



**1701 NORTH FORT MYER DRIVE**  
**2015 Budget**



**MONDAY**  
PROPERTIES

# 1701 N Ft Myer

## 2015 Budget

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## **Tab 1**

### ***Property Overview***

- Executive Summary
- Budget Summary
- Budget Report and Variance Analysis
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**1701 N. FORT MYER DRIVE**  
**Arlington, VA**  
**ANNUAL BUDGET EXECUTIVE SUMMARY**  
**For the Calendar Year 2015**



**Property Summary**

Equity ownership.....	Venture 100%
Size.....	280,431 rsf (re-measured)
Floors.....	1-13 office
Year built.....	1970
Garage.....	570 spaces/ 1.34 spaces per thousand sf
Financing .....	Pool B \$29.9 million
Leased.....	100% (as of 9/30/14 rent roll)

**Asset Strategy**

This past month, Congress approved the Prospectus for Department of State for a total of 343,000 square feet which would include renewing the entire 1701 North Fort Myer building as well as the bottom four office floors at 1200 Wilson. Further, the Department of State would utilize an additional four floors at 1200 Wilson as 'swing space' to accommodate renovations at 1701 North Fort Myer over an initial 18-24 month phased construction schedule.

While the MP management team remains optimistic towards being awarded this requirement under the Prospectus, GSA is running a full and open procurement throughout the R/B Corridor and Crystal City which is expected to garner interest from a number of competing projects. The procurement and subsequent award is expected to take 8-12 months to finalize. As such, given the upcoming lease expiration (12/31/14) is rapidly approaching; GSA has approached MP management to discuss an interim, 3 year extension on the entire project. This proposal is currently under discussion with the long-term objective being to substitute and amend this agreement for the aforementioned long-term Prospectus requirement with 1200 Wilson during the first half of 2015.

With that said, the management team is reviewing contingency plans for the project in the event the larger expansion transaction with the Department of State does not materialize. In this instance, 1701 North Fort Myer would retain the Department of State through approximately the end of 2017 based on the assumed successful short term renewal discussed above and face a relet scenario in early 2018.

The near-term objective is to remain diligent in efforts to evaluate and meet the tenant's future operational and space needs and incorporate this plan into a mutually acceptable lease agreement.

## Budget Overview

2015 Budget financial highlights are as follows:

Total Income		\$	11,716,313
Recoverable Operating Expenses	\$	(1,957,558)	
Real Estate Taxes		(1,308,057)	
Non-Recoverable Operating Expenses		(421,383)	
Total Operating Expenses			(3,686,997)
Net Operating Income			8,029,316
Mortgage Interest Expense			(1,188,595)
Net Income			6,840,721
Capital Expenditures			(6,971,115)
Net Cash Flow		\$	(130,394)

Cash flows are addressed in greater detail in the Rosslyn Syndication Partners JV, LP consolidated budget.

## Operations Summary

	2011	2012	2013	2014	2015
	Actual	Actual	Actual	Reforecast	Budget
	PSF	PSF	PSF	PSF	PSF
Total Income	\$41.29	\$39.81	\$41.81	\$39.95	\$41.81
Recoverable Op. Exp.	(6.82)	(7.01)	(6.63)	(6.97)	(6.98)
Real Estate Taxes	(3.94)	(4.40)	(4.63)	(4.77)	(4.67)
Non-Recoverable Op. Exp.	(2.36)	(1.05)	(2.21)	(1.24)	(1.50)
Total Operating Expenses	(\$13.13)	(\$12.46)	(\$13.47)	(\$12.98)	(\$13.16)
Net Operating Income	\$28.17	\$27.35	\$28.34	\$26.97	\$28.65

## Critical Issues

MP will continue to implement and oversee a 2015 capital program in order to maintain key building systems while negotiating a lease renewal with the Department of State.

## Leasing Issues

The MP management team's current assumption is that GSA executes a 3 year, 'interim' extension by the end of 2014 for the entire project as discussed previously. In addition, by mid-2015, management remains optimistic that 1701 North Fort Myer and 1200 Wilson will be selected for the long-term requirement described above.

## 2014 Accomplishments

### Operating Accomplishments

Additional major operating accomplishments include:

- Achieved Energy Star re-certification for the sixth consecutive year with a score of 88.
- Competitively bid and awarded three-year contracts for holiday decorations and metal and marble maintenance.

- Conducted semi-annual fire and life safety training for the tenant base, management team and critical third party vendors including janitorial and security.

### **Capital Accomplishments**

Significant capital projects completed in 2014 are listed below:

- Completion of the exterior re-caulking of 13 floors of the building which included removing and replacing the exterior façade backer rod and sealant and sealing the metal joints in the window frames. This project eliminated the curtain wall water intrusion issues. Project cost approximately \$300,000.
- As part of a multi-year waterproofing and restoration project, spalling and concrete repairs have been completed throughout the garage to improve the structural integrity and restore waterproofing (\$30K).
- Obtained competitive bids for the modernization of all elevators within the building. This project, originally budgeted for 2015 has been postponed to 2016, contingent on State department lease renewal.

### **2015 Business Plan**

#### **Operational Goals**

MP property management's primary operational goals will be to maintain healthy relations with State Department and provide for maximum tenant comfort in order to facilitate a positive experience prior to entering into lease renewal negotiations. To this end, communication and follow up will be critical along with maintaining optimal performance of the HVAC improvements implemented in 2012 and 2013.

#### **Capital Projects**

In 2015, MP will continue to execute a capital projects program that supports long-term leasing objectives and upgrades the infrastructure needs of the asset. It should be noted that certain capital projects originally budgeted for 2015 have been postponed to 2016 pending outcome of State Department lease renewal. The following is a summary of the capital budget:

- On-going garage spalling and concrete repairs. (\$30,000).
- Re-caulk Lobby & Mezzanine levels (50,000).

#### **Leasing Goals**

The property is 100% leased to the Department of State through December 2014. This MP leasing team's first priority is to execute the short term extension with GSA and then compete for the larger Prospectus requirement. This will facilitate either (a) the discussed potential renewal and/or expansion by the Tenant at 1701 and 1200, respectively or (ii) the re-introduction of the project to the market for a private or public sector lease-up strategy in 2018 assuming the 3 year lease renewal is executed as projected.

#### **Utilities**

##### **Electric**

The budgeted projection for 2015 of \$427,316 (\$1.52/rsf) with projected 4,790,880 kWh is based on the following:

- The previous twelve months of kWh consumption
- 2015 occupancy projections
- Dominion Power GS-3 rate schedule with a 2% rate case adjustment

Dominion Power provides both supply and transmission service at rate average of 8.9 cents per kWh.

### **Water and Sewer**

Budgeted water and sewer costs are \$57,756 (\$0.21/rsf). Consumption is based on a three-year historical average. Arlington County increased water rates 3% and sewer rates 3.5% effective 5/1/14 for a total rate of \$13.04 per one thousand gallons consumed. 2015 budget estimates a 4% rate increase 05/01/2015 for a total rate of \$13.55/1000gal .

### **Natural Gas**

The 2015 gas expense of \$44,338 (\$0.16/rsf) was forecasted using a two-year historical consumption average. Delivery costs include an expected 5% rate case adjustment. Supply costs are projected at a fixed rate of \$.5787/therm from Jan-Mar 2015 and market price from Apr-Dec plus a 3% contingency Jan-Dec. Gas is purchased from Hess Energy and transmitted by Washington Gas.

### **Sustainability Initiatives:**

Management has implemented various sustainability practices including “green” cleaning, pest control, landscaping and supply purchasing.

Management continues to work with two consultants; At-Site and Energy Watch to measure and analyze energy use. Adjusted year-over-year savings is 4.7 % for electricity.

**1701 North Fort Myer Drive  
2015 Budget Summary**

**I-Operating Results**

	<b>2015 Budget</b>	<b>2014 Reforecast</b>
Total income	11,716,313	\$11,197,029
Recoverable operating expenses	1,957,557	1,953,204
Real estate tax expense	1,308,057	1,337,844
Non escalatable expenses	421,383	347,799
Total operating expenses	3,686,998	3,638,847
Net operating income	8,029,315	7,558,182
Mortgage interest expense	1,188,595	2,674,387
Refinancing costs and amortization	-	-
Total capital expenditures	6,971,115	6,802,577
<b>Net cash flow</b>	<b>\$ (130,395)</b>	<b>\$ (1,918,782)</b>

**III-Recoverable Operating Expenses**

	<b>2015 Budget</b>	<b>2014 Reforecast</b>	<b>Change</b>
Recoverable operating expenses			
Cleaning expenses	\$ 354,362	\$ 352,996	\$ (1,366)
Utilities	444,901	495,326	50,425 (a)
Repairs and maintenance	593,104	588,357	(4,747)
Roads/Grounds	13,934	9,517	(4,417)
Security	1,720	1,730	10
Management fees	234,323	216,018	(18,305) (b)
Administrative expenses	244,070	202,080	(41,990) (c)
Insurance	71,143	87,179	16,036 (d)
<b>Total recoverable operating expenses</b>	<b>\$ 1,957,557</b>	<b>\$ 1,953,204</b>	<b>\$ (4,352)</b>

(a) Decrease due to budgeted amount based on three year historical averages

(b) Increase due to rent escalation to \$39/psf

(c) Increase due to change in PR allocations

(d) Decrease due to deductible paid in 2014 in association with water main break

**II-Budgeted 2015 Cash Position**

	<b>2015 Budget</b>
<b>Uses of cash</b>	
Operating and capital cash requirements	(130,395)
Adjustment between cash basis and accrual basis RET recovery	-
Insurance adjustment	(1,408)
Contributions (Distributions)	(300,000)
Total use of cash	(431,803)
<b>Sources of cash</b>	
Beginning cash balance in operating and money market	281,423
Proceeds from escrow reserves:	
Replacement reserve	12,335
Tax and Insurance reserve	1,408
Required reserve	-
Tenant improvement & leasing fees reserve	368,561
Escrow payment excess cash	-
Escrow payment deferred equity	-
Interest earned on escrow balances	(1,460)
Future Funding	-
Special rollover reserve	-
Total sources of cash	662,268
<b>Ending cash position</b>	<b>\$ 230,467</b>

**IV-Capital Expenditures**

	<b>2015 Budget</b>	
Garage Repair	30,000	On-going garage rehab
CM Fee 3%	900	
Recaulk Lobby & Mezzanine	50,000	
CM Fee 3%	1,500	
Suite E Bldg. DoS Renewal	915,000	
CM Fee 3%	27,450	
Def Leasing Brokerage - Outside	4,943,484	
Def Leasing Legal	14,084	
Def Leasing Brokerage - Inside	988,697	
<b>Total capital expenditures</b>	<b>\$ 6,971,115</b>	



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/2/2014  
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### 1701 N. Ft. Myer Dr. Budget Comparison Summary

	2013 Actuals	\$/RSF	2014 Refore.	\$/RSF	2015 Budget	\$/RSF	2015 Budget	% Change	Explanation of Variance Between 2014 Refore. and 2015 Budget
							vs.		
							2014 Refore.		
<b>Income</b>									
Office Income	9,516,347	33.96	9,531,040	34.01	10,930,101	39.00	1,399,061	14.68%	Budget is higher due to reforecast not including rent increase to \$39/sf.
Garage/Parking Income	593,484	2.12	593,484	2.12	593,484	2.12	0	0.00%	
R/E Tax Rec	829,548	2.96	865,894	3.09	0	0.00	-865,894	-100.00%	Budget is lower due to signing new lease new base year being 2015.
Utility Reimbursement	85,346	0.30	83,601	0.30	84,509	0.30	908	1.09%	
Interest Income	7,342	0.03	7,127	0.03	180	0.00	-6,947	-97.47%	
Service Income	413,329	1.47	115,883	0.41	108,039	0.39	-7,844	-6.77%	
Other Income	272,415	0.97	0	0.00	0	0.00	0	N/A	
<b>Total Income</b>	<b>11,717,811</b>	<b>41.81</b>	<b>11,197,029</b>	<b>39.95</b>	<b>11,716,313</b>	<b>41.81</b>	<b>519,283</b>	<b>4.64%</b>	
<b>Operating Expenses - Recoverable</b>									
Cleaning	333,106	1.19	352,996	1.26	354,362	1.26	-1,366	-0.39%	
Utilities-Electric	363,564	1.30	363,241	1.30	342,807	1.22	20,434	5.63%	Budget is lower due to lower anticipated costs in 2015 based on 3 year historical averages.
Utilities-Gas	37,015	0.13	78,536	0.28	44,338	0.16	34,198	43.54%	Budget is lower due to polar vortex in 2014.
Utilities-Water/Sewer	49,531	0.18	53,549	0.19	57,756	0.21	-4,207	-7.86%	
R & M-Payroll	312,187	1.11	305,470	1.09	326,111	1.16	-20,641	-6.76%	Budget is higher due to increase in annual salaries and OT for preventative maintenance the must occur after-hours.
R & M-Elevator	58,195	0.21	53,872	0.19	58,181	0.21	-4,309	-8.00%	
R & M-HVAC	78,205	0.28	63,389	0.23	72,521	0.26	-9,132	-14.41%	Budget is higher due to chiller replacement deferred to 2016 and more supplies and repairs anticipated to sustain existing chiller.
R & M-Electrical	21,675	0.08	24,000	0.09	22,700	0.08	1,300	5.42%	
R & M-Plumbing	10,774	0.04	14,233	0.05	17,810	0.06	-3,577	-25.13%	
R & M-Fire/Life Safety	39,869	0.14	36,748	0.13	28,269	0.10	8,480	23.08%	
R & M-GB Interior	35,732	0.13	40,269	0.14	33,211	0.12	7,058	17.53%	

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### 1701 N. Ft. Myer Dr. Budget Comparison Summary

	2013 Actuals	\$/RSF	2014 Refore.	\$/RSF	2015 Budget	\$/RSF	2015 Budget	% Change	Explanation of Variance Between 2014 Refore. and 2015 Budget
							vs.		
							2014 Refore.		
R & M-GB Exterior	5,174	0.02	8,668	0.03	9,200	0.03	-532	-6.14%	
R & M-Other	23,369	0.08	41,708	0.15	25,101	0.09	16,607	39.82%	Budget is lower due to 2013 carryover of 11 Fl abatement (\$13K) and new time clock (\$8K) completed in 2014.
Roads/Grounds	4,306	0.02	9,517	0.03	13,934	0.05	-4,417	-46.42%	
Security	2,104	0.01	1,730	0.01	1,720	0.01	10	0.58%	
Management Fee	226,927	0.81	216,018	0.77	234,323	0.84	-18,305	-8.47%	Budget is higher due to reforecast not including rent increase to \$39/sf.
Administrative	190,532	0.68	202,080	0.72	244,070	0.87	-41,990	-20.78%	Budget is higher due to change in payroll allocations.
Insurance	64,550	0.23	87,179	0.31	71,143	0.25	16,036	18.39%	Budget is lower due to deductible paid in association with water main break.
Real Estate Taxes	1,297,815	4.63	1,337,844	4.77	1,308,057	4.67	29,788	2.23%	
<b>Total Operating Expenses - Recover</b>	<b>3,154,630</b>	<b>11.26</b>	<b>3,291,048</b>	<b>11.74</b>	<b>3,265,614</b>	<b>11.65</b>	<b>25,434</b>	<b>0.77%</b>	
<b>Operating Expenses - Unrecoverable</b>									
Non Esc Utilities	85,346	0.30	83,601	0.30	84,509	0.30	-908	-1.09%	
Service Costs	372,949	1.33	74,076	0.26	95,533	0.34	-21,457	-28.97%	Budget is higher due to tenant's requests for OT HVA not included in reforecast.
Parking Expenses	2,929	0.01	11,565	0.04	4,500	0.02	7,065	61.09%	
Leas, Promo & Adv	49,366	0.18	92,240	0.33	166,635	0.59	-74,395	-80.65%	Budget is higher due to Leasing Feasibility Costs included in 2015 budget.
Owners Costs-Prof Services	109,938	0.39	86,317	0.31	70,206	0.25	16,111	18.66%	Budget is lower due primarily due lower Rosslyn Sector Plan in 2015 budget.
Owners Costs-Bad Debts	0	0.00	0	0.00	0	0.00	0	N/A	
<b>Total Operating Expenses - Unrecov</b>	<b>620,528</b>	<b>2.21</b>	<b>347,799</b>	<b>1.24</b>	<b>421,383</b>	<b>1.50</b>	<b>-73,584</b>	<b>-21.16%</b>	
<b>Net Operating Income</b>	<b>7,942,653</b>	<b>28.34</b>	<b>7,558,182</b>	<b>26.97</b>	<b>8,029,315</b>	<b>28.65</b>	<b>471,133</b>	<b>6.23%</b>	
<b>Debt Service</b>									
Debt Interest Exp	0	0.00	0	0.00	0	0.00	0	N/A	

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### 1701 N. Ft. Myer Dr. Budget Comparison Summary

	2013 Actuals	\$/RSF	2014 Refore.	\$/RSF	2015 Budget	\$/RSF	2015 Budget	% Change	Explanation of Variance Between 2014 Refore. and 2015 Budget
							vs.		
							2014 Refore.		
Mortgage Interest Expense	3,491,348	12.46	2,674,387	9.54	1,188,595	4.24	1,485,792	55.56%	Budget is lower due to Pool B loan refinance and consolidation in 2014.
<b>Total Debt Service</b>	<b>3,491,348</b>	<b>12.46</b>	<b>2,674,387</b>	<b>9.54</b>	<b>1,188,595</b>	<b>4.24</b>	<b>1,485,792</b>	<b>55.56%</b>	
<b>Cash Flow after Debt Service</b>	<b>4,451,305</b>	<b>15.88</b>	<b>4,883,795</b>	<b>17.43</b>	<b>6,840,720</b>	<b>24.41</b>	<b>1,956,925</b>	<b>40.07%</b>	
<b>Capital Expenditures</b>									
Building Improvements-Non-Escala	458,233	1.64	395,721	1.41	82,400	0.29	313,321	79.18%	Budget is lower due to 2015 leasing assumptions.
Tenant Improvements	0	0.00	0	0.00	942,450	3.36	-942,450	N/A	Budget is lower due to 2015 leasing assumptions.
Def Leasing-Broker Commissions	0	0.00	4,280,004	15.27	3,954,787	14.11	325,217	7.60%	Budget is lower due to 2015 leasing assumptions.
Def Leasing-Legal	0	0.00	40,500	0.14	14,084	0.05	26,416	65.22%	Budget is lower due to 2015 leasing assumptions.
Def Leasing-Other	0	0.00	2,086,352	7.44	1,977,394	7.06	108,958	5.22%	Budget is lower due to 2015 leasing assumptions.
<b>Total Capital Expenditures</b>	<b>458,233</b>	<b>1.64</b>	<b>6,802,577</b>	<b>24.27</b>	<b>6,971,115</b>	<b>24.87</b>	<b>-168,538</b>	<b>-2.48%</b>	
<b>Cash Flow after Capital Expenditures</b>	<b>3,993,072</b>	<b>14.25</b>	<b>-1,918,782</b>	<b>-6.85</b>	<b>-130,395</b>	<b>-0.47</b>	<b>1,788,387</b>	<b>93.20%</b>	
<b>Expenses/Adjustments for Net Income</b>									
Amortization and Depreciation	344,436	1.23	1,258,997	4.49	151,489	0.54	1,107,508	87.97%	Budget is lower due to Pool B loan refinance and consolidation in 2014.
<b>Total Expenses/Adjustments for Net I</b>	<b>344,436</b>	<b>1.23</b>	<b>1,258,997</b>	<b>4.49</b>	<b>151,489</b>	<b>0.54</b>	<b>1,107,508</b>	<b>87.97%</b>	
<b>Net Income</b>	<b>4,106,869</b>	<b>14.65</b>	<b>3,624,798</b>	<b>12.93</b>	<b>6,689,231</b>	<b>23.87</b>	<b>3,064,433</b>	<b>84.54%</b>	

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### 1701 N. Ft. Myer Dr. 2015 Monthly Budget Summary

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	\$/RSF
Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		

#### Income

Office Income	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	10,930,101	39.00
Garage/Parking Income	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484	2.12
R/E Tax Rec	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Utility Reimbursement	7,147	7,061	6,010	6,875	8,312	5,766	7,957	6,478	6,181	8,966	5,987	7,769	84,509	0.30
Interest Income	15	15	15	15	15	15	15	15	15	15	15	15	180	0.00
Service Income	4,542	4,542	4,542	4,542	4,542	7,542	13,042	19,042	32,075	4,542	4,542	4,542	108,039	0.39
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Income	972,003	971,917	970,866	971,731	973,168	973,622	981,313	985,834	998,570	973,822	970,843	972,625	11,716,313	41.81

#### Operating Expenses - Recoverable

Cleaning	27,872	27,872	28,572	36,222	27,872	28,572	28,572	27,872	35,122	29,372	27,872	28,572	354,362	1.26
Utilities-Electric	25,610	23,773	26,240	26,448	27,748	34,606	33,385	30,791	34,164	25,918	28,731	25,393	342,807	1.22
Utilities-Gas	11,906	10,398	6,790	2,404	1,054	25	25	25	25	25	1,932	9,729	44,338	0.16
Utilities-Water/Sewer	3,390	3,090	3,123	3,593	4,654	6,423	7,724	7,717	7,791	3,882	4,126	2,243	57,756	0.21
R & M-Payroll	27,890	26,000	27,648	27,652	26,118	27,640	28,352	25,805	27,571	27,007	26,568	27,861	326,111	1.16
R & M-Elevator	3,718	3,718	4,218	3,718	3,718	6,318	6,418	3,718	4,218	3,813	3,813	10,788	58,181	0.21
R & M-HVAC	4,096	5,485	8,087	3,485	5,485	7,087	5,595	8,985	8,087	3,508	5,508	7,110	72,521	0.26
R & M-Electrical	1,000	1,000	3,750	1,000	1,000	1,250	2,200	5,000	3,250	1,000	1,000	1,250	22,700	0.08
R & M-Plumbing	880	880	1,630	2,880	1,530	1,630	880	880	1,630	2,480	880	1,630	17,810	0.06
R & M-Fire/Life Safety	468	468	4,868	1,068	1,468	4,290	540	540	4,940	1,140	540	7,938	28,269	0.10
R & M-GB Interior	643	8,143	2,643	643	5,643	2,643	643	643	2,643	3,143	643	5,143	33,211	0.12
R & M-GB Exterior	0	0	2,000	0	0	2,000	0	0	3,200	0	0	2,000	9,200	0.03
R & M-Other	6,351	866	1,875	2,002	866	1,875	866	866	2,475	866	866	5,325	25,101	0.09
Roads/Grounds	4,378	3,378	128	891	128	638	233	448	233	1,073	278	2,128	13,934	0.05
Security	60	60	60	60	1,060	60	60	60	60	60	60	60	1,720	0.01
Management Fee	19,440	19,438	19,417	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	234,323	0.84
Administrative	23,830	19,631	20,648	21,400	19,054	18,703	22,607	19,074	19,489	21,709	18,506	19,421	244,070	0.87
Insurance	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	6,046	6,046	6,046	6,046	71,143	0.25
Real Estate Taxes	108,903	109,902	108,898	108,902	108,908	108,910	108,943	108,962	109,017	108,911	108,898	108,905	1,308,057	4.67
Total Operating Expenses - Recoverable	276,303	269,972	276,464	267,672	261,639	278,012	272,538	266,974	289,933	259,428	255,684	290,994	3,265,614	11.65

**Software Evaluation Copy**

**1701 N. Ft. Myer Dr.**

**2015 Monthly Budget Summary**

**1701 N. Ft. Myer Dr.**  
**2015 Monthly Budget Summary**

[illegible]

### Operating Expenses - Unrecoverable

Non Esc Utilities	7,147	7,061	6,010	6,875	8,312	5,766	7,957	6,478	6,181	8,966	5,987	7,769	84,509	0.30
Service Costs	3,500	3,500	3,500	3,500	3,500	6,500	12,000	18,000	31,033	3,500	3,500	3,500	95,533	0.34
Parking Expenses	0	0	500	2,500	0	500	0	0	500	0	0	500	4,500	0.02
Leas, Promo & Adv	14,090	14,100	19,475	13,090	14,200	12,975	13,090	12,975	13,100	13,590	12,975	12,975	166,635	0.59
Owners Costs-Prof Services	4,066	6,466	5,885	4,116	12,316	5,579	4,066	4,066	5,197	5,174	4,576	8,697	70,206	0.25
<b>Total Operating Expenses - Unrecoverabl</b>	<b>28,803</b>	<b>31,127</b>	<b>35,370</b>	<b>30,081</b>	<b>38,328</b>	<b>31,320</b>	<b>37,113</b>	<b>41,519</b>	<b>56,011</b>	<b>31,230</b>	<b>27,038</b>	<b>33,441</b>	<b>421,383</b>	<b>1.50</b>

Net Operating Income	666,896	670,817	659,032	673,978	673,201	664,290	671,661	677,341	652,626	683,163	688,121	648,190	8,029,315	28.6%
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## Debt Service

Debt Interest Exp	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Mortgage Interest Expense	100,949	91,180	100,949	97,693	100,949	97,693	100,949	100,949	97,693	100,949	97,693	100,949	1,188,595	4.24
<b>Total Debt Service</b>	<b>100,949</b>	<b>91,180</b>	<b>100,949</b>	<b>97,693</b>	<b>100,949</b>	<b>97,693</b>	<b>100,949</b>	<b>100,949</b>	<b>97,693</b>	<b>100,949</b>	<b>97,693</b>	<b>100,949</b>	<b>1,188,595</b>	<b>4.24</b>

Cash Flow after Debt Service	565,947	579,637	558,083	576,285	572,252	566,597	570,712	576,392	554,933	582,214	590,428	547,241	6,840,720	24.4
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## Capital Expenditures

Building Improvements-Non-Escalata	0	0	0	17,167	17,167	48,067	0	0	0	0	0	82,400	0.29	
Tenant Improvements	0	0	0	0	0	0	0	471,225	0	0	471,225	0	942,450	3.36
Def Leasing-Broker Commissions	0	0	0	0	0	0	3,954,787	0	0	0	0	0	3,954,787	14.11
Def Leasing-Legal	0	0	0	0	0	0	14,084	0	0	0	0	0	14,084	0.05
Def Leasing-Other	0	0	0	0	0	0	1,977,394	0	0	0	0	0	1,977,394	7.06
Total Capital Expenditures	0	0	0	17,167	17,167	48,067	5,946,265	471,225	0	0	471,225	0	6,971,115	24.87

Cash Flow after Capital Expenditures	565,947	579,637	558,083	559,118	555,085	518,530	-5,375,553	105,167	554,933	582,214	119,203	547,241	-130,395	-0.4
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### Expenses/Adjustments for Net Income

[illegible]

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

**Software Evaluation Copy**

**1701 N. Ft. Myer Dr.**

**2015 Monthly Budget Summary**

Software: Kardin Budget System  
Version: 33.07  
File: 3470budget.cm3  
Date: 12/2/2014  
Page: 3 of 3

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	\$/RSF
Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
553,323	567,013	545,459	563,661	559,628	553,973	558,088	563,768	542,309	569,590	577,803	534,617	6,689,231	23.87

**1701 N Ft Myer**  
**Projected Cash Flow - Monthly Detail**  
**For the year ended 12/31/15**

**Cash Activity**

	Budget Jan-15	Budget Feb-15	Budget Mar-15	Budget Apr-15	Budget May-15	Budget Jun-15	Budget Jul-15	Budget Aug-15	Budget Sep-15	Budget Oct-15	Budget Nov-15	Budget Dec-15	2015 Total
<i>Beginning Balance</i>	281,423	293,006	268,294	271,967	276,659	277,305	258,617	245,863	244,729	287,016	267,516	284,977	281,423
Revenues	972,003	971,917	970,866	971,731	973,168	973,622	981,313	985,834	998,570	973,822	970,843	972,624	11,716,313
Less: RE Tax Escalations (Accrual Basis)	-	-	-	-	-	-	-	-	-	-	-	-	-
Add: RET Tax Escalations (Cash Basis)	-	-	-	-	-	-	-	-	-	-	-	-	-
Add/(Less): 2014 Operating & Tax True Up(Cash Basis)	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expenses	(276,303)	(269,972)	(276,464)	(267,672)	(261,639)	(278,012)	(272,538)	(266,974)	(289,933)	(259,428)	(255,684)	(290,994)	(3,265,613)
Non-Operating Expenses	(28,803)	(31,127)	(35,370)	(30,081)	(38,328)	(31,320)	(37,113)	(41,519)	(56,011)	(31,230)	(27,038)	(33,443)	(421,383)
Add: Insurance Expenses (Accrual Basis)	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	6,046	6,046	6,046	6,046	71,144
Less: Insurance Expenses (Cash Basis)	-	-	-	-	-	-	-	-	(72,552)	-	-	-	(72,552)
Add: BPOL Accrual	4,145	4,145	4,140	4,144	4,150	4,152	4,185	4,204	4,259	4,153	4,140	4,148	49,965
Less: BPOL Payment	-	(49,965)	-	-	-	-	-	-	-	-	-	-	(49,965)
Add: RET Exp Accrual	104,758	104,758	104,758	104,758	104,758	104,758	104,758	104,758	104,758	104,758	104,758	104,758	1,257,096
Less: RET Payment	-	-	-	-	-	(628,548)	-	-	(628,548)	-	-	-	(1,257,096)
Capital Expenditures	-	-	-	(17,167)	(17,167)	(48,067)	-	-	-	-	-	-	(82,400)
Tenant Improvements	-	-	-	-	-	-	-	(471,225)	-	-	(471,225)	-	(942,450)
Leasing Commissions- Outside	-	-	-	-	-	-	(3,954,787)	-	-	-	-	-	(3,954,787)
Leasing Legal	-	-	-	-	-	-	(14,084)	-	-	-	-	-	(14,084)
Leasing Commissions- Inside	-	-	-	-	-	-	(1,977,394)	-	-	-	-	-	(1,977,394)
Debt Service	(100,949)	(91,180)	(100,949)	(97,693)	(100,949)	(97,693)	(100,949)	(100,949)	(97,693)	(100,949)	(97,693)	(100,949)	(1,188,595)
Escrow Funding Tax and Insurance Reserve	(110,628)	(110,628)	(110,628)	(110,628)	(110,628)	(110,628)	(110,628)	(110,628)	(110,804)	(110,804)	(110,804)	(110,804)	(1,328,240)
Escrow Draw Reimbursement	-	-	-	-	-	628,548	-	-	701,100	-	-	-	1,329,648
Escrow Payments Replacement/Capex Reserve	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(5,839)	(70,065)
Escrow Draw Reimbursement Replacement/Capex Reserve	-	-	-	-	-	17,167	17,167	48,067	-	-	-	-	82,400
Escrow Payments Leasing/Rollover Reserve	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(52,549)	(630,583)
Escrow Draw Reimbursement Leasing/Rollover Reserve	-	-	-	-	-	-	-	-	841,498	52,549	52,549	52,549	999,144
Interest Earned on Escrow Accounts	(123)	(143)	(163)	(183)	(203)	(148)	(167)	(185)	(16)	(30)	(43)	(57)	(1,460)
Ending Balance	\$ 793,006	\$ 768,294	\$ 771,967	\$ 776,659	\$ 777,305	\$ 758,617	\$ (5,154,137)	\$ 344,729	\$ 1,587,016	\$ 867,516	\$ 384,977	\$ 830,467	\$ 530,467
Contribution/(Distribution)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	5,400,000	(100,000)	(1,300,000)	(600,000)	(100,000)	(600,000)	(300,000)
Net Ending Balance	\$ 293,006	\$ 268,294	\$ 271,967	\$ 276,659	\$ 277,305	\$ 258,617	\$ 245,863	\$ 244,729	\$ 287,016	\$ 267,516	\$ 284,977	\$ 230,467	\$ 230,467
Minimum Working Capital	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
Beginning Balance	\$ 453,571	\$ 564,266	\$ 674,974	\$ 785,695	\$ 896,430	\$ 1,007,178	\$ 489,316	\$ 600,015	\$ 710,728	\$ 120,446	\$ 231,278	\$ 342,122	
Interest .14%	67	80	93	107	120	58	71	84	14	27	41	54	817
Escrow Funding Tax and Insurance Reserve	110,628	110,628	110,628	110,628	110,628	110,628	110,628	110,628	110,804	110,804	110,804	110,804	1,328,240
Escrow Draw Reimbursement Tax and Insurance Reserve	-	-	-	-	-	(628,548)	-	-	(701,100)	-	-	-	(1,329,648)
Ending Balance	\$ 564,266	\$ 674,974	\$ 785,695	\$ 896,430	\$ 1,007,178	\$ 489,316	\$ 600,015	\$ 710,728	\$ 120,446	\$ 231,278	\$ 342,122	\$ 452,980	
Beginning Balance	40,887	46,732	52,577	58,422	64,269	70,116	58,797	47,477	5,255	11,095	16,936	22,777	
Interest .14%	6	6	7	8	8	9	8	6	1	2	3	3	67
Escrow Funding Replacement/Capex Reserve	5,839	5,839	5,839	5,839	5,839	5,839	5,839	5,839	5,839	5,839	5,839	5,839	70,065
Escrow Draw Reimbursement Replacement/Capex Reserve	-	-	-	-	-	(17,167)	(17,167)	(48,067)	-	-	-	-	(82,400)
Ending Balance	\$ 46,732	\$ 52,577	\$ 58,422	\$ 64,269	\$ 70,116	\$ 58,797	\$ 47,477	\$ 5,255	\$ 11,095	\$ 16,936	\$ 22,777	\$ 28,620	
Beginning Balance	367,986	420,585	473,190	525,801	578,418	631,042	683,671	736,307	788,950	-	-	-	
Interest .14%	50	56	63	69	75	81	88	94	-	-	-	-	575
Escrow Payments Leasing/Rollover Reserve	52,549	52,549	52,549	52,549	52,549	52,549	52,549	52,549	52,549	52,549	52,549	52,549	630,583
Escrow Draw Reimbursement Leasing/Rollover Reserve	-	-	-	-	-	-	-	-	(841,498)	(52,549)	(52,549)	(52,549)	(999,144)
Ending Balance	\$ 420,585	\$ 473,190	\$ 525,801	\$ 578,418	\$ 631,042	\$ 683,671	\$ 736,307	\$ 788,950	\$ -	\$ -	\$ -	\$ -	
Interest Income	123	143	163	183	203	148	167	185	16	30	43	57	

## **Tab 2**

### ***Leasing Detail and Reports***

- Market Overview/Plan
- Leasing Report
- Competitive Set
- Stacking Plan



**1701 North Fort Myer Drive**

**Address:** 1701 North Fort Myer Drive  
Arlington, VA 22209

**Type:** Class B Office

**Size:** 280,259 RSF (280,431 RSF remeasured)

**Occupancy:** 100% (09/30/2014)

**Appraised Value:** \$109,000,000 as of December 2013

**Loan Balance:** \$29,910,000

**Rate/Term:** 5.48% / 3 Year

**Owner:** Berkley Property Associates, LLC

**CURRENT STRATEGY**

This past month, Congress approved the Prospectus for Department of State for a total of 343,000 square feet which would include renewing the entire 1701 North Fort Myer building as well as the bottom four office floors at 1200 Wilson. Further, the Department of State would utilize an additional four floors at 1200 Wilson as 'swing space' to accommodate renovations at 1701 North Fort Myer over an initial 18-24 month phased construction schedule.

While the MP management team remains optimistic towards being awarded this requirement under the Prospectus, GSA is running a full and open procurement throughout the R/B Corridor and Crystal City which is expected to garner interest from a number of competing projects. The procurement and subsequent award is expected to take 8-12 months to finalize. As such, given the upcoming lease expiration (12/31/14) is rapidly approaching; GSA has approached MP management to discuss an interim, 3 year extension on the entire project. This proposal is currently under discussion with the long-term objective being to substitute and amend this agreement for the aforementioned long-term Prospectus requirement with 1200 Wilson during the first half of 2015.

With that said, the management team is reviewing contingency plans for the project in the event the larger expansion transaction with the Department of State does not materialize. In this instance, 1701 North Fort Myer would retain the Department of State through approximately the end of 2017 based on the assumed successful short term renewal discussed above and face a relet scenario in early 2018.

The near-term objective is to remain diligent in efforts to evaluate and meet the tenant's future operational and space needs and incorporate this plan into a mutually acceptable lease agreement.

**PHYSICAL DESCRIPTION**

**Size:** 280,259 RSF

**# Bldgs:** 1

**# Tenants:** 1

**Year Built:** 1970

**Office SF (%):** 100%

**Parking:** 570 Spaces

**Slab to Slab:** 11'0"- 11' 6"

**Column Spacing:** 20 feet

**Elevators:** 6 Passenger

**Construction:** 12 story steel reinforced concrete structure

**Condition:** Good

**MARKET INFORMATION****REGIONAL (MSA) TRENDS – Washington DC**

- As market conditions remain tenant-favorable, landlords are looking to stabilize assets by renewing tenants' leases several years in advance of their expiration dates, often providing full concession packages.
- Washington DC added of 9,000 jobs from July 2013 through June 2014 to reach 763,700 workers. Most of the job growth, however, continues to be in non-office-using sectors.
- Net absorption registered negative 262,000 SF in Q3 2014, while the vacancy rate which remained at 11.3%. Space densification and efficiency continue to play a strong role in Washington's leasing activity.
- Washington, DC's overall office asking rental rate was \$53.17 per SF per annum on a full service basis in Q3 2014, representing a \$0.58 per SF increase quarter-over-quarter.

**LOCAL (SUBMARKET) TRENDS – Arlington County**

- Gov't spending cuts have led contractors – one of Northern Virginia's major office users – to reduce costs by consolidating and downsizing. In an effort to diversify tenant mix and attract technology firms, landlords are investing more heavily in building spec suites to include high-end finishes and modern layouts. The technology sector accounted for 20% of signed deals during Q3, with 70% ranging from 5,000 to 15,000 sq ft.
- Total employment in Northern Virginia added 13,400 jobs from July 2013 through June 2014 to 1.39 million workers, while total office-using employment added 4,800 jobs during the same period to reach 796,900.
- Northern Virginia's office vacancy rate increased by 10 bps to 17.1% in Q3 2014. Net absorption ended the quarter at negative 74,521 SF, bringing the year-to-date total absorption to negative 352,477 SF.
- Northern Virginia's office asking rent ended the third quarter at \$32.41 per SF per annum on a full service basis. Compared to the same time last year, the overall rate increased \$0.54 per SF, driven mainly by the Class A rent which rose by \$0.65 per sq. ft. over the year, while the Class B rate remained flat within the timeframe.

**LOCAL (SUBMARKET) STATISTICS – Rosslyn-Ballston Corridor**


Market Size (SF):	9,463,516
YTD Net Absorption (SF):	(93,730)
Vacancy Rate (%):	30.2%
Avg. Market Rents Class A	\$45.16 (Class A)
Avg. Market Rents Overall	\$40.21 (Class B)

STRENGTHS & WEAKNESSES	MAJOR OPERATING ISSUES	2015 ACTION PLAN
<p style="text-align: center;"><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Superior location within one block from the Rosslyn Metro Station</li> <li>• Renewal opportunity and expansion for GSA with 1200 Wilson, which can provide Department of State with an expansive, secure infrastructure</li> </ul> <p style="text-align: center;"><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• HVAC systems are in need of refurbishment</li> </ul>	<ul style="list-style-type: none"> <li>• Property maintenance is intensive due to the age of building systems.</li> <li>• 650 fan coil units nearing end of useful life and require constant maintenance.</li> <li>• The property is a 100% secure tenant facility which creates complications with vendor access due to required escorts.</li> </ul>	<ul style="list-style-type: none"> <li>• Leasing team to finalize short term renewal (3-5 year) with Dept. of State while pursuing larger Prospectus expansion into 1200 Wilson</li> <li>• Continue to perform preventive maintenance on equipment to extend the serviceable life of the HVAC systems</li> <li>• Maintain strong tenant relationship</li> </ul>

# 1701 North Fort Myer Drive

Leasing Status Report

as of September 30, 2014

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

2014 - 2015 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GSA	280,259	All	Dec-14	
Total	280,259			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	-	0.00%
2013	-	0.00%
2014	280,259	100.00%
2015	-	0.00%
2016	-	0.00%
2017	-	0.00%
2018	-	0.00%
thereafter	-	0.00%
	280,259	100.00%

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

OUTSTANDING PROPOSALS																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs					
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
GSA	Renewal	280,259	All	Jul-14		5.00	\$ 39.00	0.00%	0 months	\$39.00	\$ 11.70	\$ 3,279,030	\$ -	\$ -	\$ -	\$ -
Total		280,259									\$ 3,279,030	\$ 3,279,030	\$ -	\$ -	\$ -	\$ 3,279,030

DEALS SIGNED 2014																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs					
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
GSA	Renewal	280,259	All	Jul-14	CBRE	0.50	\$ 34.01	0.00%	0 months	\$34.01	\$ 0.77	\$ 214,400	\$ -	\$ -	\$ -	\$ -
Total		280,259									\$ 214,400	\$ 214,400	\$ -	\$ -	\$ -	\$ 214,400

# Competitive Properties

1701 N. Fort Myer Drive

as of September 30, 2014

49										50
48										49
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13										14
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11										12
10										11
9										10
8										9
7										8
6										7
5										6
4										5
3										4
2										3
1										2
	OWNED ASSET									
		Metro Center 1700 N Moore 1979	1616 N Fort Myer Dr. 1974	Gateway - South 1901 N Fort Myer Dr. 1968	Gateway - North 1911 N Fort Myer Dr. 1970/1999		1320 N Courthouse 1992	3033 Wilson 1987	1555 Wilson Blvd. 1980/1998	
		1,930								
		4,066								
		6,600								
		4,761								
		5,443								
		13,352								
			19409							
		2,254	19409		11,716					
			2417		5,811					
				4,844						
			2467							
				2,029		7,916				
						11,154	40,314			
						21,987	40,314			
		12,360			6,776	3,137				
		7,200				7,780				
								10,154	6,254	

Total Available RSF:		57,966	43,702	6,873	24,303	51,974	80,628	15,154	62,366
Total RSF:	280,259	409,749	303,262	113,993	152,308	143,754	365,000	165,225	154,922
Direct Availability:		14.1%	14.4%	6.0%	16.0%	36.2%	22.1%	9.2%	40.3%
Asking Rent:	NA	\$42.50	\$48.00 - \$52.00	\$22.00 - \$29.00	\$39.00 - \$42.00	\$36.50 - \$39.00	\$41.00	Withheld	\$31.00 - \$33.00
Floor Plate:	20,052	22,253	15,501	8,900	11,890	20,536	40,500	24,981	25,476
Listing Broker:	Monday Properties	J Street Companies	Cassidy Turley	JBG Companies	JBG Companies	Brookfield Properties	Avison Young	Cassidy Turley	CBRE
Owner:	Monday Properties	Clover Company	TIAA-CREF	JBG Companies	JBG Companies	Brookfield Properties	MetLife	Philips Realty Capital	20871Penzance

Sublease Availability
Direct Availability

**Rosslyn Class A**
*Lease Comparables*
*as of September 30, 2014*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
						**TIA includes Lease Liability Assumption			
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
						Includes FF&E			
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
Mar-14	4401 Wilson Blvd Ballston	10th	Am Assoc of Motor Vehicle Admins	30,095	15.00	\$40.25	\$75.00	12	\$29.19
Mar-14	1001 N 19th St Rosslyn	9th	FD Stonewater	6,500	3.00	\$51.00	\$15.00	4	\$43.32
						Renewal in Place			
Jan-14	1300 N 17th St Rosslyn	10th	Kaspersky Solutions	4,500	5.00	\$52.00	\$15.00	5	\$47.62
Dec-13	1776 Wilson Blvd Rosslyn		Black & Veatch	14,365	7.55	\$47.50	\$80.00	7	\$36.50
Dec-13	1300 N 17th Street Rosslyn	16th-17th	Grahm Holdings	30,000	11.00	\$57.25	\$75.00	13	\$39.18
Dec-13	800 N Glebe Rd Ballston	8th	Phacil	20,095	126.00	\$48.00	\$75.00	6	\$36.10
Nov-13	2300 Wilson Blvd Courthouse	4th	Associated General Contractors	17,607	12.30	\$41.75	\$65.00	2	\$35.84

Floor	S to S		Current	Re-measured
PH		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	0	17,894
12		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,354	19,841
11		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
10		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
9		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
8		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
7		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
6		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
5		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
4		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
3		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
2		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	20,052
1		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	23,355	5,614
Lobby		State Department (GS-11B-01637); 280,259 sf (\$34.01, n/a) LXP 12/31/14 Renewals: None	0	37,811
			280,259	281,677
			0	0
			280,259	281,677

RSF Office	280,259
RSF Retail	0
RSF Storage	
Total Building RSF	280,259

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

Expiration Key

2014 2015 2016 2017 2018 2019+

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

Storage

280,259	281,677
0	0
280,259	281,677



## **Tab 3**

### ***Budget Detail and Reports***

- Monthly Budget Detail
- G/L Schedule (Budget Input)

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

### 1701 N. Ft. Myer Dr. 2015 Monthly Budget Detail

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/2/2014  
 Page: 1 of 8

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	\$/RSF
Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		

#### Income

Office Income															
4111-0000	Office Income	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	10,930,101	39.00
Total Office Income		910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	10,930,101	39.00
Garage/Parking Income															
4171-0000	Gar/Prkg Income	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484	2.12
Total Garage/Parking Income		49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484	2.12
R/E Tax Rec															
4331-0000	R/E Tax Rec-Billed	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total R/E Tax Rec		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Utility Reimbursement															
4371-0000	Utility Reimb Billed	7,147	7,061	6,010	6,875	8,312	5,766	7,957	6,478	6,181	8,966	5,987	7,769	84,509	0.30
Total Utility Reimbursement		7,147	7,061	6,010	6,875	8,312	5,766	7,957	6,478	6,181	8,966	5,987	7,769	84,509	0.30
Interest Income															
4521-0000	Interest Income-Bank	15	15	15	15	15	15	15	15	15	15	15	15	180	0.00
Total Interest Income		15	15	15	15	15	15	15	15	15	15	15	15	180	0.00
Service Income															
4861-1000	O/T HVAC Serv Income	0	0	0	0	0	3,000	8,500	14,500	27,533	0	0	0	53,533	0.19
4891-1000	Antenna Income	692	692	692	692	692	692	692	692	692	692	692	692	8,306	0.03
4891-1100	Back Chg./Repair	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	46,200	0.16
Total Service Income		4,542	4,542	4,542	4,542	4,542	7,542	13,042	19,042	32,075	4,542	4,542	4,542	108,039	0.39
Other Income															
4760-1700	Leasing Fees - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Other Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Income		972,003	971,917	970,866	971,731	973,168	973,622	981,313	985,834	998,570	973,822	970,843	972,625	11,716,313	41.81



## R & M-HVAC

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/2/2014  
 Page: 3 of 8

### 1701 N. Ft. Myer Dr. 2015 Monthly Budget Detail

		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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
5330-0000	R&M-HVAC-Contract Svs	759	759	1,611	759	759	1,611	759	759	1,611	782	782	1,634	12,589	0.04
5332-0000	R&M-HVAC-Water Treatm	2,836	726	726	726	726	726	2,836	726	726	726	726	726	12,931	0.05
5334-0000	R&M-HVAC-Supplies	1	1,500	2,750	1,500	1,500	2,750	1,500	1,500	2,750	1,500	1,500	2,750	21,501	0.08
5336-0000	R&M-HVAC-Outside Svs	500	2,500	3,000	500	2,500	2,000	500	6,000	3,000	500	2,500	2,000	25,500	0.09
Total R & M-HVAC		4,096	5,485	8,087	3,485	5,485	7,087	5,595	8,985	8,087	3,508	5,508	7,110	72,521	0.26
<b>R &amp; M-Electrical</b>															
5340-0000	R&M-Electrical-Supplies	1,000	1,000	1,000	1,000	1,000	1,000	2,200	1,000	1,000	1,000	1,000	1,000	13,200	0.05
5342-0000	R&M-Electrical-Outside Svs	0	0	2,750	0	0	250	0	4,000	2,250	0	0	250	9,500	0.03
Total R & M-Electrical		1,000	1,000	3,750	1,000	1,000	1,250	2,200	5,000	3,250	1,000	1,000	1,250	22,700	0.08
<b>R &amp; M-Plumbing</b>															
5360-0000	R&M-Plumbing-Supplies	880	880	880	880	880	880	880	880	880	880	880	880	10,560	0.04
5362-0000	R&M-Plumbing-Outside Sv	0	0	750	2,000	650	750	0	0	750	1,600	0	750	7,250	0.03
Total R & M-Plumbing		880	880	1,630	2,880	1,530	1,630	880	880	1,630	2,480	880	1,630	17,810	0.06
<b>R &amp; M-Fire/Life Safety</b>															
5370-0000	R&M-Fire/Life Safety-Supp	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.00
5372-0000	R&M-Fire/Life Safety-O/S	468	468	4,618	1,068	1,468	4,040	540	540	4,690	1,140	540	7,688	27,269	0.10
Total R & M-Fire/Life Safety		468	468	4,868	1,068	1,468	4,290	540	540	4,940	1,140	540	7,938	28,269	0.10
<b>R &amp; M-GB Interior</b>															
5380-0000	R&M-GB Interior-Supplies	200	200	700	200	200	700	200	200	700	200	200	700	4,400	0.02
5381-0000	R&M-GB Interior-O/S	0	5,000	1,500	0	5,000	1,500	0	0	1,500	0	0	1,500	16,000	0.06
5384-0000	R&M-GB Interior-Pest Cont	443	2,943	443	443	443	443	443	443	443	2,943	443	443	10,311	0.04
5385-0000	R&M-GB Interior-Plant Mnt	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500	0.01
Total R & M-GB Interior		643	8,143	2,643	643	5,643	2,643	643	643	2,643	3,143	643	5,143	33,211	0.12
<b>R &amp; M-GB Exterior</b>															
5388-0000	R&M-GB Exterior	0	0	2,000	0	0	2,000	0	0	3,200	0	0	2,000	9,200	0.03
Total R & M-GB Exterior		0	0	2,000	0	0	2,000	0	0	3,200	0	0	2,000	9,200	0.03
<b>R &amp; M-Other</b>															
5390-0000	R&M-Other	6,351	866	1,875	2,002	866	1,875	866	866	2,475	866	866	5,325	25,101	0.09

		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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Total R & M-Other		6,351	866	1,875	2,002	866	1,875	866	866	2,475	866	866	5,325	25,101	0.09
Roads/Grounds															
5412-0000	Grounds-Landscape-O/S	128	128	128	891	128	638	233	448	233	1,073	278	128	4,434	0.02
5430-0000	Grounds-Snow Rem-Suppl	750	750	0	0	0	0	0	0	0	0	0	1,000	2,500	0.01
5432-0000	Grounds-Snow Rem-O/S	3,500	2,500	0	0	0	0	0	0	0	0	0	1,000	7,000	0.02
Total Roads/Grounds		4,378	3,378	128	891	128	638	233	448	233	1,073	278	2,128	13,934	0.05
Security															
5520-0000	Security-Contract	60	60	60	60	60	60	60	60	60	60	60	60	720	0.00
5530-0000	Security-Equipment	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0.00
Total Security		60	60	60	60	1,060	60	60	60	60	60	60	60	1,720	0.01
Management Fee															
5610-0000	Mgmt Fee-Current Yr	19,440	19,438	19,417	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	234,323	0.84
Total Management Fee		19,440	19,438	19,417	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	234,323	0.84
Administrative															
5710-0000	Adm-Payroll	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	135,360	0.48
5710-1000	Admi-Payroll taxes	1,334	963	870	863	863	863	857	779	698	674	674	674	10,112	0.04
5710-5000	Admin-Other Payroll Expen	1,104	1,395	1,527	1,114	1,061	1,070	1,013	1,080	1,076	1,102	1,087	1,100	13,731	0.05
5730-0000	Adm-Office Exp-Mgmt Ren	2,333	2,333	2,333	2,333	2,333	2,393	2,393	2,393	2,393	2,393	2,393	2,393	28,412	0.10
5734-0000	Adm-Office Exp-Phone	355	355	355	355	355	355	355	355	355	355	355	355	4,260	0.02
5746-0000	Adm-Office Exp-Telecomm	306	306	306	306	306	306	306	306	306	306	306	306	3,675	0.01
5754-0000	Adm-Mgmt Exp-Tuition,Ed	778	0	0	549	0	0	549	230	0	549	0	0	2,653	0.01
5756-0000	Adm-Mgmt Exp-Dues & Su	2,447	0	1,200	0	0	0	0	0	375	1,000	0	0	5,022	0.02
5758-0000	Adm-Mgmt Exp-Other	97	97	97	97	97	97	97	97	97	97	97	97	1,167	0.00
5758-0001	Office/Lunchroom Supplies	271	100	100	126	140	123	129	100	109	117	123	100	1,538	0.01
5758-0002	Internet/IT Contracts	230	108	108	230	108	108	230	108	110	230	108	108	1,786	0.01
5758-0003	Computer Hardware / Soft	381	461	679	478	172	305	254	480	518	172	263	172	4,335	0.02
5758-0004	Copiers/Office Equipment	71	67	67	71	78	71	71	67	67	71	67	71	839	0.00
5758-0005	Telephone - Land Lines/Te	84	79	84	79	84	79	84	79	84	79	84	79	978	0.00
5758-0006	Telephone - Wireless/Cellu	298	246	246	246	257	246	246	246	246	246	246	246	3,015	0.01

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/2/2014  
 Page: 6 of 8

### 1701 N. Ft. Myer Dr. 2015 Monthly Budget Detail

	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	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Total Service Costs	3,500	3,500	3,500	3,500	3,500	6,500	12,000	18,000	31,033	3,500	3,500	3,500	95,533	0.34
<b>Parking Expenses</b>														
6320-0000 Parking Exp-Misc	0	0	500	2,500	0	500	0	0	500	0	0	500	4,500	0.02
Total Parking Expenses	0	0	500	2,500	0	500	0	0	500	0	0	500	4,500	0.02
<b>Leas, Promo &amp; Adv</b>														
6410-0000 Promotion and Advertising	1,515	1,525	6,900	515	1,625	400	515	400	525	1,015	400	400	15,735	0.06
6414-0000 Tenant Relations	75	75	75	75	75	75	75	75	75	75	75	75	900	0.00
6420-0000 Lease Obligations	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000	0.54
Total Leas, Promo & Adv	14,090	14,100	19,475	13,090	14,200	12,975	13,090	12,975	13,100	13,590	12,975	12,975	166,635	0.59
<b>Owners Costs-Prof Services</b>														
6630-0000 Legal	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	24,996	0.09
6632-0000 Misc Professional Serv	0	2,400	1,131	50	1,250	1,131	0	0	1,131	0	510	4,631	12,232	0.04
6633-0000 Bank & Credit Card Fees	1,650	1,650	1,650	1,650	8,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	26,800	0.10
6634-0000 Charitable Contributions	0	0	688	0	0	382	0	0	0	1,108	0	0	2,178	0.01
6645-0000 Sales & Use Taxes	333	333	333	333	333	333	333	333	333	333	333	333	4,000	0.01
Total Owners Costs-Prof Services	4,066	6,466	5,885	4,116	12,316	5,579	4,066	4,066	5,197	5,174	4,576	8,697	70,206	0.25
Total Operating Expenses - Unrecoverable	28,803	31,127	35,370	30,081	38,328	31,320	37,113	41,519	56,011	31,230	27,038	33,441	421,383	1.50
<b>Net Operating Income</b>	666,896	670,817	659,032	673,978	673,201	664,290	671,661	677,341	652,626	683,163	688,121	648,190	8,029,315	28.65

## Debt Service

<b>Debt Interest Exp</b>														
0222-0000 Deferred Financing Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Debt Interest Exp	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
<b>Mortgage Interest Expense</b>														
8201-0000 Mortgage Interest	100,949	91,180	100,949	97,693	100,949	97,693	100,949	100,949	97,693	100,949	97,693	100,949	1,188,595	4.24
Total Mortgage Interest Expense	100,949	91,180	100,949	97,693	100,949	97,693	100,949	100,949	97,693	100,949	97,693	100,949	1,188,595	4.24

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

### 1701 N. Ft. Myer Dr. 2015 Monthly Budget Detail

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/2/2014  
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	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	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Total Debt Service	100,949	91,180	100,949	97,693	100,949	97,693	100,949	100,949	97,693	100,949	97,693	100,949	1,188,595	4.24

<b>Cash Flow after Debt Service</b>	565,947	579,637	558,083	576,285	572,252	566,597	570,712	576,392	554,933	582,214	590,428	547,241	6,840,720	24.41
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### Capital Expenditures

<b>Building Improvements-Non-Escalatable</b>														
0142-0002	Bldg Impr-Non Escalatable	0	0	0	16,667	16,667	46,667	0	0	0	0	0	80,000	0.29
0142-0020	Bldg Impr-CM Fee	0	0	0	500	500	1,400	0	0	0	0	0	2,400	0.01
Total Building Improvements-Non-Escala		0	0	0	17,167	17,167	48,067	0	0	0	0	0	82,400	0.29
<b>Tenant Improvements</b>														
0162-0004	TI-Landlord Work	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000	3.26
0162-0020	TI-CM Fee	0	0	0	0	0	0	13,725	0	0	13,725	0	27,450	0.10
Total Tenant Improvements		0	0	0	0	0	0	471,225	0	0	471,225	0	942,450	3.36
<b>Def Leasing-Broker Commissions</b>														
0202-0001	Def Leasing-Brokerage	0	0	0	0	0	3,954,787	0	0	0	0	0	3,954,787	14.11
Total Def Leasing-Broker Commissions		0	0	0	0	0	3,954,787	0	0	0	0	0	3,954,787	14.11
<b>Def Leasing-Legal</b>														
0202-0002	Def Leasing-Legal	0	0	0	0	0	14,084	0	0	0	0	0	14,084	0.05
Total Def Leasing-Legal		0	0	0	0	0	14,084	0	0	0	0	0	14,084	0.05
<b>Def Leasing-Other</b>														
0202-0003	Def Leasing-Other	0	0	0	0	0	988,697	0	0	0	0	0	988,697	3.53
0202-0006	Deferred Leas-Monday	0	0	0	0	0	988,697	0	0	0	0	0	988,697	3.53
Total Def Leasing-Other		0	0	0	0	0	1,977,394	0	0	0	0	0	1,977,394	7.06
Total Capital Expenditures		0	0	0	17,167	17,167	48,067	5,946,265	471,225	0	0	471,225	6,971,115	24.87

<b>Cash Flow after Capital Expenditures</b>	565,947	579,637	558,083	559,118	555,085	518,530	-5,375,553	105,167	554,933	582,214	119,203	547,241	-130,395	-0.47
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### Expenses/Adjustments for Net Income

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

Software Evaluation Copy

1701 N. Ft. Myer Dr.  
2015 Monthly Budget Detail

Software: Kardin Budget System  
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		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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Amortization and Depreciation															
8302-0000	Amort-Def Financing	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	151,489	0.54
Total Amortization and Depreciation		12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	151,489	0.54
Total Expenses/Adjustments for Net Income		12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	12,624	151,489	0.54
Net Income		553,323	567,013	545,459	563,661	559,628	553,973	558,088	563,768	542,309	569,590	577,803	534,617	6,689,231	23.87

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

## Software Evaluation Copy

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Software: Kardin Budget System  
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### 0142-0002 Bldg Impr-Non Escalatable

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Recaulk Lobby & Mezzanin Levels	0	0	0	16,667	16,667	16,667	0	0	0	0	0	0	50,000	0.18
002	3470 Garage Repair (\$30K every year in accordance with Goldman PCA)	0	0	0	0	0	30,000	0	0	0	0	0	0	30,000	0.11
<b>Totals:</b>		0	0	0	16,667	16,667	46,667	0	0	0	0	0	0	80,000	0.29

### 0142-0020 Bldg Impr-CM Fee

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Linked to CM Fee - Building Improvements	0	0	0	500	500	1,400	0	0	0	0	0	0	2,400	0.01
<b>Totals:</b>		0	0	0	500	500	1,400	0	0	0	0	0	0	2,400	0.01

### 0162-0004 TI-Landlord Work

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Suite E Bldg, DoS Renewal (Mis. A&E)	0	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000	3.26
<b>Totals:</b>		0	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000	3.26



Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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### 0162-0020 TI-CM Fee

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Linked to CM Fee - Tenant Improvements	0	0	0	0	0	0	0	13,725	0	0	13,725	0	27,450	0.10
<b>Totals:</b>		0	0	0	0	0	0	0	13,725	0	0	13,725	0	27,450	0.10

### 0202-0001 Def Leasing-Brokerage

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
002	3470 Suite E Bldg, DoS Renewal	0	0	0	0	0	0	3,954,787	0	0	0	0	0	3,954,787	14.11
<b>Totals:</b>		0	0	0	0	0	0	3,954,787	0	0	0	0	0	3,954,787	14.11

### 0202-0002 Def Leasing-Legal

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
002	3470 Suite E Bldg, DoS Renewal	0	0	0	0	0	0	14,084	0	0	0	0	0	14,084	0.05
<b>Totals:</b>		0	0	0	0	0	0	14,084	0	0	0	0	0	14,084	0.05

[illegible]

[illegible]

[illegible]

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5120-0000 Clean-Contract Interior

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Cleaning contract expense	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	316,162	1.13
	<b>Totals:</b>	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	26,347	316,162	1.13

### 5130-0000 Clean-Window Wash Ext

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Exterior Window cleaning expense	0	0	0	6,300	0	0	0	0	6,300	0	0	0	12,600	0.04
	3470 Annual Rig Cert and Inspection	0	0	0	0	0	0	700	0	0	0	0	0	700	0.00
	3470 Interior Window Cleaning	0	0	0	1,800	0	0	0	0	0	0	0	0	1,800	0.01
	<b>Totals:</b>	0	0	0	8,100	0	0	700	0	6,300	0	0	0	15,100	0.05

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5152-0000 Clean-Trash Rem/Recyl-O/S

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Compactor	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600	0.04
2	3470 Rear Load Recycle	475	475	475	475	475	475	475	475	475	475	475	475	5,700	0.02
3	3470 Recycling supplies	0	0	0	250	0	0	0	0	250	0	0	0	500	0.00
<b>Totals:</b>		1,525	1,525	1,525	1,775	1,525	1,525	1,525	1,525	1,775	1,525	1,525	1,525	18,800	0.07

### 5160-0000 Clean-Other

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Quarterly pressure wash not covered under contract	0	0	700	0	0	700	0	0	700	0	0	700	2,800	0.01
	3470 Semi-annual powerwashing - exterior and loading dock	0	0	0	0	0	0	0	0	0	1,500	0	0	1,500	0.01
<b>Totals:</b>		0	0	700	0	0	700	0	0	700	1,500	0	700	4,300	0.02

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

## Software Evaluation Copy

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Software: Kardin Budget System  
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### 5210-0000 Util-Elec-Public Area

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Electric utility expense	32,757	30,834	32,250	33,323	36,060	40,372	41,342	37,269	40,345	34,884	34,718	33,162	427,316	1.52
2	3470 Submeter billed back to tenants	-7,147	-7,061	-6,010	-6,875	-8,312	-5,766	-7,957	-6,478	-6,181	-8,966	-5,987	-7,769	-84,509	-0.30
<b>Totals:</b>		25,610	23,773	26,240	26,448	27,748	34,606	33,385	30,791	34,164	25,918	28,731	25,393	342,807	1.22

### 5220-0000 Util-Gas

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Distribution-Washington Gas	3,827	3,363	2,070	1,001	438	25	25	25	25	25	709	2,737	14,270	0.05
	3470 Consumption Hess	8,079	7,035	4,720	1,403	616	0	0	0	0	0	1,223	6,992	30,068	0.11
<b>Totals:</b>		11,906	10,398	6,790	2,404	1,054	25	25	25	25	25	1,932	9,729	44,338	0.16

### 5250-0000 Util-Water/Sewer-Water

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Water/sewer expense	3,390	3,090	3,123	3,593	4,654	6,423	7,724	7,717	7,791	3,882	4,126	2,243	57,756	0.21
<b>Totals:</b>		3,390	3,090	3,123	3,593	4,654	6,423	7,724	7,717	7,791	3,882	4,126	2,243	57,756	0.21



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5310-0000 R&M-Payroll-Gen'l

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 R&M-Payroll-Gen'l	20,474	18,749	20,474	20,474	19,611	20,474	21,336	19,611	20,474	20,474	19,611	21,332	243,094	0.87
002	3470 R&M-Bonus	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	15,168	0.05
<b>Totals:</b>		21,738	20,013	21,738	21,738	20,875	21,738	22,600	20,875	21,738	21,738	20,875	22,596	258,262	0.92

### 5310-1000 R & M Payroll-OT

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 R&M Payroll OT	863	800	863	800	863	800	864	800	861	800	863	797	9,974	0.04
<b>Totals:</b>		863	800	863	800	863	800	864	800	861	800	863	797	9,974	0.04

### 5310-2000 R & M Payroll-Taxes

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 R&M Payroll-Taxes	2,746	2,003	1,747	1,724	1,663	1,724	1,795	1,588	1,618	1,613	1,552	1,649	21,422	0.08
<b>Totals:</b>		2,746	2,003	1,747	1,724	1,663	1,724	1,795	1,588	1,618	1,613	1,552	1,649	21,422	0.08

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5310-4000 R & M -Benefits

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Linked to Payroll R&M benefits	2,543	3,184	3,300	3,390	2,717	3,378	3,093	2,542	3,354	2,856	3,278	2,819	36,453	0.13
<b>Totals:</b>		2,543	3,184	3,300	3,390	2,717	3,378	3,093	2,542	3,354	2,856	3,278	2,819	36,453	0.13

### 5320-0000 R&M-Elev-Maint Contract

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Elevator maintenance contract	3,157	3,157	3,157	3,157	3,157	3,157	3,157	3,157	3,157	3,252	3,252	3,252	38,168	0.14
<b>Totals:</b>		3,157	3,157	3,157	3,157	3,157	3,157	3,157	3,157	3,157	3,252	3,252	3,252	38,168	0.14

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

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### 5322-0000 R&M-Elev-Outside Svs

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Vertical Transportation Consultant	0	0	0	0	0	2,100	0	0	0	0	0	0	2,100	0.01
2	3470 Elevator phones (Telco)	561	561	561	561	561	561	561	561	561	561	561	561	6,738	0.02
3	3470 Elevator Inspection Certificates	0	0	0	0	0	0	2,700	0	0	0	0	0	2,700	0.01
4	3470 OT County Elevator Inspections	0	0	0	0	0	0	0	0	0	0	0	6,175	6,175	0.02
5	3470 Misc repairs outside of contract	0	0	500	0	0	500	0	0	500	0	0	800	2,300	0.01
<b>Totals:</b>		561	561	1,061	561	561	3,161	3,261	561	1,061	561	561	7,536	20,013	0.07

### 5330-0000 R&M-HVAC-Contract Svs

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Chiller Maintenance contract	0	0	602	0	0	602	0	0	602	0	0	602	2,408	0.01
2	3470 BMS/EMS Maintenance contract (Schneider)	759	759	759	759	759	759	759	759	759	782	782	782	9,181	0.03
3	3470 BMS/EMS Repairs	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.00
<b>Totals:</b>		759	759	1,611	759	759	1,611	759	759	1,611	782	782	1,634	12,589	0.04

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5332-0000 R&M-HVAC-Water Treatment

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 HVAC Water Treatment (ChemAqua)	726	726	726	726	726	726	726	726	726	726	726	726	8,711	0.03
2	3470 Consulting Services (Homeyer)	2,110	0	0	0	0	0	2,110	0	0	0	0	0	4,220	0.02
<b>Totals:</b>		2,836	726	726	726	726	726	2,836	726	726	726	726	726	12,931	0.05

### 5334-0000 R&M-HVAC-Supplies

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Boiler supplies	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.00
2	3470 AHU motors	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.01
3	3470 Paint supplies for mechanical rooms	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.01
4	3470 HVAC supplies	1	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	16,501	0.06
<b>Totals:</b>		1	1,500	2,750	1,500	1,500	2,750	1,500	1,500	2,750	1,500	1,500	2,750	21,501	0.08

[illegible]

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5362-0000 R&M-Plumbing-Outside Svs

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Miscellaneous plumbing repairs	0	0	750	0	0	750	0	0	750	0	0	750	3,000	0.01
2	3470 Backflow Certification	0	0	0	0	0	0	0	0	0	1,600	0	0	1,600	0.01
3	3470 Ejector pit maintenance	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0.00
5	3470 Sewer Ejector Pit Cleaning	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0.00
6	3470 Sump Pump Cleaning	0	0	0	0	650	0	0	0	0	0	0	0	650	0.00
<b>Totals:</b>		0	0	750	2,000	650	750	0	0	750	1,600	0	750	7,250	0.03

### 5370-0000 R&M-Fire/Life Safety-Supp

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Replacement pull stations, smoke detectors, devices	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.00
<b>Totals:</b>		0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.00





Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

Software Evaluation Copy

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Software: Kardin Budget System  
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011	3470 Emergency generator testing (Webb GenTech Services)	0	0	0	600	0	0	0	0	0	600	0	0	1,200	0.00
Totals:		468	468	4,618	1,068	1,468	4,040	540	540	4,690	1,140	540	7,688	27,269	0.10

5380-0000 R&M-GB Interior-Supplies

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Misc door & lock repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2	3470 Ceiling tiles	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.01
3	3470 Painting Supplies	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.01
Totals:		200	200	700	200	200	700	200	200	700	200	200	700	4,400	0.02

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
 Version: 33.07  
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### 5381-0000 R&M-GB Interior-O/S

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Window & glass repairs	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.01
003	3470 Common area carpet cleaning and drywall repairs	0	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	4,000	0.01
004	3470 Garage Repair	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000	0.02
005	3470 New Carpet in 2nd Floor Lobby	0	5,000	0	0	0	0	0	0	0	0	0	0	5,000	0.02
<b>Totals:</b>		0	5,000	1,500	0	5,000	1,500	0	0	1,500	0	0	1,500	16,000	0.06

### 5384-0000 R&M-GB Interior-Pest Cont

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 Exterminating base contract with Orkin	443	443	443	443	443	443	443	443	443	443	443	443	5,311	0.02
2	3470 Exterminating, additional service (mass mouse and/or roach trapping)	0	2,500	0	0	0	0	0	0	0	2,500	0	0	5,000	0.02
<b>Totals:</b>		443	2,943	443	443	443	443	443	443	443	2,943	443	443	10,311	0.04

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

## Software Evaluation Copy

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Software: Kardin Budget System  
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### 5385-0000 R&M-GB Interior-Plant Mnt

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Holiday Decorations	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500	0.01
<b>Totals:</b>		0	0	0	0	0	0	0	0	0	0	0	2,500	2,500	0.01

### 5388-0000 R&M-GB Exterior

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	3470 9/11 Flags	0	0	0	0	0	0	0	0	1,200	0	0	0	1,200	0.00
2	3470 Exterior repairs	0	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	4,000	0.01
3	3470 Misc waterproofing & roof repairs	0	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	4,000	0.01
<b>Totals:</b>		0	0	2,000	0	0	2,000	0	0	3,200	0	0	2,000	9,200	0.03

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

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5390-0000 R&M-Other

Software: Kardin Budget System  
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Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 2015 Electricity, Gas & Water Budget Prep (Energy Watch)	0	0	0	0	0	0	0	0	0	0	0	3,450	3,450	0.01
002	3470 Energy Watch Quarterly Reports	0	0	434	0	0	434	0	0	434	0	0	434	1,738	0.01
003	3470 AtSite Monthly Maintenance & Reporting	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.03
004	3470 Electronic Tenant Handbooks	4,245	0	0	0	0	0	0	0	0	0	0	0	4,245	0.02
005	3470 IAQ Testing	1,240	0	0	0	0	0	0	0	0	0	0	0	1,240	0.00
006	3470 Annual ACM Inspection & O&M	0	0	0	1,136	0	0	0	0	0	0	0	0	1,136	0.00
007	3470 Uniforms for engineering staff/Cintas	116	116	116	116	116	116	116	116	116	116	116	116	1,392	0.00
008	3470 Uniforms for engineering staff/boots & winter coats	0	0	0	0	0	0	0	0	600	0	0	0	600	0.00
009	3470 Zee Medical supplies	0	0	125	0	0	125	0	0	125	0	0	125	500	0.00
010	3470 Maintenance tools & supplies	0	0	450	0	0	450	0	0	450	0	0	450	1,800	0.01
<b>Totals:</b>		6,351	866	1,875	2,002	866	1,875	866	866	2,475	866	866	5,325	25,101	0.09

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5412-0000 Grounds-Landscape-O/S

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Hand Watering	0	0	0	0	0	90	105	120	105	250	150	0	820	0.00
002	3470 Monthly Maintenance	128	128	128	128	128	128	128	128	128	128	128	128	1,536	0.01
003	3470 Spring & Fall Annuals	0	0	0	429	0	0	0	0	0	505	0	0	934	0.00
004	3470 Spring & Fall Mulch	0	0	0	334	0	0	0	0	0	191	0	0	525	0.00
005	3470 Summer Annuals	0	0	0	0	0	420	0	0	0	0	0	0	420	0.00
006	3470 Clean-Up Debris from Ramp	0	0	0	0	0	0	0	200	0	0	0	0	200	0.00
<b>Totals:</b>		128	128	128	891	128	638	233	448	233	1,073	278	128	4,434	0.02

### 5430-0000 Grounds-Snow Rem-Supplies

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Snow removal equipment/ice melting agents	750	750	0	0	0	0	0	0	0	0	0	1,000	2,500	0.01
<b>Totals:</b>		750	750	0	0	0	0	0	0	0	0	0	1,000	2,500	0.01

[illegible]

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
Version: 33.07  
File: 3470budget.cm3  
Date: 12/2/2014  
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### 5610-0000 Mgmt Fee-Current Yr

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Linked to Management Fee Calculation	19,440	19,438	19,417	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	234,323	0.84
<b>Totals:</b>		19,440	19,438	19,417	19,434	19,463	19,472	19,626	19,716	19,971	19,476	19,417	19,452	234,323	0.84

### 5710-0000 Adm-Payroll

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Admin-PMT-Payroll	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	114,372	0.41
002	3470 Amin-Bonus	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	20,988	0.07
<b>Totals:</b>		11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	135,360	0.48

### 5710-1000 Admi-Payroll taxes

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Admin-Payroll Taxes	1,334	963	870	863	863	863	857	779	698	674	674	674	10,112	0.04
<b>Totals:</b>		1,334	963	870	863	863	863	857	779	698	674	674	674	10,112	0.04

[illegible]



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/2/2014  
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### 5746-0000 Adm-Office Exp-Telecomm

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Other Phones (Telco)	306	306	306	306	306	306	306	306	306	306	306	306	3,675	0.01
<b>Totals:</b>		306	306	306	306	306	306	306	306	306	306	306	306	3,675	0.01

### 5754-0000 Adm-Mgmt Exp-Tuition,Educ

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Training/Seminars	230	0	0	0	0	0	0	230	0	0	0	0	459	0.00
002	3470 Engineer Continuing Education (NAPE	434	0	0	434	0	0	434	0	0	434	0	0	1,735	0.01
003	3470 AOBA/RPA Classes OffSite Classes	115	0	0	115	0	0	115	0	0	115	0	0	459	0.00
<b>Totals:</b>		778	0	0	549	0	0	549	230	0	549	0	0	2,653	0.01

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5758-0001 Office/Lunchroom Supplies

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 NY Office/Lunchroom Supplies	150	13	13	13	32	36	25	13	13	13	36	13	370	0.00
001	3470 Office/Lunchroom Supplies	121	87	87	113	108	87	104	87	96	104	87	87	1,168	0.00
<b>Totals:</b>		271	100	100	126	140	123	129	100	109	117	123	100	1,538	0.01

### 5758-0002 Internet/IT Contracts

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
002	3470 Internet/IT Contracts	230	108	108	230	108	108	230	108	110	230	108	108	1,786	0.01
<b>Totals:</b>		230	108	108	230	108	108	230	108	110	230	108	108	1,786	0.01

### 5758-0003 Computer Hardware / Software

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
003	3470 Computer Hardware/Software	381	461	679	478	172	305	254	480	518	172	263	172	4,335	0.02
<b>Totals:</b>		381	461	679	478	172	305	254	480	518	172	263	172	4,335	0.02

[illegible]

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

**Software Evaluation Copy**

Software: Kardin Budget System  
Version: 33.07  
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**1701 N. Ft. Myer Dr.**

### 5758-0006 Telephone - Wireless/Cellular

[illegible]**5758-0007 Postage/Delivery**

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 NY Postage/Delivery	70	32	32	69	32	32	69	32	32	69	32	32	533	0.00
002	3470 Postage/Delivery	9	3	3	3	3	6	3	3	3	3	3	3	45	0.00
	<b>Totals:</b>	79	35	35	72	35	38	72	35	35	72	35	35	578	0.00

## 5758-0008 Car Service

[illegible]

[illegible]

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 5770-0000 Adm-Other-Community Relat

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Rosslyn Renaissance Rooms with a Veiw	229	0	0	0	0	0	0	0	0	0	0	0	229	0.00
002	3470 Taste of Arlington	0	0	0	0	138	0	0	0	0	0	0	0	138	0.00
<b>Totals:</b>		229	0	0	0	138	0	0	0	0	0	0	0	367	0.00

### 5772-0000 Adm-Other-Tenant Relation

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Holiday Gift Baskets	0	0	0	0	0	0	0	0	0	0	0	1,000	1,000	0.00
	3470 Ice Cream Social	0	0	0	0	0	0	3,200	0	0	0	0	0	3,200	0.01
<b>Totals:</b>		0	0	0	0	0	0	3,200	0	0	0	0	1,000	4,200	0.01



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
 Version: 33.07  
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### 5810-0000 Insurance-Policies

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
002	3470 Fiduciary Liability	4	4	4	4	4	4	4	4	4	4	4	4	46	0.00
003	3470 Employment Practices	24	24	24	24	24	24	24	24	25	25	25	25	289	0.00
004	3470 Crime	28	28	28	28	28	28	28	28	29	29	29	29	342	0.00
005	3470 Workplace Violence	3	3	3	3	3	3	3	3	3	3	3	3	34	0.00
007	3470 General Liability	472	472	472	472	472	472	472	472	486	486	486	486	5,723	0.02
008	3470 AIG Primary Umbrella	490	490	490	490	490	490	490	490	504	504	504	504	5,936	0.02
009	3470 Directors and Officers	597	597	597	597	597	597	597	597	615	615	615	615	7,241	0.03
010	3470 Errors and Omissions	205	205	205	205	205	205	205	205	211	211	211	211	2,481	0.01
011	3470 Cyber	49	49	49	49	49	49	49	49	51	51	51	51	600	0.00
012	3470 Business Auto	19	19	19	19	19	19	19	19	19	19	19	19	225	0.00
013	3470 Building and Personal Property	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,631	3,631	3,631	3,631	42,720	0.15
<b>Totals:</b>		5,416	5,416	5,416	5,416	5,416	5,416	5,416	5,416	5,578	5,578	5,578	5,578	65,638	0.23

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
Version: 33.07  
File: 3470budget.cm3  
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### 5810-1000 Insurance-Workers Comp

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
002	3470 Work Comp	454	454	454	454	454	454	454	454	468	468	468	468	5,505	0.02
<b>Totals:</b>		454	454	454	454	454	454	454	454	468	468	468	468	5,505	0.02

### 6110-0000 Elec-Sep Tenant Chg

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Submeter electric charge non-esc cost	7,147	7,061	6,010	6,875	8,312	5,766	7,957	6,478	6,181	8,966	5,987	7,769	84,509	0.30
<b>Totals:</b>		7,147	7,061	6,010	6,875	8,312	5,766	7,957	6,478	6,181	8,966	5,987	7,769	84,509	0.30

### 6210-0000 Svs Costs-OT HVAC

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Svc Costs-OY HVAC	0	0	0	0	0	3,000	8,500	14,500	27,533	0	0	0	53,533	0.19
<b>Totals:</b>		0	0	0	0	0	3,000	8,500	14,500	27,533	0	0	0	53,533	0.19

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
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### 6212-0000 Svs Costs-Misc Bldg

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Outside service for government repair	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	0.15
<b>Totals:</b>		3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	0.15

### 6320-0000 Parking Exp-Misc

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Power Wash Garage - Lease required	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.01
	3470 Garage Misc. expense allowance	0	0	0	2,500	0	0	0	0	0	0	0	0	2,500	0.01
	3470 Garage Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
<b>Totals:</b>		0	0	500	2,500	0	500	0	0	500	0	0	500	4,500	0.02

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
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### 6410-0000 Promotion and Advertising

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
006	3470 WBJ, Bisnow, Capital Business,	0	1,000	0	0	0	0	0	0	0	0	0	0	1,000	0.00
007	3470 Rosslyn Digital Tabloid	0	125	0	0	125	0	0	0	125	0	0	0	375	0.00
008	3470 ARLnow - Start-Up Monday	115	0	0	115	0	0	115	0	0	115	0	0	460	0.00
012	3470 Mailers/Postcards/Invitations	0	0	500	0	0	0	0	0	0	0	0	0	500	0.00
022	3470 CoStar Subscription	500	0	0	0	0	0	0	0	0	0	0	0	500	0.00
029	3470 Closing Dinner	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000	0.02
030	3470 Rosslyn Broker Party	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0.00
032	3470 Event Attendance/Sponsorship	500	0	0	0	0	0	0	0	0	500	0	0	1,000	0.00
033	3470 Arlington County Virtual Tour Sponsorship	0	0	0	0	100	0	0	0	0	0	0	0	100	0.00
036	3470 Creative Services/Graphic Design	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0.00
037	3470 Public Relations	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.02
<b>Totals:</b>		1,515	1,525	6,900	515	1,625	400	515	400	525	1,015	400	400	15,735	0.06

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

### 6632-0000 Misc Professional Serv

Software: Kardin Budget System  
 Version: 33.07  
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Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	3470 Property appraisal	0	0	0	0	0	0	0	0	0	0	0	3,500	3,500	0.01
	3470 VA Reg fee	0	0	0	50	0	0	0	0	0	0	0	0	50	0.00
	3470 DE LLC Reg Fee	0	0	0	0	1,250	0	0	0	0	0	0	0	1,250	0.00
1	3470 Realize Rosslyn	0	0	1,131	0	0	1,131	0	0	1,131	0	0	1,131	4,522	0.02
2	3470 Peer review of government construction projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
3	3470 CSC Fees	0	2,400	0	0	0	0	0	0	0	0	510	0	2,910	0.01
<b>Totals:</b>		0	2,400	1,131	50	1,250	1,131	0	0	1,131	0	510	4,631	12,232	0.04

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Software Evaluation Copy

1701 N. Ft. Myer Dr.

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
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### 6633-0000 Bank & Credit Card Fees

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Account Analysis Fee	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	17,400	0.06
002	3470 Bank Fees - CC Processing	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.01
003	3470 Loan Admin Fee	0	0	0	0	7,000	0	0	0	0	0	0	0	7,000	0.02
<b>Totals:</b>		1,650	1,650	1,650	1,650	8,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	26,800	0.10

### 6634-0000 Charitable Contributions

Sort Order	Allocation / Description	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	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
001	3470 Charitable Donation Allowance (Arlington Based)	0	0	688	0	0	0	0	0	0	0	0	0	688	0.00
002	3470 General Allowance for Misc. Charitable	0	0	0	0	0	382	0	0	0	0	0	0	382	0.00
003	3470 911 Charity Race	0	0	0	0	0	0	0	0	0	191	0	0	191	0.00
004	3470 911 Memorial Fund	0	0	0	0	0	0	0	0	0	917	0	0	917	0.00
<b>Totals:</b>		0	0	688	0	0	382	0	0	0	1,108	0	0	2,178	0.01

[illegible]



[illegible]

## **Tab 4**

### ***Rental Income and Recoveries***

- Leasing Assumptions
- Kardin Rent Roll
- Rental Income
- Recoveries Income
- Other Income

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Monday Prop - Single Bldg - vkardin

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 10/29/2014  
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### 1701 N. Ft. Myer Dr. 2015 Leasing Activity By Suite

			Terms						Monthly	\$/RSF	\$/RSF			Storage							
Suite		Tenant	RSF	(Mos)	Exec.	Comm	Exp	Start	Free?	Rent	/ Year	/ Month	CPI %	Rent	Total TIs		Total LCs		Total Capital Cost		
Renew																					
Office	01101	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	02201	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	03301	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	04401	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	05501	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	06601	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	07701	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	08801	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
Office	09901	DOS Renewal-(Entire Building)	23,355	30.0	1/1/2015	1/1/2015	6/30/2017	1/1/2015	<input type="radio"/>	75,904	39.00	3.25	0.00%	0	0	0.00	0	0.00	0	0.00	
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							
									<input type="radio"/>	75,904	39.00	3.25	0.00%	0							



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Monday Prop - Single Bldg - vkardin

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 10/29/2014  
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### 1701 N. Ft. Myer Dr. 2015 Rent Roll

Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free	Base Rent			Free	Monthly			Misc. Rent			% Sales Rent
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From	To	Monthly	
Renew	O 01101	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 02201	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 03301	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 04401	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 05501	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 06601	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 07701	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 08801	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				
Renew	O 09901	DOS Renewal-(Entire Building)	1/1/2015	6/30/2017	23,355	1/1/2015	12/31/2015	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2016	12/31/2016	○	39.00	910,845	75,904	○	0.00%	0	0				
						1/1/2017	6/30/2017	○	39.00	910,845	75,904	○	0.00%	0	0				

**1701 N. Ft. Myer Dr.**  
**2015 Rent Roll**

[illegible]

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259  
 Cost Center(s) RSF: 280,259

## Monday Prop - Single Bldg - vkardin

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 10/29/2014  
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### 1701 N. Ft. Myer Dr. 2015 Base Rent - Office

Suite	Tenant	RSF	From	To	\$/RSF	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
01101	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
02201	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
03301	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
04401	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
05501	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
06601	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
07701	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
08801	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
09901	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
10001	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
11001	DOS Renewal-(Entire Building)	23,355	1/1/2015	12/31/2015	39.00	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	75,904	910,845
12001	DOS Renewal-(Entire Building)	23,354	1/1/2015	12/31/2015	39.00	75,901	75,901	75,901	75,901	75,901	75,901	75,901	75,901	75,901	75,901	75,901	75,901	910,806
13001	Vacant Space	0																
STR01	Vacant Space	0																
		280,259	Total Office Base Rent:			910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	910,842	10,930,101
Average Rent \$/RSF																	39.00	

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259  
Cost Center(s) RSF: 280,259

Monday Prop - Single Bldg - vkardin

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1701 N. Ft. Myer Dr.  
2015 Commercial Recoveries Estimate Calculation

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Current Exp. / Current Stop	Base Yr Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share	Monthly Amount	Mos. of Occup.	Total Reimb.	Free Reimb.	Net Reimb.	Annual \$/RSF
01101	DOS Renewal-(Entire	1/1/2015	6/30/2017	23,355	Tax	Base Amnt	2015	1,257,093	2,000,000	-742,907	00.0000%	0	0	12.0000	0	0	0	0.00
								4.49	7.14	-2.65	N/A							
													0	0	0	0	0	0.00

Reimb. Type	Total Reimb.	Free Reimb.	Net Reimb.
Tax	0	0	0
	0	0	0

Approved By: \_\_\_\_\_  
\_\_\_\_\_



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 33.07  
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1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule:	2015Budget-RET
Year:	2015
Budget vs. Actual:	Budget
Occupancy Level:	100.00%

Comments:	RE Tax Recovery
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Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5120-00 Clean-Contract Interior	316,162	0	316,162	1.13	0	0	Yes	0			
5130-00 Clean-Window Wash Ext	15,100	0	15,100	0.05	0	0	Yes	0			
5152-00 Clean-Trash Rem/Recyl-O/	18,800	0	18,800	0.07	0	0	Yes	0			
5160-00 Clean-Other	4,300	0	4,300	0.02	0	0	Yes	0			
5210-00 Util-Elec-Public Area	342,807	0	342,807	1.22	0	0	Yes	0			
5220-00 Util-Gas	44,338	0	44,338	0.16	0	0	Yes	0			
5250-00 Util-Water/Sewer-Water	57,756	0	57,756	0.21	0	0	Yes	0			
5310-00 R&M-Payroll-Gen'l	258,262	0	258,262	0.92	0	0	Yes	0			
5310-10 R & M Payroll-OT	9,974	0	9,974	0.04	0	0	Yes	0			
5310-20 R & M Payroll-Taxes	21,422	0	21,422	0.08	0	0	Yes	0			
5310-40 R & M -Benefits	36,453	0	36,453	0.13	0	0	Yes	0			
5320-00 R&M-Elev-Maint Contract	38,168	0	38,168	0.14	0	0	Yes	0			
5322-00 R&M-Elev-Outside Svs	20,013	0	20,013	0.07	0	0	Yes	0			
5330-00 R&M-HVAC-Contract Svs	12,589	0	12,589	0.04	0	0	Yes	0			
5332-00 R&M-HVAC-Water Treatm	12,931	0	12,931	0.05	0	0	Yes	0			
5334-00 R&M-HVAC-Supplies	21,501	0	21,501	0.08	0	0	Yes	0			
5336-00 R&M-HVAC-Outside Svs	25,500	0	25,500	0.09	0	0	Yes	0			
5340-00 R&M-Electrical-Supplies	13,200	0	13,200	0.05	0	0	Yes	0			
5342-00 R&M-Electrical-Outside Svs	9,500	0	9,500	0.03	0	0	Yes	0			
5360-00 R&M-Plumbing-Supplies	10,560	0	10,560	0.04	0	0	Yes	0			
5362-00 R&M-Plumbing-Outside Sv	7,250	0	7,250	0.03	0	0	Yes	0			
5370-00 R&M-Fire/Life Safety-Supp	1,000	0	1,000	0.00	0	0	Yes	0			
5372-00 R&M-Fire/Life Safety-O/S	27,269	0	27,269	0.10	0	0	Yes	0			
5380-00 R&M-GB Interior-Supplies	4,400	0	4,400	0.02	0	0	Yes	0			
5381-00 R&M-GB Interior-O/S	16,000	0	16,000	0.06	0	0	Yes	0			
5384-00 R&M-GB Interior-Pest Cont	10,311	0	10,311	0.04	0	0	Yes	0			
5385-00 R&M-GB Interior-Plant Mnt	2,500	0	2,500	0.01	0	0	Yes	0			

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule: **2015Budget-RET**  
 Year: 2015  
 Budget vs. Actual: Budget  
 Occupancy Level: 100.00%

Comments: RE Tax Recovery

Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5388-00 R&M-GB Exterior	9,200	0	9,200	0.03	0	0	Yes	0			
5390-00 R&M-Other	25,101	0	25,101	0.09	0	0	Yes	0			
5412-00 Grounds-Landscape-O/S	4,434	0	4,434	0.02	0	0	Yes	0			
5430-00 Grounds-Snow Rem-Suppli	2,500	0	2,500	0.01	0	0	Yes	0			
5432-00 Grounds-Snow Rem-O/S	7,000	0	7,000	0.02	0	0	Yes	0			
5520-00 Security-Contract	720	0	720	0.00	0	0	Yes	0			
5530-00 Security-Equipment	1,000	0	1,000	0.00	0	0	Yes	0			
5610-00 Mgmt Fee-Current Yr	234,323	0	234,323	0.84	0	0	Yes	0			
5710-00 Adm-Payroll	135,360	0	135,360	0.48	0	0	Yes	0			
5710-10 Admi-Payroll taxes	10,112	0	10,112	0.04	0	0	Yes	0			
5710-50 Admin-Other Payroll Expen	13,731	0	13,731	0.05	0	0	Yes	0			
5730-00 Adm-Office Exp-Mgmt Ren	28,412	0	28,412	0.10	0	0	Yes	0			
5734-00 Adm-Office Exp-Phone	4,260	0	4,260	0.02	0	0	Yes	0			
5746-00 Adm-Office Exp-Telecomm	3,675	0	3,675	0.01	0	0	Yes	0			
5754-00 Adm-Mgmt Exp-Tuition,Ed	2,653	0	2,653	0.01	0	0	Yes	0			
5756-00 Adm-Mgmt Exp-Dues & Su	5,022	0	5,022	0.02	0	0	Yes	0			
5758-00 Adm-Mgmt Exp-Other	1,167	0	1,167	0.00	0	0	Yes	0			
5758-00 Office/Lunchroom Supplies	1,538	0	1,538	0.01	0	0	Yes	0			
5758-00 Internet/IT Contracts	1,786	0	1,786	0.01	0	0	Yes	0			
5758-00 Computer Hardware / Soft	4,335	0	4,335	0.02	0	0	Yes	0			
5758-00 Copiers/Office Equipment	839	0	839	0.00	0	0	Yes	0			
5758-00 Telephone - Land Lines/Tel	978	0	978	0.00	0	0	Yes	0			
5758-00 Telephone - Wireless/Cellu	3,015	0	3,015	0.01	0	0	Yes	0			
5758-00 Postage/Delivery	578	0	578	0.00	0	0	Yes	0			
5758-00 Car Service	636	0	636	0.00	0	0	Yes	0			
5758-00 Printing/Reproduction	425	0	425	0.00	0	0	Yes	0			
5758-00 Budget/Holiday Party/Gifts	923	0	923	0.00	0	0	Yes	0			

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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 Date: 12/16/2014  
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### 1701 N. Ft. Myer Dr. Commercial Expense Schedule - Account Level

Expense Schedule: **2015Budget-RET**  
 Year: 2015  
 Budget vs. Actual: Budget  
 Occupancy Level: 100.00%

Comments: RE Tax Recovery

Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5758-00 Temporary Staffing - Rece	11,700	0	11,700	0.04	0	0	Yes	0			
5758-00 Other Expense	4,448	0	4,448	0.02	0	0	Yes	0			
5758-00 Meals Expense	2,206	0	2,206	0.01	0	0	Yes	0			
5758-00 Travel/Entertainment	1,704	0	1,704	0.01	0	0	Yes	0			
5770-00 Adm-Other-Community Rel	367	0	367	0.00	0	0	Yes	0			
5772-00 Adm-Other-Tenant Relatio	4,200	0	4,200	0.01	0	0	Yes	0			
5810-00 Insurance-Policies	65,638	0	65,638	0.23	0	0	Yes	0			
5810-10 Insurance-Workers Comp	5,505	0	5,505	0.02	0	0	Yes	0			
6710-00 RE Taxes-General	1,257,093	0	1,257,093	4.49	0	0	No	1,257,093			
6716-00 R/E Taxes-Consultant Fee	1,000	0	1,000	0.00	0	0	Yes	0			
6740-00 Other Taxes	49,964	0	49,964	0.18	0	0	Yes	0			
	3,265,614	0	3,265,614	11.65	0	0		1,257,093	0	1,257,093	4.49

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule:	2015Budget-RET GSA
Year:	2015
Budget vs. Actual:	Budget
Occupancy Level:	100.00%

Comments:	RE Tax Recovery w/Appeal Consultant
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Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5120-00 Clean-Contract Interior	316,162	0	316,162	1.13	0	0	Yes	0			
5130-00 Clean-Window Wash Ext	15,100	0	15,100	0.05	0	0	Yes	0			
5152-00 Clean-Trash Rem/Recyl-O/	18,800	0	18,800	0.07	0	0	Yes	0			
5160-00 Clean-Other	4,300	0	4,300	0.02	0	0	Yes	0			
5210-00 Util-Elec-Public Area	342,807	0	342,807	1.22	0	0	Yes	0			
5220-00 Util-Gas	44,338	0	44,338	0.16	0	0	Yes	0			
5250-00 Util-Water/Sewer-Water	57,756	0	57,756	0.21	0	0	Yes	0			
5310-00 R&M-Payroll-Gen'l	258,262	0	258,262	0.92	0	0	Yes	0			
5310-10 R & M Payroll-OT	9,974	0	9,974	0.04	0	0	Yes	0			
5310-20 R & M Payroll-Taxes	21,422	0	21,422	0.08	0	0	Yes	0			
5310-40 R & M -Benefits	36,453	0	36,453	0.13	0	0	Yes	0			
5320-00 R&M-Elev-Maint Contract	38,168	0	38,168	0.14	0	0	Yes	0			
5322-00 R&M-Elev-Outside Svs	20,013	0	20,013	0.07	0	0	Yes	0			
5330-00 R&M-HVAC-Contract Svs	12,589	0	12,589	0.04	0	0	Yes	0			
5332-00 R&M-HVAC-Water Treatm	12,931	0	12,931	0.05	0	0	Yes	0			
5334-00 R&M-HVAC-Supplies	21,501	0	21,501	0.08	0	0	Yes	0			
5336-00 R&M-HVAC-Outside Svs	25,500	0	25,500	0.09	0	0	Yes	0			
5340-00 R&M-Electrical-Supplies	13,200	0	13,200	0.05	0	0	Yes	0			
5342-00 R&M-Electrical-Outside Svs	9,500	0	9,500	0.03	0	0	Yes	0			
5360-00 R&M-Plumbing-Supplies	10,560	0	10,560	0.04	0	0	Yes	0			
5362-00 R&M-Plumbing-Outside Sv	7,250	0	7,250	0.03	0	0	Yes	0			
5370-00 R&M-Fire/Life Safety-Supp	1,000	0	1,000	0.00	0	0	Yes	0			
5372-00 R&M-Fire/Life Safety-O/S	27,269	0	27,269	0.10	0	0	Yes	0			
5380-00 R&M-GB Interior-Supplies	4,400	0	4,400	0.02	0	0	Yes	0			
5381-00 R&M-GB Interior-O/S	16,000	0	16,000	0.06	0	0	Yes	0			
5384-00 R&M-GB Interior-Pest Cont	10,311	0	10,311	0.04	0	0	Yes	0			
5385-00 R&M-GB Interior-Plant Mnt	2,500	0	2,500	0.01	0	0	Yes	0			

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule:	2015Budget-RET GSA
Year:	2015
Budget vs. Actual:	Budget
Occupancy Level:	100.00%

Comments:	RE Tax Recovery w/Appeal Consultant
-----------	-------------------------------------

Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5388-00 R&M-GB Exterior	9,200	0	9,200	0.03	0	0	Yes	0			
5390-00 R&M-Other	25,101	0	25,101	0.09	0	0	Yes	0			
5412-00 Grounds-Landscape-O/S	4,434	0	4,434	0.02	0	0	Yes	0			
5430-00 Grounds-Snow Rem-Suppli	2,500	0	2,500	0.01	0	0	Yes	0			
5432-00 Grounds-Snow Rem-O/S	7,000	0	7,000	0.02	0	0	Yes	0			
5520-00 Security-Contract	720	0	720	0.00	0	0	Yes	0			
5530-00 Security-Equipment	1,000	0	1,000	0.00	0	0	Yes	0			
5610-00 Mgmt Fee-Current Yr	234,323	0	234,323	0.84	0	0	Yes	0			
5710-00 Adm-Payroll	135,360	0	135,360	0.48	0	0	Yes	0			
5710-10 Admi-Payroll taxes	10,112	0	10,112	0.04	0	0	Yes	0			
5710-50 Admin-Other Payroll Expen	13,731	0	13,731	0.05	0	0	Yes	0			
5730-00 Adm-Office Exp-Mgmt Ren	28,412	0	28,412	0.10	0	0	Yes	0			
5734-00 Adm-Office Exp-Phone	4,260	0	4,260	0.02	0	0	Yes	0			
5746-00 Adm-Office Exp-Telecomm	3,675	0	3,675	0.01	0	0	Yes	0			
5754-00 Adm-Mgmt Exp-Tuition,Ed	2,653	0	2,653	0.01	0	0	Yes	0			
5756-00 Adm-Mgmt Exp-Dues & Su	5,022	0	5,022	0.02	0	0	Yes	0			
5758-00 Adm-Mgmt Exp-Other	1,167	0	1,167	0.00	0	0	Yes	0			
5758-00 Office/Lunchroom Supplies	1,538	0	1,538	0.01	0	0	Yes	0			
5758-00 Internet/IT Contracts	1,786	0	1,786	0.01	0	0	Yes	0			
5758-00 Computer Hardware / Soft	4,335	0	4,335	0.02	0	0	Yes	0			
5758-00 Copiers/Office Equipment	839	0	839	0.00	0	0	Yes	0			
5758-00 Telephone - Land Lines/Tel	978	0	978	0.00	0	0	Yes	0			
5758-00 Telephone - Wireless/Cellu	3,015	0	3,015	0.01	0	0	Yes	0			
5758-00 Postage/Delivery	578	0	578	0.00	0	0	Yes	0			
5758-00 Car Service	636	0	636	0.00	0	0	Yes	0			
5758-00 Printing/Reproduction	425	0	425	0.00	0	0	Yes	0			
5758-00 Budget/Holiday Party/Gifts	923	0	923	0.00	0	0	Yes	0			

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule: **2015Budget-RET GSA**  
 Year: 2015  
 Budget vs. Actual: Budget  
 Occupancy Level: 100.00%

Comments: RE Tax Recovery w/Appeal Consultant

Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5758-00 Temporary Staffing - Rece	11,700	0	11,700	0.04	0	0	Yes	0			
5758-00 Other Expense	4,448	0	4,448	0.02	0	0	Yes	0			
5758-00 Meals Expense	2,206	0	2,206	0.01	0	0	Yes	0			
5758-00 Travel/Entertainment	1,704	0	1,704	0.01	0	0	Yes	0			
5770-00 Adm-Other-Community Rel	367	0	367	0.00	0	0	Yes	0			
5772-00 Adm-Other-Tenant Relatio	4,200	0	4,200	0.01	0	0	Yes	0			
5810-00 Insurance-Policies	65,638	0	65,638	0.23	0	0	Yes	0			
5810-10 Insurance-Workers Comp	5,505	0	5,505	0.02	0	0	Yes	0			
6710-00 RE Taxes-General	1,257,093	0	1,257,093	4.49	0	0	No	1,257,093			
										Excludes Storm Water & Transportation & Adjust for lease year billing (6 months)	
6716-00 R/E Taxes-Consultant Fee	1,000	0	1,000	0.00	0	0	Yes	0			
6740-00 Other Taxes	49,964	0	49,964	0.18	0	0	Yes	0			
	3,265,614	0	3,265,614	11.65	0	0		1,257,093	0	1,257,093	4.49

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
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1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule:	2015Budget-RETFY
Year:	2015
Budget vs. Actual:	Budget
Occupancy Level:	100.00%

Comments:	RE Tax Recovery w/Fiscal Year Adjustment
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Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5120-00 Clean-Contract Interior	316,162	0	316,162	1.13	0	0	Yes	0			
5130-00 Clean-Window Wash Ext	15,100	0	15,100	0.05	0	0	Yes	0			
5152-00 Clean-Trash Rem/Recyl-O/	18,800	0	18,800	0.07	0	0	Yes	0			
5160-00 Clean-Other	4,300	0	4,300	0.02	0	0	Yes	0			
5210-00 Util-Elec-Public Area	342,807	0	342,807	1.22	0	0	Yes	0			
5220-00 Util-Gas	44,338	0	44,338	0.16	0	0	Yes	0			
5250-00 Util-Water/Sewer-Water	57,756	0	57,756	0.21	0	0	Yes	0			
5310-00 R&M-Payroll-Gen'l	258,262	0	258,262	0.92	0	0	Yes	0			
5310-10 R & M Payroll-OT	9,974	0	9,974	0.04	0	0	Yes	0			
5310-20 R & M Payroll-Taxes	21,422	0	21,422	0.08	0	0	Yes	0			
5310-40 R & M -Benefits	36,453	0	36,453	0.13	0	0	Yes	0			
5320-00 R&M-Elev-Maint Contract	38,168	0	38,168	0.14	0	0	Yes	0			
5322-00 R&M-Elev-Outside Svs	20,013	0	20,013	0.07	0	0	Yes	0			
5330-00 R&M-HVAC-Contract Svs	12,589	0	12,589	0.04	0	0	Yes	0			
5332-00 R&M-HVAC-Water Treatm	12,931	0	12,931	0.05	0	0	Yes	0			
5334-00 R&M-HVAC-Supplies	21,501	0	21,501	0.08	0	0	Yes	0			
5336-00 R&M-HVAC-Outside Svs	25,500	0	25,500	0.09	0	0	Yes	0			
5340-00 R&M-Electrical-Supplies	13,200	0	13,200	0.05	0	0	Yes	0			
5342-00 R&M-Electrical-Outside Svs	9,500	0	9,500	0.03	0	0	Yes	0			
5360-00 R&M-Plumbing-Supplies	10,560	0	10,560	0.04	0	0	Yes	0			
5362-00 R&M-Plumbing-Outside Sv	7,250	0	7,250	0.03	0	0	Yes	0			
5370-00 R&M-Fire/Life Safety-Supp	1,000	0	1,000	0.00	0	0	Yes	0			
5372-00 R&M-Fire/Life Safety-O/S	27,269	0	27,269	0.10	0	0	Yes	0			
5380-00 R&M-GB Interior-Supplies	4,400	0	4,400	0.02	0	0	Yes	0			
5381-00 R&M-GB Interior-O/S	16,000	0	16,000	0.06	0	0	Yes	0			
5384-00 R&M-GB Interior-Pest Cont	10,311	0	10,311	0.04	0	0	Yes	0			
5385-00 R&M-GB Interior-Plant Mnt	2,500	0	2,500	0.01	0	0	Yes	0			

Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/16/2014  
 Page: 8 of 9

1701 N. Ft. Myer Dr.

### Commercial Expense Schedule - Account Level

Expense Schedule:	2015Budget-RETFY
Year:	2015
Budget vs. Actual:	Budget
Occupancy Level:	100.00%

Comments:	RE Tax Recovery w/Fiscal Year Adjustment
-----------	--

Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5388-00 R&M-GB Exterior	9,200	0	9,200	0.03	0	0	Yes	0			
5390-00 R&M-Other	25,101	0	25,101	0.09	0	0	Yes	0			
5412-00 Grounds-Landscape-O/S	4,434	0	4,434	0.02	0	0	Yes	0			
5430-00 Grounds-Snow Rem-Suppli	2,500	0	2,500	0.01	0	0	Yes	0			
5432-00 Grounds-Snow Rem-O/S	7,000	0	7,000	0.02	0	0	Yes	0			
5520-00 Security-Contract	720	0	720	0.00	0	0	Yes	0			
5530-00 Security-Equipment	1,000	0	1,000	0.00	0	0	Yes	0			
5610-00 Mgmt Fee-Current Yr	234,323	0	234,323	0.84	0	0	Yes	0			
5710-00 Adm-Payroll	135,360	0	135,360	0.48	0	0	Yes	0			
5710-10 Admi-Payroll taxes	10,112	0	10,112	0.04	0	0	Yes	0			
5710-50 Admin-Other Payroll Expen	13,731	0	13,731	0.05	0	0	Yes	0			
5730-00 Adm-Office Exp-Mgmt Ren	28,412	0	28,412	0.10	0	0	Yes	0			
5734-00 Adm-Office Exp-Phone	4,260	0	4,260	0.02	0	0	Yes	0			
5746-00 Adm-Office Exp-Telecomm	3,675	0	3,675	0.01	0	0	Yes	0			
5754-00 Adm-Mgmt Exp-Tuition,Ed	2,653	0	2,653	0.01	0	0	Yes	0			
5756-00 Adm-Mgmt Exp-Dues & Su	5,022	0	5,022	0.02	0	0	Yes	0			
5758-00 Adm-Mgmt Exp-Other	1,167	0	1,167	0.00	0	0	Yes	0			
5758-00 Office/Lunchroom Supplies	1,538	0	1,538	0.01	0	0	Yes	0			
5758-00 Internet/IT Contracts	1,786	0	1,786	0.01	0	0	Yes	0			
5758-00 Computer Hardware / Soft	4,335	0	4,335	0.02	0	0	Yes	0			
5758-00 Copiers/Office Equipment	839	0	839	0.00	0	0	Yes	0			
5758-00 Telephone - Land Lines/Tel	978	0	978	0.00	0	0	Yes	0			
5758-00 Telephone - Wireless/Cellu	3,015	0	3,015	0.01	0	0	Yes	0			
5758-00 Postage/Delivery	578	0	578	0.00	0	0	Yes	0			
5758-00 Car Service	636	0	636	0.00	0	0	Yes	0			
5758-00 Printing/Reproduction	425	0	425	0.00	0	0	Yes	0			
5758-00 Budget/Holiday Party/Gifts	923	0	923	0.00	0	0	Yes	0			



Prepared For:  
 Prepared By:  
 Property ID: 3470  
 Property RSF: 280,259

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 33.07  
 File: 3470budget.cm3  
 Date: 12/16/2014  
 Page: 9 of 9

### 1701 N. Ft. Myer Dr. Commercial Expense Schedule - Account Level

Expense Schedule: **2015Budget-RETFY**  
 Year: 2015  
 Budget vs. Actual: Budget  
 Occupancy Level: 100.00%

Comments: RE Tax Recovery w/Fiscal Year Adjustment

Cost Center	Occupancy	% of Exp.	RSF
3470	100.00%	100.00%	280,259
			280,259

Expense Accounts	Total Expenses	GL Adjustments	Recoverable Expenses	\$/RSF	Gross-Up Adjustments	Tenant Specific Adjustments	Exclude?	Net Recov. Exp before Cap	Cap	Net Recov. Expenses	\$/RSF
5758-00 Temporary Staffing - Rece	11,700	0	11,700	0.04	0	0	Yes	0			
5758-00 Other Expense	4,448	0	4,448	0.02	0	0	Yes	0			
5758-00 Meals Expense	2,206	0	2,206	0.01	0	0	Yes	0			
5758-00 Travel/Entertainment	1,704	0	1,704	0.01	0	0	Yes	0			
5770-00 Adm-Other-Community Rel	367	0	367	0.00	0	0	Yes	0			
5772-00 Adm-Other-Tenant Relatio	4,200	0	4,200	0.01	0	0	Yes	0			
5810-00 Insurance-Policies	65,638	0	65,638	0.23	0	0	Yes	0			
5810-10 Insurance-Workers Comp	5,505	0	5,505	0.02	0	0	Yes	0			
6710-00 RE Taxes-General	1,257,093	0	1,257,093	4.49	0	0	No	1,257,093			
6716-00 R/E Taxes-Consultant Fee	1,000	0	1,000	0.00	0	0	No	1,000			
6740-00 Other Taxes	49,964	0	49,964	0.18	0	0	Yes	0			
	3,265,614	0	3,265,614	11.65	0	0		1,258,093	0	1,258,093	4.49

[illegible]

[illegible]

## **Tab 5**

### ***Operating and Other Expenses***

- Service Contract Summary
- Real Estate Taxes
- Utilities
- Insurance
- Management Fees

**1701 North Ft. Myer**
*Service Contract Summary*
*as of January 1, 2015*

Vendor Name	Type of Service	Contract Term	Start Date	End Date	Payment Schedule	Scheduled Amount	Budget Acct #	2015 Cost	Comments	Termination Rights
ABM Janitorial	Cleaning-Contract Interior	7/01/2012-6/30/2015	1/1/2015	6/30/15	Monthly	<b>\$26,346.87</b>	5120-0000	\$316,162	ABM provided 2015 costs.	61 Days
Clean & Polish	Window Washing Exterior	4/01/2013-03/31/16	1/1/2015	12/31/2015	2X Annually	<b>\$6,300.00</b>	5130-0000	\$15,100		30 Days
	Annual Rig Certification		1/1/2015	12/31/2015	Annual	<b>\$700.00</b>				
	Window Washing Interior		1/1/2015	12/31/2015	Annually	<b>\$1,800.00</b>				
IESI-MD (Progressive Waste)	Trash Removal	5/1/2013 - 4/31/2016	1/1/15	12/31/16	Monthly	<b>\$1,525.00</b>	5152-0000	\$18,300		30 Days
Elevator Control Service	Elevator Maintenance	10/01/2012 - 9/30/2015	1/1/2015	9/30/2015	Monthly	<b>\$3,157.00</b>	5320-0000	\$38,168		30 Days
			10/1/2015	12/31/2015	Monthly	<b>\$3,251.71</b>				
Kirlin	HVAC - Chiller service	4/1/2012 - 3/31/2015	1/1/2015	12/31/2015	Quarterly	<b>\$602.00</b>	5330-0000	\$2,408	No increase anticipated	30 Days
Schneider/Andover	EMS/BMS Contract	10/01/2011 - 9/30/2014	1/1/2015	9/30/2015	Monthly	<b>\$759.42</b>	5330-0000	\$9,181	Anticipate 3% increase	30 Days
			10/1/2015	12/31/2015	Monthly	<b>\$782.17</b>				
ChemAqua	HVAC - Water Treatment	6/1/2012 - 5/31/15	1/1/2015	12/31/2015	Monthly	<b>\$725.90</b>	5332-0000	\$8,711		30 Days
Datawatch	Fire Monitoring	6/1/2011 - 5/31/2014	1/1/2015	12/31/2015	Monthly	<b>\$40.00</b>	5372-0000	\$480	No increase anticipated	30 Days
Commercial Protection Systems	Fire Alarm Test/Sprinkler Testing & Fire Extinguisher Testing	5/16/2012 - 5/16/2015	1/1/2015	5/16/2015	Monthly	<b>\$427.75</b>	5372-0000	\$5,641	Price increase provided by vendor	30 Days
			5/17/2015	5/31/2015	Monthly	<b>\$500.33</b>				
Mona Electric	Emergency Generator Preventative Maintenance	5/1/2012 - 4/30/2015	1/1/2015	12/31/2015	Semi-Annually	<b>\$550.00</b>	5372-0000	\$1,100	No increase anticipated	30 Days
Orkin	Pest Control	12/01/2013 - 11/30/2016	1/1/2015	12/31/2015	Monthly	<b>\$442.60</b>	5384-0000	\$5,311		30 Days
Hillmann	IAQ Testing	12/4/2009 - 12/3/2012	1/1/2015	12/31/2015	Annual	<b>\$1,240.00</b>	5390-0000	\$1,240		30 Days
AT-Site	Energy Consumption	2/25/2010 - 2/25/2013	1/1/2015	12/31/2015	Monthly	<b>\$750.00</b>	5390-0000	\$9,000		30 Days
Cintas	Uniforms		12/15/2010	mo-to-mo	Weekly	<b>116.00</b>	5390-0000	\$1,392		30 Days
Energy Watch	Energy Analysis	1/1/2011 - 12/31/2011	1/1/2011	mo-to-mo	Quarterly	<b>\$434.41</b>	5390-0000	\$1,738		Yes
Tenant Handbooks	Online tenant service requests		1/1/2015	12/31/2015	Annual	<b>\$4,245.00</b>	5390-0000	\$4,245		30 Days
KCS	Exterior Landscaping (includes variable costs)	4/1/2012 - 3/31/2015	1/1/2015	12/31/2015	Monthly	<b>\$127.68</b>	5412-0000	(127.68*12) + 5,944 Variable	Going out to bid	30 Days
Monday Properties	Property Management and Leasing		5/15/2007	5/14/2016	Monthly	<b>Varies</b>	5610-0000	\$324,536		30 Days

Record Owner	Property Address	Tax Map Number(s)	2014 Current Assesment	2014 Total Tax Rate	2014 Total Tax Liability	Budget 2015 Tax Assessment	Budget 2015 Tax Rate	Budget 2015 Tax Liability
1000-1100 Wilson Owner LLC	1000 Wilson Boulevard	17-001-011	\$ 269,599,300	1.199%	\$ 3,232,496	\$ 287,219,100	1.214%	\$ 3,486,840
1000-1100 Wilson Owner LLC	1100 Wilson Boulevard	17-001-010	\$ 267,605,400	1.199%	\$ 3,208,589	\$ 288,025,700	1.214%	\$ 3,496,632
1101 Wilson Owner LLC	1101 Wilson Boulevard	16-039-002	\$ 142,241,600	1.199%	\$ 1,705,477	\$ 142,586,900	1.214%	\$ 1,731,005
1101 Wilson Owner LLC	1101 Wilson Boulevard	16-039-003	\$ 2,610,300	1.199%	\$ 31,297	\$ 2,610,300	1.214%	\$ 31,689
1101 Wilson Owner LLC	1101 Wilson Boulevard	16-039-021	\$ 4,518,400	1.199%	\$ 54,176	\$ 4,518,400	1.214%	\$ 54,853
1200 Property Associates LLC	1200 Wilson Boulevard	17-002-007	\$ 54,541,500	1.199%	\$ 653,953	\$ 40,673,100	1.214%	\$ 493,771
Oak Hills Property Associates, LLC	1401 Wilson Boulevard	16-035-001	\$ 61,522,200	1.199%	\$ 737,651	\$ 59,169,500	1.214%	\$ 718,318
Art Property Associates LLC	1501 Wilson Boulevard	16-033-001	\$ 39,778,200	1.199%	\$ 476,941	\$ 41,763,400	1.214%	\$ 507,008
ART Property Associates LLC	1515 Wilson Boulevard	16-033-004	\$ 28,325,200	1.199%	\$ 339,619	\$ 29,406,200	1.214%	\$ 356,991
Nash Street Property Associates, LLC	1400 Key Boulevard	16-035-002	\$ 54,831,800	1.199%	\$ 657,433	\$ 49,907,900	1.214%	\$ 605,882
Berkley Property Associates LLC	1701 Fort Myer Drive	17-002-005	\$ 107,438,300	1.199%	\$ 1,288,185	\$ 103,549,700	1.214%	\$ 1,257,093
1812 Holdings LLC	1812 N. Moore	16-037-004	\$ 201,410,200	1.199%	\$ 2,414,908	\$ 207,331,800	1.214%	\$ 2,517,008

# 2015 Monthly Electricity Budget

## Budget Summary

### Monday Properties

1701 N. Fort Myer Drive  
2508840598

Utility Service Class  
DOM GS3

Tax Status Run Date  
TAX 9/1/2014



BUDGET	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2015 Total \$	\$32,757	\$30,834	\$32,250	\$33,323	\$36,060	\$40,372	\$41,342	\$37,269	\$40,345	\$34,884	\$34,718	\$33,162	\$427,316
2015 KWH	400,320	364,320	371,520	345,600	372,960	449,280	455,040	421,920	460,800	352,800	372,960	423,360	4,790,880
2015 Total \$/KWH	\$0.08183	\$0.08463	\$0.08681	\$0.09642	\$0.09669	\$0.08986	\$0.09085	\$0.08833	\$0.08755	\$0.09888	\$0.09309	\$0.07833	\$0.08919

HISTORICAL KWH	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 KWH	400,320	364,320	371,520	345,600	372,960	449,280	455,040	421,920	-	-	-	-	3,180,960
2013 KWH	429,120	371,520	380,160	354,240	400,320	447,840	552,960	463,680	460,800	352,800	372,960	423,360	5,009,760
2012 KWH	417,600	398,880	385,920	417,600	407,520	498,240	616,320	515,520	472,320	388,800	388,800	354,240	5,261,760
2011 KWH	468,000	411,840	398,880	437,760	479,520	535,680	623,520	578,880	479,520	391,680	427,680	393,120	5,626,080
2010 KWH	427,680	370,080	456,480	476,640	482,400	629,280	730,080	640,800	571,680	452,160	444,960	457,920	6,140,160

HISTORICAL \$	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 KWH	\$32,940	\$30,976	\$32,431	\$33,303	\$36,045	\$40,377	\$41,871	\$38,380					\$286,323
2013 KWH	\$36,711	\$32,097	\$34,274	\$33,714	\$36,236	\$39,577	\$46,997	\$40,970	\$42,071	\$35,485	\$34,952	\$36,920	\$450,002
2012 KWH	\$38,158	\$35,052	\$34,484	\$37,715	\$38,302	\$44,288	\$48,675	\$42,675	\$41,140	\$33,589	\$35,283	\$30,982	\$460,343
2011 Cost	\$38,213	\$34,225	\$33,685	\$39,917	\$45,056	\$44,476	\$51,672	\$49,843	\$43,546	\$38,364	\$40,398	\$36,332	\$495,728
2010 Cost	\$35,467	\$32,477	\$39,580	\$22,368	\$34,558	\$39,753	\$52,406	\$45,301	\$42,871	\$38,633	\$35,890	\$34,745	\$454,047

HISTORICAL \$/KWH	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 Unit Cost	\$0.08228	\$0.08502	\$0.08729	\$0.09636	\$0.09665	\$0.08987	\$0.09202	\$0.09096	-	-	-	-	\$0.09001
2013 Unit Cost	\$0.08555	\$0.08639	\$0.09016	\$0.09517	\$0.09052	\$0.08837	\$0.08499	\$0.08836	\$0.09130	\$0.10058	\$0.09372	\$0.08721	\$0.08983
2012 Unit Cost	\$0.09137	\$0.08788	\$0.08936	\$0.09031	\$0.09399	\$0.08889	\$0.07898	\$0.08278	\$0.08710	\$0.08639	\$0.09075	\$0.08746	\$0.08749
2011 Unit Cost	\$0.08165	\$0.08310	\$0.08445	\$0.09119	\$0.09396	\$0.08303	\$0.08287	\$0.08610	\$0.09081	\$0.09795	\$0.09446	\$0.09242	\$0.08811
2010 Unit Cost	\$0.08293	\$0.08776	\$0.08671	\$0.04693	\$0.07164	\$0.06317	\$0.07178	\$0.07069	\$0.07499	\$0.08544	\$0.08066	\$0.07588	\$0.07395

### Notes:

1. Usage and demand is based on 12 months of historical data.
2. Usage projections include leasing assumptions provided by Kevin Burns. All 280,259 SF of the building is expected to be leased in 2015.
3. Charges are based on Dominion GS-3 rates with a 2% rate case adjustment from January to December.

# 2015 Monthly Gas Budget

## Budget Summary

Monday Properties  
1701 N FT Myer Drive  
# 3617172014



BUDGET	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2015 Total \$	\$11,906	\$10,398	\$6,790	\$2,404	\$1,054	\$25	\$25	\$25	\$25	\$25	\$1,932	\$9,729	\$44,338
2015 Therms	13,554	11,802	7,919	2,602	1,145	-	-	-	-	-	2,193	10,008	49,223
2015 \$/Therms	\$0.87840	\$0.88102	\$0.85751	\$0.92419	\$0.92001						\$0.88075	\$0.97211	\$0.90075
2015 Supply \$	\$8,079	\$7,035	\$4,720	\$1,403	\$616	\$0	\$0	\$0	\$0	\$0	\$1,223	\$6,992	\$30,067
2015 Supply \$/Therm	\$0.59606	\$0.59606	\$0.59606	\$0.53931	\$0.53766						\$0.55744	\$0.69865	\$0.61084
2015 Delivery \$	\$3,827	\$3,363	\$2,070	\$1,001	\$438	\$25	\$25	\$25	\$25	\$25	\$709	\$2,737	\$14,270
2015 Delivery \$/Therm	\$0.28234	\$0.28496	\$0.26145	\$0.38488	\$0.38235						\$0.32331	\$0.27346	\$0.28991

HISTORICAL THERMS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 Therms	16,928												16,928
2013 Therms	10,180	13,823	11,027	3,637	1,017	-	-	-	-	-	2,858	11,193	53,736
2012 Therms	10,924	9,781	4,810	1,566	1,274	-	-	-	-	72	1,529	8,823	38,778

HISTORICAL SUPPLY \$	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 Supply Cost	\$11,561												\$11,561
2013 Supply Cost	\$5,809	\$7,459	\$5,009	\$2,407	\$104	\$47	-	-	-	-	\$1,370	\$6,089	\$28,293
2012 Supply Cost	\$6,735	\$6,030	\$2,965	\$966	\$785	-	-	-	-	\$44	\$845	\$4,779	\$23,150

HISTORICAL DELIVERY \$	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 Delivery Cost	\$4,552												\$4,552
2013 Delivery Cost	\$2,779	\$3,751	\$2,746	\$1,333	\$370	\$21	\$21		\$21	\$21	\$880	\$2,915	\$14,860
2012 Delivery Cost	\$3,105	\$2,789	\$1,422	\$530	\$450	\$21	\$21	\$21	\$21	\$50	\$500	\$2,413	\$11,344

HISTORICAL TOTAL \$	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2014 Total Cost	\$16,113												\$16,113
2013 Total Cost	\$8,588	\$11,210	\$7,755	\$3,740	\$474	\$68	\$21	-	\$21	\$21	\$2,250	\$9,004	\$43,154
2012 Total Cost	\$9,840	\$8,819	\$4,388	\$1,495	\$1,235	\$21	\$21	\$21	\$21	\$94	\$1,345	\$7,192	\$34,494

### Notes:

1. 2015 usage projections are based on an actual 2 year historical usage average.
2. Delivery costs are based on actual historical costs. All delivery costs include an expected 5% rate case adjustment.
3. 2015 supply costs are a projected fixed rate of \$0.5787/therm from January to March 2015, and projected market price April to Decemeber, plus a 3% contingency January to December.



## 2015 Water Budget

### Budget Summary

Monday Properties

1701 N Fort Myer Drive

Service address: 1701 N Fort Myer Drive

Run Date: 9/9/14



BUILDING TOTALS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
	\$ 3,390	\$ 3,090	\$ 3,123	\$ 3,593	\$ 4,654	\$ 6,423	\$ 7,724	\$ 7,717	\$ 7,791	\$ 3,882	\$ 4,126	\$ 2,243	\$ 57,756

Account number:	Meter Number:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
091441-091440H	12175693	\$3,390	\$3,090	\$3,123	\$3,593	\$4,654	\$6,423	\$7,724	\$7,717	\$7,791	\$3,882	\$4,126	\$2,243	\$57,756
	TOTALS \$	\$ 3,390	\$ 3,090	\$ 3,123	\$ 3,593	\$ 4,654	\$ 6,423	\$ 7,724	\$ 7,717	\$ 7,791	\$ 3,882	\$ 4,126	\$ 2,243	\$ 57,756

Account number:	Meter Number:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
091441-091440H	12175693	260	237	240	276	344	474	570	570	575	287	305	166	4,301
	TOTALS TG	260	237	240	276	344	474	570	570	575	287	305	166	4,301

Arlington County Department of Environmental Services kept rates without changes from 5/1/2012 to 5/1/2014: water was \$3.98 and sewer was \$8.63 per TG (thousand gallons).

Water rates increased on 5/1/2014 to \$4.10/TG and sewer rates to \$8.94/TG.

The budget anticipates a 4% rate increase from 5/1/2015: water rates are budgeted to be \$4.26/TG and sewer rates \$9.29/TG.

**1701 N Ft. Meyer**  
**2014-2015 Budgeted Insurance**

Coverage	Inception Date	Expiration Date	Total	1/1/15-1/31/15	2/1/15-2/28/15	3/1/15-3/31/15	4/1/15-4/30/15	5/1/15-5/31/15	6/1/15-6/30/15	7/01/15-7/31/15	8/01/15-8/31/15	9/01/15-9/30/15	10/01/15-10/31/15	11/01/15-11/30/15	12/01/15-12/31/15
Fiduciary Liability	9/1/2014	9/1/2015	46	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.89	3.89	3.89	3.89
Employment Practices	9/1/2014	9/1/2015	289	23.83	23.83	23.83	23.83	23.83	23.83	23.83	23.83	24.55	24.55	24.55	24.55
Crime	9/1/2014	9/1/2015	342	28.23	28.23	28.23	28.23	28.23	28.23	28.23	28.23	29.08	29.08	29.08	29.08
Workplace Violence	9/1/2014	9/1/2015	34	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.89	2.89	2.89	2.89
	9/1/2014	9/1/2015	3	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
Empolyee Benefits	9/1/2014	9/1/2015	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-
General Liability	9/1/2014	9/1/2015	5,723	472.23	472.23	472.23	472.23	472.23	472.23	472.23	472.23	486.40	486.40	486.40	486.40
AIG Primary Umbrella	9/1/2014	9/1/2015	5,936	489.79	489.79	489.79	489.79	489.79	489.79	489.79	489.79	504.48	504.48	504.48	504.48
Directors and Officers	9/1/2014	9/1/2015	7,241	597.44	597.44	597.44	597.44	597.44	597.44	597.44	597.44	615.37	615.37	615.37	615.37
Errors and Omissions	9/1/2014	9/1/2015	2,481	204.71	204.71	204.71	204.71	204.71	204.71	204.71	204.71	210.85	210.85	210.85	210.85
Cyber	9/1/2014	9/1/2015	600	49.47	49.47	49.47	49.47	49.47	49.47	49.47	49.47	50.95	50.95	50.95	50.95
Executive	9/1/2014	9/1/2015	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-
Business Auto	9/1/2014	9/1/2015	225	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	19.12	19.12	19.12	19.12
				-	-	-	-	-	-	-	-	-	-	-	-
Work Comp	9/1/2014	9/1/2015	5,505	454.19	454.19	454.19	454.19	454.19	454.19	454.19	454.19	467.81	467.81	467.81	467.81
				-	-	-	-	-	-	-	-	-	-	-	-
Building and Personal Property	9/1/2014	9/1/2015	42,720	3,524.79	3,524.79	3,524.79	3,524.79	3,524.79	3,524.79	3,524.79	3,524.79	3,630.54	3,630.54	3,630.54	3,630.54
				-	-	-	-	-	-	-	-	-	-	-	-
			\$71,144.81	\$5,870.03	\$5,870.03	\$5,870.03	\$5,870.03	\$5,870.03	\$5,870.03	\$5,870.03	\$5,870.03	\$6,046.13	\$6,046.13	\$6,046.13	\$6,046.13

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259

## Software Evaluation Copy

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1701 N. Ft. Myer Dr.

### User Defined Calculations - BPOL Fee - Commercial Rents

	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
Cost Center: 3470													
Selected Income Accounts	922,531	922,445	921,394	922,259	923,696	924,150	931,841	936,362	949,098	924,350	921,371	923,153	11,122,649
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	922,531	922,445	921,394	922,259	923,696	924,150	931,841	936,362	949,098	924,350	921,371	923,153	11,122,649
Factor	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	
<b>BPOL Fee - Commercial Rents</b>	<b>3,967</b>	<b>3,967</b>	<b>3,962</b>	<b>3,966</b>	<b>3,972</b>	<b>3,974</b>	<b>4,007</b>	<b>4,026</b>	<b>4,081</b>	<b>3,975</b>	<b>3,962</b>	<b>3,970</b>	<b>47,827</b>

Totals for All Cost Centers:

Selected Income Accounts	922,531	922,445	921,394	922,259	923,696	924,150	931,841	936,362	949,098	924,350	921,371	923,153	11,122,649
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	922,531	922,445	921,394	922,259	923,696	924,150	931,841	936,362	949,098	924,350	921,371	923,153	11,122,649
Factor	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	0.43%	
Result	3,967	3,967	3,962	3,966	3,972	3,974	4,007	4,026	4,081	3,975	3,962	3,970	47,827
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
<b>BPOL Fee - Commercial Rents</b>	<b>3,967</b>	<b>3,967</b>	<b>3,962</b>	<b>3,966</b>	<b>3,972</b>	<b>3,974</b>	<b>4,007</b>	<b>4,026</b>	<b>4,081</b>	<b>3,975</b>	<b>3,962</b>	<b>3,970</b>	<b>47,827</b>
Difference allocated to Cost Centers:	0	0	0	0	0	0	0	0	0	0	0	0	0

Allocation Name: 3470

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259

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### User Defined Calculations - BPOL Fee - Parking Rents

	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
Cost Center: 3470													
Selected Income Accounts	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484
Factor	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	
<b>BPOL Fee - Parking Rents</b>	178	178	178	178	178	178	178	178	178	178	178	178	2,137

Totals for All Cost Centers:

Selected Income Accounts	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	49,457	593,484
Factor	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	
Result	178	178	178	178	178	178	178	178	178	178	178	178	2,137
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
<b>BPOL Fee - Parking Rents</b>	178	178	178	178	178	178	178	178	178	178	178	178	2,137
Difference allocated to Cost Centers:	0	0	0	0	0	0	0	0	0	0	0	0	0

Allocation Name: 3470

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259

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### User Defined Calculations - CM Fee - Building Improvements

	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
Cost Center: 3470													
Selected Expense Accounts	0	0	0	16,667	16,667	46,667	0	0	0	0	0	0	80,000
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	0	0	0	16,667	16,667	46,667	0	0	0	0	0	0	80,000
Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
<b>CM Fee - Building Improvements</b>	0	0	0	500	500	1,400	0	0	0	0	0	0	2,400

Totals for All Cost Centers:

Selected Expense Accounts	0	0	0	16,667	16,667	46,667	0	0	0	0	0	0	80,000
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	0	0	0	16,667	16,667	46,667	0	0	0	0	0	0	80,000
Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Result	0	0	0	500	500	1,400	0	0	0	0	0	0	2,400
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
<b>CM Fee - Building Improvements</b>	0	0	0	500	500	1,400	0	0	0	0	0	0	2,400
Difference allocated to Cost Centers:	0	0	0	0	0	0	0	0	0	0	0	0	0

Allocation Name: 3470

Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259

## Software Evaluation Copy

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### User Defined Calculations - CM Fee - Tenant Improvements

	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
Cost Center: 3470													
Selected Expense Accounts	0	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	0	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000
Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
<b>CM Fee - Tenant Improvements</b>	0	0	0	0	0	0	0	13,725	0	0	13,725	0	27,450

Totals for All Cost Centers:

Selected Expense Accounts	0	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	0	0	0	0	0	0	0	457,500	0	0	457,500	0	915,000
Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Result	0	0	0	0	0	0	0	13,725	0	0	13,725	0	27,450
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
<b>CM Fee - Tenant Improvements</b>	0	0	0	0	0	0	0	13,725	0	0	13,725	0	27,450
Difference allocated to Cost Centers:	0	0	0	0	0	0	0	0	0	0	0	0	0

Allocation Name: 3470



Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259

## Software Evaluation Copy

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1701 N. Ft. Myer Dr.

### User Defined Calculations - Payroll Admin benefits

	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
Cost Center: 3470													
Selected Expense Accounts	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	135,360
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	135,360
Factor	9.79%	12.37%	13.54%	9.88%	9.41%	9.49%	8.98%	9.57%	9.54%	9.77%	9.64%	9.75%	
<b>Payroll Admin benefits</b>	1,104	1,395	1,527	1,114	1,061	1,070	1,013	1,080	1,076	1,102	1,087	1,100	13,731

Totals for All Cost Centers:

Selected Expense Accounts	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	135,360
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	135,360
Factor	9.79%	12.37%	13.54%	9.88%	9.41%	9.49%	8.98%	9.57%	9.54%	9.77%	9.64%	9.75%	
Result	1,104	1,395	1,527	1,114	1,061	1,070	1,013	1,080	1,076	1,102	1,087	1,100	13,731
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Payroll Admin benefits</b>	1,104	1,395	1,527	1,114	1,061	1,070	1,013	1,080	1,076	1,102	1,087	1,100	13,731
Difference allocated to Cost Centers:	0	0	0	0	0	0	0	0	0	0	0	0	0

Allocation Name: 3470



Prepared For:  
Prepared By:  
Property ID: 3470  
Property RSF: 280,259

## Software Evaluation Copy

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1701 N. Ft. Myer Dr.

### User Defined Calculations - Payroll R&M benefits

	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
Cost Center: 3470													
Selected Expense Accounts	22,601	20,813	22,601	22,538	21,738	22,538	23,464	21,675	22,599	22,538	21,738	23,393	268,236
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	22,601	20,813	22,601	22,538	21,738	22,538	23,464	21,675	22,599	22,538	21,738	23,393	268,236
Factor	11.25%	15.30%	14.60%	15.04%	12.50%	14.99%	13.18%	11.73%	14.84%	12.67%	15.08%	12.05%	
<b>Payroll R&amp;M benefits</b>	<b>2,543</b>	<b>3,184</b>	<b>3,300</b>	<b>3,390</b>	<b>2,717</b>	<b>3,378</b>	<b>3,093</b>	<b>2,542</b>	<b>3,354</b>	<b>2,856</b>	<b>3,278</b>	<b>2,819</b>	<b>36,453</b>

Totals for All Cost Centers:

Selected Expense Accounts	22,601	20,813	22,601	22,538	21,738	22,538	23,464	21,675	22,599	22,538	21,738	23,393	268,236
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	22,601	20,813	22,601	22,538	21,738	22,538	23,464	21,675	22,599	22,538	21,738	23,393	268,236
Factor	11.25%	15.30%	14.60%	15.04%	12.50%	14.99%	13.18%	11.73%	14.84%	12.67%	15.08%	12.05%	
Result	2,543	3,184	3,300	3,390	2,717	3,378	3,093	2,542	3,354	2,856	3,278	2,819	36,453
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Payroll R&amp;M benefits</b>	<b>2,543</b>	<b>3,184</b>	<b>3,300</b>	<b>3,390</b>	<b>2,717</b>	<b>3,378</b>	<b>3,093</b>	<b>2,542</b>	<b>3,354</b>	<b>2,856</b>	<b>3,278</b>	<b>2,819</b>	<b>36,453</b>

Difference allocated to Cost Centers: 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Allocation Name: 3470

## **Tab 6**

### ***Debt Service***

➤ Debt Service

1701 N. Ft. Myer Drive  
2015 Operating Budget  
Schedule of Mortgage Interest Expense  
Loans serviced by Wells Fargo

Loan #: 41-7000234		Lender: Starwood Property Mortgage		
	Balance*	Calculated Interest Rate	# of Days	Interest Expense
January	\$26,250,000	2.500%	31	\$56,510
February	26,250,000	2.500%	28	51,042
March	26,250,000	2.500%	31	56,510
April	26,250,000	2.500%	30	54,688
May	26,250,000	2.500%	31	56,510
June	26,250,000	2.500%	30	54,688
July	26,250,000	2.500%	31	56,510
August	26,250,000	2.500%	31	56,510
September	26,250,000	2.500%	30	54,688
October	26,250,000	2.500%	31	56,510
November	26,250,000	2.500%	30	54,688
December	26,250,000	2.500%	31	56,510
Total			<b>365</b>	<b>\$665,365</b>

Mezzanine

Loan #: 41-7000236		Lender: Starwood Property Mortgage			Total Debt Service (Int Expense)
	Balance*	Calculated Interest Rate	# of Days	Interest Expense	
	\$3,660,000	14.100%	31	\$44,439	\$100,949
	3,660,000	14.100%	28	40,138	\$91,180
	3,660,000	14.100%	31	44,439	\$100,949
	3,660,000	14.100%	30	43,005	\$97,693
	3,660,000	14.100%	31	44,439	\$100,949
	3,660,000	14.100%	30	43,005	\$97,693
	3,660,000	14.100%	31	44,439	\$100,949
	3,660,000	14.100%	31	44,439	\$100,949
	3,660,000	14.100%	30	43,005	\$97,693
	3,660,000	14.100%	31	44,439	\$100,949
	3,660,000	14.100%	30	43,005	\$97,693
	3,660,000	14.100%	31	44,439	\$100,949
Total			<b>365</b>	<b>\$523,228</b>	<b>\$1,188,592</b>

Notes:

Date of note: 5/08/2012; Maturity Date: 5/08/2017; Int computed based on 360-day year;  
Int pymt period: 15th of a mth to 14th of following mth.