



**1501 WILSON BOULEVARD**  
**Financial Report**  
**May 31, 2015**



**Rosslyn Portfolio**

**Building**        1501 Wilson Boulevard

**Financial Report**

**Month Ended May 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Analysis

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**SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

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**SECTION 4**

Leasing Report

Rent Roll

Stacking Plan

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## **SECTION 1**

### Executive Summary



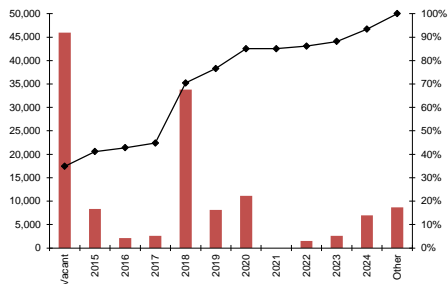
## PROPERTY INFORMATION

Property Name	1501 Wilson
Submarket	Rosslyn
Year Built/Renovated	1967
Year Acquired	2007
No. of Stories	13
Asset Quality	B
Total SF	133,233
Leased	64%
Ownership	USREO (89%) / Monday (11%)

## MAJOR TENANTS

Tenant Name	SF	LXP
GSA-DOD	32,582	2016-2017
International Communications Assoc.	17,076	Mar-29
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 the full lobby renovation has positioned the asset as a 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 28K rsf of office space available at the project.

The spec suite strategy for the 10th floor have proved effective, with the two constructed suites leased out within 90 days of delivery.

## CRITICAL ISSUES

\* Complete Landlord's work tied to ICA Language lease.

## 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	May-15 YTD	Actual	Budget	PSF
Projected Occupancy		64.0%	66.5%	
Effective Gross Revenue		1,802,477	1,770,032	\$ 13.29
Real Estate Taxes		(192,584)	(220,646)	(1.66)
Operating Expenses		(788,227)	(821,153)	(6)
Net Operating Income		821,666	728,233	5
Tenant Improvements		(579,176)	(3,802,705)	(29)
Leasing Commissions		(571,870)	(487,563)	(4)
Capital Improvements		(15,718)	(181,280)	(1)
Total Leasing and Capital		(1,166,764)	(4,471,548)	(34)
CF before Senior Debt Service		(345,097)	(3,743,315)	(28)
Senior Debt Service		(303,788)	(346,043)	
DSCR on NOI		2.70x	2.10x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service		\$ (648,886)	\$ (4,089,358)	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The majority of the leasing activity in 2015 will be focused on releasing vacancies on the 5<sup>th</sup> and 10<sup>th</sup> 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.	\$46.03
Mar-15/ Dec-15	ICA Language	P12-E13	17,076	New	\$39.00	2.75%	15 mos.	\$80.00	14 yrs.	\$30.86
May-15/June-15	Sekon	P10	3,113	New	\$40.00	2.75%	0 mos.	\$0.00	5 yrs.	\$42.26
Jun-15/ Jun-15	Serka	P10	2,898	New	\$40.00	2.75%	6 mos.	\$0.00	5 yrs.	\$37.25
Jun-14 / Dec-14	Sip Wine	1st Flr.	5,391	New	\$44.50	3.00%	0 mos.	\$67.50	10.5 yrs.	\$41.27

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
—	Health Comm.	P5	5,500	New	No	\$44.00	3.00%	0 mos.	\$65.00	10 yrs.	\$45.23

## **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**

Page: 1  
Date: 6/19/2015  
Time: 04:18 PM

Accrual, Tax

Year to Date Balances for period 05/15  
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	5,594,955.36	
0142-0020	Bldg Impr-CM Fee	167,427.76	
0152-0001	Equip-Furniture/Fixtures	5,742.76	
0162-0001	TI-Construction	1,870,281.05	
0162-0004	TI-Landlord Work	4,960,715.61	
0162-0020	TI-CM Fee	168,968.88	
0202-0001	Def Leasing-Brokerage	1,012,567.43	
0202-0002	Def Leasing-Legal	180,288.49	
0202-0003	Def Leasing-Other	3,000.00	
0202-0006	Deferred Leas-Monday	693,617.76	
0222-0000	Deferred Financing	229,881.23	
0229-0000	Acc Amort-Def Financing		80,746.82
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	646,881.17	
0412-0101	Tax and Insurance Reserve	335,543.17	
0412-0102	Required Repairs	0.01	
0412-0103	Replacement Reserve	63,882.28	
0412-0104	Leasing Reserve	123,750.20	
0491-0010	Due To/From Managing Agen		10,481.07
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard		2,089.63
0491-3465	I/E-1515 Wilson Boulevard		7,849,548.50
0491-3470	I/E-1701 N.Ft. MyerDrive		88,797.65
0491-3480	I/E-1200 Wilson Boulevard	331.20	
0511-0000	Tenant A/R	233,838.35	
0512-0000	Accr Tenant A/R	9,999.67	
0513-0000	Accr Tenant Recovery A/R	37,750.07	
0532-0000	Parking Operator A/R	42,477.01	
0561-0000	Other A/R	20,737.57	
0581-0000	Res for Bad Debts-Billed		37,387.15
0632-0000	Prepaid Insurance	8,976.60	
0633-0000	Prepaid Taxes	46,728.94	
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		98,793.88
2516-0000	Releting Escrow Liability		18,967.54
2517-0000	A/P-Tenant	0.00	
2552-0000	Accr Miscellaneous		139,538.66
2556-0000	Accr Interest/Financing		34,200.69
2571-0000	Security Deposits		255,012.43
2572-0001	Tenant LOC		602,641.46
2572-0002	Tenant LOC Offset	602,641.46	
2591-0000	Prepaid Rents		132,270.37
3311-0001	Retained Earnings	1,260,460.39	
3341-0001	Distribution	23,590,834.46	
3421-9999	Mbr Contrib-Misc		54,069,142.58
4111-0000	Office Income		1,076,494.18
4111-0001	Office Income Concession	56,616.51	
4121-0000	Retail Income		279,718.54
4151-0000	Storage Income		18,605.83
4171-0000	Gar/Prkg Income		274,286.00
4311-0000	Oper Exp Rec-Billed		31,900.90
4331-0000	R/E Tax Rec-Billed		30,664.21

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Page: 2  
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Accrual, Tax  
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Account	Description	Debit	Credit
4332-0000	R/E Tax Rec-Accrual		32,950.44
4333-0000	R/E Tax Rec-Prev Yr Adj	3,571.69	
4371-0000	Utility Reimb Billed		83,314.44
4512-0000	Int Inc-Deposits		10.79
4521-0000	Int Inc-Bank		36.02
4861-1000	O/T HVAC Serv Income		370.54
4862-1500	Locks/Keys Income		389.38
4862-1700	Card/Access Card Income		2,080.00
4862-1801	Painting Income		18,312.48
4863-2700	Cleaning		2,367.97
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		5,659.91
4891-2500	Electric Repair Income		677.16
5120-0000	Clean-Contract Interior	57,788.07	
5121-0000	Clean- Vacancy Credit		11,721.60
5152-0000	Clean-Trash Rem/Recyl-O/S	4,936.79	
5160-0000	Clean-Other	1,882.83	
5210-0000	Util-Elec-Public Area	67,518.54	
5220-0000	Util-Gas	25,473.91	
5250-0000	Util-Water/Sewer-Water	4,612.99	
5310-0000	R&M-Payroll-Gen'l	59,829.48	
5310-1000	R & M Payroll-OT	9,057.72	
5310-2000	R & M Payroll-Taxes	5,879.49	
5310-4000	R & M -Benefits	13,241.44	
5320-0000	R&M-Elev-Maint Contract	8,500.02	
5322-0000	R&M-Elev-Outside Svs	8,946.50	
5330-0000	R&M-HVAC-Contract Svs	5,278.35	
5332-0000	R&M-HVAC-Water Treatment	2,076.60	
5334-0000	R&M-HVAC-Supplies	1,064.88	
5336-0000	R&M-HVAC-Outside Svs	10,608.19	
5340-0000	R&M-Electrical-Supplies	643.52	
5342-0000	R&M-Electrical-Outside Svs	699.69	
5360-0000	R&M-Plumbing-Supplies	2,546.66	
5362-0000	R&M-Plumbing-Outside Svs	12,285.00	
5372-0000	R&M-Fire/Life Safety-O/S	15,866.09	
5380-0000	R&M-GB Interior-Supplies	7,073.17	
5381-0000	R&M-GB Interior-O/S	13,261.91	
5384-0000	R&M-GB Interior-Pest Cont	1,570.40	
5385-0000	R&M-GB Interior-Plant Mnt	2,250.56	
5390-0000	R&M-Other	9,254.12	
5412-0000	Grounds-Landscape-O/S	4,933.85	
5430-0000	Grounds-Snow Rem-Supplies	2,218.19	
5520-0000	Security-Contract	20,594.32	
5530-0000	Security-Equipment	1,164.69	
5610-0000	Mgmt Fee-Current Yr	33,259.35	
5710-0000	Adm-Payroll	40,458.10	
5710-1000	Admi-Payroll taxes	3,190.34	
5710-5000	Admin-Other Payroll Exp	5,223.25	
5710-5555	Deferred Compensation	15,429.83	
5730-0000	Adm-Office Exp-Mgmt Rent	18,108.21	
5732-0000	Adm-Office Exp-Mgmt Exps	3,488.29	
5734-0000	Adm-Office Exp-Phone	1,991.48	
5740-0000	Adm-Office Exp-Equip Leas	818.86	
5746-0000	Adm-Office Exp-Telecomm	288.47	

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Trial Balance  
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Page: 3  
Date: 6/19/2015  
Time: 04:18 PM

Accrual, Tax

Year to Date Balances for period 05/15  
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Account	Description	Debit	Credit
5754-0000	Adm-Mgmt Exp-Tuition,Educ	1,770.19	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,573.03	
5758-0001	Office/Lunchroom Supplies	285.52	
5758-0002	Internet/IT Contracts	1,209.57	
5758-0003	Computer Hardware/Software	1,640.20	
5758-0004	Copiers/Office Equipment	360.53	
5758-0005	Phone - Corporate/Teleconferencing	278.15	
5758-0006	Phone - Wireless/Cellular	598.05	
5758-0007	Postage/Delivery	292.38	
5758-0008	Car Service	116.00	
5758-0009	Printing/Reproduction	3.89	
5758-0010	Corporate Events/Gifts	46.63	
5758-0011	Temporary Staffing	3,739.84	
5758-0012	Other Corp Admin Exp	615.06	
5758-0013	Meals	98.61	
5758-0014	Travel	454.96	
5762-0000	Adm-Mgmt Exp-Meals	289.19	
5772-0000	Adm-Other-Tenant Relation	5,408.15	
5810-0000	Insurance-Policies	13,263.60	
5810-1000	Insurance-Workers Comp	1,456.65	
6110-0000	Electric - Sep Tenant Chg	35,005.05	
6111-0000	Water/Sewer - Sep Tenant Chg	6,531.74	
6212-0000	Svs Costs-Misc Bldg	22,749.01	
6214-0000	Svs Costs-Cleaning	2,280.60	
6310-0000	Parking Exp-Operator	95,847.33	
6318-0000	Parking Exp - Mgmt Fee	35,037.97	
6320-0000	Parking Exp-Misc	19,112.25	
6410-0000	Promotion and Advertising	10,192.44	
6411-0000	Leasing Meals & Entertainment	1,667.69	
6412-0000	Leasing Miscellaneous	6,914.04	
6630-0000	Legal	4,414.25	
6632-0000	Misc Professional Serv	10,972.70	
6633-0000	Bank & Credit Card Fees	11,467.11	
6634-0000	Charitable Contributions	317.86	
6645-0000	Sales & Use Taxes	624.00	
6646-0000	Bad Debts	0.06	
6710-0000	RE Taxes-General	184,573.54	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	7,010.15	
8102-0000	Int Exp-Security Deposit	5.62	
8201-0000	Mortgage Interest Expense	303,782.63	
8302-0000	Amort-Def Financing	32,352.00	

Total: 80,314,005.34 80,314,005.34



Database: MONDAYPROD  
ENTITY: 3460  
Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1501 Wilson Boulevard**

Page: 1  
Date: 6/19/2015  
Time: 04:14 PM

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

May 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	8,509,585.66
Building	28,488,612.83
BLDG IMPROVEMENTS	5,762,383.12
EQUIPMENT	5,742.76
TENANT IMPROVEMENTS	6,999,965.54
DEFERRED LEASING	1,889,473.68

Total Direct Investments in Real Property	51,655,763.59
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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	51,670,430.96
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Cash and Cash Equivalents

OPERATING CASH	646,881.17
RENT CASH	0.00

Total Cash and Cash Equivalents	646,881.17
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Restricted Cash

MORTGAGE ESCROWS	523,175.66
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Total Restricted Cash	523,175.66
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Accounts and Notes Receivable, net

I/E-Unallocated	(10,481.06)
Tenant A/R	233,838.35
Accr Tenant A/R	9,999.67
Accr Tenant Recovery A/R	37,750.07
Parking Operator A/R	42,477.01
Other A/R	20,737.57
Res for Bad Debts-Billed	(37,387.15)

Total Accounts and Notes Receivable, net	296,934.46
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	229,881.23
Acc Amort-Def Financing	(80,746.82)

Total Deferred Financing	149,134.41
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Other Assets

Prepaid Insurance	8,976.60
Prepaid Taxes	46,728.94

Total Other Assets	55,705.54
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Total Def Financing & Other Assets	204,839.95
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Database: MONDAYPROD  
ENTITY: 3460  
Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1501 Wilson Boulevard**

Page: 2  
Date: 6/19/2015  
Time: 04:14 PM

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

May 2015

TOTAL ASSETS

53,342,262.20

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

98,793.88

Reletting Escrow Liability

18,967.54

A/P-Other

0.00

Accr Miscellaneous

139,538.66

Accr Taxes

0.00

Accr Interest/Financing

34,200.69

Deferred Liability

0.00

Security Deposits

255,012.43

Prepaid Rents

132,270.37

Total Accounts Payable, Accrued Exp & Other

678,783.57

TOTAL LIABILITIES

15,698,783.57

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

6,624,798.80

Total Partners'/Members' Equity

6,624,798.80

Partners'/Members' Contributions

MEMBERS CONTRIB

49,918,883.39

Total Partners'/Members' Contributions

49,918,883.39

Partners'/Members' Distributions

PARTNERS DISTRIB

(27,325,834.46)

Total Partners'/Members' Distributions

(27,325,834.46)

I/E Adjustments

I/E-RosslynOfficeProp LLC

7,940,104.58

Total I/E Adjustments

7,940,104.58

Current Year Profit (Loss)

485,526.32

Total Current & Prior Profit (Loss)

485,526.32

Database: MONDAYPROD  
ENTITY: 3460  
Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1501 Wilson Boulevard**

Page: 3  
Date: 6/19/2015  
Time: 04:14 PM

Accrual

Report includes an open period. Entries are not final.

May 2015

TOTAL EQUITY ACCOUNTS

37,643,478.63

TOTAL LIABILITY AND EQUITY

53,342,262.20

Database:	MONDAYPROD	<b>Comparative Income Statement</b>					Page:	1
ENTITY:	3460	<b>SOP Detail - W/Cash Flow Format</b>					Date:	6/22/2015
Report:	MP_CMPINC	<b>Monday Production DB</b>					Time:	10:34 AM
<b>1501 Wilson Boulevard</b>								
Accrual								
Report includes an open period. Entries are not final.								
		<b>Current Period</b>			<b>Year-To-Date</b>			
	Actual	Budget		Actual	Budget			
Thru:	May 2015	May 2015	Variance	May 2015	May 2015	Variance		

#### Revenues

Rental Income								
Office Income	215,238.23	236,051.29	(20,813.06)	-8.82%	1,076,494.18	1,117,797.43	(41,303.25)	-3.70%
Office Income Concession	0.00	(20,797.00)	20,797.00	100.00%	(56,616.51)	(67,997.34)	11,380.83	16.74%
Total Office Income	215,238.23	215,254.29	(16.06)	-0.01%	1,019,877.67	1,049,800.09	(29,922.42)	-2.85%
Retail Income								
Retail Income	58,735.71	54,514.58	4,221.13	7.74%	279,718.54	271,688.24	8,030.30	2.96%
Total Retail Income	58,735.71	54,514.58	4,221.13	7.74%	279,718.54	271,688.24	8,030.30	2.96%
Storage Income								
Storage Income	3,721.17	3,721.17	0.00	0.00%	18,605.83	18,605.85	(0.02)	0.00%
Storage Income	3,721.17	3,721.17	0.00		18,605.83	18,605.85	(0.02)	0.00%
Total Rental Income	277,695.11	273,490.04	4,205.07	1.54%	1,318,202.04	1,340,094.18	(21,892.14)	-1.63%

#### Recoveries

Operating Expense Reimb								
Oper Exp Rec-Billed	7,642.85	6,780.43	862.42	12.72%	31,900.90	33,854.49	(1,953.59)	-5.77%
Total Operating Expense Reimb	7,642.85	6,780.43	862.42	12.72%	31,900.90	33,854.49	(1,953.59)	-5.77%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	7,526.49	10,527.83	(3,001.34)	-28.51%	30,664.21	52,639.15	(21,974.94)	-41.75%
R/E Tax Rec-Accrual	5,975.89	0.00	5,975.89	0.00%	32,950.44	0.00	32,950.44	0.00%
R/E Tax Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(3,571.69)	0.00	(3,571.69)	0.00%
Total Real Estate Tax Reimb	13,502.38	10,527.83	2,974.55	28.25%	60,042.96	52,639.15	7,403.81	14.07%
Total Recoveries	21,145.23	17,308.26	3,836.97	22.17%	91,943.86	86,493.64	5,450.22	6.30%

#### Garage/Parking Income

Database: MONDAYPROD	Comparative Income Statement							Page: 2
ENTITY: 3460	SOP Detail - W/Cash Flow Format							Date: 6/22/2015
Report: MP_CMPINC	Monday Production DB							Time: 10:34 AM
1501 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual May 2015	Current Period Budget May 2015	Variance		Actual May 2015	Year-To-Date Budget May 2015	Variance	
Gar/Prkg Income	53,831.00	62,390.00	(8,559.00)	-13.72%	274,286.00	312,549.00	(38,263.00)	-12.24%
Total Garage/Parking Income	53,831.00	62,390.00	(8,559.00)	-13.72%	274,286.00	312,549.00	(38,263.00)	-12.24%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Deposits	0.00	0.00	0.00	0.00%	10.79	0.00	10.79	0.00%
Int Inc-Bank	1.30	7.00	(5.70)	-81.43%	36.02	35.00	1.02	2.91%
Total Interest and Dividend Income	1.30	7.00	(5.70)	-81.43%	46.81	35.00	11.81	33.74%
Utility Reimbursement								
Utility Reimb Billed	4,779.00	5,217.00	(438.00)	-8.40%	83,314.44	26,085.00	57,229.44	219.40%
Total Utility Reimbursement	4,779.00	5,217.00	(438.00)	-8.40%	83,314.44	26,085.00	57,229.44	219.40%
Service Income								
O/T HVAC Serv Income	370.54	0.00	370.54	0.00%	370.54	0.00	370.54	0.00%
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	2,420.00	(2,420.00)	-100.00%
Locks/Keys Income	0.00	0.00	0.00	0.00%	389.38	0.00	389.38	0.00%
Card/Access Card Income	0.00	0.00	0.00	0.00%	2,080.00	0.00	2,080.00	0.00%
Painting Income	18,312.48	0.00	18,312.48	0.00%	18,312.48	0.00	18,312.48	0.00%
Cleaning	469.80	461.00	8.80	1.91%	2,367.97	2,305.00	62.97	2.73%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00	0.00%
Total Service Income	19,152.82	945.00	18,207.82	1926.75%	24,000.37	4,725.00	19,275.37	407.94%
Miscellaneous Income								
Misc Other Income	0.00	0.00	0.00	0.00%	68.14	50.00	18.14	36.28%
Back Chg./Repair	0.00	0.00	0.00	0.00%	4,278.38	0.00	4,278.38	0.00%
Late Chg Income	118.72	0.00	118.72	0.00%	5,659.91	0.00	5,659.91	0.00%
Electric Repair Income	0.00	0.00	0.00	0.00%	677.16	0.00	677.16	0.00%
Total Miscellaneous Income	118.72	0.00	118.72		10,683.59	50.00	10,633.59	21267.18%
Total Interest and Other Income	24,051.84	6,169.00	17,882.84	289.88%	118,045.21	30,895.00	87,150.21	282.09%

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 3  
 Date: 6/22/2015  
 Time: 10:34 AM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Total Revenue	376,723.18	359,357.30	17,365.88	4.83%	1,802,477.11	1,770,031.82	32,445.29	1.83%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(11,580.22)	(11,531.00)	(49.22)	-0.43%	(57,788.07)	(57,655.00)	(133.07)	-0.23%
Clean- Vacancy Credit	2,268.72	1,932.00	336.72	17.43%	11,721.60	11,484.00	237.60	2.07%
Clean-Window Wash Ext	0.00	(7,500.00)	7,500.00	100.00%	0.00	(7,500.00)	7,500.00	100.00%
Clean-Window Wash Int	0.00	(1,200.00)	1,200.00	100.00%	0.00	(1,200.00)	1,200.00	100.00%
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(250.00)	250.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,249.04)	(638.00)	(611.04)	-95.77%	(4,936.79)	(3,456.00)	(1,480.79)	-42.85%
Clean-Other	0.00	0.00	0.00	0.00%	(1,882.83)	(1,750.00)	(132.83)	-7.59%
Total Cleaning	(10,560.54)	(18,937.00)	8,376.46	44.23%	(52,886.09)	(60,827.00)	7,940.91	13.05%
Utilities								
Util-Elec-Public Area	(16,388.27)	(14,645.00)	(1,743.27)	-11.90%	(67,518.54)	(68,251.00)	732.46	1.07%
Util-Gas	(333.62)	(442.00)	108.38	24.52%	(25,473.91)	(23,785.00)	(1,688.91)	-7.10%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(3,361.71)	(4,400.00)	1,038.29	23.60%	(4,612.99)	(5,781.00)	1,168.01	20.20%
Total Utilities	(20,083.60)	(19,487.00)	(596.60)	-3.06%	(97,605.44)	(98,317.00)	711.56	0.72%
Repair & Maintenance								
R&M-Payroll-Gen'l	(11,726.13)	(10,671.00)	(1,055.13)	-9.89%	(59,829.48)	(54,243.00)	(5,586.48)	-10.30%
R & M Payroll-OT	(1,378.56)	(443.00)	(935.56)	-211.19%	(9,057.72)	(2,157.00)	(6,900.72)	-319.92%
R & M Payroll-Taxes	(878.21)	(850.00)	(28.21)	-3.32%	(5,879.49)	(5,134.00)	(745.49)	-14.52%
R & M -Benefits	(2,316.57)	(1,828.25)	(488.32)	-26.71%	(13,241.44)	(10,082.39)	(3,159.05)	-31.33%
R&M-Elev-Maint Contract	(1,700.00)	(1,700.00)	0.00	0.00%	(8,500.02)	(8,500.00)	(0.02)	0.00%
R&M-Elev-Outside Svs	(4,968.79)	(611.00)	(4,357.79)	-713.22%	(8,946.50)	(4,705.00)	(4,241.50)	-90.15%
R&M-HVAC-Contract Svs	(1,596.67)	(759.67)	(837.00)	-110.18%	(5,278.35)	(5,202.35)	(76.00)	-1.46%

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 4  
 Date: 6/22/2015  
 Time: 10:34 AM

Accrual

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Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
R&M-HVAC-Water Treatment	0.00	(420.00)	420.00	100.00%	(2,076.60)	(2,100.00)	23.40	1.11%
R&M-HVAC-Supplies	(74.12)	(1,000.00)	925.88	92.59%	(1,064.88)	(7,000.00)	5,935.12	84.79%
R&M-HVAC-Outside Svs	(2,620.05)	(400.00)	(2,220.05)	-555.01%	(10,608.19)	(33,850.00)	23,241.81	68.66%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	(643.52)	(2,500.00)	1,856.48	74.26%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	(699.69)	(250.00)	(449.69)	-179.88%
R&M-Plumbing-Supplies	0.00	(425.00)	425.00	100.00%	(2,546.66)	(2,125.00)	(421.66)	-19.84%
R&M-Plumbing-Outside Svs	0.00	(150.00)	150.00	100.00%	(12,285.00)	(6,700.00)	(5,585.00)	-83.36%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(750.00)	750.00	100.00%
R&M-Fire/Life Safety-O/S	(2,217.17)	(518.42)	(1,698.75)	-327.68%	(15,866.09)	(5,042.10)	(10,823.99)	-214.67%
R&M-GB Interior-Supplies	(1,536.35)	(350.00)	(1,186.35)	-338.96%	(7,073.17)	(2,750.00)	(4,323.17)	-157.21%
R&M-GB Interior-O/S	(6,504.11)	(425.00)	(6,079.11)	-1430.38%	(13,261.91)	(5,625.00)	(7,636.91)	-135.77%
R&M-GB Interior-Pest Cont	(392.60)	(409.00)	16.40	4.01%	(1,570.40)	(2,295.00)	724.60	31.57%
R&M-GB Interior-Plant Mnt	(865.60)	(340.00)	(525.60)	-154.59%	(2,250.56)	(1,700.00)	(550.56)	-32.39%
R&M-GB Exterior	0.00	(7,500.00)	7,500.00	100.00%	0.00	(8,000.00)	8,000.00	100.00%
R&M-Other	(936.49)	(850.00)	(86.49)	-10.18%	(9,254.12)	(11,163.00)	1,908.88	17.10%
Total Repair & Maintenance	(39,711.42)	(30,300.34)	(9,411.08)	-31.06%	(189,933.79)	(181,873.84)	(8,059.95)	-4.43%
Roads & Grounds								
Grounds-Landscape-O/S	(2,325.58)	(5,478.00)	3,152.42	57.55%	(4,933.85)	(12,111.00)	7,177.15	59.26%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,218.19)	(3,000.00)	781.81	26.06%
Total Roads & Grounds	(2,325.58)	(5,478.00)	3,152.42	57.55%	(7,152.04)	(15,111.00)	7,958.96	52.67%
Security								
Security-Contract	(5,014.15)	(7,406.00)	2,391.85	32.30%	(20,594.32)	(28,696.00)	8,101.68	28.23%
Security-Equipment	(249.98)	(1,000.00)	750.02	75.00%	(1,164.69)	(4,888.00)	3,723.31	76.17%
Total Security	(5,264.13)	(8,406.00)	3,141.87	37.38%	(21,759.01)	(33,584.00)	11,824.99	35.21%
Management Fees								
	(6,928.30)	(7,187.01)	258.71	3.60%	(33,259.35)	(35,399.94)	2,140.59	6.05%
Total Management Fees	(6,928.30)	(7,187.01)	258.71	3.60%	(33,259.35)	(35,399.94)	2,140.59	6.05%

Administrative

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 5  
 Date: 6/22/2015  
 Time: 10:34 AM

Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	May 2015	May 2015	Variance		May 2015	May 2015	Variance	
Adm-Payroll	(7,814.89)	(8,882.00)	1,067.11	12.01%	(40,458.10)	(44,410.00)	3,951.90	8.90%
Admi-Payroll taxes	(478.26)	(679.00)	200.74	29.56%	(3,190.34)	(3,863.00)	672.66	17.41%
Admin-Other Payroll Exp	(723.77)	(732.77)	9.00	1.23%	(5,223.25)	(4,341.52)	(881.73)	-20.31%
Deferred Compensation	0.00	0.00	0.00	0.00%	(15,429.83)	0.00	(15,429.83)	0.00%
Adm-Office Exp-Mgmt Rent	(3,836.82)	(3,510.79)	(326.03)	-9.29%	(18,108.21)	(17,400.80)	(707.41)	-4.07%
Adm-Office Exp-Mgmt Exps	(1,104.49)	(306.00)	(798.49)	-260.94%	(3,488.29)	(1,530.00)	(1,958.29)	-127.99%
Adm-Office Exp-Phone	(401.42)	(190.00)	(211.42)	-111.27%	(1,991.48)	(950.00)	(1,041.48)	-109.63%
Adm-Office Exp-Equip Leas	(153.27)	(180.00)	26.73	14.85%	(818.86)	(900.00)	81.14	9.02%
Adm-Office Exp-Telecomm	0.00	0.00	0.00	0.00%	(288.47)	0.00	(288.47)	0.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(1,770.19)	(892.00)	(878.19)	-98.45%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(1,573.03)	(2,165.00)	591.97	27.34%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(289.19)	0.00	(289.19)	0.00%
Adm-Other-Community Relat	0.00	(64.00)	64.00	100.00%	0.00	(171.00)	171.00	100.00%
Adm-Other-Tenant Relation	(309.97)	(1,400.00)	1,090.03	77.86%	(5,408.15)	(21,700.00)	16,291.85	75.08%
Adm - Other - Misc	(901.58)	(2,269.00)	1,367.42	60.27%	(9,739.39)	(13,418.00)	3,678.61	27.42%
Total Administrative	(15,724.47)	(18,213.56)	2,489.09	13.67%	(107,776.78)	(111,741.32)	3,964.54	3.55%
Insurance								
Insurance-Policies	(2,652.72)	(2,605.44)	(47.28)	-1.81%	(13,263.60)	(13,027.20)	(236.40)	-1.81%
Insurance-Workers Comp	(291.33)	(324.36)	33.03	10.18%	(1,456.65)	(1,621.80)	165.15	10.18%
Total Insurance	(2,944.05)	(2,929.80)	(14.25)	-0.49%	(14,720.25)	(14,649.00)	(71.25)	-0.49%
Total Property Exp-Escalatable	(103,542.09)	(110,938.71)	7,396.62	6.67%	(525,092.75)	(551,503.10)	26,410.35	4.79%
Real Estate Taxes								
RE Taxes-General	(15,570.98)	(42,250.67)	26,679.69	63.15%	(184,573.54)	(211,253.35)	26,679.81	12.63%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(2,000.00)	1,000.00	50.00%
Other Taxes	(1,402.03)	(1,501.53)	99.50	6.63%	(7,010.15)	(7,392.20)	382.05	5.17%
Total Real Estate Taxes	(16,973.01)	(43,752.20)	26,779.19	61.21%	(192,583.69)	(220,645.55)	28,061.86	12.72%
Total Escalatable Expenses	(120,515.10)	(154,690.91)	34,175.81	22.09%	(717,676.44)	(772,148.65)	54,472.21	7.05%



Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 6  
 Date: 6/22/2015  
 Time: 10:34 AM

Accrual

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Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
<b>Property Exp-Non Escalatable</b>								
Non Esc Utilities								
Electric - Sep Tenant Chg	(3,877.93)	(1,947.00)	(1,930.93)	-99.17%	(35,005.05)	(9,735.00)	(25,270.05)	-259.58%
Water/Sewer - Sep Tenant Chg	(901.07)	(3,270.00)	2,368.93	72.44%	(6,531.74)	(16,350.00)	9,818.26	60.05%
Total Non Esc Utilities	(4,779.00)	(5,217.00)	438.00	8.40%	(41,536.79)	(26,085.00)	(15,451.79)	-59.24%
Service Costs								
Svs Costs-Misc Bldg	(16,956.00)	(400.00)	(16,556.00)	-4139.00%	(22,749.01)	(2,000.00)	(20,749.01)	-1037.45%
Svs Costs-Cleaning	(456.12)	(456.12)	0.00	0.00%	(2,280.60)	(2,280.60)	0.00	0.00%
Total Service Costs	(17,412.12)	(856.12)	(16,556.00)	-1933.84%	(25,029.61)	(4,280.60)	(20,749.01)	-484.72%
Parking Expenses								
Parking Exp-Operator	(19,433.39)	(22,462.00)	3,028.61	13.48%	(95,847.33)	(115,962.00)	20,114.67	17.35%
Parking Exp - Mgmt Fee	(6,920.60)	(6,921.00)	0.40	0.01%	(35,037.97)	(34,605.00)	(432.97)	-1.25%
Parking Exp-Misc	(8,357.39)	(1,774.92)	(6,582.47)	-370.86%	(19,112.25)	(19,392.58)	280.33	1.45%
Total Parking Expenses	(34,711.38)	(31,157.92)	(3,553.46)	-11.40%	(149,997.55)	(169,959.58)	19,962.03	11.75%
Leasing Costs								
Promotion and Advertising	(4,189.86)	(7,035.00)	2,845.14	40.44%	(10,192.44)	(38,770.00)	28,577.56	73.71%
Leasing Meals & Entertainment	(97.84)	(100.00)	2.16	2.16%	(1,667.69)	(500.00)	(1,167.69)	-233.54%
Leasing Miscellaneous	(5,214.04)	0.00	(5,214.04)	0.00%	(6,914.04)	0.00	(6,914.04)	0.00%
Total Leasing Costs	(9,501.74)	(7,135.00)	(2,366.74)	-33.17%	(18,774.17)	(39,270.00)	20,495.83	52.19%
Owner Costs								
Legal	(2,133.75)	(2,000.00)	(133.75)	-6.69%	(4,414.25)	(10,000.00)	5,585.75	55.86%
Misc Professional Serv	(22.19)	(625.00)	602.81	96.45%	(10,972.70)	(3,383.57)	(7,589.13)	-224.29%
Bank & Credit Card Fees	(2,150.73)	(5,950.00)	3,799.27	63.85%	(11,467.11)	(16,150.00)	4,682.89	29.00%
Charitable Contributions	0.00	0.00	0.00	0.00%	(317.86)	(322.00)	4.14	1.29%
Sales & Use Taxes	0.00	0.00	0.00	0.00%	(624.00)	(200.00)	(424.00)	-212.00%
Bad Debts	0.00	0.00	0.00	0.00%	(0.06)	0.00	(0.06)	0.00%

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 7  
 Date: 6/22/2015  
 Time: 10:34 AM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Total Owner Costs	(4,306.67)	(8,575.00)	4,268.33	49.78%	(27,795.98)	(30,055.57)	2,259.59	7.52%
Total Property Exp-Non Escalatable	(70,710.91)	(52,941.04)	(17,769.87)	-33.57%	(263,134.10)	(269,650.75)	6,516.65	2.42%
Total Operating Expenses	(191,226.01)	(207,631.95)	16,405.94	7.90%	(980,810.54)	(1,041,799.40)	60,988.86	5.85%
Net Operating Income (Loss)	185,497.17	151,725.35	33,771.82	22.26%	821,666.57	728,232.42	93,434.15	12.83%
Interest Expense								
Int Exp-Security Deposit	(1.15)	0.00	(1.15)	0.00%	(5.62)	0.00	(5.62)	0.00%
Mortgage Interest Expense	(62,365.97)	(71,042.00)	8,676.03	12.21%	(303,782.63)	(346,043.00)	42,260.37	12.21%
Total Interest Expense	(62,367.12)	(71,042.00)	8,674.88	12.21%	(303,788.25)	(346,043.00)	42,254.75	12.21%
Amort of Financing Costs								
Amort-Def Financing	(6,385.59)	(6,334.33)	(51.26)	-0.81%	(32,352.00)	(31,671.65)	(680.35)	-2.15%
Total Amort of Financing Costs	(6,385.59)	(6,334.33)	(51.26)	-0.81%	(32,352.00)	(31,671.65)	(680.35)	-2.15%
Net Income(Loss)	116,744.46	74,349.02	42,395.44	57.02%	485,526.32	350,517.77	135,008.55	38.52%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,385.59	0.00	6,385.59		32,352.00	0.00	32,352.00	
Debt Service Accrual	2,011.80	0.00	2,011.80		0.00	0.00	0.00	
Real Estate Tax Accrual	(169,002.56)	0.00	(169,002.56)		0.00	0.00	0.00	
Real Estate Tax Prepayment	(35,512.68)	0.00	(35,512.68)		(46,728.94)	0.00	(46,728.94)	
Insurance Prepayment	2,944.05	0.00	2,944.05		14,720.25	0.00	14,720.25	
Other Prepaid Expenses	0.00	0.00	0.00		40.00	0.00	40.00	

Change in Capital Assets:

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 8  
 Date: 6/22/2015  
 Time: 10:34 AM

Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	May 2015	May 2015			May 2015	May 2015		
Building Improvements	(11,061.72)	0.00	(11,061.72)		(15,717.77)	(181,280.00)	165,562.23	91.33%
Equipment	(1,134.56)	(2,000.00)	865.44	43.27%	(5,742.76)	(135,000.00)	129,257.24	95.75%
Tenant Improvements	(48,844.87)	(2,872,543.31)	2,823,698.44	98.30%	(579,175.73)	(3,802,705.42)	3,223,529.69	84.77%
Leasing Expenses	(14,430.43)	(395,778.24)	381,347.81	96.35%	(571,870.01)	(487,562.89)	(84,307.12)	-17.29%
Other Balance Sheet Adjustments:								
Change in A/R	(35,176.06)	0.00	(35,176.06)		(139,280.16)	0.00	(139,280.16)	
Change in A/P	(488,098.08)	0.00	(488,098.08)		(51,175.59)	0.00	(51,175.59)	
Change in Other Liabilities	54,129.36	0.00	54,129.36		17,996.91	0.00	17,996.91	
Change in I/C Balances	409,774.82	0.00	409,774.82		903,835.78	0.00	903,835.78	
Change in Equity	0.00	0.00	0.00		113,000.00	0.00	113,000.00	
Total Cash Flow Adjustments	<u>(328,015.34)</u>	<u>0.00</u>	<u>2,942,306.21</u>	89.97%	<u>(327,746.02)</u>	<u>0.00</u>	<u>4,278,802.29</u>	92.89%
Cash Balances:								
Cash Balance - Beginning of Period	1,381,327.71	0.00	1,381,327.71	0.00%	1,012,276.53	0.00	1,012,276.53	0.00%
Net Income/(Loss)	116,744.46	0.00	42,395.44		485,526.32	0.00	135,008.55	
+/- Cash Flow Adjustments	<u>(328,015.34)</u>	<u>0.00</u>	<u>2,942,306.21</u>		<u>(327,746.02)</u>	<u>0.00</u>	<u>4,278,802.29</u>	
Cash Balance - End of Period	<u>1,170,056.83</u>	<u>0.00</u>	<u>4,366,029.35</u>		<u>1,170,056.83</u>	<u>0.00</u>	<u>5,426,087.37</u>	
Cash Balance Composition:								
Operating Cash	646,881.17	0.00	646,881.17		646,881.17	0.00	646,881.17	
Escrow Cash	<u>523,175.66</u>	<u>0.00</u>	<u>523,175.66</u>		<u>523,175.66</u>	<u>0.00</u>	<u>523,175.66</u>	
Total Cash	<u>1,170,056.83</u>	<u>0.00</u>	<u>1,170,056.83</u>		<u>1,170,056.83</u>	<u>0.00</u>	<u>1,170,056.83</u>	

1501 Wilson Boulevard  
**BUDGET COMPARISON REPORT**  
Period Ended May 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
<b>Rental Income:</b>					
Rental Income	\$1,318,202	\$1,340,094	(21,892)	-1.63%	
Recoveries	91,944	86,494	5,450	6.30%	
Parking Income	274,286	312,549	(38,263)	-12.24%	<b>A</b>
Interest and Other Income	118,045	30,895	87,150	282.09%	<b>B</b>
<b>Total Rental Income</b>	<b>1,802,477</b>	<b>1,770,032</b>	<b>32,445</b>	<b>1.83%</b>	
<b>Operating Expenses:</b>					
Cleaning	(52,886)	(60,827)	7,941	13.05%	
Utilities	(97,605)	(98,317)	712	0.72%	
Repairs and Maintenance	(189,934)	(181,874)	(8,060)	-4.43%	
Roads and Grounds	(7,152)	(15,111)	7,959	52.67%	
Security	(21,759)	(33,584)	11,825	35.21%	<b>C</b>
Management Fees	(33,259)	(35,400)	2,141	6.05%	
Administrative	(107,777)	(111,741)	3,965	3.55%	
Insurance	(14,720)	(14,649)	(71)	-0.49%	
Real Estate Taxes	(192,584)	(220,646)	28,062	12.72%	<b>D</b>
Non- Escalatable Expenses	(263,134)	(269,651)	6,517	2.42%	
Professional Services/ Other	-	-	-	100.00%	
<b>Total Expenses</b>	<b>(980,811)</b>	<b>(1,041,799)</b>	<b>60,989</b>	<b>5.85%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$821,667</b>	<b>\$728,232</b>	<b>\$93,434</b>	<b>12.83%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(303,788)	(346,043)	42,255	12.21%	<b>E</b>
Amortization - Financing Costs	(32,352)	(31,672)	(680)	-2.15%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>(336,140)</b>	<b>(377,715)</b>	<b>41,574</b>	<b>11.01%</b>	
<b>Net Income (Loss)</b>	<b>\$485,526</b>	<b>\$350,518</b>	<b>\$135,009</b>	<b>38.52%</b>	

**CASH BASIS**

**Property Activity**

Net Income (Loss)	485,526	350,518	135,009	38.52%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	32,352	31,672	680	-2.15%	
Capital Expenditures	(15,718)	(181,280)	165,562	91.33%	<b>F</b>
Bldg. Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	(579,176)	(3,802,705)	3,223,530	84.77%	<b>G</b>
Leasing Costs	(571,870)	(487,563)	(84,307)	-17.29%	<b>H</b>
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	806,665	-	806,665	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	

<b>Total Property Activity</b>	<b>157,780</b>	<b>(\$4,089,359)</b>	<b>\$4,247,139</b>	<b>-103.86%</b>	
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**Operating Cash Activity**

Plus: Beginning of Year Cash Balance	\$ 1,012,277
Less: Ending Cash Balance (Note A)	1,170,057
<b>Total Property Activity</b>	<b>\$ 157,780</b>

(Distributions)/Contributions

\$ -

**(Note A) - Ending Cash consists of:**

Operating & lockbox	\$ 646,881
Money Market	-
Sweep Investment	-
Escrows	523,176
<b>Total</b>	<b>\$ 1,170,057</b>

**1501 Wilson Boulevard**  
**BUDGET COMPARISON REPORT**  
**Period Ended May 31, 2015 (Unaudited)**  
**Accrual Basis**

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

**Notes:**

<b>A</b>	<b>\$</b>	<b>(38,263)</b>	<b>The negative variance in Parking Income is primarily due to:</b>
		(38,263)	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>(38,263)</u>	
		<u><u>(38,263)</u></u>	
<b>B</b>	<b>\$</b>	<b>87,150</b>	<b>The positive variance in Interest/Other Income is primarily due to:</b>
		57,797	Budgeted utility reimbursement is lower than actual sub-meter usage adjustments for PY and CY for Heavy Seas (Permanent Variance)
		18,312	Budgeted painting income is lower than actual due to unbudgeted GSA service income (Permanent Variance)
		5,660	Budgeted late charge income is lower than actual due to unbudgeted late income charges (Permanent Variance)
		5,381	Miscellaneous variance
		<u>\$ 87,150</u>	
<b>C</b>	<b>\$</b>	<b>11,825</b>	<b>The positive variance in Security Expenses is primarily due to:</b>
	\$	8,102	Budgeted Security is higher than actual due to the lobby desk guard that was budgeted for Q2 but will occur in Q3 (Timing Variance)
		2,141	Budgeted Security other is higher than budgeted due to CCTV camera upgrades to occur in Q3/Q4 (Timing Variance)
		1,583	Miscellaneous variance
		<u>\$ 11,825</u>	
<b>D</b>	<b>\$</b>	<b>28,062</b>	<b>The positive variance in Real Estate Tax Expenses is primarily due to:</b>
		26,680	Budgeted real estate tax higher than actual due to budgeted 41,763,400 assessed valuation at 1.214% tax rate and actual assessed value of 36,945,500 at 1.199% tax rate (Permanent Variance)
		1,382	Miscellaneous variance
		<u>\$ 28,062</u>	
		<u><u>\$ 28,062</u></u>	
<b>E</b>	<b>\$</b>	<b>42,255</b>	<b>The positive variance in Interest Expense is primarily due to:</b>
		42,260	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		(6)	Miscellaneous variance
		<u>\$ 42,255</u>	
<b>F</b>	<b>\$</b>	<b>165,562</b>	<b>The positive variance in Capital Expenditures is primarily due to:</b>
		99,885	Budgeted Façade lighting project has been cancelled (Permanent Variance)
		43,993	Budgeted Façade lighting project carryover has been cancelled (Permanent Variance)
		(3,238)	Budgeted soft costs for garage repairs commenced ahead of schedule (Timing Variance)
		(11,805)	Budgeted costs for the boiler refurbishment commenced ahead of schedule (Timing Variance)
		(414)	Unbudgeted 2014 carryover elevator cab upgrades (Permanent Variance)
		32,000	Budgeted window film removal/replacement to occur later in the year. Pending direction from leasing (Timing Variance)
		5,142	CM Fees
		<u>\$ 165,562</u>	
		<u><u>\$ 165,562</u></u>	
<b>G</b>	<b>\$</b>	<b>3,223,530</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		136,071	Budgeted Spinfire TI Carryover is complete however not paid to date (Timing Variance)
		538,200	Budgeted TI for suite 14002 & 14001 (ICA) to occur in Q3/Q4 (Timing Variance)
		541,515	Budgeted TI for suite 12002 is included in the ICA lease above (Permanent Variance)
		12,750	Budgeted TI for suite 09903 has been moved to 2016 (Permanent Variance)
		263,359	Budgeted Sip Wine TI Carryover has been cancelled. Tenant is not moving in (Permanent Variance)
		56,870	Budgeted Sip Wine LL work is still ongoing as it will be utilized in a future retail lease deal however not paid to date (Timing Variance)
		(18,294)	Budgeted Fitness center LL work is completed however not paid to date (Timing Variance)
		300,000	Budgeted LL work for suite 14002 & 14001 (ICA) to occur in Q3/Q4 (Timing Variance)
		340,000	Budgeted LL work for suite 12002 is included in the ICA lease above (Permanent Variance)
		238,964	Budgeted LL work for suite 10003 to occur in Q4 (Timing Variance)
		227,143	Budgeted LL work for suite 10004 to occur in Q4 (Timing Variance)
		10,760	Budgeted LL work for suite 09902 SSTP has been moved to 2016 (Permanent Variance)
		8,500	Budgeted LL work for suite 09903 has been moved to 2016 (Permanent Variance)
		295,735	Budgeted LL work for suite 50001 has been moved to 2016 (Permanent Variance)
		275,310	Budgeted LL work for suite 50002 has been moved to 2016 (Permanent Variance)
		(30,580)	Unbudgeted 2014 carryover for the PH Demo (Permanent Variance)
		(1,793)	Unbudgeted 2014 carryover for the 5th floor Demo (Permanent Variance)
		(14,941)	Unbudgeted 2014 carryover for the 10th floor LL work (Permanent Variance)
		(47,726)	Unbudgeted 2014 carryover for the 10th floor spec suites (Permanent Variance)
		(3,553)	Unbudgeted 2014 carryover for the Spinfire LL work (Permanent Variance)
		95,240	CM Fee
		<u>\$ 3,223,530</u>	
		<u><u>\$ 3,223,530</u></u>	

1501 Wilson Boulevard  
**BUDGET COMPARISON REPORT**  
Period Ended May 31, 2015 (Unaudited)  
Accrual Basis

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

H	\$	
	(84,307)	The negative variance in Leasing Costs is primarily due to:
		<i>Broker LCs</i>
	35,849	Budgeted leasing commissions OB for suite 10001 to occur in Q2 (Timing Variance)
	22,335	Budgeted leasing commissions OB 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 MP for suite 10001 to occur in Q2 (Timing Variance)
	11,167	Budgeted leasing commissions MP for suite 10002 to occur in Q2 (Timing Variance)
	(138,770)	Budgeted leasing commissions for landlord broker (MP) for suite 14001 & 14002. Additional costs to be paid in June (Timing Variance)
	(277,540)	Budgeted leasing commissions outside broker for suite 14001 & 14002. Additional costs to be paid in June (Timing Variance)
	28,823	Budgeted leasing commissions OB for suite 10003 to occur in Q3 (Timing Variance)
	14,411	Budgeted leasing commissions MP for suite 10003 to occur in Q3 (Timing Variance)
	18,782	Budgeted leasing commissions OB for suite 10004 moved to 2016 (Permanent Variance)
	9,391	Budgeted leasing commissions MP for suite 10004 moved to 2016 (Permanent Variance)
	9,999	Budgeted leasing commissions OB for suite 09902 SSTP to occur in Q3 (Timing Variance)
	5,000	Budgeted leasing commissions MP for suite 09902 SSTP to occur in Q3 (Timing Variance)
	97,102	Budgeted leasing commissions OB for suite 12002 included with ICA lease deal for suite 14002/14001 (Permanent Variance)
	48,551	Budgeted leasing commissions MP for suite 12002 included with ICA lease deal for suite 14002/14001 (Permanent Variance)
	3,757	Budgeted leasing commissions OB for suite 09903 to occur in 2016 (Permanent Variance)
	1,878	Budgeted leasing commissions MP for suite 09903 to occur in 2016 (Permanent Variance)
	(5,855)	Budgeted leasing legal for suite 14001/14002 ICA lease deal (Permanent Variance)
	6,248	Budgeted leasing legal for suite 12002 included with ICA lease deal for suite 14002/14001 (Permanent Variance)
	1,971	Budgeted leasing legal for suite 10003 to occur in Q3 (Timing Variance)
	1,874	Budgeted leasing legal for suite 10004 moved to 2016 (Permanent Variance)
	(182)	Budgeted leasing legal for suite 09902 SSTP (Permanent Variance)
	638	Budgeted leasing legal for suite 09903 to occur in 2016 (Permanent Variance)
	(2,170)	Unbudgeted leasing legal for SipWine (Permanent Variance)
	<u>(84,307)</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: 6/12/2015
	1501 Wilson Boulevard	Time: 02:38 PM
	Period: 05/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010043	<b>County Board of Arlington Cty</b> Jay Freschi 703-228-7433	Master Occupant Id: 00002943-1 11001 Current	Day Due: 1 Last Payment:	Delq Day: 10 6/3/2015	30,670.97			
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>County Board of Arlington Cty Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-36.46						
	Balance:	-36.46						

3460-010320	<b>The North Highland Company</b> Ken Hollowell 404-975-6736	Master Occupant Id: 00003072-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 5/28/2015	31,570.15			
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4/1/2015	LPC	Late Pay Charge	CH	1,591.85	0.00	1,591.85	0.00	0.00	0.00
4/1/2015	RTT	RET True-up	NC	-3,587.68	0.00	-3,587.68	0.00	0.00	0.00

LPC	Late Pay Charge	1,591.85	0.00	1,591.85	0.00	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	-3,587.68	0.00	-3,587.68	0.00	0.00	0.00	0.00
<b>The North Highland Company Total:</b>		-1,995.83	0.00	-1,995.83	0.00	0.00	0.00	0.00
	Prepaid:	-32,450.36						
	Balance:	-34,446.19						

3460-010490	<b>Heavy Seas Alehouse</b>	Master Occupant Id: 00003169-1 01104 Current	Day Due: 1 Last Payment:	Delq Day: 6 6/5/2015	19,512.93			
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3/1/2014	ELS	Electric Submeter	CH	2,708.07	2,708.07	0.00	0.00	0.00	0.00
4/1/2014	ELS	Electric Submeter	CH	3,918.41	3,918.41	0.00	0.00	0.00	0.00
5/1/2014	ELS	Electric Submeter	CH	3,833.46	3,833.46	0.00	0.00	0.00	0.00
6/1/2014	ELS	Electric Submeter	CH	3,369.54	3,369.54	0.00	0.00	0.00	0.00
7/1/2014	ELS	Electric Submeter	CH	4,350.10	4,350.10	0.00	0.00	0.00	0.00
8/1/2014	ELS	Electric Submeter	CH	3,919.12	3,919.12	0.00	0.00	0.00	0.00
9/1/2014	ELS	Electric Submeter	CH	3,753.35	3,753.35	0.00	0.00	0.00	0.00
10/1/2014	ELS	Electric Submeter	CH	3,982.03	3,982.03	0.00	0.00	0.00	0.00
11/1/2014	ELS	Electric Submeter	CH	3,507.09	3,507.09	0.00	0.00	0.00	0.00
12/1/2014	ELS	Electric Submeter	CH	3,962.59	3,962.59	0.00	0.00	0.00	0.00
1/1/2015	ELS	Electric Submeter	CH	4,206.49	4,206.49	0.00	0.00	0.00	0.00
1/1/2015	RET	Real Estate Tax	CH	1,770.83	0.00	0.00	0.00	0.00	1,770.83
2/1/2015	ELS	Electric Submeter	CH	4,289.26	4,289.26	0.00	0.00	0.00	0.00
3/1/2015	ELS	Electric Submeter	CH	4,573.41	4,573.41	0.00	0.00	0.00	0.00
3/1/2015	LPC	Late Pay Charge	CH	1,107.94	0.00	0.00	1,107.94	0.00	0.00
4/1/2015	ELS	Electric Submeter	CH	4,384.28	4,384.28	0.00	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	3,039.46	3,039.46	0.00	0.00	0.00	0.00

ELS	Electric Submeter	57,796.66	57,796.66	0.00	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	1,107.94	0.00	0.00	1,107.94	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	1,770.83	0.00	0.00	0.00	0.00	0.00	1,770.83
<b>Heavy Seas Alehouse Total:</b>		60,675.43	57,796.66	0.00	1,107.94	0.00	0.00	1,770.83
	Prepaid:	-6,118.41						
	Balance:	54,557.02						



Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3460	Monday Production DB	Date: 6/12/2015
	1501 Wilson Boulevard	Time: 02:38 PM
	Period: 05/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010554	<b>Spinfire Rosslyn LLC</b> Fouad A. Qreitem, CEO (703) 378-1500	Master Occupant Id: 00003211-1 01105 Current	Day Due: 1 Last Payment:	Delq Day: 6 6/1/2015	10,280.94
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>Spinfire Rosslyn LLC Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-7,483.04					
	Balance:	-7,483.04					

3460-010559	<b>Sip Wine</b> Mark Jacobs	Master Occupant Id: 00003216-1 01106 Current	Day Due: 1 Last Payment:	Delq Day: 6 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
<b>Sip Wine Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-13,064.46					
	Balance:	-13,064.46					

3460-010602	<b>International Communications</b> Alexandra Casey	Master Occupant Id: 00003250-1 12002 New	Day Due: 1 Last Payment:	Delq Day: 6 4/6/2015	55,497.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>International Communications Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-55,497.00					
	Balance:	-55,497.00					

3460-010615	<b>SeKon Enterprise, INC</b> Meagan Gallagher	Master Occupant Id: 00003256-1 10001 Current	Day Due: 1 Last Payment:	Delq Day: 5/26/2015	10,376.67
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>SeKon Enterprise, INC Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-10,376.67					
	Balance:	-10,376.67					

3460-010168	<b>GS11B-01814</b> Anita Gay-Craig (202) 260-0475	Master Occupant Id: GS-01814-2 12001 Current	Day Due: 1 Last Payment:	Delq Day: 6/1/2015	8,482.86
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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
4/1/2015	RNT	Commercial Rent	CH	8.53	0.00	8.53	0.00	0.00	0.00
5/1/2015	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	8,501.23	8,492.70	8.53	0.00	0.00	0.00
<b>GS11B-01814 Total:</b>		14,091.23	8,492.70	8.53	0.00	0.00	5,590.00

3460-010225	<b>GS #11B-01456</b> Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA01456-2 06601 Current	Day Due: 1 Last Payment:	Delq Day: 6/3/2015	18,312.48
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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
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Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3460	Monday Production DB	Date:	6/12/2015
		1501 Wilson Boulevard	Time:	02:38 PM
		Period: 05/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
2/1/2015	ELS	Electric Submeter	CH	369.62	0.00	0.00	0.00	369.62
4/1/2015	ELS	Electric Submeter	CH	193.32	0.00	193.32	0.00	0.00
4/1/2015	STR	Storage Rent	CH	0.02	0.00	0.02	0.00	0.00
5/1/2015	CLN	Cleaning	CH	469.80	469.80	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	35,972.83	35,972.83	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	35,972.83	35,972.83	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	35,979.45	35,979.45	0.00	0.00	0.00
5/1/2015	STR	Storage Rent	CH	2,000.00	2,000.00	0.00	0.00	0.00
5/7/2015	PTN	Painting	CH	18,312.48	18,312.48	0.00	0.00	0.00

CLN	Cleaning	469.80	469.80	0.00	0.00	0.00	0.00
ELS	Electric Submeter	562.94	0.00	193.32	0.00	369.62	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
PTN	Painting	18,312.48	18,312.48	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	107,925.11	107,925.11	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:** 161,067.50 128,707.39 193.34 0.00 369.62 31,797.15

Prepaid: -1,088.34

Balance: 159,979.16

3460-003512	<b>Miracles Hair Salon</b> Olympia Hantzopoulos (703) 582-6610	Master Occupant Id: Olym1501-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 6 5/26/2015	5,865.75
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>Miracles Hair Salon Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-6,155.61					
	Balance:	-6,155.61					

CLN	Cleaning	469.80	469.80	0.00	0.00	0.00	0.00
ELS	Electric Submeter	58,359.60	57,796.66	193.32	0.00	369.62	0.00
LPC	Late Pay Charge	2,699.79	0.00	1,591.85	1,107.94	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
PTN	Painting	18,312.48	18,312.48	0.00	0.00	0.00	0.00
RET	Real Estate Tax	39,157.98	0.00	0.00	0.00	0.00	39,157.98
RNT	Commercial Rent	116,426.34	116,417.81	8.53	0.00	0.00	0.00
RTT	RET True-up	-3,587.68	0.00	-3,587.68	0.00	0.00	0.00
STR	Storage Rent	2,000.02	2,000.00	0.02	0.00	0.00	0.00

**BLDG 3460 Total:** 233,838.33 194,996.75 -1,793.96 1,107.94 369.62 39,157.98

Prepaid: -132,270.35

Balance: 101,567.98

CLN	Cleaning	469.80	469.80	0.00	0.00	0.00	0.00
ELS	Electric Submeter	58,359.60	57,796.66	193.32	0.00	369.62	0.00
LPC	Late Pay Charge	2,699.79	0.00	1,591.85	1,107.94	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
PTN	Painting	18,312.48	18,312.48	0.00	0.00	0.00	0.00
RET	Real Estate Tax	39,157.98	0.00	0.00	0.00	0.00	39,157.98
RNT	Commercial Rent	116,426.34	116,417.81	8.53	0.00	0.00	0.00
RTT	RET True-up	-3,587.68	0.00	-3,587.68	0.00	0.00	0.00
STR	Storage Rent	2,000.02	2,000.00	0.02	0.00	0.00	0.00

**Grand Total:** 233,838.33 194,996.75 -1,793.96 1,107.94 369.62 39,157.98

Prepaid: -132,270.35

Database: MONDAYPROD

Aged Delinquencies  
Monday Production DB  
1501 Wilson Boulevard  
Period: 05/15

Page: 4  
Date: 6/12/2015  
Time: 02:38 PM

BLDG: 3460

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Balance:	101,567.98
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	1	
				<b>Monday Production DB</b>				Date:	6/16/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	03:54 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
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: 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			
Expense Period 02/15 Total:					0.00	0.00	0.00			

Expense Period: 03/15

**Vendor: MPA003 MPARK**

120318	3/20/2015		ELCON Parking	0142-0002	150.00	0.00	150.00			
120318	3/20/2015		ELCON Parking	0142-0002	-150.00	0.00	-150.00			
Expense Period 03/15 Total:					0.00	0.00	0.00			

Expense Period: 05/15

**Vendor: AAP001 AA Painting & Drywall**

0514	5/14/2015		10thFlrPatchDrywall	0162-0004	1,200.00	0.00	1,200.00	6/10/2015	8572	06/15
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**Vendor: ART004 Art Display Company**

79501	5/18/2015		ParkingLetters	6320-0000	2,053.20	0.00	2,053.20	6/10/2015	8575	06/15
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**Vendor: ATS002 At Site Real Estate**

2015130	4/15/2015		April2015 BPMS	5390-0000	675.00	0.00	675.00			
2015169	5/20/2015		May2015 BPMS	5390-0000	675.00	0.00	675.00			

Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	2
		<b>Monday Production DB</b>							Date:	6/16/2015
ENTITY:	3460	<b>1501 Wilson Boulevard</b>							Time:	03:54 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: BRO021 Broadband Technology Corporation**

BTC-4732	3/24/2015		CoaxCablesFitnessCtr	0162-0004	1,566.00	0.00	1,566.00	6/10/2015	8576	06/15
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**Vendor: CAP016 Capitol Boiler Works, Inc.**

S52080	4/9/2015		Boiler Replacement	0142-0002	10,825.00	0.00	10,825.00	6/10/2015	8577	06/15
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**Vendor: CBL001 Citybizlist, Inc.**

AL0000914	5/1/2015		DC Advertising	6410-0000	63.51	0.00	63.51	6/1/2015	13470	06/15
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**Vendor: CIN001 CINTAS CORPORATION #145**

145216526	3/10/2015		Uniforms	5390-0000	22.91	0.00	22.91	6/10/2015	8578	06/15
145243643	5/13/2015		Uniforms	5390-0000	25.73	0.00	25.73	6/10/2015	8578	06/15
145247023	5/20/2015		Uniforms	5390-0000	25.73	0.00	25.73	6/10/2015	8578	06/15
145247024	5/20/2015		Uniforms	5390-0000	32.76	0.00	32.76	6/10/2015	8578	06/15

**Vendor: COM032 COMCAST**

5/21 969424016	5/21/2015		5/21 969424016	5732-0000	96.62	0.00	96.62	6/10/2015	8580	06/15
ALCOMCAST5/15	5/21/2015		Acct# 05613951384012	5758-0001	3.62	0.00	3.62	6/1/2015	13473	06/15

**Vendor: DAT004 Datapark USA, Inc.**

259371	5/14/2015		ValidationMachine	6320-0000	62.44	0.00	62.44	6/10/2015	8583	06/15
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**Vendor: DOM003 DOMINION ELECTRIC SUPPLY CO INC**

S102446680.001	4/30/2015		SubMeters	0162-0004	2,089.44	0.00	2,089.44	6/10/2015	8584	06/15
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**Vendor: ELE012 Elevator Control Service**

0182665-IN	5/10/2015		May2015 Elev Maint	5320-0000	1,700.00	0.00	1,700.00	6/10/2015	8585	06/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:		3
				<b>Monday Production DB</b>				Date:		6/16/2015
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:		03:54 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

0182895-IN	5/18/2015		MaterialLeverDamage	5322-0000	2,770.00	0.00	2,770.00	6/10/2015	8585	06/15
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**Vendor: ENG003 Engineers Outlet**

275843	5/18/2015		Balometer	5380-0000	742.01	0.00	742.01	6/10/2015	8586	06/15
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**Vendor: FAS002 FastSigns**

272-32022	5/20/2015		TempServiceSign	5381-0000	65.53	0.00	65.53	6/10/2015	8587	06/15
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**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0111075-IN	5/19/2015		10thFlrMensRR	5381-0000	210.00	0.00	210.00	6/10/2015	8588	06/15
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**Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC**

175993	2/10/2015		7th add. lease SSTP	0202-0002	1,795.50	0.00	1,795.50	6/10/2015	8590	06/15
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176000	2/10/2015		lease ICA	0202-0002	3,273.00	0.00	3,273.00	6/10/2015	8590	06/15
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176001	2/10/2015		1st amend sip arl	0202-0002	570.00	0.00	570.00	6/10/2015	8590	06/15
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AL176962	4/9/2015		WBJ Contract	6410-0000	24.12	0.00	24.12	6/1/2015	13475	06/15
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**Vendor: ICO002 iContact LLC**

AL5707901	5/11/2015		icontact Sub 6/1-6/3	6410-0000	2.77	0.00	2.77	6/1/2015	13476	06/15
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**Vendor: KAR002 Kari Blanco**

05/22/2015	5/22/2015		staff mtg blvd grill	5732-0000	3.72	0.00	3.72	6/8/2015	13507	06/15
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**Vendor: KAS001 KASTLE SYSTEMS**

553647	5/1/2015		Operations June2015	5520-0000	979.90	0.00	979.90	6/10/2015	8592	06/15
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553647	5/1/2015		Maintenance June2015	5520-0000	152.61	0.00	152.61	6/10/2015	8592	06/15
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W0082926	4/20/2015		Proximity Cards	5530-0000	113.77	0.00	113.77	6/10/2015	8592	06/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	4	
			<b>Monday Production DB</b>					Date:	6/16/2015	
ENTITY:	3460		<b>1501 Wilson Boulevard</b>					Time:	03:54 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

W0083012	4/28/2015		Proximity Cards	5530-0000	136.21	0.00	136.21	6/10/2015	8592	06/15
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**Vendor: KEL006 KELCO INSULATION, INC.**

TM0236-1	5/15/2015		RotiPipeInsulation	5336-0000	284.00	0.00	284.00	6/10/2015	8594	06/15
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**Vendor: LIM002 Limbach**

000294951	3/10/2015		HVACServices	5330-0000	299.00	0.00	299.00	6/10/2015	8596	06/15
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000295297	5/11/2015		HVACServices	5330-0000	299.00	0.00	299.00	6/10/2015	8596	06/15
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**Vendor: LOR004 Lord Baltimore Uniform Rental**

4236118-190532	4/30/2015		FitnessCtrTowels	5772-0000	209.26	0.00	209.26	6/10/2015	8597	06/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

DTF0415ROSS	5/14/2015		DUE TO MPS 4/15	0491-0010	15,439.95	0.00	15,439.95			
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3460_0000000001	5/29/2015		Management Fee	5610-0000	5,851.68	0.00	5,851.68	6/10/2015	8598	06/15
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**Vendor: MPA004 MDISTRICT PARK 1**

121922	5/20/2015		June2015 Elcon Parke	5322-0000	310.59	0.00	310.59	6/10/2015	8599	06/15
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**Vendor: MPC001 MPC SERVICES, LLC**

34601409-8	4/30/2015		12&PHDemo&WhiteBox	0162-0004	10,620.00	0.00	10,620.00	6/10/2015	8601	06/15
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34601411-4	4/3/2015		FitnessCenter	0162-0004	22,945.44	0.00	22,945.44	6/10/2015	8601	06/15
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**Vendor: PEA004 Peapod, LLC**

ALk62089527	5/15/2015		Customer ID ox82558	5758-0001	2.12	0.00	2.12	6/1/2015	13479	06/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	5	
				<b>Monday Production DB</b>				Date:	6/16/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	03:54 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: PIP002 DLA PIPER RUDNICK GRAY CARY US LLP**

AL3139949	4/30/2015		MNDRSRV Legal	6630-0000	11.58	0.00	11.58	6/1/2015	13480	06/15
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**Vendor: RED005 Red Top Cab of Arlington**

AL034633	4/30/2015		Acct# 2840200	5758-0008	2.77	0.00	2.77	6/1/2015	13482	06/15
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AL035296	5/15/2015		Account# 2840200	5758-0008	2.04	0.00	2.04	6/1/2015	13483	06/15
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**Vendor: SCH016 Schneider Electric Building**

010761	5/15/2015		FitnessCtrTraneTieln	0162-0004	1,500.00	0.00	1,500.00	6/10/2015	8611	06/15
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**Vendor: SEC009 SecurAmerica LLC**

INV901035	4/8/2015		March2015 security r	5520-0000	2,531.40	0.00	2,531.40	6/10/2015	8612	06/15
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INV901050	5/6/2015		Apr2015SecurityRover	5520-0000	759.34	0.00	759.34			
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**Vendor: TWI005 TWIN TOWERS FLORIST**

040630	11/3/2014		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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040873	11/10/2014		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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041076	11/17/2014		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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041698	12/8/2014		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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042935	1/20/2015		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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044241	2/16/2015		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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047679	5/18/2015		Lobby Flowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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047939	5/21/2015		LobbyFlowers	5385-0000	86.56	0.00	86.56	6/10/2015	8614	06/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	6	
				<b>Monday Production DB</b>				Date:	6/16/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	03:54 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: UNI025 UNIVERSAL BUILDING SERVICES, INC**

124771	5/7/2015		P3BrokenWindow	5381-0000	2,850.00	0.00	2,850.00	6/10/2015	8615	06/15
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**Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C**

AL206471	5/11/2015		anlys. rosslyn props	6630-0000	1,338.21	0.00	1,338.21	6/1/2015	13488	06/15
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**Vendor: WAS004 WASHINGTON GAS**

3465052115	5/21/2015		4/21-5/19 3621208502	0491-3465	195.67	0.00	195.67			
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**Vendor: WBE001 WB Engineers and Consultants**

22417	5/19/2015		FitnessCenter	0162-0004	420.00	0.00	420.00	6/10/2015	8616	06/15
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22420	5/29/2015		BoilerRefurbishment	0142-0002	140.00	0.00	140.00	6/10/2015	8616	06/15
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**Vendor: XER005 Xerox Financial Services LLC**

307043	4/26/2015		May2015CopierLease	5740-0000	132.39	0.00	132.39	6/10/2015	8617	06/15
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**Vendor: ZOO001 ZOOM DELIVERY OF DC, LLC.**

AL92005	5/2/2015		Customer# 280200	6410-0000	0.86	0.00	0.86	6/1/2015	13491	06/15
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Expense Period 05/15 Total:					98,793.88	0.00	98,793.88			
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<b>1501 Wilson Boulevard Total:</b>					<b>98,793.88</b>	<b>0.00</b>	<b>98,793.88</b>			
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<b>Grand Total:</b>					<b>98,793.88</b>	<b>0.00</b>	<b>98,793.88</b>			
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Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 3460		Monday Production DB							Date: 6/19/2015	
		1501 Wilson Boulevard							Time: 04:10 PM	
05/15 Through 05/15										
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							
8511	5/5/2015	05/15	000298	Definitive Logic Corporation						
3460	RTT 2014 True up			2571-0000	3460042715	4/29/2015	5/29/2015	1,403.46	0.00	1,403.46
							Check Total:	1,403.46	0.00	1,403.46
8513	5/5/2015	05/15	CBR005	CBRE, Inc.						
3460	ICA Broker Commissio			0202-0001	2015797249001	4/14/2015	5/14/2015	370,559.39	0.00	370,559.39
							Check Total:	370,559.39	0.00	370,559.39
8515	5/5/2015	05/15	CON027	CONCRETE PROTECTION & RESTORATION,						
3460	Garage Coating		346002152	6320-0000	3292-002	4/4/2015	5/4/2015	5,000.00	0.00	5,000.00
							Check Total:	5,000.00	0.00	5,000.00
8516	5/5/2015	05/15	DAT003	Datawatch Systems Inc.						
3460	Jun2015FireMonitorin			5372-0000	695022	5/1/2015	5/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
8517	5/5/2015	05/15	ENG003	Engineers Outlet						
3460	Door Closer		3460011515	5380-0000	271266	2/4/2015	3/6/2015	1,560.74	0.00	1,560.74
3460	PlumbingSupplies		3460041518	5360-0000	274539	4/20/2015	5/20/2015	1,186.49	0.00	1,186.49
3460	Pliers&Wrench			5380-0000	274679	4/22/2015	5/22/2015	88.57	0.00	88.57
3460	Cap&Coupling			5360-0000	274680	4/22/2015	5/22/2015	111.41	0.00	111.41
3460	CopperFittings			5360-0000	274739	4/23/2015	5/23/2015	127.75	0.00	127.75
3460	MiscSupplies		3460041529	5380-0000	274884	4/27/2015	5/27/2015	794.34	0.00	794.34
3460	Door Closer		3460041524	5380-0000	247678	4/22/2015	5/22/2015	348.25	0.00	348.25
							Check Total:	4,217.55	0.00	4,217.55
8518	5/5/2015	05/15	FED007	FEDERAL LOCK & SAFE, INC						
3460	Rekey			5381-0000	0110588-IN	4/21/2015	5/21/2015	210.00	0.00	210.00
							Check Total:	210.00	0.00	210.00
8519	5/5/2015	05/15	GBS001	GB Shades, LLC						
3460	FitnessCtrMechoShade		3460021529	0162-0004	4944	4/29/2015	5/29/2015	3,380.00	0.00	3,380.00
							Check Total:	3,380.00	0.00	3,380.00

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8520	5/5/2015	05/15	GOT005	Gotham Technologies						
3460	May2015HVACWtrTreat			5332-0000	7196	5/1/2015	5/31/2015	383.78	0.00	383.78
							Check Total:	383.78	0.00	383.78
8521	5/5/2015	05/15	GRNSTN	GREENSTEIN DELORME & LUCHS PC						
3460	fitness cntr eq. lea			6630-0000	177301	4/9/2015	5/9/2015	377.00	0.00	377.00
							Check Total:	377.00	0.00	377.00
8523	5/5/2015	05/15	KCS001	KCS Landscape Management, Inc.						
3460	May2015Landscaping			5412-0000	15394-02	5/1/2015	5/31/2015	160.42	0.00	160.42
3460	Spring2015MulchInsta	3460041511		5412-0000	15394-401	4/20/2015	5/20/2015	620.10	0.00	620.10
							Check Total:	780.52	0.00	780.52
8524	5/5/2015	05/15	LIM002	Limbach						
3460	PipeRplcmntEjectorPm	3460041537		5336-0000	000295215	4/22/2015	5/22/2015	2,336.05	0.00	2,336.05
							Check Total:	2,336.05	0.00	2,336.05
8525	5/5/2015	05/15	MON_LC	MONDAY PROPERTIES SERVICES LLC						
3460	ICA Monday Commissio			0202-0006	3460ICAMC	4/14/2015	5/14/2015	185,279.69	0.00	185,279.69
							Check Total:	185,279.69	0.00	185,279.69
8526	5/5/2015	05/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3460	DUE TO MGT AGNT 3/1			0491-0010	DTF0315ROSS	4/26/2015	5/26/2015	9,633.53	0.00	9,633.53
							Check Total:	9,633.53	0.00	9,633.53
8527	5/5/2015	05/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3460	Management Fee			5610-0000	3460_0000000002	4/30/2015	4/30/2015	205.62	0.00	205.62
3460	Management Fee			5610-0000	3460_0000000003	4/30/2015	4/30/2015	5,655.75	0.00	5,655.75
3460	Management Fee			5610-0000	3460_0000000004	5/1/2015	5/1/2015	732.48	0.00	732.48
							Check Total:	6,593.85	0.00	6,593.85
8529	5/5/2015	05/15	ORK001	Orkin LLC						
3460	Apr2015PestControl			5384-0000	34315608	4/24/2015	5/24/2015	392.60	0.00	392.60

Database:	MONDAYPROD	Check Register							Page:	3
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05/15 Through 05/15										
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Check Total: 392.60 0.00 392.60

**8530**    **5/5/2015**    **05/15**    **RAD001**    **Radice Enterprises, LLC**  
3460    WoodMaint          5381-0000    05/01/2015    5/1/2015    5/31/2015    450.00    0.00    450.00

Check Total: 450.00 0.00 450.00

**8531**    **5/5/2015**    **05/15**    **RED013**    **Red Coats, Inc.**  
3460    LobbyGrout    3465041514    5160-0000    225460    4/20/2015    5/20/2015    699.01    0.00    699.01  
3460    May2015CleaningServi       5120-0000    226203    4/28/2015    5/28/2015    11,580.22    0.00    11,580.22  
3460    May2015GaragePorter       6320-0000    226203    4/28/2015    5/28/2015    688.98    0.00    688.98  
3460    May2015VacancyCredit       5121-0000    226203    4/28/2015    5/28/2015    -2,268.72    0.00    -2,268.72  
3460    May2015Differential       6214-0000    226203    4/28/2015    5/28/2015    456.12    0.00    456.12

Check Total: 11,155.61 0.00 11,155.61

**8532**    **5/5/2015**    **05/15**    **SCO003**    **SCOOPS2U Inc.**  
3460    FitnessCtrOpeningEve    346003155    5772-0000    E00092    4/29/2015    5/29/2015    977.31    0.00    977.31

Check Total: 977.31 0.00 977.31

**8533**    **5/5/2015**    **05/15**    **SST002**    **SST Planners**  
3460    RTT 2014 True up       2517-0000    3460042815    4/28/2015    5/28/2015    961.67    0.00    961.67

Check Total: 961.67 0.00 961.67

**8534**    **5/5/2015**    **05/15**    **TWI005**    **TWIN TOWERS FLORIST**  
3460    Lobby Flowers       5385-0000    046990    5/4/2015    6/3/2015    86.56    0.00    86.56  
3460    Lobby Flowers       5385-0000    046674    4/27/2015    5/27/2015    86.56    0.00    86.56

Check Total: 173.12 0.00 173.12

**8535**    **5/5/2015**    **05/15**    **WAL008**    **WALSH, COLUCCI, LUBELEY & WALSH P.C**  
3460    OEI Strategy       6632-0000    187835    11/13/2013    12/13/2013    1,568.22    0.00    1,568.22

Check Total: 1,568.22 0.00 1,568.22

**8536**    **5/5/2015**    **05/15**    **WBE001**    **WB Engineers and Consultants**  
3460    BoilerRefurbishment    3460041530    0142-0002    22023    4/14/2015    5/14/2015    280.00    0.00    280.00

Database: MONDAYPROD	Check Register							Page: 4		
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05/15 Through 05/15										
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8537 5/5/2015 05/15 WBM001 W.B. MASON  
3460 FitnessCtrReceptable 0162-0004 C2279183 4/20/2015 5/20/2015 309.08 0.00 309.08

Check Total: 309.08 0.00 309.08

8538 5/19/2015 05/15 AAP001 AA Painting & Drywall  
3460 4thFlrCarpetTile 3460051516 5381-0000 0511 5/11/2015 6/10/2015 440.00 0.00 440.00  
3460 FitnessCenter 3460041539 0162-0004 0920 4/7/2015 5/7/2015 787.50 0.00 787.50  
3460 4thFlrCorridor 3460041538 5381-0000 0986 4/7/2015 5/7/2015 1,100.00 0.00 1,100.00

Check Total: 2,327.50 0.00 2,327.50

8544 5/19/2015 05/15 BEA004 BEAUTIFUL FLOORS  
3460 RetailHallwayFloor 5381-0000 1501-HeavySeas 5/13/2015 6/12/2015 110.00 0.00 110.00

Check Total: 110.00 0.00 110.00

8545 5/19/2015 05/15 CAP036 Captivate Network  
3460 May2015ElevScreens 5322-0000 0000042044 5/1/2015 5/31/2015 479.60 0.00 479.60

Check Total: 479.60 0.00 479.60

8546 5/19/2015 05/15 CAR026 Carr Business Systems, Inc.  
3460 Apr2015ExcessPrintin 5740-0000 IN58461 4/27/2015 5/27/2015 20.88 0.00 20.88

Check Total: 20.88 0.00 20.88

8547 5/19/2015 05/15 CIN001 CINTAS CORPORATION #145  
3460 Uniforms 5390-0000 145233422 4/22/2015 5/22/2015 25.73 0.00 25.73  
3460 Uniforms 5390-0000 145236830 4/29/2015 5/29/2015 25.73 0.00 25.73  
3460 Uniforms 5390-0000 145240255 5/6/2015 6/5/2015 33.07 0.00 33.07

Check Total: 84.53 0.00 84.53

8549 5/19/2015 05/15 COM029 COMMERCIAL PROTECTION SYSTEMS, INC  
3460 MainFirePanel 5372-0000 4133 5/7/2015 6/6/2015 245.00 0.00 245.00  
3460 PreTestReplacedDevic 5372-0000 4134 5/7/2015 6/6/2015 245.00 0.00 245.00

Database:	MONDAYPROD	Check Register							Page:	5
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05/15 Through 05/15										
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Check Total: 490.00 0.00 490.00

8550	5/19/2015	05/15	COM032	COMCAST						
3460	5/7 976117018			5732-0000	5/7 976117018	5/7/2015	6/6/2015	294.50	0.00	294.50

Check Total: 294.50 0.00 294.50

8552	5/19/2015	05/15	ENG003	Engineers Outlet						
3460	FanPulley			5334-0000	275204	5/4/2015	6/3/2015	74.12	0.00	74.12

Check Total: 74.12 0.00 74.12

8553	5/19/2015	05/15	FAS002	FastSigns						
3460	SwingFrame		3460021518	6320-0000	272-31756	2/19/2015	3/21/2015	546.07	0.00	546.07

Check Total: 546.07 0.00 546.07

8554	5/19/2015	05/15	FED007	FEDERAL LOCK & SAFE, INC						
3460	9thFlrReplaceLock		346005152	5381-0000	0110551-IN	4/30/2015	5/30/2015	722.08	0.00	722.08

Check Total: 722.08 0.00 722.08

8555	5/19/2015	05/15	GRNSTN	GREENSTEIN DELORME & LUCHS PC						
3460	lease agreement ICA			0202-0002	176369	3/4/2015	4/3/2015	5,937.00	0.00	5,937.00
3460	lease agreement ICA			0202-0002	176846	4/9/2015	5/9/2015	2,854.93	0.00	2,854.93

Check Total: 8,791.93 0.00 8,791.93

8556	5/19/2015	05/15	JOS005	Joseph Neto & Associates						
3460	2015ElevInspections			5322-0000	1318224	4/30/2015	5/30/2015	1,204.00	0.00	1,204.00

Check Total: 1,204.00 0.00 1,204.00

8557	5/19/2015	05/15	KCS001	KCS Landscape Management, Inc.						
3460	Apr2015LandscapeMain			5412-0000	15394-01	4/1/2015	5/1/2015	160.42	0.00	160.42
3460	2015SummerAnnualPlaz		346005156	5412-0000	15394-502	5/11/2015	6/10/2015	1,567.77	0.00	1,567.77
3460	2015SummerAnnualBed		346005157	5412-0000	15394-503	5/11/2015	6/10/2015	597.39	0.00	597.39

Check Total: 2,325.58 0.00 2,325.58

8559	5/19/2015	05/15	MONCMF	MONDAY PROPERTIES SERVICES LLC						
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Database: MONDAYPROD			Check Register						Page: 6	
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05/15 Through 05/15										
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			P.O. Number							
3460	BOILER REFURB			0142-0020	3460CM201503	5/6/2015	6/5/2015	16.80	0.00	16.80
3460	BI FACADE LIGHTING			0142-0020	3460CM201504	5/6/2015	6/5/2015	3.46	0.00	3.46
3460	BOILER REFURB			0142-0020	3460CM201504	5/6/2015	6/5/2015	8.40	0.00	8.40
3460	LL STE PH DEMO & WE			0162-0020	3460CM201503	5/6/2015	6/5/2015	182.60	0.00	182.60
3460	LL STE 10001 SPEC PH			0162-0020	3460CM201503	5/6/2015	6/5/2015	424.84	0.00	424.84
3460	GARAGE REPAIRS			0142-0020	3460CM201504	5/6/2015	6/5/2015	84.86	0.00	84.86
3460	SOINFIRE LL WORK			0162-0020	3460CM201504	5/6/2015	6/5/2015	35.25	0.00	35.25
3460	LL STE 04401 FITNESS			0162-0020	3460CM201503	5/6/2015	6/5/2015	7,259.96	0.00	7,259.96
3460	LL STE PH DEMO &WB			0162-0020	3460CM201504	5/6/2015	6/5/2015	113.69	0.00	113.69
3460	LL STE 10001 SPEC			0162-0020	3460CM201504	5/6/2015	6/5/2015	37.36	0.00	37.36
3460	LL STE 04401 FITNESS			0162-0020	3460CM201504	5/6/2015	6/5/2015	2,247.94	0.00	2,247.94
3460	SIP WINE LL WORK			0162-0020	3460CM201504	5/6/2015	6/5/2015	45.00	0.00	45.00
Check Total:								10,460.16	0.00	10,460.16
8560	5/19/2015	05/15	MPA004	MDISTRICT PARK 1						
3460	May2015 Elcon Parkin			5322-0000	120516	4/21/2015	5/21/2015	70.43	0.00	70.43
Check Total:								70.43	0.00	70.43
8561	5/19/2015	05/15	NEW002	CONSTELLATION NEWENERGY, INC						
3460	Apr2015-82937			5220-0000	Apr2015-82937	4/28/2015	5/28/2015	1,646.64	0.00	1,646.64
Check Total:								1,646.64	0.00	1,646.64
8563	5/19/2015	05/15	OTJ001	OTJ ARCHITECTS						
3460	9thFlrTestFit		346009147	6412-0000	154431	4/30/2015	5/30/2015	950.00	0.00	950.00
3460	4thFlrFitnessCenter		3460021510	0162-0004	154445	4/30/2015	5/30/2015	1,164.09	0.00	1,164.09
3460	Lobby Desk		346001154	0152-0001	154472	4/30/2015	5/30/2015	1,134.56	0.00	1,134.56
3460	Survey&RSFVerificati		3460021520	0162-0004	154478	4/30/2015	5/30/2015	909.56	0.00	909.56
3460	SipWineDrawing		3460031524	0162-0004	154479	4/30/2015	5/30/2015	2,512.29	0.00	2,512.29
3460	12thFlrPHRestrooms		3460051512	6412-0000	154480	4/30/2015	5/30/2015	3,514.04	0.00	3,514.04
3460	EllumenTestFit		3460051513	6412-0000	154483	4/30/2015	5/30/2015	750.00	0.00	750.00
3460	10thFlrSpecSpacePlan		3460051514	0162-0004	154489	4/30/2015	5/30/2015	1,750.00	0.00	1,750.00
Check Total:								12,684.54	0.00	12,684.54
8564	5/19/2015	05/15	PAT009	Patricia Hord Graphic Design						
3460	12thFlSign		3460011510	5381-0000	305.23.05	5/6/2015	6/5/2015	556.50	0.00	556.50

Database: MONDAYPROD	Check Register							Page: 7		
ENTITY: 3460	Monday Production DB							Date: 6/19/2015		
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05/15 Through 05/15										
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<b>8565</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>PRO025</b>	<b>IESI-MD Corporation</b>				
3460	May2015Recycling			5152-0000	1300351201	5/1/2015	5/31/2015	610.35
3460	Apr2015Trash			5152-0000	1300353865	4/30/2015	5/30/2015	575.48

Check Total: 1,185.83 0.00 1,185.83

<b>8566</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>QUI006</b>	<b>Quick Messenger Services of DC Inc</b>				
3460	1501 broker courier			6411-0000	0569702	4/1/2015	5/1/2015	18.87

Check Total: 18.87 0.00 18.87

<b>8568</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>				
3460	May2015FireMonitor			5372-0000	1630150501	5/1/2015	5/31/2015	134.17
3460	May2015ElevLines			5322-0000	1630150501	5/1/2015	5/31/2015	134.17
3460	May2015PhoneLines			5734-0000	1645150501	5/1/2015	5/31/2015	216.06
3460	May2015PhonesLines			5734-0000	2049150501	5/1/2015	5/31/2015	185.36

Check Total: 669.76 0.00 669.76

<b>8569</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>TWI005</b>	<b>TWIN TOWERS FLORIST</b>				
3460	LobbyFlowers			5385-0000	047442	5/11/2015	6/10/2015	86.56

Check Total: 86.56 0.00 86.56

<b>8570</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>WAS005</b>	<b>WASHINGTON BUSINESS JOURNAL</b>				
3460	ICA Ad		346005151	6410-0000	16930	4/17/2015	5/17/2015	3,525.00

Check Total: 3,525.00 0.00 3,525.00

<b>8571</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>				
3460	OfficeSupplies			5732-0000	IS0353057	4/30/2015	5/30/2015	619.11

Check Total: 619.11 0.00 619.11

<b>13324</b>	<b>5/4/2015</b>	<b>05/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>				
3460	324 VA RECEPTION			5758-0003	ALTS08931	4/9/2015	5/9/2015	5.96

Check Total: 5.96 0.00 5.96



Database:	MONDAYPROD	Check Register	Page:	8
ENTITY:	3460	Monday Production DB	Date:	6/19/2015
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05/15 Through 05/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
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				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

13326	5/4/2015	05/15	CDW001	CDW DIRECT LLC						
3460	324 VA RECEPTION			5758-0003	ALTS36161	4/10/2015	5/10/2015	2.24	0.00	2.24
							Check Total:	2.24	0.00	2.24
13327	5/4/2015	05/15	COR020	CoreNet Global Inc.						
3460	Cornet event			6411-0000	ALERS2015001	2/13/2015	3/15/2015	762.15	0.00	762.15
							Check Total:	762.15	0.00	762.15
13329	5/4/2015	05/15	COS004	COSTAR REALTY INFORMATION INC						
3460	Jan 31 day Ad Run Ro		MNDSRV031512	6410-0000	AL192895PSI	2/10/2015	3/12/2015	60.25	0.00	60.25
							Check Total:	60.25	0.00	60.25
13332	5/4/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP						
3460	NY #393411 CAR SERV			5758-0008	AL795621	4/23/2015	5/23/2015	1.67	0.00	1.67
							Check Total:	1.67	0.00	1.67
13335	5/4/2015	05/15	LOC016	Local News Now LLC						
3460	ArlNow 12 Ad Run		MNDSRV041512	6410-0000	AL1824	4/16/2015	5/16/2015	76.21	0.00	76.21
							Check Total:	76.21	0.00	76.21
13336	5/4/2015	05/15	MME111	Mitchell's Music and Entertainment						
3460	Earth Day2015 MusicD		MNDSRV04157	5772-0000	15042201	4/6/2015	5/6/2015	35.05	0.00	35.05
							Check Total:	35.05	0.00	35.05
13339	5/4/2015	05/15	PEA004	Peapod, LLC						
3460	Customer ID ox82558			5758-0001	ALk61277967	4/20/2015	5/20/2015	1.84	0.00	1.84
							Check Total:	1.84	0.00	1.84
13341	5/4/2015	05/15	RED005	Red Top Cab of Arlington						
3460	Account# 2840200			5758-0008	AL033831	4/15/2015	5/15/2015	0.67	0.00	0.67
							Check Total:	0.67	0.00	0.67
13345	5/6/2015	05/15	ZAC001	Accenture LLP						
3460	3/15 LSE ADMIN			5758-0011	VC1100005427	4/3/2015	5/3/2015	274.84	0.00	274.84

Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3460	Monday Production DB	Date:	6/19/2015
		1501 Wilson Boulevard	Time:	04:10 PM
05/15 Through 05/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Invoice Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 274.84 0.00 274.84

**13347**    **5/11/2015**    **05/15**    **ARL020**    **Arlington Promotional Products, LLC**  
3460    EarthDay2015Tumblers    MNDSRV04153    5772-0000    3064    4/15/2015    5/15/2015    55.22    0.00    55.22

Check Total: 55.22 0.00 55.22

**13348**    **5/11/2015**    **05/15**    **ARL020**    **Arlington Promotional Products, LLC**  
3460    EarthDay2015Popcorba    MNDSRV04152    5772-0000    3069    4/17/2015    5/17/2015    10.13    0.00    10.13

Check Total: 10.13 0.00 10.13

**13352**    **5/11/2015**    **05/15**    **COM032**    **COMCAST**  
3460    Acct# 05613951384012    5758-0001    COMCAST4/15    4/21/2015    5/21/2015    3.24    0.00    3.24

Check Total: 3.24 0.00 3.24

**13353**    **5/11/2015**    **05/15**    **DEN005**    **Deniz Yener**  
3460    Lunch Anna Shaf    6411-0000    ALDY050515    5/5/2015    6/4/2015    55.79    0.00    55.79  
3460    Scoop Dinner    6411-0000    ALDY050515    5/5/2015    6/4/2015    5.50    0.00    5.50

Check Total: 61.29 0.00 61.29

**13354**    **5/11/2015**    **05/15**    **ENE003**    **Energy Watch, Inc.**  
3460    QtrlyEngAprJun15    5390-0000    4253    3/20/2015    4/19/2015    204.10    0.00    204.10

Check Total: 204.10 0.00 204.10

**13356**    **5/11/2015**    **05/15**    **FIR010**    **FIRST CORPORATE SEDANS CORP**  
3460    NY #393411 CAR SERV    5758-0008    AL795176    4/22/2015    5/22/2015    4.67    0.00    4.67

Check Total: 4.67 0.00 4.67

**13359**    **5/11/2015**    **05/15**    **GRNSTN**    **GREENSTEIN DELORME & LUCHS PC**  
3460    Cushman Termination    6630-0000    AL177263    4/9/2015    5/9/2015    406.96    0.00    406.96

Check Total: 406.96 0.00 406.96

**13360**    **5/11/2015**    **05/15**    **KAS001**    **KASTLE SYSTEMS**  
3460    May2015 Operations    5520-0000    553122    4/1/2015    5/1/2015    979.90    0.00    979.90

Database:	MONDAYPROD	Check Register	Page:	10
ENTITY:	3460	Monday Production DB	Date:	6/19/2015
		1501 Wilson Boulevard	Time:	04:10 PM
05/15 Through 05/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
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				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 979.90 0.00 979.90

13362 5/11/2015 05/15 MPA003 MPARK  
3460 Validation stickers 6320-0000 AL120612 4/21/2015 5/21/2015 6.70 0.00 6.70

Check Total: 6.70 0.00 6.70

13367 5/11/2015 05/15 TOY002 To Your Taste Catering, LLC  
3460 EngineersHolidayLunc 3430041528 5732-0000 168172 4/15/2015 5/15/2015 68.98 0.00 68.98

Check Total: 68.98 0.00 68.98

13374 5/18/2015 05/15 ALL019 Allied Telecom Group LLC  
3460 208 - Allied May 5758-0002 AL1033558 5/5/2015 6/4/2015 15.10 0.00 15.10

Check Total: 15.10 0.00 15.10

13375 5/18/2015 05/15 BIS001 Bisnow Media  
3460 Bisnow Qrter Bill MNDSRV04155 6410-0000 ALSI-01127 4/1/2015 5/1/2015 490.78 0.00 490.78

Check Total: 490.78 0.00 490.78

13378 5/18/2015 05/15 CDW001 CDW DIRECT LLC  
3460 319 - SSD VA 5758-0003 ALVB92005 4/27/2015 5/27/2015 11.54 0.00 11.54

Check Total: 11.54 0.00 11.54

13380 5/18/2015 05/15 COS004 COSTAR REALTY INFORMATION INC  
3460 20 Day Ad Ross MNDSRV05151 6410-0000 AL193937psi 3/31/2015 4/30/2015 38.87 0.00 38.87

Check Total: 38.87 0.00 38.87

13382 5/18/2015 05/15 DUN003 DUN & BRADSTREET  
3460 2015 Subsc Pymt 1 of 5758-0012 AL11318095-01 4/23/2015 5/23/2015 105.86 0.00 105.86

Check Total: 105.86 0.00 105.86

13384 5/18/2015 05/15 DUN003 DUN & BRADSTREET  
3460 2015 Sub Pymt 2 of 3 5758-0012 AL11318095-02 4/30/2015 5/31/2015 105.13 0.00 105.13

Database:	MONDAYPROD	Check Register	Page:	11
ENTITY:	3460	Monday Production DB	Date:	6/19/2015
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05/15 Through 05/15				
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: 105.13 0.00 105.13

13387 5/18/2015 05/15 FRE013 Freshdirect  
3460 NY Fruit 5758-0001 AL201504 5/5/2015 6/4/2015 2.41 0.00 2.41

Check Total: 2.41 0.00 2.41

13391 5/18/2015 05/15 ITS001 It's My Cooler,LLC  
3460 Replace filters 5758-0004 AL10631 5/6/2015 6/5/2015 5.43 0.00 5.43

Check Total: 5.43 0.00 5.43

13392 5/18/2015 05/15 JBUR01 Jennifer Burns  
3460 RFP Meeting 5732-0000 J-Burns 050715 5/7/2015 6/6/2015 54.65 0.00 54.65  
3460 Cake-ScottsPromotion 5732-0000 J-Burns 050715 5/7/2015 6/6/2015 7.84 0.00 7.84  
3460 FitnessCtrTowelHooks 0162-0004 J-Burns 050715 5/7/2015 6/6/2015 146.60 0.00 146.60

Check Total: 209.09 0.00 209.09

13395 5/18/2015 05/15 PEA004 Peapod, LLC  
3460 Customer ID ox82558 5758-0001 ALk61520543 4/27/2015 5/27/2015 1.81 0.00 1.81

Check Total: 1.81 0.00 1.81

13397 5/18/2015 05/15 PEA004 Peapod, LLC  
3460 Customer ID ox82558 5758-0001 ALk61705082 5/4/2015 6/3/2015 1.76 0.00 1.76

Check Total: 1.76 0.00 1.76

13398 5/18/2015 05/15 PEA004 Peapod, LLC  
3460 Customer ID ox82558 5758-0001 ALk61904775 5/11/2015 6/10/2015 2.12 0.00 2.12

Check Total: 2.12 0.00 2.12

13399 5/18/2015 05/15 PER012 Perfect Settings, LLC  
3460 EarthDay2015 linen MNDSRV04151 5772-0000 504834 4/24/2015 5/24/2015 35.36 0.00 35.36

Check Total: 35.36 0.00 35.36

13400 5/18/2015 05/15 PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP  
3460 oei strategy 6632-0000 7979893 4/23/2015 5/23/2015 22.19 0.00 22.19

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3460	Monday Production DB	Date:	6/19/2015
		1501 Wilson Boulevard	Time:	04:10 PM
05/15 Through 05/15				
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: 22.19 0.00 22.19

<b>13402</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>PRE014</b>	<b>PREMIER BUSINESS SERVICES</b>					
3460	monday wine bags			6410-0000	AL24326	5/1/2015	5/31/2015	31.77	31.77

Check Total: 31.77 0.00 31.77

<b>13405</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>					
3460	200 - Scorecard			5758-0002	AL14800	12/18/2014	1/17/2015	15.11	15.11

Check Total: 15.11 0.00 15.11

<b>13407</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>					
3460	215 - April ReDirect			5758-0002	AL15127	5/7/2015	6/6/2015	58.77	58.77

Check Total: 58.77 0.00 58.77

<b>13408</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>REM004</b>	<b>REMLU, INC</b>					
3460	EAP Qty Apr-June2015			5372-0000	REM 15-039	4/30/2015	5/30/2015	1,250.00	1,250.00

Check Total: 1,250.00 0.00 1,250.00

<b>13411</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>SEC008</b>	<b>Secure Shred LLC</b>					
3460	NY Shredding Documen			5758-0012	AL9022	4/30/2015	5/30/2015	5.25	5.25

Check Total: 5.25 0.00 5.25

<b>13413</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>					
3460	NY - Acct #1197			5758-0005	AL1197150501	5/1/2015	5/31/2015	18.09	18.09

Check Total: 18.09 0.00 18.09

<b>13415</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>					
3460	VA-Acct# 1775 5/1/15			5758-0005	AL1775150501	5/1/2015	5/31/2015	27.71	27.71

Check Total: 27.71 0.00 27.71

<b>13418</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>TIM009</b>	<b>Time Warner Cable</b>					
3460	210 - TWC 5/15			5758-0002	AL05012015	5/1/2015	5/31/2015	8.50	8.50

Database:	MONDAYPROD	Check Register	Page:	13
ENTITY:	3460	Monday Production DB	Date:	6/19/2015
		1501 Wilson Boulevard	Time:	04:10 PM
05/15 Through 05/15				
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: 8.50 0.00 8.50

<b>13422</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>UN1027</b>	<b>Universal International</b>					
3460	NY 393411 CAR SERV			5758-0008	AL138457	4/26/2015	5/26/2015	1.97	1.97

Check Total: 1.97 0.00 1.97

<b>13427</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>VER013</b>	<b>VERIZON WIRELESS</b>					
3460	Acct#72039635500001			5758-0006	AL9744779888	4/28/2015	5/28/2015	109.59	109.59

Check Total: 109.59 0.00 109.59

<b>13432</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>ZAC001</b>	<b>Accenture LLP</b>					
3460	4/15 LEASE ADMIN			5758-0011	AL1100015263	5/7/2015	6/6/2015	309.30	309.30

Check Total: 309.30 0.00 309.30

<b>13437</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>ARL006</b>	<b>Arlington Chamber of Commerce</b>					
3460	ACC Annual Membershi			5758-0012	AL1049100	2/1/2015	3/3/2015	58.25	58.25

Check Total: 58.25 0.00 58.25

<b>13439</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>					
3460	319- NYC UPS BATTER			5758-0003	ALVK11054	5/11/2015	6/10/2015	2.77	2.77

Check Total: 2.77 0.00 2.77

<b>13445</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>DEN005</b>	<b>Deniz Yener</b>					
3460	Broker Meals			6411-0000	ALDY051815	5/18/2015	6/17/2015	17.68	17.68

Check Total: 17.68 0.00 17.68

<b>13449</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>GRNSTN</b>	<b>GREENSTEIN DELORME &amp; LUCHS PC</b>					
3460	contracts CoStar rty			6410-0000	AL176237	2/10/2015	3/12/2015	12.18	12.18

Check Total: 12.18 0.00 12.18

<b>13450</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>ITS001</b>	<b>It's My Cooler,LLC</b>					
3460	WaterCoolerSvcAgreem			5732-0000	9977	1/20/2015	2/19/2015	28.05	28.05

Database: MONDAYPROD		Check Register					Page: 14			
ENTITY: 3460		Monday Production DB					Date: 6/19/2015			
		1501 Wilson Boulevard					Time: 04:10 PM			
		05/15 Through 05/15								
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: 28.05 0.00 28.05

13451	5/26/2015	05/15	SCH016	Schneider Electric Building				
3460	May2015 BAS Srv			5342-0000	010705	5/4/2015	6/3/2015	759.67

Check Total: 759.67 0.00 759.67

13454	5/26/2015	05/15	SOL007	The Solutions Group				
3460	211-TSG JAN/FEB			5758-0002	AL26043	3/1/2015	3/31/2015	8.73

Check Total: 8.73 0.00 8.73

13456	5/26/2015	05/15	STR009	STRATEGIC PRODUCTS AND SERVICES				
3460	319 - Avaya Upgrade			5758-0003	ALSI668309	4/28/2015	5/28/2015	8.54

Check Total: 8.54 0.00 8.54

13458	5/26/2015	05/15	STR009	STRATEGIC PRODUCTS AND SERVICES				
3460	319 - Avaya Upgrade			5758-0003	ALSI669079	4/30/2015	5/30/2015	13.74

Check Total: 13.74 0.00 13.74

13464	5/26/2015	05/15	WBM001	W.B. MASON				
3460	NY C2012992 Rental F			5758-0004	ALIS0353000	4/30/2015	5/30/2015	0.43
3460	NY C2012992 Office			5758-0001	ALIS0353000	4/30/2015	5/30/2015	7.59

Check Total: 8.02 0.00 8.02

13466	5/26/2015	05/15	XER005	Xerox Financial Services LLC				
3460	NY 010-0007854-002			5758-0004	AL302341	4/12/2015	5/12/2015	14.52

Check Total: 14.52 0.00 14.52

13467	5/26/2015	05/15	XER005	Xerox Financial Services LLC				
3460	VA-Con#010000055900			5758-0004	AL311671	5/5/2015	6/4/2015	55.13

Check Total: 55.13 0.00 55.13

13469	5/26/2015	05/15	XER005	Xerox Financial Services LLC				
3460	NY 010 0007854 002			5758-0004	AL317592	5/13/2015	6/12/2015	17.55

Database: MONDAYPROD	Check Register							Page: 15		
ENTITY: 3460	Monday Production DB							Date: 6/19/2015		
	1501 Wilson Boulevard							Time: 04:10 PM		
05/15 Through 05/15										
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:	17.55	0.00	17.55
<b>051515234</b>	<b>5/15/2015</b>	<b>05/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>	<b>Hand Check</b>				
3460	0515 PortfolioIntere			8201-0000	WT671002340515 5/15/2015	5/15/2015	23,218.75	0.00	23,218.75
3460	0515 Reserve Pymts			0611-1600	WT671002340515 5/15/2015	5/15/2015	71,895.61	0.00	71,895.61
3460	0515 Reserve Pymts			0611-1600	WT671002340515 5/15/2015	5/15/2015	58,477.37	0.00	58,477.37
						Check Total:	153,591.73	0.00	153,591.73
<b>051515236</b>	<b>5/15/2015</b>	<b>05/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>	<b>Hand Check</b>				
3460	0515 Mezz Loan Inter			8201-0000	WT417002360515 5/15/2015	5/15/2015	37,135.42	0.00	37,135.42
						Check Total:	37,135.42	0.00	37,135.42
<b>465043015</b>	<b>5/5/2015</b>	<b>05/15</b>	<b>DOM002</b>	<b>DOMINION VIRGINIA POWER</b>	<b>Hand Check</b>				
3460	3/30-4/29 #140177140			5210-0000	WT3460043015B 4/30/2015	5/11/2015	15,867.50	0.00	15,867.50
						Check Total:	15,867.50	0.00	15,867.50
<b>60043015A</b>	<b>5/5/2015</b>	<b>05/15</b>	<b>DOM002</b>	<b>DOMINION VIRGINIA POWER</b>	<b>Hand Check</b>				
3460	3/30-4/29 #790980431			5210-0000	WT3460043015A 4/30/2015	5/5/2015	3,039.46	0.00	3,039.46
						Check Total:	3,039.46	0.00	3,039.46
<b>60050615B</b>	<b>5/26/2015</b>	<b>05/15</b>	<b>ARL003</b>	<b>ARLINGTON COUNTY TREASURER</b>	<b>Hand Check</b>				
3460	3/20-4/22/15 #091374			5250-0000	WT3460050615B 5/6/2015	5/26/2015	3,220.88	0.00	3,220.88
						Check Total:	3,220.88	0.00	3,220.88
						1501 Wilson Boulevard Total:	875,222.02	0.00	875,222.02
						Grand Total:	875,222.02	0.00	875,222.02



1501 Wilson	ACCT	LM 6.3.15		Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	af 6/8/15																	
Management Fees	MGMT	Ak 6.11.15			4,643	6,699	6,473	8,517	6,928	7,260	7,247	7,187	7,038	7,120	7,291	7,460	83,862	86,003	(2,141)
					4,643	6,699	6,473	8,517	6,928	7,260	7,247	7,187	7,038	7,120	7,291	7,460	83,862	86,003	(2,141)

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
ICA Language		34601508	Y	-	-	-	370,559		7,841	-	-	-	-	-	-	378,400	93,019	285,381
Suite 12002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	97,102	(97,102)
Suite 10001, Vacant	PLEASE INSERT ACTUAL PAYMENTS FOR SERKA & SKEON	Y		-	-	-	-		25,200	-	-	-	-	-	-	25,200	35,849	(10,649)
Suite 10002, Vacant	PLEASE INSERT ACTUAL PAYMENTS FOR SERKA & SKEON	Y		-	-	-	-		25,200	-	-	-	-	-	-	25,200	22,335	2,865
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	28,823	-	-	28,823	28,823	-
Suite 10004, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	18,782	(18,782)
Suite 09902, SSTP				-	-	-	-	-	-	-	-	-	9,999	-	-	9,999	9,999	-
Suite 09903, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	3,757	(3,757)
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	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	-			\$ -	\$ -	\$ -	\$ 370,559	\$ -	\$ 85,409	\$ -	\$ -	\$ 27,168	\$ 60,339	\$ -	\$ -	\$ 543,476	\$ 365,325	178,151

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
																-		
ICA Language		34601509	Y	-	-	-	185,280	-	3,920	-	-	-	-	-	-	189,200	46,510	142,690
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	48,551	(48,551)
Suite 10001, Vacant	PLEASE INSERT ACTUAL PAYMENTS FOR SERKA & SKEON		Y	-	-	-	-	-	12,600	-	-	-	-	-	-	12,600	17,925	(5,325)
Suite 10002, Vacant	PLEASE INSERT ACTUAL PAYMENTS FOR SERKA & SKEON		Y	-	-	-	-	-	12,600	-	-	-	-	-	-	12,600	11,167	1,433
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	14,411	-	-	14,411	14,411	-
Suite 10004, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	9,391	(9,391)
Suite 09902, SSTP				-	-	-	-	-	-	-	-	-	5,000	-	-	5,000	5,000	-
Suite 09903, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	1,878	(1,878)
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	17,071	(17,071)
Suite 50002, Vacant				-	-	-	-	-	-	-	-	-	10,759	-	-	10,759	10,759	-
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 185,280	\$ -	\$ 29,120	\$ -	\$ -	\$ -	\$ 30,170	\$ -	\$ -	\$ 244,570	\$ 182,663	61,907

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
ICA Language		34601509	Y	-	-	-	-	12,065		-	-	-	-	-	-	12,065	6,210	5,855
Suite 12002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	6,248	(6,248)
Suite 10001, Vacant			Y	-	-	-	-		2,500	-	-	-	-	-	-	2,500	2,335	165
Suite 10002, Vacant			Y	-	-	-	-		2,500	-	-	-	-	-	-	2,500	2,174	326
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	1,971	529
Suite 10004, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	1,874	(1,874)
Suite 09902, SSTP		35601510	Y	-	-	-	-	1,796	-	-	-	-	2,500	-	-	4,296	1,614	2,682
Suite 09903, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	638	(638)
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	2,335	(2,335)
Suite 50002, Vacant				-	-	-	-	-	-	-	-	-	2,174	-	-	2,174	2,174	-
Unbudgeted:																		
Sip wine		3460SWLG	Y				1,600	570								2,170	-	2,170
																-		-
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 1,600	\$ 14,430	\$ 5,000	\$ -	\$ -	\$ -	\$ 7,174	\$ -	\$ -	\$ 28,204	\$ 27,573	631

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
ICA Language	1,366,080			1	Y	-	-	-	-	-	-			341,520	341,520	341,520	341,520	1,366,080	538,200	827,880
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	541,515	(541,515)
Suite 09903, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	12,750	(12,750)
Spinfire Carryover	114,330				Y	-	-	-	-	-	-	114,330	-	-	-	-	-	114,330	136,071	(21,741)
Sip Wine Carryover	0							-	-	-	-	-	-	-	-	-	-	-	267,000	(267,000)
																		-	-	-

TOTAL 1501 Wilson					-	-	-	-	-	-	-	114,330	-	341,520	341,520	341,520	341,520	1,480,410	1,495,536	(15,126)
Total CM FEE 3%					-	-	-	-	-	-	-	3,430	-	10,246	10,246	10,246	10,246	44,412	44,866	(454)

TI - Landlord Work	Full Cost of Proj.	Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15			
		MPC Job	MPC Job															TOTAL	Budget	Variance
																		-	-	-
ICA Language	741,244					-	-	-	-				185,061	185,061	185,061	186,061	-	741,244	300,000	441,244
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	340,000	(340,000)
Suite 10003, Vacant	238,964					-	-	-	-	-	-					238,964	-	238,964	238,964	-
Suite 10004, Vacant	227,143					-	-	-	-	-	-					227,143	-	227,143	227,143	-
Suite 09902, SSTP	0					-	-	-	-	-	-	-	-	-	-	-	-	-	10,760	(10,760)
Suite 09903, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	8,500	(8,500)
Suite 50001, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	295,735	(295,735)
Suite 50002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	275,310	(275,310)
Suite 50003, Vacant	249,660					-	-	-	-	-	-	-	-	62,415	62,415	62,415	62,415	249,660	249,660	-
Suite 50003, Vacant	237,310					-	-	-	-	-	-	-	-	59,328	59,328	59,328	59,328	237,310	237,310	-
Fitness Center	464,491	412,478	439,125	34601411	Y	1,025	94,719	241,999	74,932	30,619	21,198	-	-	-	-	-	-	464,491	425,000	39,491
Sip Wine Carryover		61,899		34601414	Y	2,141	14,708		1,500	3,422		-	-	-	-	-	-	21,772	75,000	(53,228)
Unbudgeted:																		-		-
1501 LL Ste PH Demo & Whitebox	207,362	160,459	188,797	34601409	Y	10,083	1,013	6,087	3,790	10,620	6,306							37,898		37,898
5 Fl Demo and VAV				34605DEM	Y	780												780		780
1501 10th Flr LL Work				3460LL10	Y	780		14,161										14,941		14,941
1501 10th fl Spec Suite				34601410	Y		44,776		1,245	1,705								47,726		47,726
1501 Spinfire LL Work				34601405	Y		2,378		1,175									3,553		3,553
																		-		-
TOTAL 1501 Wilson	2,687,761	-	-			14,810	157,593	262,247	82,642	46,366	27,504	-	185,061	306,804	306,804	773,911	121,743	2,285,482	2,683,382	(397,900)
Total CM FEE 3%						444	4,728	7,867	2,479	1,391	825	-	5,552	9,204	9,204	23,217	3,652	68,564	80,501	(11,937)

BI - Non Esc	Full Cost of Proj.	Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15			
		MPC Job	MPC Job															TOTAL	Budget	Variance
																		-		-
Façade Lighting Project	115			34601408	Y				115			-	-	-	-	-	-	115	100,000	(99,885)
2014 Carry Over Façade Lighting Project (shared cost with 151!	7			34601408	Y	7						-	-	-	-	-	-	7	44,000	(43,993)
Boiler Refurbishment	55,105			34601501	Y	-	-	560	280	10,965	-	43,300	-	-	-	-	-	55,105	75,000	(19,895)
Garage Repairs	15,000			34601502	Y	-	410	-	2,828	-		11,762	-	-	-	-	-	15,000	15,000	0
Window Film Removal/Replacement	32,000			34601503	Y	-				-	-			16,000	16,000	-	-	32,000	32,000	-
Elevator Cab Upgrades - carryover	414			3460ECRU	Y		414											414	-	414
Elevator Modernization - Carryover				3460ELMO	Y							11,400						11,400	-	11,400
																		-		-
																		-	-	-
																		-		-
TOTAL 1501 Wilson						7	823	560	3,224	10,965	-	66,462	-	16,000	16,000	-	-	114,041	266,000	(151,959)
Total CM FEE 3%						0	25	17	97	329	-	1,994	-	480	480	-	-	3,421	7,980	(4,559)

Total CM Fee						445	4,752	7,884	2,576	1,720	825	5,424	5,552	19,930	19,930	33,463	13,898	116,398	133,348	(16,950)
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## **SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

# 1501 Wilson Boulevard

Leasing Status Report

as of May 31, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1967	RSF Office	109,118
	<b>Renovated:</b>		RSF Retail	16,173
	<b>Stories:</b>	13	RSF Storage	7,942
			<b>Total Building</b>	<b>133,233</b>
	<b>Occupancy:</b>	62%	Vacant Office	44,720
			Vacant Retail	
			Vacant Storage	5,590
			<b>Total Vacancy</b>	<b>50,310</b>

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

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	50,310	37.76%
2015	2,152	1.62%
2016	2,605	1.96%
2017	33,782	25.36%
2018	8,125	6.10%
2019	11,132	8.36%
thereafter	25,127	18.86%
	<b>133,233</b>	<b>100.00%</b>

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
14th Floor	8,596	Leased to ICA
12th	8,480	Leased to ICA
10th	3,113	Spec Suites Leased to Sekon
10th	2,898	Spec Suites Leased to Serka
10th	2,498	Spec Suites To be built
10th	2,628	Spec Suites To be built
9th	850	
5th	11,137	White Box
4th	2,219	
4th	2,301	Fitness Center
Storage (2nd Fl)	2,118	Storage Ready
Storage	3,472	Storage Ready
Total	50,310	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GS-11B-01456	32,582	6-8	2016-2017	TT termination right Mar-16
N. Highland	8,125	P 9	May-18	
Arlington Cnty	11,132	E 11	Sep-19	
ICA	17,076	P12, E13	Mar-29	
Total	68,915			

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

OUTSTANDING PROPOSALS																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Health Communication	New	5,500	P5	Ezra	10.8 yrs	\$ 44.00	3.00%	0 months	\$ 45.23	\$ 33.29	\$ 183,095	\$ 65.00	\$ 357,500	\$ 4.91	\$ 27,005	\$ 567,600
Total		5,500								\$ 33.29	\$ 183,095	\$ 65.00	\$ 357,500	\$ 4.91	\$ 27,005	\$ 567,600

DEALS SIGNED 2015																									
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs															
					Term	Start	Rent	Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI	TI Total	LL (\$/psf)	LL Total	Total								
Serka	New	2,898	P 10th	Mar-15 Weichert	5.0 yrs	\$	40.00	2.75%	6 months	\$	38.26	\$	12.68	\$	36,742	\$	90.93	\$	263,515	\$	300,257				
ICA Language	New	17,076	P12, E13	Dec-15 CBRE	13.5 yrs	\$	39.00	2.75%	15 months	\$	37.26	\$	37.91	\$	647,309	\$	80.00	\$	1,366,080	\$	37.48	\$	640,008	\$	2,653,397
Sekon	New	3,113	P10	Jun-15 C&W	5.0 yrs	\$	40.00	2.75%	0 months	\$	42.26	\$	12.68	\$	39,468	\$	-	\$	90.93	\$	283,065	\$	322,533		
Total		23,087												\$	723,519			\$	1,366,080		\$	1,186,589	\$	3,276,187	

DEALS SIGNED 2014																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
SpinFire	New	2,474	1st	Dec-14 Cushman	10.0 yrs	\$ 46.00	3.00%	0 months	\$ 48.23	\$ 31.64	\$ 78,278	\$ 45.00	\$ 111,330	\$ 77.77	\$ 192,403	\$ 382,011
Sip Wine	New	5,391	1st	Dec-14 Cana	10.5 yrs	\$ 44.50	3.00%	0 months	\$ 44.59	\$ 32.14	\$ 173,261	\$ 67.50	\$ 363,893	\$ 49.67	\$ 267,771	\$ 804,925
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*
*May 31, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Apr-15	4250 N Fairfax		Nixon Vanderhye	45,040	10.75	43.65	\$70.00	8	\$32.14
Apr-15	1300 N 17th St Rosslyn	19-20th	Promontory	36,000	11.00	\$56.95	\$81.00	17	\$37.30
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

**Rosslyn Class B**

Lease Comparables

as of

May 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
May-15	1501 Wilson Blvd	10th	SeKON Enterprise Inc	3,113	5.00	\$40.00	\$57.00	0	\$29.03
May-15	1530 Wilson Blvd	4th	Changeis	2,131	5.50	\$40.00	\$62.00	6	\$23.97
May-15	1530 Wilson Blvd	4th	Remote Medicine	1,712	5.40	\$40.50	\$62.50	5	\$24.94
May-15	1560 Wilson Blvd	4th	Edge Research	4,996	11.00	\$36.50	\$80.00	12	\$22.28
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64

**Rosslyn Retail**

Lease Comparables

as of



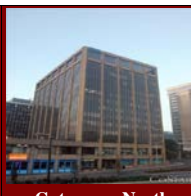



May 31, 2015

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

# Competitive Properties

1501 Wilson Boulevard

as of May 31, 2015

50										50
49										49
48										48
47										47
46										46
45										45
44										44
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2										2
1										1
<div>OWNED ASSET</div> <div>  <div>1501 Wilson Blvd. 1967</div> <div>5,126</div> <div>850</div> <div>11,137</div> <div>2,219</div> <div>2,118</div> </div> <div>  <div>Metro Center 1700 N Moore 1979</div> <div>1,930</div> <div>4,066</div> <div>6,600</div> <div>8,512</div> <div>13,352</div> <div>2,254</div> <div>10,793</div> <div>11,946</div> </div> <div>  <div>1616 N Fort Myer Dr. 1974</div> <div>19,409</div> <div>19,409</div> <div>2,417</div> <div>2,467</div> </div> <div>  <div>Gateway - South 1901 N Fort Myer Dr. 1968</div> <div>4,844</div> <div>2,029</div> </div> <div>  <div>Gateway - North 1911 N Fort Myer Dr. 1970/1999</div> <div>4,585</div> <div>6,356</div> <div>8,448</div> <div>2,447</div> </div> <div>  <div>1550 Wilson Blvd. 1984</div> <div>7,916</div> <div>11,154</div> <div>21,987</div> <div>3,137</div> <div>7,780</div> </div> <div>  <div>1320 N Courthouse 1992</div> <div>2,100</div> </div> <div>  <div>3033 Wilson 1987</div> <div>5,000</div> </div> <div>  <div>1555 Wilson Blvd. 1980/1998</div> <div>21,805</div> <div>7,662</div> <div>19,358</div> <div>14,510</div> <div>6,254</div> </div>										
<div>Total Available RSF:</div> <div>21,450</div> <div>59,453</div> <div>43,702</div> <div>6,873</div> <div>21,836</div> <div>51,974</div> <div>2,100</div> <div>5,000</div> <div>69,589</div>										
<div>Total RSF:</div> <div>126,175</div> <div>409,148</div> <div>303,262</div> <div>113,993</div> <div>152,308</div> <div>143,754</div> <div>365,000</div> <div>165,225</div> <div>154,922</div>										
<div>Direct Availability:</div> <div>17.0%</div> <div>14.5%</div> <div>14.4%</div> <div>6.0%</div> <div>14.3%</div> <div>36.2%</div> <div>0.6%</div> <div>3.0%</div> <div>44.9%</div>										
<div>Asking Rent:</div> <div>\$42.00 - \$44.00</div> <div>\$40.00</div> <div>\$48.00 - \$52.00</div> <div>\$22.00 - \$29.00</div> <div>\$39.00 - \$42.00</div> <div>\$36.50 - \$39.00</div> <div>\$40.00</div> <div>Withheld</div> <div>\$31.00 - \$33.00</div>										
<div>Floor Plate:</div> <div>11,132</div> <div>22,253</div> <div>15,501</div> <div>8,900</div> <div>11,890</div> <div>20,536</div> <div>40,500</div> <div>24,981</div> <div>25,476</div>										
<div>Listing Broker:</div> <div>Monday Properties</div> <div>J Street Companies</div> <div>DTZ</div> <div>JBG Companies</div> <div>JBG Companies</div> <div>Brookfield Properties</div> <div>Avison Young</div> <div>Philips Realty Capital</div> <div>CBRE</div>										
<div>Owner:</div> <div>Monday Properties</div> <div>Clover Company</div> <div>TIAA-CREF</div> <div>JBG Companies</div> <div>JBG Companies</div> <div>Brookfield Properties</div> <div>MetLife</div> <div>Philips Realty Capital</div> <div>Penzance</div>										
<div>Sublease Availability</div> <div>Direct Availability</div>										



Database: MONDAYPROD				Rent Roll						Page: 1					
Bldg Status: Active only				1501 Wilson Boulevard						Date: 6/17/2015					
1501 Wilson Boulevard				5/31/2015						Time: 11:34 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

**New Leases**

3460	-10001	SeKon Enterprise, INC	6/1/2015	5/31/2020	3,113								
3460	-10002	Serka Federal Services, LLC	6/1/2015	5/31/2020	2,898								
3460	-12002	International Communications	1/1/2016	3/31/2029	8,480								
3460	-14001	International Communications	1/1/2016	3/31/2027	8,596								

**Vacant Suites**

3460	-02201	Vacant			2,118								
3460	-04401	Vacant			2,219								
3460	-05501	Vacant			11,137								
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			8,480								
3460	-14001	Vacant			8,596								
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

Database: MONDAYPROD  
Bldg Status: Active only  
1501 Wilson Boulevard

Rent Roll  
1501 Wilson Boulevard  
5/31/2015

Page: 2  
Date: 6/17/2015  
Time: 11:34 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	2/1/2019	933.83	4.31
										OPF	2/1/2020	962.00	4.44
										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	5,633.75	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	2/28/2014	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	5,391	17,423.13	38.78	-17,423.13		DEF	8/1/2015	6,912.52	15.39

Database: MONDAYPROD  
Bldg Status: Active only  
1501 Wilson Boulevard

Rent Roll  
1501 Wilson Boulevard  
5/31/2015

Page: 3  
Date: 6/17/2015  
Time: 11:34 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	5/1/2016	1,621.79	3.61
										OPF	5/1/2017	1,666.72	3.71
										OPF	5/1/2018	1,716.14	3.82
										OPF	5/1/2019	1,770.05	3.94
										OPF	5/1/2020	1,823.96	4.06
										OPF	5/1/2021	1,877.87	4.18
										OPF	5/1/2022	1,931.78	4.30
										OPF	5/1/2023	1,990.18	4.43
										OPF	5/1/2024	2,051.59	4.57
										RTL	5/1/2016	17,947.29	39.95
										RTL	5/1/2017	18,487.86	41.15
										RTL	5/1/2018	19,043.29	42.39
										RTL	5/1/2019	19,615.14	43.66
										RTL	5/1/2020	20,203.40	44.97
										RTL	5/1/2021	20,809.45	46.32
										RTL	5/1/2022	21,431.91	47.71
										RTL	5/1/2023	22,073.73	49.13
										RTL	5/1/2024	22,734.89	50.61
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	35,972.83	39.75			469.80				
	Additional Space 3460 -07701	3/15/2012	3/14/2017	10,860	35,972.83	39.75							
	Additional Space 3460 -08801	3/15/2012	3/14/2017	10,862	35,979.45	39.75							
	Additional Space 3460 -STR06	3/15/2012	3/14/2017	1,200	2,000.00	20.00							
			Total	33,782	109,925.11		0.00		469.80				
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
										RNT	6/1/2017	31,938.02	47.17

Database: MONDAYPROD  
Bldg Status: Active only  
1501 Wilson Boulevard

Rent Roll  
1501 Wilson Boulevard  
5/31/2015

Page: 4  
Date: 6/17/2015  
Time: 11:34 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
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	8,482.86	39.08							
3460	-FTCTR Fitness Center	5/1/2015	5/31/2015	2,301									
<b>Totals:</b>		Occupied Sqft:	63.97%	17 Units	85,224	277,685.27		-5,568.23		469.80			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	36.03%	15 Units	48,009								
		Total Sqft:		32 Units	133,233	277,685.27							
<b>Total 1501 Wilson Boulevard:</b>		Occupied Sqft:	63.97%	17 Units	85,224	277,685.27		-5,568.23		469.80			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	36.03%	15 Units	48,009								
		Total Sqft:		32 Units	133,233	277,685.27							
<b>Grand Total:</b>		Occupied Sqft:	63.97%	17 Units	85,224	277,685.27		-5,568.23		469.80			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	36.03%	15 Units	48,009								
		Total Sqft:		32 Units	133,233	277,685.27							

Floor	S to S		Current	Re-measured
PH		Leased to International Communications Associates: 8,596 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>Leased to International Communications Associates: 8,480sf</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: 2,628 sf</div> <div>Leased to Serka: 2,898 sf</div> <div>Leased to SeKon: 3,113 sf LXP: 5/31/20</div>	11,137	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>	11,127	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	10,862	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: 11,137 sf	11,137	11,132
4		<div>RMC Research: 6,515 sf (\$43.50) LXP 11/30/23</div> <div>Vacant: 2,219 sf</div> <div>Fitness Center: 2,301 SF</div>	11,035	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>	17,460	15,346
B-Level			GSA-11B-01456: 1,200 sf \$20.00 LXP 3/14/17	1,200 0
			124,826	126,199
			7,942	2,745
			132,768	128,944

RSF Office	109,118
RSF Retail	16,173
RSF Storage	7,942
Total Building RSF	133,233

Vacant Office	44,720
Vacant Retail	
Vacant Storage	5,590
Total Vacancy	50,310

Expiration Key  
2015 2016 2017 2018 2019+  
\* Rent figures include scheduled Base Rent plus estimated pass throughs as of 7/31/14\*

Storage

