	NoSmokingSign			6320-0000	272-31683	2/5/2015	3/7/2015	169.29	0.00	169.29
							<i>Check Total:</i>	<i>300.03</i>	<i>0.00</i>	<i>300.03</i>
8344	2/18/2015	02/15	FED007	FEDERAL LOCK & SAFE, INC						
3460	SecurityHardware		346001151	0162-0004	0108976-IN	1/9/2015	2/8/2015	1,291.40	0.00	1,291.40
							<i>Check Total:</i>	<i>1,291.40</i>	<i>0.00</i>	<i>1,291.40</i>
8345	2/18/2015	02/15	GOT005	Gotham Technologies						
3460	Feb2015	HVACWtrTreatr		5332-0000	6781	2/1/2015	3/3/2015	383.78	0.00	383.78
							<i>Check Total:</i>	<i>383.78</i>	<i>0.00</i>	<i>383.78</i>
8346	2/18/2015	02/15	ITC	I.T.C. INC						
3460	Bath Faucet			5360-0000	42132	12/3/2014	1/2/2015	126.85	0.00	126.85
							<i>Check Total:</i>	<i>126.85</i>	<i>0.00</i>	<i>126.85</i>
8347	2/18/2015	02/15	JBUR01	Jennifer Burns						
3460	Staff Lunch			5732-0000	2/2 JBurns	2/2/2015	3/4/2015	5.47	0.00	5.47

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ENTITY: 3460	Monday Production DB							Date: 3/19/2015		
1501 Wilson Boulevard								Time: 10:13 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 5.47 0.00 5.47

8348	2/18/2015	02/15	KAS001	KASTLE SYSTEMS				
3460	Jan2015 Operations			5520-0000	545723	1/1/2015	1/31/2015	979.99
3460	Jan2015 Maintenance			5520-0000	545723	1/1/2015	1/31/2015	152.62

Check Total: 1,132.61 0.00 1,132.61

8349	2/18/2015	02/15	KCS001	KCS Landscape Management, Inc.				
3460	Feb2015Landscaping			5412-0000	14394-11	2/1/2015	3/3/2015	160.42

Check Total: 160.42 0.00 160.42

8351	2/18/2015	02/15	LIM002	Limbach				
3460	SumpPumpDischargeLir 346001158			5362-0000	000294657	1/26/2015	2/25/2015	4,885.00

Check Total: 4,885.00 0.00 4,885.00

8352	2/18/2015	02/15	MCC004	THE MCCORMICK GROUP, INC				
3460	Placement Fee B Pott			5758-0011	11679	1/23/2015	2/22/2015	1,957.50

Check Total: 1,957.50 0.00 1,957.50

8353	2/18/2015	02/15	MET077	Metro Consulting Services				
3460	VA Background Checks			5710-5000	1-2015	1/28/2015	2/27/2015	11.75

Check Total: 11.75 0.00 11.75

8354	2/18/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC				
3460	TRUE UP '14 MGT FEE			5610-0000	2014MGMTFEETL	1/26/2015	2/25/2015	5,029.12
3460	DUE TO MGT AGNT 12'			0491-0010	DTF1214ROSS	1/26/2015	2/25/2015	11,941.10

Check Total: 16,970.22 0.00 16,970.22

8355	2/18/2015	02/15	MONCMF	MONDAY PROPERTIES SERVICES LLC	Unused - Continued Check			
3460	Carried to 8356			0142-0020	3460CM201412	1/15/2015	2/14/2015	0.00

Check Total: 0.00 0.00 0.00

8356	2/18/2015	02/15	MONCMF	MONDAY PROPERTIES SERVICES LLC				
3460	SPNFIRE LL STE 110			0162-0020	3460CM201412B	2/6/2015	3/8/2015	53.10

Database: MONDAYPROD			Check Register						Page: 4	
ENTITY: 3460			Monday Production DB						Date: 3/19/2015	
			1501 Wilson Boulevard						Time: 10:13 AM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice		Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3460	BI FACADE LIGHTING			0142-0020	3460CM201501	2/4/2015	3/6/2015	0.23	0.00	0.23
3460	BI FACADE LIGHTING			0142-0020	3460CM201412	1/15/2015	2/14/2015	610.04	0.00	610.04
3460	CRTYARD ENHANCEM			0142-0020	3460CM201412	1/15/2015	2/14/2015	34.50	0.00	34.50
3460	LL STE PH DEMO WHT			0162-0020	3460CM201501	2/4/2015	3/6/2015	302.49	0.00	302.49
3460	STE 044001 FITNESS			0162-0020	3460CM201412B	2/6/2015	3/8/2015	90.49	0.00	90.49
3460	LL STE 04401 FTNESS			0162-0020	3460CM201501	2/4/2015	3/6/2015	30.76	0.00	30.76
3460	ELEV MOD			0142-0020	3460CM201412	1/15/2015	2/14/2015	22.50	0.00	22.50
3460	SPNFIRE LL WRK STE1			0162-0020	3460CM201412	1/15/2015	2/14/2015	46.45	0.00	46.45
3460	SIP WINE LANDLRD WI			0162-0020	3460CM201501	2/4/2015	3/6/2015	64.24	0.00	64.24
3460	5FL DEMO AND VAV			0162-0020	3460CM201501	2/4/2015	3/6/2015	23.40	0.00	23.40
3460	LL STE PH DEMO&WH1			0162-0020	3460CM201412	1/15/2015	2/14/2015	2,264.75	0.00	2,264.75
3460	1FL RETAIL SRVICE CC			0162-0020	3460CM201412	1/15/2015	2/14/2015	-3,041.63	0.00	-3,041.63
3460	10TH FL LL WORK			0162-0020	3460CM201501	2/4/2015	3/6/2015	23.40	0.00	23.40
3460	5FL DEMO AND VAV			0162-0020	3460CM201412	1/15/2015	2/14/2015	60.47	0.00	60.47
3460	LL STE 10001 SPEC PH			0162-0020	3460CM201412	1/15/2015	2/14/2015	5,703.91	0.00	5,703.91
3460	SIP WINE LANDLRD WI			0162-0020	3460CM201412	1/15/2015	2/14/2015	1,052.19	0.00	1,052.19
Check Total:								7,341.29	0.00	7,341.29
8357	2/18/2015	02/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3460	Management Fee			5610-0000	3460_0000000001	9/30/2014	9/30/2014	3,594.94	0.00	3,594.94
Check Total:								3,594.94	0.00	3,594.94
8359	2/18/2015	02/15	MPC001	MPC SERVICES, LLC						
3460	SipWine			0162-0004	34601405-2	1/31/2015	3/2/2015	14,708.40	0.00	14,708.40
3460	12&PHDemo&Whiteboo			0162-0004	34601409-5	1/31/2015	3/2/2015	10,083.10	0.00	10,083.10
3460	10thFISpecSuite			0162-0004	34601410-5	1/31/2015	3/2/2015	11,184.73	0.00	11,184.73
3460	1501 10th FI SpecSui			0162-0004	34601410-5	1/31/2015	3/2/2015	32,413.84	0.00	32,413.84
Check Total:								68,390.07	0.00	68,390.07
8360	2/18/2015	02/15	NEX004	Next Generation Security Concepts						
3460	Elevator Cameras			0142-0002	14929-3F	1/30/2015	3/1/2015	413.62	0.00	413.62
Check Total:								413.62	0.00	413.62
8361	2/18/2015	02/15	ORK001	Orkin LLC						
3460	Jan2015PestControl			5384-0000	21539770	1/3/2015	2/2/2015	392.60	0.00	392.60

Database:	MONDAYPROD	Check Register	Page:	5
ENTITY:	3460	Monday Production DB	Date:	3/19/2015
		1501 Wilson Boulevard	Time:	10:13 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: 392.60 0.00 392.60

8362 2/18/2015 02/15 OTJ001 OTJ ARCHITECTS
 3460 FitnessCtrConstructi 346012144 0162-0004 1412453 12/31/2014 1/30/2015 3,016.76 0.00 3,016.76
 Check Total: 3,016.76 0.00 3,016.76

8363 2/18/2015 02/15 PAT009 Patricia Hord Graphic Design
 3460 5th floor Signage 3460051417 0162-0004 305.23.02 9/4/2014 10/4/2014 780.16 0.00 780.16
 3460 12FIDirectoryRevisio 5381-0000 305.23.03 1/26/2015 2/25/2015 81.00 0.00 81.00
 3460 TempSignSuite1225 5381-0000 305.23.04 2/9/2015 3/11/2015 84.80 0.00 84.80
 3460 10thfloorSignage 3460051417 0162-0004 305.23.02 9/4/2014 10/4/2014 780.16 0.00 780.16
 Check Total: 1,726.12 0.00 1,726.12

8364 2/18/2015 02/15 PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP
 3460 OEI Strategy 6632-0000 7957928 12/30/2014 1/29/2015 106.19 0.00 106.19
 3460 OEI Strategy 6632-0000 7961261 1/22/2015 2/21/2015 33.35 0.00 33.35
 Check Total: 139.54 0.00 139.54

8365 2/18/2015 02/15 PRO025 IESI-MD Corporation
 3460 Jan2015Compactor 5152-0000 1300335381 1/31/2015 3/2/2015 695.29 0.00 695.29
 3460 Jan2015Recycling 5152-0000 1300337637 2/1/2015 3/3/2015 224.86 0.00 224.86
 Check Total: 920.15 0.00 920.15

8366 2/18/2015 02/15 RED013 Red Coats, Inc.
 3460 Feb2015CleaningServi 5120-0000 220055 1/30/2015 3/1/2015 11,530.56 0.00 11,530.56
 3460 DetailCleaning 346002158 5160-0000 220608 2/4/2015 3/6/2015 830.49 0.00 830.49
 3460 10thFIGlassCleaning 346001157 0162-0004 220609 2/4/2015 3/6/2015 382.33 0.00 382.33
 3460 Feb2015GaragePorter 6320-0000 220055 1/30/2015 3/1/2015 688.98 0.00 688.98
 3460 Feb2015VacancyCredit 5121-0000 220055 1/30/2015 3/1/2015 -2,354.72 0.00 -2,354.72
 3460 Feb2015Differential 6214-0000 220055 1/30/2015 3/1/2015 456.12 0.00 456.12
 Check Total: 11,533.76 0.00 11,533.76

8367 2/18/2015 02/15 SEA005 SEAMLESSWEB PROFESSIONAL
 3460 Staff Lunch 5732-0000 1968399 1/25/2015 2/24/2015 18.07 0.00 18.07
 3460 Staff Lunch 5732-0000 1987601 2/1/2015 3/3/2015 10.77 0.00 10.77

Database: MONDAYPROD	Check Register	Page: 6								
ENTITY: 3460	Monday Production DB	Date: 3/19/2015								
	1501 Wilson Boulevard	Time: 10:13 AM								
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 28.84 0.00 28.84

8369	2/18/2015	02/15	TEL005	Telco Experts LLC					
3460	Feb2015FireMonitor			5372-0000	1630150201	2/1/2015	3/3/2015	133.93	0.00 133.93
3460	Feb2015ElevLines			5322-0000	1630150201	2/1/2015	3/3/2015	133.92	0.00 133.92
3460	Feb2015PhoneLines			5734-0000	2049150201	2/1/2015	3/3/2015	182.06	0.00 182.06
3460	Feb2015PhoneLines			5734-0000	1645150201	2/1/2015	3/3/2015	215.66	0.00 215.66
								Check Total:	665.57 0.00 665.57

8370	2/18/2015	02/15	TRE004	TREASURER, ARLINGTON COUNTY					
3460	2015 Arlinton BPOLF			6740-0000	L1628469504	2/1/2015	3/3/2015	16,824.38	0.00 16,824.38
								Check Total:	16,824.38 0.00 16,824.38

8371	2/18/2015	02/15	TWI005	TWIN TOWERS FLORIST					
3460	Lobby Flowers			5385-0000	043160	1/26/2015	2/25/2015	86.56	0.00 86.56
3460	LobbyFlowers			5385-0000	043405	2/2/2015	3/4/2015	86.56	0.00 86.56
3460	Lobby Flowers			5385-0000	043708	2/9/2015	3/11/2015	86.56	0.00 86.56
								Check Total:	259.68 0.00 259.68

8372	2/18/2015	02/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3460	OEI Strategy			6632-0000	202536	1/14/2015	2/13/2015	640.71	0.00 640.71
								Check Total:	640.71 0.00 640.71

8373	2/18/2015	02/15	WBE001	WB Engineers and Consultants					
3460	FacadeLghtReimbursab			0142-0002	21253	1/20/2015	2/19/2015	7.30	0.00 7.30
								Check Total:	7.30 0.00 7.30

8374	2/18/2015	02/15	WIN022	Wingate Hughes Architects PLLC					
3460	10th Flr Spec Suite			0162-0004	2006	10/29/2014	11/28/2014	750.00	0.00 750.00
3460	Reimbursables			0162-0004	2006	10/29/2014	11/28/2014	45.00	0.00 45.00
								Check Total:	795.00 0.00 795.00

8375	2/18/2015	02/15	XER005	Xerox Financial Services LLC					
3460	Feb2015CopierLease			5740-0000	264173	1/27/2015	2/26/2015	132.39	0.00 132.39

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ENTITY:	3460	Monday Production DB	Date:	3/19/2015
		1501 Wilson Boulevard	Time:	10:13 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: 132.39 0.00 132.39

8376 2/24/2015 02/15 CAP036 Captivate Network
3460 Feb2015ElevScreens 5322-0000 0000040494 2/19/2015 3/21/2015 479.60 0.00 479.60

Check Total: 479.60 0.00 479.60

8377 2/24/2015 02/15 ENG003 Engineers Outlet
3460 MiscSupplies 3460011514 5380-0000 271451 2/9/2015 3/11/2015 697.40 0.00 697.40

Check Total: 697.40 0.00 697.40

8379 2/24/2015 02/15 ITC I.T.C. INC
3460 Coupling 5360-0000 42827 2/13/2015 3/15/2015 23.27 0.00 23.27

Check Total: 23.27 0.00 23.27

8380 2/24/2015 02/15 MON020 MONDAY PROPERTIES SERVICES, LLC
3460 DUE TO MGT AGNT 1/1 0491-0010 DTF0115ROSS 2/16/2015 3/18/2015 4,245.12 0.00 4,245.12

Check Total: 4,245.12 0.00 4,245.12

8381 2/24/2015 02/15 MPA004 MDISTRICT PARK 1
3460 2/1/15 Elcon Parkers 5322-0000 118613 1/21/2015 2/20/2015 47.80 0.00 47.80

Check Total: 47.80 0.00 47.80

8382 2/24/2015 02/15 MPC001 MPC SERVICES, LLC
3460 4th FI Fitness Cente 0162-0004 34601411-1 1/31/2015 3/2/2015 90,806.07 0.00 90,806.07

Check Total: 90,806.07 0.00 90,806.07

8383 2/24/2015 02/15 NEW002 CONSTELLATION NEWENERGY, INC
3460 Jan2015Gas 5220-0000 Jan1582937 2/2/2015 3/4/2015 5,059.81 0.00 5,059.81

Check Total: 5,059.81 0.00 5,059.81

8384 2/24/2015 02/15 ORK001 Orkin LLC
3460 Feb2014PestControl 5384-0000 91431085 2/19/2015 3/21/2015 392.60 0.00 392.60

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ENTITY:	3460	Monday Production DB	Date:	3/19/2015
		1501 Wilson Boulevard	Time:	10:13 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: 392.60 0.00 392.60

8385	2/24/2015	02/15	OTJ001	OTJ ARCHITECTS				
3460	Main Lobby Desk		3460021511	0152-0001	151468	1/31/2015	3/2/2015	1,051.03
3460	Lobby Desk		346001154	0152-0001	151468	1/31/2015	3/2/2015	2,522.47

Check Total: 3,573.50 0.00 3,573.50

8386	2/24/2015	02/15	REA024	Realogic Analytics Inc				
3460	340 ABSTRACTING			5758-0003	32662	1/7/2015	2/6/2015	187.50

Check Total: 187.50 0.00 187.50

8387	2/24/2015	02/15	SEC009	SecurAmerica LLC				
3460	Jan2015SecurityRover			5520-0000	INV900999	2/11/2015	3/13/2015	776.59
3460	Jan2015 Security Rov			5520-0000	INV901001	2/11/2015	3/13/2015	2,413.09

Check Total: 3,189.68 0.00 3,189.68

8388	2/24/2015	02/15	SSI001	SSI Incorporated				
3460	VFD Repair		3460021512	5342-0000	1032658	2/17/2015	3/19/2015	594.90

Check Total: 594.90 0.00 594.90

8389	2/24/2015	02/15	THO013	Thornton Tomasetti, Inc.				
3460	Garage Repairs			0142-0002	L15003.00-1	2/10/2015	3/12/2015	409.77
3460	Spinfire			0162-0004	L15004.00-1	2/10/2015	3/12/2015	2,377.50
3460	StairModifications			0162-0004	L15006.00-1	2/10/2015	3/12/2015	1,012.50

Check Total: 3,799.77 0.00 3,799.77

8390	2/24/2015	02/15	TWI005	TWIN TOWERS FLORIST				
3460	Lobby Flowers			5385-0000	044449	2/23/2015	3/25/2015	86.56

Check Total: 86.56 0.00 86.56

12786	2/3/2015	02/15	ALL019	Allied Telecom Group LLC				
3460	208 INTRNT ACCESS			5758-0002	AL1027949	1/5/2015	2/4/2015	14.91

Check Total: 14.91 0.00 14.91

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ENTITY:	3460	Monday Production DB	Date:	3/19/2015
		1501 Wilson Boulevard	Time:	10:13 AM
02/15 Through 02/15				
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Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

12792	2/3/2015	02/15	BIS001	Bisnow Media						
3460	Quarterly Inv 1 Bism		MNDSRV12145	6410-0000	AL-SI-01124	1/1/2015	1/31/2015	380.08	0.00	380.08
							Check Total:	380.08	0.00	380.08
12796	2/3/2015	02/15	CDW001	CDW DIRECT LLC						
3460	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						
3460	CoStar31 Day Sub 942		MNDSRV01159	6410-0000	AL191721PSI	12/31/2014	1/30/2015	79.41	0.00	79.41
							Check Total:	79.41	0.00	79.41
12807	2/3/2015	02/15	EME003	Emergency Communications Network						
3460	326 CODE RED			5758-0003	ALECN018671	1/7/2015	2/6/2015	49.92	0.00	49.92
							Check Total:	49.92	0.00	49.92
12810	2/3/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP						
3460	NY #393411 CAR SERV			5758-0008	AL785979	1/23/2015	2/22/2015	1.91	0.00	1.91
							Check Total:	1.91	0.00	1.91
12812	2/3/2015	02/15	HEM003	HEM IT, INC						
3460	212 HEM IT Q1 2015			5758-0002	AL1171	1/7/2015	2/6/2015	103.69	0.00	103.69
							Check Total:	103.69	0.00	103.69
12813	2/3/2015	02/15	ICO002	iContact LLC						
3460	Icontact Feb Subscri			6410-0000	AL5505597	1/9/2015	2/8/2015	3.65	0.00	3.65
							Check Total:	3.65	0.00	3.65
12815	2/3/2015	02/15	INT023	Interior Foliage Design Inc						
3460	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 ***			Voided Check			
3460	203-2/1-2/13/15A592			5758-0002	ALPOL-158 CM	1/21/2015	2/20/2015	5.21	0.00	5.21

Database: MONDAYPROD		Check Register						Page: 10	
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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3460	credit memo			5758-0002	ALPOL-158 CM	1/21/2015	2/20/2015	-5.21	-5.21
							Check Total:	0.00	0.00
12819	2/3/2015	02/15	ITS001	It's My Cooler,LLC					
3460	Service agreement			5758-0004	AL9973	1/20/2015	2/19/2015	5.31	5.31
							Check Total:	5.31	5.31
12820	2/3/2015	02/15	JBUR01	Jennifer Burns					
3460	IREM			5772-0000	JBurns01212015	1/21/2015	2/20/2015	3.24	3.24
3460	EngineerBrkfst/Lunch			5732-0000	JBurns01212015	1/21/2015	2/20/2015	8.69	8.69
							Check Total:	11.93	11.93
12821	2/3/2015	02/15	LOC016	Local News Now LLC					
3460	12 Weekly Spons. Art		MNDSRV01156	6410-0000	AL1623	1/16/2015	2/15/2015	100.46	100.46
							Check Total:	100.46	100.46
12823	2/3/2015	02/15	MAN027	Managed Services 360 LLC					
3460	200 PRGRM SUPT IT D			5758-0002	AL3711	1/5/2015	2/4/2015	55.73	55.73
							Check Total:	55.73	55.73
12826	2/3/2015	02/15	PEA004	Peapod, LLC					
3460	Customer ID ox82558			5758-0001	ALk58682636	1/12/2015	2/11/2015	1.90	1.90
							Check Total:	1.90	1.90
12828	2/3/2015	02/15	PEA004	Peapod, LLC					
3460	Customer ID ox82558			5758-0001	ALk58889981	1/20/2015	2/19/2015	1.91	1.91
							Check Total:	1.91	1.91
12830	2/3/2015	02/15	PEA004	Peapod, LLC					
3460	Customer ID ox82558			5758-0001	ALk59058727	1/26/2015	2/25/2015	1.91	1.91
							Check Total:	1.91	1.91
12837	2/3/2015	02/15	RED005	Red Top Cab of Arlington					
3460	Account# 2840200			5758-0008	AL018843	1/15/2015	2/14/2015	1.33	1.33

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02/15 Through 02/15				
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				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 1.33 0.00 1.33

12839 **2/3/2015** **02/15** **RED007** **Redirect, Inc.**
3460 250 SCORE CARD 5758-0002 AL14869 1/15/2015 2/14/2015 31.21 0.00 31.21

Check Total: 31.21 0.00 31.21

12840 **2/3/2015** **02/15** **SAG002** **SAGE SOFTWARE, INC.**
3460 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**
3460 200 TSG 10/14 5758-0003 AL24919 11/1/2014 12/1/2014 86.61 0.00 86.61

Check Total: 86.61 0.00 86.61

12846 **2/3/2015** **02/15** **SOL007** **The Solutions Group**
3460 200 TSG 11/14 5758-0002 AL25120 12/1/2014 12/31/2014 38.38 0.00 38.38

Check Total: 38.38 0.00 38.38

12849 **2/3/2015** **02/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
3460 VA-Customer# MONPRC 5758-0005 ALSI640144 1/15/2015 2/14/2015 21.52 0.00 21.52

Check Total: 21.52 0.00 21.52

12852 **2/3/2015** **02/15** **TIM005** **TIME WARNER CABLE OF NYC**
3460 NY #8150200070312472 5758-0001 AL24716488 1/22/2015 2/21/2015 1.34 0.00 1.34

Check Total: 1.34 0.00 1.34

12854 **2/3/2015** **02/15** **TIM009** **Time Warner Cable**
3460 210 #030065301 1/15 5758-0002 AL01012015 1/1/2015 1/31/2015 4.69 0.00 4.69

Check Total: 4.69 0.00 4.69

12859 **2/3/2015** **02/15** **UNI005** **UNITED PARCEL SERVICE**
3460 NY 0721WH/A9826T 12/ 5758-0007 AL000A9826T524 12/27/2014 1/26/2015 15.34 0.00 15.34

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Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
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Check Total: 15.34 0.00 15.34

12860	2/3/2015	02/15	VED001	Vedder Price PC						
3460	ARL RE TAXES PD 12'1			6630-0000	AL523219	1/13/2015	2/12/2015	10.64	0.00	10.64

Check Total: 10.64 0.00 10.64

12866	2/3/2015	02/15	WBM001	W.B. MASON						
3460	VA-Office supplies			5758-0001	ALIS0315229	12/31/2015	1/30/2016	19.75	0.00	19.75
3460	VA-Item for K. Recto			5758-0001	ALIS0315229	12/31/2015	1/30/2016	1.04	0.00	1.04
3460	VA-Rental fee-brewer			5758-0004	ALIS0315229	12/31/2015	1/30/2016	1.66	0.00	1.66

Check Total: 22.45 0.00 22.45

12868	2/3/2015	02/15	XER005	Xerox Financial Services LLC						
3460	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						
3460	Acct#05613951384012			5758-0001	ALCOMCAST1/15	1/21/2015	2/20/2015	3.48	0.00	3.48

Check Total: 3.48 0.00 3.48

12877	2/9/2015	02/15	DEN005	Deniz Yener						
3460	Lunch/Dinner w/ Brok			6411-0000	ALDY012715	1/27/2015	2/26/2015	19.14	0.00	19.14

Check Total: 19.14 0.00 19.14

12881	2/9/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP						
3460	NY #393411 CAR SERV			5758-0008	AL787150	2/6/2015	3/8/2015	4.05	0.00	4.05

Check Total: 4.05 0.00 4.05

12883	2/9/2015	02/15	FRE013	Freshdirect						
3460	NY11717338932 MILK/S			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						
3460	Gas			5430-0000	1/26 JBURNS	1/26/2015	2/25/2015	6.82	0.00	6.82

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02/15 Through 02/15				
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				Amount

Check Total: 6.82 0.00 6.82

12891 **2/9/2015** **02/15** **PEA004** **Peapod, LLC**
3460 Customer ID ox82558 5758-0001 ALk59180185 2/2/2015 3/4/2015 1.90 0.00 1.90

Check Total: 1.90 0.00 1.90

12897 **2/9/2015** **02/15** **RCC001** **RCC Group, Inc.**
3460 Lunch 401k meeting 5758-0013 AL1080 1/30/2015 3/1/2015 4.05 0.00 4.05

Check Total: 4.05 0.00 4.05

12899 **2/9/2015** **02/15** **ROB025** **Robinson & Cole LLP**
3460 Legal EE Benefits 5758-0012 50140380 1/7/2015 2/6/2015 25.84 0.00 25.84

Check Total: 25.84 0.00 25.84

12900 **2/9/2015** **02/15** **ROB025** **Robinson & Cole LLP**
3460 Legal Labor&Empl 5758-0012 50140381 1/7/2015 2/6/2015 54.19 0.00 54.19

Check Total: 54.19 0.00 54.19

12901 **2/9/2015** **02/15** **SCH016** **Schneider Electric Building**
3460 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.**
3460 1099/1096 FORMS 5758-0009 AL9805 1/17/2015 2/16/2015 3.89 0.00 3.89

Check Total: 3.89 0.00 3.89

12907 **2/9/2015** **02/15** **TEL005** **Telco Experts LLC**
3460 NY #1197 INTEGRATED 5758-0005 AL1197150201 2/1/2015 3/3/2015 18.58 0.00 18.58

Check Total: 18.58 0.00 18.58

12909 **2/9/2015** **02/15** **TEL005** **Telco Experts LLC**
3460 Acct# 1775 2/1/15 5758-0005 AL1775150201 2/1/2015 3/3/2015 27.50 0.00 27.50

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02/15 Through 02/15				
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Entity	Reference		Address ID	Vendor Name
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				Discount
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				Check
				Amount

Check Total: 27.50 0.00 27.50

12910 **2/9/2015** **02/15** **UNI005** **UNITED PARCEL SERVICE**
3460 VA 0721WH/A148V1 1/3 5758-0007 AL000A148V1055 1/31/2015 3/2/2015 17.56 0.00 17.56

Check Total: 17.56 0.00 17.56

12912 **2/9/2015** **02/15** **UNI047** **United States Green Parking Council**
3460 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**
3460 Legal Recapitalizati 6630-0000 AL1546477 12/12/2014 1/11/2015 72.13 0.00 72.13

Check Total: 72.13 0.00 72.13

12921 **2/10/2015** **02/15** **CAH001** **CAHILL, AILEEN**
3460 VA Meals 5762-0000 AC013015 1/30/2015 3/1/2015 1.19 0.00 1.19
3460 VA Travel 5758-0014 AC013015 1/30/2015 3/1/2015 25.04 0.00 25.04
3460 VA Taxi 5758-0008 AC013015 1/30/2015 3/1/2015 0.57 0.00 0.57

Check Total: 26.80 0.00 26.80

12923 **2/17/2015** **02/15** **LAK011** **LAK Public Relations, Inc.**
3460 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**
3460 Monte Carlo Sponsors 6410-0000 ALINV-0316 1/9/2015 2/8/2015 63.51 0.00 63.51

Check Total: 63.51 0.00 63.51

12927 **2/17/2015** **02/15** **RED005** **Red Top Cab of Arlington**
3460 Acct# 2840200 5758-0008 AL019282 1/31/2015 3/2/2015 1.97 0.00 1.97

Check Total: 1.97 0.00 1.97

12929 **2/17/2015** **02/15** **UNI005** **UNITED PARCEL SERVICE**
3460 NY 0721WH/A9826T 2/7 5758-0007 AL000A9826T065 2/7/2015 3/9/2015 18.95 0.00 18.95

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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
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				Amount

Check Total: 18.95 0.00 18.95

12931 2/17/2015 02/15 WAS007 THE WASHINGTON POST
3460 Acct# 3791437 5758-0012 AL3791437 2/15 2/3/2015 3/5/2015 1.83 0.00 1.83

Check Total: 1.83 0.00 1.83

12933 2/17/2015 02/15 XER005 Xerox Financial Services LLC
3460 Con#0100000559003 5758-0004 AL268229 2/5/2015 3/7/2015 50.94 0.00 50.94

Check Total: 50.94 0.00 50.94

12943 2/23/2015 02/15 INT023 Interior Foliage Design Inc
3460 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
3460 250 SUPT FOR IT DEPT 5758-0002 AL3716 1/29/2015 2/28/2015 57.60 0.00 57.60

Check Total: 57.60 0.00 57.60

12949 2/23/2015 02/15 PEA004 Peapod, LLC
3460 Customer ID ox82558 5758-0001 ALk59404260 2/9/2015 3/11/2015 1.91 0.00 1.91

Check Total: 1.91 0.00 1.91

12950 2/23/2015 02/15 RCC001 RCC Group, Inc.
3460 staff mtg global bid 5732-0000 1077 1/20/2015 2/19/2015 5.01 0.00 5.01

Check Total: 5.01 0.00 5.01

12953 2/23/2015 02/15 RED007 Redirect, Inc.
3460 200 REDIRECT HELP 5758-0002 AL14831 1/5/2015 2/4/2015 116.34 0.00 116.34

Check Total: 116.34 0.00 116.34

12955 2/23/2015 02/15 RED007 Redirect, Inc.
3460 215 RE DIRECT HELP 5758-0002 AL14902 2/4/2015 3/6/2015 61.44 0.00 61.44

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Date: 3/19/2015
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Check #	Check Date	Check Pd	Vendor/Alternate				Invoice	Invoice	Discount	Check
Entity	Reference		Address ID	Vendor Name			Date	Due Date	Amount	Amount
			P.O. Number	Account Number	Invoice Number					Amount

002340115	1/15/2015	02/15	WEL001	WELLS FARGO BANK	*** VOID ***	Voided Check			
3460	01-15	PORT INT PYMN		8201-0000	WT617002340115 1/15/2015	1/15/2015	23,992.71	0.00	23,992.71
3460	01-15	RESRVE PYMNT		0611-0000	WT617002340115 1/15/2015	1/15/2015	70,749.23	0.00	70,749.23
3460	01-15	RESRVE PYMNT		0611-0000	WT617002340115 1/15/2015	1/15/2015	59,524.56	0.00	59,524.56

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02/15 Through 02/15									
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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						Amount
3460	incorrect gl			8201-0000	WT617002340115	1/15/2015	1/15/2015	-23,992.71	-23,992.71
3460	incorrect gl			0611-0000	WT617002340115	1/15/2015	1/15/2015	-70,749.23	-70,749.23
3460	incorrect gl			0611-0000	WT617002340115	1/15/2015	1/15/2015	-59,524.56	-59,524.56
Check Total:								0.00	0.00
002340215	2/17/2015	02/15	WEL001	WELLS FARGO BANK			Hand Check		
3460	02-15 PORTF INT PMT			8201-0000	W617002340215	2/15/2015	2/15/2015	23,992.71	23,992.71
3460	02-15 RESRV PMT			0611-1600	W617002340215	2/15/2015	2/15/2015	70,749.23	70,749.23
3460	02-15 RESRV PMT			0611-1600	W617002340215	2/15/2015	2/15/2015	59,524.56	59,524.56
Check Total:								154,266.50	154,266.50
002360115	1/15/2015	02/15	WEL001	WELLS FARGO BANK			Hand Check		
3460	01-15 MEZZ LOAN INT			8201-0000	WT417002360115	1/15/2015	1/15/2015	38,373.26	38,373.26
Check Total:								38,373.26	38,373.26
0115STAMP	2/10/2015	02/15	STA034	Stamps.com, Inc.			Hand Check		
3460	STAMPS - NY LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.65	0.65
3460	STAMPS VA LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.92	0.92
3460	STAMPS VA POSTAGE			5758-0007	WT0115STAMP	2/24/2015	2/24/2015	2.30	2.30
Check Total:								3.87	3.87
60013015A	2/4/2015	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3460	12/30-1/29#790980431			5210-0000	WT3460013015A	1/30/2015	2/4/2015	4,289.26	4,289.26
Check Total:								4,289.26	4,289.26
60013015B	2/10/2015	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3460	12/29-1/28#140177140			5210-0000	WT3460013015B	1/30/2015	2/10/2015	17,056.77	17,056.77
Check Total:								17,056.77	17,056.77
60022515A	2/25/2015	02/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3460	12/17-1/16/15 #91374			5250-0000	WT3460020415A	2/4/2015	2/25/2015	2,386.32	2,386.32
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60STX0115	2/9/2015	02/15	DEP014	Department of Taxation			Hand Check		

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3460	208966454	01/15	ST9	6645-0000	WT3460STX0115	1/9/2015	2/20/2015	173.29	0.00	173.29
3460	208966454	01/15	ST9	0491-3465	WT3460STX0115	1/9/2015	2/20/2015	318.35	0.00	318.35
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1501 Wilson Boulevard Total:								488,367.78	0.00	488,367.78
Grand Total:								488,367.78	0.00	488,367.78

1501 Wilson	ACCT	03.03.15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	af 3/10																
Management Fees	MGMT	AK 3.9.15		4,643	5,627	7,227	7,205	7,187	7,260	7,247	7,187	7,038	7,120	7,291	7,460	82,491	86,003	(3,512)
				4,643	5,627	7,227	7,205	7,187	7,260	7,247	7,187	7,038	7,120	7,291	7,460	82,491	86,003	(3,512)

Leasing Commission - OB

1501 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 14002, 14001, Vacant				-	-	-	378,400	-	-	-	-	-	-	-	-	378,400	93,019	285,381
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	97,102	(97,102)
Suite 10001, Vacant				-	-	-	-	35,849	-	-	-	-	-	-	-	35,849	35,849	-
Suite 10002, Vacant				-	-	-	22,335	-	-	-	-	-	-	-	-	22,335	22,335	-
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	28,823	-	-	28,823	28,823	-
Suite 10004, Vacant				-	-	-	-	-	-	-	18,782	-	-	-	-	18,782	18,782	-
Suite 09902, SSTP				-	-	-	-	-	-	9,999	-	-	-	-	-	9,999	9,999	-
Suite 09903, Vacant				-	-	-	-	-	-	3,757	-	-	-	-	-	3,757	3,757	-
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	34,142	-	-	34,142	34,142	-
Suite 50002, Vacant				-	-	-	-	-	-	-	21,517	-	-	-	-	21,517	21,517	-
Sipwine - Original Premises																-	-	-
Sipwine - Expansion Premises	1	Y					27,168					27,168				54,337	-	54,337
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 427,903	\$ 35,849	\$ -	\$ 13,756	\$ 40,299	\$ 27,168	\$ 62,965	\$ -	\$ -	\$ 607,941	\$ 365,325	242,616

Leasing Commission - MPS

1501 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 14002, 14001, Vacant				-	-	-	189,200	-	-	-	-	-	-	-	-	189,200	46,510	142,690
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	48,551	(48,551)
Suite 10001, Vacant				-	-	-	-	17,925	-	-	-	-	-	-	-	17,925	17,925	-
Suite 10002, Vacant				-	-	-	11,167	-	-	-	-	-	-	-	-	11,167	11,167	-
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	14,411	-	-	14,411	14,411	-
Suite 10004, Vacant				-	-	-	-	-	-	-	9,391	-	-	-	-	9,391	9,391	-
Suite 09902, SSTP				-	-	-	-	-	-	5,000	-	-	-	-	-	5,000	5,000	-
Suite 09903, Vacant				-	-	-	-	-	-	1,878	-	-	-	-	-	1,878	1,878	-
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	17,071	-	-	17,071	17,071	-
Suite 50002, Vacant				-	-	-	-	-	-	-	10,759			-	-	10,759	10,759	-
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 200,367	\$ 17,925	\$ -	\$ 6,878	\$ 20,150	\$ -	\$ 31,482	\$ -	\$ -	\$ 276,802	\$ 182,663	94,139

Leasing Commission - Legal

1501 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 14002, 14001, Vacant				-	-	-	7,500	-	-	-	-	-	-	-	-	7,500	6,210	1,290
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	6,248	(6,248)
Suite 10001, Vacant				-	-	-	-	2,500	-	-	-	-	-	-	-	2,500	2,335	165
Suite 10002, Vacant				-	-	-	2,500	-	-	-	-	-	-	-	-	2,500	2,174	326
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	1,971	529
Suite 10004, Vacant				-	-	-	-	-	-	-	2,500	-	-	-	-	2,500	1,874	626
Suite 09902, SSTP				-	-	-	-	-	-	2,500	-	-	-	-	-	2,500	1,614	886
Suite 09903, Vacant				-	-	-	-	-	-	2,500	-	-	-	-	-	2,500	638	1,862
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	2,335	-	-	2,335	2,335	-
Suite 50002, Vacant				-	-	-	-	-	-	-	2,174	-	-	-	-	2,174	2,174	-
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 10,000	\$ 2,500	\$ -	\$ 5,000	\$ 4,674	\$ -	\$ 4,835	\$ -	\$ -	\$ 27,009	\$ 27,573	(564)

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 14002, 14001, Vacant	1,368,000					-	-	-	-	-	-	342,000	342,000	342,000	342,000	-	-	1,368,000	538,200	829,800
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	541,515	(541,515)
Suite 09903, Vacant	12,750					-	-	-	-	-	-	12,750	-	-	-	-	-	12,750	12,750	-
Spinfire Carryover	136,071			Y				45,357	45,357	45,357	-	-	-	-	-	-	-	136,071	136,071	-
Sip Wine Carryover	363,893							-	-	-	-	90,973	90,973	90,973	90,973	-	-	363,893	267,000	96,893
TOTAL 1501 Wilson						-	-	45,357	45,357	45,357	-	445,723	432,973	432,973	432,973	-	-	1,880,714	1,495,536	385,178
	Total CM FEE 3%					-	-	1,361	1,361	1,361	-	13,372	12,989	12,989	12,989	-	-	56,421	44,866	11,555

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
Suite 14002, 14001, Vacant	640,000					-	-	-	-	160,000	160,000	160,000	160,000	-	-	-	-	640,000	300,000	340,000
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	340,000	(340,000)
Suite 10003, Vacant	238,964					-	-	-	-	-	-	59,741	59,741	59,741	59,741	-	-	238,964	238,964	-
Suite 10004, Vacant	227,143					-	-	-	-	-	-	56,786	56,786	56,786	56,786	-	-	227,143	227,143	-
Suite 09902, SSTP	10,760					-	-	-	-	-	-	-	-	10,760	-	-	-	10,760	10,760	-

Suite 09903, Vacant	8,500				-	-	-	-	-	-	-	-	-	-	8,500	-	-	-	8,500	8,500	-
Suite 50001, Vacant					-	-	-	-	-	-	-	-	-	-	295,735	-	-	-	295,735	295,735	-
Suite 50002, Vacant	275,310				-	-	-	-	-	-	-	-	-	-	275,310	-	-	-	275,310	275,310	-
Suite 50003, Vacant	249,660				-	-	-	-	-	-	-	-	-	-	-	249,660	-	-	249,660	249,660	-
Suite 50003, Vacant	237,310				-	-	-	-	-	-	-	-	-	-	-	237,310	-	-	237,310	237,310	-
Fitness Center	432,176	412,478		34601411	Y	1,025	94,719	112,144	112,144	112,144	-	-	-	-	-	-	-	-	432,176	425,000	7,176
Sip Wine Carryover		61,899		34601414	Y	2,141	14,708		28,500	28,500	-	-	-	-	-	-	-	-	73,850	75,000	(1,150)
Unbudgeted:																					
1501 LL Ste PH Demo & Whitebox	207,362	160,459	188,797	34601409	Y	10,083	1,013		16,183											27,279	
5 Fl Demo and VAV				34605DEM	Y	780														780	780
1501 10th Flr LL Work				3460LL10	Y	780														780	780
1501 10th fl Spec Suite				34601410	Y		44,776													44,776	
1501 Spinfire LL Work				34601405	Y		2,378													2,378	
TOTAL 1501 Wilson	3,006,081	-	-			14,810	157,593	112,144	156,827	300,644	160,000	276,527	276,527	135,787	687,572	486,970	-	2,765,400	2,683,382	7,586	
Total CM FEE 3%						444	4,728	3,364	4,705	9,019	4,800	8,296	8,296	4,074	20,627	14,609	-	82,962	80,501	228	
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	
Façade Lighting Project	100,000			34601408	Y					50,000	50,000	-	-	-	-	-	-	100,000	100,000	-	
2014 Carry Over Façade Lighting Project (shared cost with 151	44,000			34601408	Y	7				22,000	21,993	-	-	-	-	-	-	44,000	44,000	0	
Boiler Refurbishment	75,000			34601501	Y	-	-	-	-	-	-	75,000	-	-	-	-	-	75,000	75,000	-	
Garage Repairs	15,000			34601502	Y	-	410	-	-	-	14,590	-	-	-	-	-	-	15,000	15,000	-	
Window Film Removal/Replacement	32,000			34601503	Y	-				-	-	16,000	16,000	-	-	-	-	32,000	32,000	-	
Elevator Cab Upgrades	414			3460ECRU	Y		414											414	-	414	
																		-	-	-	
																		-	-	-	
																		-	-	-	
TOTAL 1501 Wilson						7	823	-	-	72,000	86,583	91,000	16,000	-	-	-	-	266,414	266,000	414	
Total CM FEE 3%						0	25	-	-	2,160	2,597	2,730	480	-	-	-	-	7,992	7,980	12	
Total CM Fee						445	4,752	4,725	6,066	12,540	7,397	24,397	21,765	17,063	33,616	14,609	-	147,376	133,348	14,028	


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1501 Wilson Boulevard

Leasing Status Report

as of February 28, 2015

BUILDING INFORMATION				
	YR Built:	1967	RSF Office	107,985
	Renovated:		RSF Retail	16,173
	Stories:	13	RSF Storage	6,742
			Total Building	130,900
	Occupancy:	61.92%	Vacant Office	44,255
			Vacant Retail	
			Vacant Storage	5,590
			Total Vacancy	49,845

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
SSTP	2,152	9th	Aug-15	
Total	2,152			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	49,845	38.08%
2015	2,152	1.64%
2016	2,605	1.99%
2017	33,782	25.81%
2018	8,125	6.21%
2019	11,132	8.50%
thereafter	23,259	17.77%
	130,900	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
14th Floor	8,280	
12th	8,331	
10th	11,137	White Box
9th	850	
5th	11,137	White Box
4th	4,520	White Box
2nd	2,118	Storage Ready
Storage	3,472	Storage Ready
Total	49,845	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GS-11B-01456	32,582	6-8	2016-2017	
N. Highland	8,125	P 9	May-18	TT termination right Mar-16
Arlington Cnty	11,132	E 11	Sep-19	
Total	51,839			

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)
ICA Language	New	17,076	P12, E13	Dec-15 CBRE	13.5 yrs	\$ 39.00	2.75%	15 months	\$ 29.01	\$ 37.91	\$ 647,309	\$ 80.00	\$ 1,366,080	\$ 37.48
Total		17,076								\$ 647,309	\$ 1,366,080		\$ 640,008	\$ 2,653,397

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)
Urban Compass	New	5,000	P10th	Apr-15 STREAM	5.0 yrs	\$ 41.00	3.00%	3 months	\$ 40.83	\$ 13.06	\$ 65,302	\$ -	\$ 90.93	\$ 454,650
Numbers USA	New	4,000	P 10th	Sep-15 JLL	5.3 yrs	\$ 42.00	3.00%	2 months	\$ 40.31	\$ 14.18	\$ 56,727	\$ 10.00	\$ 40,000	\$ 90.93
Serka	New	2,898	P 10th	Mar-15 Weichert	5.4 yrs	\$ 41.00	2.75%	7 months	\$ 37.37	\$ 14.03	\$ 40,673	\$ -	\$ 90.93	\$ 263,515
Total		11,898								\$ 162,703	\$ 40,000		\$ 1,081,885	\$ 1,284,588

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	TI Total	LL (\$/psf)
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)
SpinFire	New	2,474	1st	Dec-14 Cushman	10.0 yrs	\$ 46.00	3.00%	0 months	\$ 45.41	\$ 31.64	\$ 78,278	\$ 45.00	\$ 111,330	\$ 77.77
Sip Wine	New	5,391	1st	Dec-14 Cana	10.5 yrs	\$ 44.50	3.00%	0 months	\$ 40.34	\$ 32.14	\$ 173,261	\$ 67.50	\$ 363,893	\$ 49.67
Total		7,865								\$ 251,539	\$ 475,223		\$ 460,174	\$ 1,186,936

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




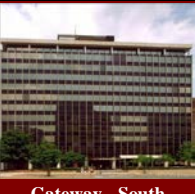
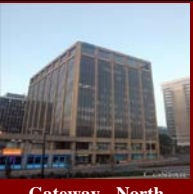






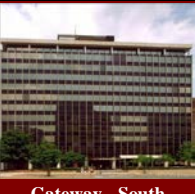
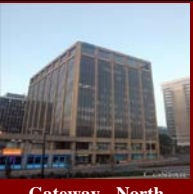






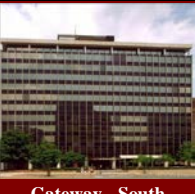
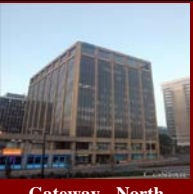



Lease Comparables

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

1501 Wilson Boulevard

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Database: MONDAYPROD				Rent Roll						Page: 1			
Bldg Status: Active only				1501 Wilson Boulevard						Date: 3/19/2015			
1501 Wilson Boulevard				2/28/2015						Time: 10:20 AM			
Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

Vacant Suites

3460	-02201	Vacant		2,118									
3460	-04401	Vacant		4,520									
3460	-05501	Vacant		3,113									
3460	-05502	Vacant		2,898									
3460	-05503	Vacant		2,628									
3460	-05504	Vacant		2,498									
3460	-09903	Vacant		850									
3460	-10001	Vacant		3,113									
3460	-10002	Vacant		2,898									
3460	-10003	Vacant		2,628									
3460	-10004	Vacant		2,498									
3460	-12002	Vacant		8,331									
3460	-14001	Vacant		2,000									
3460	-14002	Vacant		6,280									
3460	-ST2AB	Vacant		269									
3460	-STR01	Vacant		1,425									
3460	-STR04	Vacant		590									
3460	-STR05	Vacant		176									
3460	-STR2B	Vacant		1,012									

Occupied Suites

3460	-01102	Roti Mediterranean	1/6/2012	1/31/2022	2,600	10,889.67	50.26	1,668.59			OPF	2/1/2016	853.67	3.94
											OPF	2/1/2017	879.67	4.06
											OPF	2/1/2018	905.67	4.18
											OPF	2/1/2019	933.83	4.31
											OPF	2/1/2020	962.00	4.44

Database: MONDAYPROD
Bldg Status: Active only
1501 Wilson Boulevard

Rent Roll
1501 Wilson Boulevard
2/28/2015

Page: 2
Date: 3/19/2015
Time: 10:20 AM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										OPF	2/1/2021	990.17	4.57
										RTL	2/1/2016	11,216.83	51.77
										RTL	2/1/2017	11,552.67	53.32
										RTL	2/1/2018	11,899.33	54.92
										RTL	2/1/2019	12,256.83	56.57
										RTL	2/1/2020	12,625.17	58.27
										RTL	2/1/2021	13,004.33	60.02
3460	-01103	Miracles Hair Salon	4/15/1994	8/31/2021	1,500	5,470.00	43.76			RTL	4/15/2015	5,633.75	45.07
										RTL	4/15/2016	5,802.50	46.42
										RTL	4/15/2017	5,976.25	47.81
										RTL	4/15/2018	6,155.00	49.24
										RTL	4/15/2019	6,340.00	50.72
										RTL	4/15/2020	6,530.00	52.24
										RTL	4/15/2021	6,726.25	53.81
3460	-01104	Heavy Seas Alehouse	8/28/2014	7/21/2024	5,495	16,027.08	35.00	3,373.54		OPF	3/1/2017	1,749.24	3.82
										OPF	3/1/2020	1,904.93	4.16
										OPF	3/1/2023	2,074.36	4.53
										RTL	3/1/2017	17,469.52	38.15
										RTL	3/1/2020	19,040.18	41.58
										RTL	3/1/2023	20,752.78	45.32
	Additional Space	3460	-STR02	2/28/2014	2/28/2024	677	987.29	17.50		STR	2/1/2017	1,076.43	19.08
										STR	2/1/2019	1,172.90	20.79
										STR	2/1/2021	1,278.40	22.66
			Total		6,172	17,014.37		3,373.54				0.00	
3460	-01105	Spinfire Rosslyn LLC	12/18/2014	12/31/2024	2,474	8,762.08	42.50	1,518.86		OPF	1/1/2016	744.26	3.61
										OPF	1/1/2017	766.94	3.72
										OPF	1/1/2018	789.62	3.83
										OPF	1/1/2019	812.30	3.94
										OPF	1/1/2020	837.04	4.06
										OPF	1/1/2021	861.78	4.18
										OPF	1/1/2022	888.58	4.31
										OPF	1/1/2023	915.38	4.44
										OPF	1/1/2024	942.18	4.57
										RTL	1/1/2016	9,025.98	43.78
										RTL	1/1/2017	9,296.06	45.09
										RTL	1/1/2018	9,574.38	46.44
										RTL	1/1/2019	9,860.95	47.83
										RTL	1/1/2020	10,155.77	49.26
										RTL	1/1/2021	10,460.90	50.74
										RTL	1/1/2022	10,774.27	52.26
										RTL	1/1/2023	11,097.95	53.83
										RTL	1/1/2024	11,429.88	55.44
3460	-01106	Sip Wine	12/8/2014	5/31/2025	3,523	13,064.46	44.50		-13,064.46	OPF	5/7/2015	1,027.54	3.50
										OPF	6/1/2016	1,059.84	3.61

Database: MONDAYPROD
Bldg Status: Active only
1501 Wilson Boulevard

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										OPF	6/1/2017	1,092.13	3.72
										OPF	6/1/2018	1,124.42	3.83
										OPF	6/1/2019	1,156.72	3.94
										OPF	6/1/2020	1,191.95	4.06
										OPF	6/1/2021	1,227.18	4.18
										OPF	6/1/2022	1,265.34	4.31
										OPF	6/1/2023	1,303.51	4.44
										OPF	6/1/2024	1,341.68	4.57
										RET	5/7/2015	1,137.96	3.88
										RTL	5/7/2015	13,064.46	44.50
										RTL	6/1/2016	13,457.86	45.84
										RTL	6/1/2017	13,863.01	47.22
										RTL	6/1/2018	14,279.89	48.64
										RTL	6/1/2019	14,708.53	50.10
										RTL	6/1/2020	15,148.90	51.60
										RTL	6/1/2021	15,603.95	53.15
										RTL	6/1/2022	16,070.75	54.74
										RTL	6/1/2023	16,522.23	56.28
										RTL	6/1/2024	17,048.38	58.07
3460	-04400 RMC Research Corp.	11/25/2013	11/30/2023	6,515	24,328.10	44.81	203.29			RNT	12/1/2015	25,055.60	46.15
										RNT	12/1/2016	25,804.83	47.53
										RNT	12/1/2017	26,581.20	48.96
										RNT	12/1/2018	27,379.29	50.43
										RNT	12/1/2019	28,199.09	51.94
										RNT	12/1/2020	29,046.04	53.50
										RNT	12/1/2021	29,920.14	55.11
										RNT	12/1/2022	30,815.95	56.76
	Additional Space 3460 -STR03	11/25/2013	11/30/2023	475	733.88	18.54				STR	12/1/2015	755.89	19.10
										STR	12/1/2016	778.57	19.67
										STR	12/1/2017	801.93	20.26
										STR	12/1/2018	825.98	20.87
										STR	12/1/2019	850.76	21.49
										STR	12/1/2020	876.29	22.14
										STR	12/1/2021	902.57	22.80
										STR	12/1/2022	929.65	23.49
			Total	6,990	25,061.98		203.29		0.00				
3460	-06601 GS #11B-01456	3/15/2012	3/14/2017	10,860	36,014.02	39.79							
	Additional Space 3460 -07701	3/15/2012	3/14/2017	10,860	36,014.02	39.79							
	Additional Space 3460 -08801	3/15/2012	3/14/2017	10,862	36,020.66	39.79							
	Additional Space 3460 -STR06	3/15/2012	3/14/2017	1,200	2,000.00	20.00							
			Total	33,782	110,048.70		0.00		0.00				
3460	-09901 The North Highland Company	5/16/2011	5/31/2018	8,125	29,229.69	43.17	1,460.25			RNT	6/1/2015	30,109.90	44.47
										RNT	6/1/2016	31,010.42	45.80

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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
										RNT	6/1/2017	31,938.02	47.17
3460	-09902	Strategic Science & Tech Plnrs	9/1/2013	8/31/2015	2,152	7,627.19	42.53	595.11					
3460	-11001	County Board of Arlington Cty	11/2/2009	11/30/2019	11,132	37,635.44	40.57	3,035.26		HLD	11/1/2019	63,104.52	68.02
										HLD	2/1/2020	84,139.36	90.70
										RNT	11/1/2015	38,767.19	41.79
										RNT	11/1/2016	39,926.77	43.04
										RNT	11/1/2017	41,123.46	44.33
										RNT	11/1/2018	42,069.68	45.35
3460	-12001	GS11B-01814	4/5/2011	4/4/2016	2,605	8,492.70	39.12						
Totals:		Occupied Sqft:	61.92%	16 Units	81,055	273,296.28		11,854.90					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	38.08%	19 Units	49,845								
		Total Sqft:		35 Units	130,900	273,296.28							
Total 1501 Wilson Boulevard:		Occupied Sqft:	61.92%	16 Units	81,055	273,296.28		11,854.90					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	38.08%	19 Units	49,845								
		Total Sqft:		35 Units	130,900	273,296.28							
Grand Total:		Occupied Sqft:	61.92%	16 Units	81,055	273,296.28		11,854.90					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	38.08%	19 Units	49,845								
		Total Sqft:		35 Units	130,900	273,296.28							

Floor	S to S		Current	Re-measured
PH		Vacant: 8,280 sf	8,280	8,596
12		<div>GS 11B-01814: 2,605 sf (39.12, CPI) LXP 4/4/2016 Ren: none Term: TT right on 4/4/15 with 1 yr</div> <div>Vacant: 8,331 sf</div>	10,936	11,119
11		County Board of Arlington County: 11,132 sf (\$42.63, 3%) LXD 11/30/2019 Renewal: 5 years at FMV with 14 months notice *Destination Sales occupies 4,602 sf & The Convention Store occupies 3,487 sf under License Agreement with Arlington County*	11,132	11,132
10		<div>Vacant: 2,498 sf</div> <div>Vacant: 2,628sf</div> <div>Vacant: 2,898 sf</div> <div>Vacant: 3,113 sf</div>	11,132	11,132
9		<div>The North Highland Company: 8,125 sf (\$44.48 3%) LXP 5/31/2018 Renewals: None</div> <div>Vacant 850 sf</div> <div>SSTP: 2,152 sf (\$44.51 3%) LXP 8/31/15</div>	10,277	11,132
8		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None Termination: Tenant right on 3/14/2016 with notice by 3/14/2015	10,860	11,132
7		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None Termination: Tenant right on 3/14/2016 with notice by 3/14/2015	10,860	11,132
6		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None Termination: Tenant right on 3/14/2016 with notice by 3/14/2015	10,860	11,132
5		VACANT: 11,132 sf	11,132	11,132
4		<div>RMC Research: 6,515 sf (\$43.50) LXP 11/30/23</div> <div>Vacant: 4,520 sf</div>	11,096	11,096
3		Garage	0	n/a
2		Garage	0	2,118
1		<div>Miracles Hair Salon: 1,500 sf (\$43.76 3%) LXP 8/31/21</div> <div>Roti Mediterranean: 2,600 sf (\$56.59 NNN, 3%) LXP 1/31/2022</div> <div>Spinfire Rosslyn 2,474 sf (\$42.50) LXP: 12/31/24</div> <div>Sip Wine 5,391 sf (\$44.50) LXP: 5/31/25</div> <div>Heavy Seas: 6,172 sf (\$38.50) LXP 2/28/24</div>	16,173	15,346
B-Level			GSA-11B-01456: 1,200 sf \$20.00 LXP 3/14/17	1,200 0
			123,938	126,199
			6,962	2,745
			130,900	128,944

RSF Office	107,985
RSF Retail	16,173
RSF Storage	6,742
Total Building RSF	130,900

Vacant Office	46,373
Vacant Retail	
Vacant Storage	3,472
Total Vacancy	49,845

Expiration Key

2015

2016

2017

2018

2019+

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

Storage	123,938	126,199
	6,962	2,745
	130,900	128,944

