



**2100 2nd Street  
Financial Report  
February 28, 2015**



**Building**        2100 2nd Street  
**Financial Report**  
**Month Ended February 28, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

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**SECTION 4**

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## **SECTION 1**

### Executive Summary



## STRATEGY

The U.S. Coast Guard, which occupied 100% of the building, has relocated its headquarters to a build-to-suit property on the St. Elizabeth's Hospital redevelopment site in southeast Washington, DC. The Tenant has elected to terminate its lease, effective May 2015. The U.S. Navy is currently occupying the premises on interim basis with a final vacate date still to be determined prior to May 2015.

## CRITICAL ISSUES

\*Cassidy Turley has been engaged to identify both private and public sector backfill tenants; in parallel, the on-site property management team is evaluating required, future capital improvement costs to support releasing efforts.

\*Continue cost-conscious repair and maintenance of original base building infrastructure that is nearing the end of its useful life.

\*Strictly monitor operations and cash management.

## PROPERTY INFORMATION

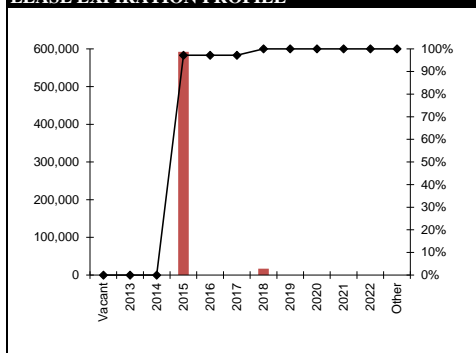
Property Name	Coast Guard Building
Market	Washington, D.C.
Submarket	Southwest
Year Built/Renovated	1973/1995
Year Acquired	2014
Number of Stories	6
Asset Class	B
Total RSF	609,265
Leased %	100%
Ownership	2100 2nd Street Holdings, LLC - 100%

## MAJOR TENANTS

Tenant Name	RSF	%	LXD
Coast Guard	592,128	97%	Apr-15
IL Creation*	17,137	3%	May-18

\*Termination right 2015-2016.

## LEASE EXPIRATION PROFILE



## CAPITALIZATION

	Amount	LTC	Rate	Type	Maturity
Senior Mortgage	\$ 100,000,000	74%	5.678%	IO	Jan-16
Equity*	35,000,000				
Total Capitalization	135,000,000				

\*Previous Mezzanine Loan Balance

## CONTRIBUTION / DISTRIBUTION HISTORY

	Contributions	Distributions	Net	Yield
2014	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	0%

## CURRENT CASH FLOW PERFORMANCE

Period	Feb-15 YTD	Actual	Budget	Variance	%
Occupancy		100%	100%		
Revenues		\$ 3,610,341	\$ 3,734,311	\$ (123,970)	-3%
Expenses		(931,044)	(1,143,815)	212,771	19%
Net Operating Income		2,679,297	2,590,495	88,801	3%
Debt Service		(2,351,875)	(2,353,645)	1,770	0%
DSCR		1.14x	1.10x		
Deferred Costs		-	-	-	0%
Leasing Commissions		-	-	-	0%
Capital Improvements		-	-	-	0%
Total Capital		-	-	-	0%
Operating Cash Flow		327,421	236,850	90,571	38%
Accrual To Cash Adjustment		1,212,623	(236,850)	1,450,000	612%
Reserves		(1,540,044)	-	(1,540,044)	100%
Net Cash Flow		\$ -	\$ -	\$ -	0%

## LEASING SUMMARY

Cassidy Turley has been engaged as the project's/landlord third-party leasing agent to source both private and public sector backfill opportunities for the pending GSA lease expiration in May 2015; Cassidy is in the process of developing both speculative single and multi-tenant relet strategies.

## RECENT LEASING ACTIVITY

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
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## LEASE PROPOSALS

LCD	Tenant	Suite	RSF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
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## MAJOR CAPITAL PROJECTS

	2015 Budget	Total Project
A/C Through-Wall Units	\$ 65,000	\$ 65,000

## **SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 21D2ND

Trial Balance  
**Monday Production DB**  
**2100 2nd Street Holdings, LLC**

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Accrual, Tax

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

Account	Description	Debit	Credit
0112-0000	Land	22,250,739.00	
0132-0000	Building	96,690,893.83	
0142-0002	Bldg Impr-Non Escalatable	59,480.74	
0142-0020	Bldg Impr-CM Fee		0.22
0162-0020	TI-CM Fee	0.49	
0193-0000	Accum Depr-Bldgs		2,977,928.97
0194-0000	Accum Depr-Bldg Impr		6,064.75
0196-0000	Accum Depr-TI		11,643.26
0202-0001	Def Leasing-Brokerage		0.45
0202-0002	Def Leasing-Legal		0.43
0202-0006	Deferred Leas-Monday		0.29
0209-0000	Acc Amort-Def Leasing		151,743.15
0222-0000	Deferred Financing	325,979.88	
0229-0000	Acc Amort-Def Financing		166,871.50
0262-0000	Def Organizational	0.12	
0269-0000	Acc Amort-Def Organ		520.10
0311-0002	Cash - Operating 2	10,649.63	
0412-0100	Cash Management	41,607.43	
0412-0101	Tax and Insurance Reserve	1,431,399.72	
0412-0104	Leasing Reserve	7,180,737.36	
0412-0108	Operating Expense Reserve	766,700.66	
0491-0010	Due To/From Managing Agen		40,937.33
0511-0000	Tenant A/R	867,632.19	
0512-0000	Accr Tenant A/R	54,695.85	
0513-0000	Accr Tenant Recovery A/R		472,796.74
0631-0000	Prepaid Other	55,020.00	
0632-0000	Prepaid Insurance	68,948.07	
0633-0000	Prepaid Taxes	7,600.00	
2110-0000	Mortgage Notes Payable		99,837,234.91
2110-0002	Capitalized Interest		2,742,867.89
2511-0000	Accounts Payable Trade		292,371.61
2552-0000	Accr Miscellaneous		209,904.37
2553-0000	Accr Taxes		1,101,224.31
2556-0000	Accr Interest/Financing		1,226,687.06
2571-0000	Security Deposits		31,250.01
2591-0000	Prepaid Rents		125.90
3311-0001	Retained Earnings		95,070.99
3421-9999	Mbr Contrib-Misc		20,914,285.81
4111-0000	Office Income		3,344,235.80
4121-0000	Retail Income		24,150.00
4171-0000	Gar/Prkg Income		298,990.72
4331-0000	R/E Tax Rec-Billed	956,724.84	
4332-0000	R/E Tax Rec-Accrual		857,188.45
4521-0000	Int Inc-Bank		858.14
4863-1600	Rubbish Removal		319.08
4863-2700	Cleaning		10,587.24
4891-0000	Misc Other Income	1,523.00	
4891-1100	Back Chg./Repair		32,259.41
5120-0000	Clean-Contract Interior	125,681.62	
5152-0000	Clean-Trash Rem/Recyl-O/S	5,398.18	
5310-0000	R&M-Payroll-Gen'l	47,595.33	
5310-1000	R & M Payroll-OT	2,068.99	
5310-2000	R & M Payroll-Taxes	7,538.72	
5310-4000	R & M -Benefits	10,366.94	
5320-0000	R&M-Elev-Maint Contract	11,676.40	
5322-0000	R&M-Elev-Outside Svs	582.73	

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Trial Balance  
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Accrual, Tax

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Account	Description	Debit	Credit
5334-0000	R&M-HVAC-Supplies	412.43	
5336-0000	R&M-HVAC-Outside Svs	1,800.00	
5360-0000	R&M-Plumbing-Supplies	19.04	
5370-0000	R&M-Flre/Life Safety-Supp	1,397.07	
5372-0000	R&M-Fire/Life Safety-O/S	1,312.59	
5381-0000	R&M-GB Interior-O/S	696.89	
5384-0000	R&M-GB Interior-Pest Cont	916.48	
5385-0000	R&M-GB Interior-Plant Mnt	445.08	
5390-0000	R&M-Other	5,402.61	
5610-0000	Mgmt Fee-Current Yr	74,361.04	
5710-0000	Adm-Payroll	27,122.04	
5710-1000	Admi-Payroll taxes	1,409.72	
5710-5000	Admin-Other Payroll Exp	2,760.69	
5710-5555	Deferred Compensation	3,999.75	
5732-0000	Adm-Office Exp-Mgmt Exps	402.27	
5734-0000	Adm-Office Exp-Phone	500.00	
5744-0000	Adm-Office Exp-Computers	865.84	
5756-0000	Adm-Mgmt Exp-Dues & Subs	4,893.82	
5758-0001	Office/Lunchroom Supplies	195.59	
5758-0002	Internet/IT Contracts	785.23	
5758-0003	Computer Hardware/Software	242.23	
5758-0004	Copiers/Office Equipment	117.52	
5758-0005	Phone - Corporate/Teleconferencing	100.72	
5758-0006	Phone - Wireless/Cellular	197.80	
5758-0007	Postage/Delivery	25.20	
5758-0008	Car Service	106.89	
5758-0009	Printing/Reproduction	5.97	
5758-0010	Corporate Events/Gifts	41.81	
5758-0012	Other Corp Admin Exp	14.64	
5758-0013	Meals	39.87	
5758-0014	Travel	298.71	
5762-0000	Adm-Mgmt Exp-Meals	0.57	
5810-0000	Insurance-Policies	22,343.29	
5810-1000	Insurance-Workers Comp	889.16	
6212-0000	Svs Costs-Misc Bldg	14,978.26	
6214-0000	Svs Costs-Cleaning	9,423.44	
6320-0000	Parking Exp-Misc	82.50	
6632-0000	Misc Professional Serv	82,192.22	
6633-0000	Bank & Credit Card Fees	1,922.03	
6645-0000	Sales & Use Taxes	74.79	
6710-0000	RE Taxes-General	439,389.72	
6718-0000	RE Taxes-Improvement Tax	17,950.00	
8201-0000	Mortgage Interest Expense	2,351,875.21	
8302-0000	Amort-Def Financing	27,165.00	
8306-0000	Amort-Def Organ	519.86	
8503-0000	Deprec-Bldg	598,365.34	
8504-0000	Deprec-Bldg Improve	5,430.12	
8506-0000	Deprec-TI	11,643.10	
8602-0000	Amort-Def Leasing	151,743.02	
Total:		134,848,118.89	134,848,118.89

Accrual, Tax

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Feb 2015

Assets

Cash	9,431,094.80
Receivables	449,531.30
Current Assets	90,630.74
Building and Other Depreciable Assets	119,001,112.67
Accumulated Depreciation	(3,147,380.13)
Intangible Assets	325,980.00
Accumulated Amortization	(167,391.60)

Total Assets	125,983,577.78
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Liabilities

Accounts Payable	292,371.61
Mortgage/Notes Payable	102,580,102.80
Accrued Expenses	2,537,815.74
Deferred Income	31,375.91

Total Liabilities	105,441,666.06
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Partners Capital and Prior Year Earnings	21,009,356.80
Current Year Earnings	(467,445.08)

Total Partners Capital and Earnings	20,541,911.72
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Total Liabilities and Equity	125,983,577.78
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Database: MONDAYPROD  
 ENTITY: 21D2ND  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**2100 2nd Street Holdings, LLC**

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Accrual, Tax

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
<b>Revenues</b>								
Rental Income								
Office Income	1,672,117.90	1,671,852.54	265.36	0.02%	3,344,235.80	3,343,705.08	530.72	0.02%
Total Office Income	1,672,117.90	1,671,852.54	265.36	0.02%	3,344,235.80	3,343,705.08	530.72	0.02%
Retail Income								
Retail Income	12,075.00	12,075.00	0.00	0.00%	24,150.00	24,150.00	0.00	0.00%
Total Retail Income	12,075.00	12,075.00	0.00		24,150.00	24,150.00	0.00	
Total Rental Income	1,684,192.90	1,683,927.54	265.36	0.02%	3,368,385.80	3,367,855.08	530.72	0.02%
<b>Recoveries</b>								
Real Estate Tax Reimb								
R/E Tax Rec-Billed	0.00	288.25	(288.25)	-100.00%	(956,724.84)	576.50	(957,301.34)	66054.01%
R/E Tax Rec-Accrual	(49,768.08)	(29,146.00)	(20,622.08)	-70.75%	857,188.45	(58,292.00)	915,480.45	1570.51%
Total Real Estate Tax Reimb	(49,768.08)	(28,857.75)	(20,910.33)	-72.46%	(99,536.39)	(57,715.50)	(41,820.89)	-72.46%
Total Recoveries	(49,768.08)	(28,857.75)	(20,910.33)	-72.46%	(99,536.39)	(57,715.50)	(41,820.89)	-72.46%
Garage/Parking Income								
Gar/Prkg Income	149,495.36	149,501.32	(5.96)	0.00%	298,990.72	299,002.64	(11.92)	0.00%
Total Garage/Parking Income	149,495.36	149,501.32	(5.96)	0.00%	298,990.72	299,002.64	(11.92)	0.00%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Misc	0.00	4.67	(4.67)	-100.00%	0.00	9.34	(9.34)	-100.00%
Int Inc-Bank	437.56	0.00	437.56	0.00%	858.14	0.00	858.14	0.00%
Total Interest and Dividend Income	437.56	4.67	432.89	9269.59%	858.14	9.34	848.80	9087.79%

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**2100 2nd Street Holdings, LLC**

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Accrual, Tax

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Service Income								
Rubbish Removal	159.54	159.54	0.00	0.00%	319.08	319.08	0.00	0.00%
Cleaning	5,293.62	5,580.00	(286.38)	-5.13%	10,587.24	11,160.00	(572.76)	-5.13%
Total Service Income	5,453.16	5,739.54	(286.38)	-4.99%	10,906.32	11,479.08	(572.76)	-4.99%
Miscellaneous Income								
Misc Other Income	0.00	0.00	0.00	0.00%	(1,523.00)	0.00	(1,523.00)	0.00%
Back Chg./Repair	25,398.58	56,840.00	(31,441.42)	-55.32%	32,259.41	113,680.00	(81,420.59)	-71.62%
Total Miscellaneous Income	25,398.58	56,840.00	(31,441.42)	-55.32%	30,736.41	113,680.00	(82,943.59)	-72.96%
Total Interest and Other Income	31,289.30	62,584.21	(31,294.91)	-50.00%	42,500.87	125,168.42	(82,667.55)	-66.05%
Total Revenue	1,815,209.48	1,867,155.32	(51,945.84)	-2.78%	3,610,341.00	3,734,310.64	(123,969.64)	-3.32%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(62,840.81)	(57,859.00)	(4,981.81)	-8.61%	(125,681.62)	(115,718.00)	(9,963.62)	-8.61%
Clean-Trash Rem/Recyl-O/S	(2,802.90)	(2,600.00)	(202.90)	-7.80%	(5,398.18)	(5,200.00)	(198.18)	-3.81%
Clean-Other	0.00	(350.00)	350.00	100.00%	0.00	(700.00)	700.00	100.00%
Total Cleaning	(65,643.71)	(60,809.00)	(4,834.71)	-7.95%	(131,079.80)	(121,618.00)	(9,461.80)	-7.78%
Repair & Maintenance								
R&M-Payroll-Gen'l	(19,704.11)	(21,213.00)	1,508.89	7.11%	(47,595.33)	(44,447.00)	(3,148.33)	-7.08%
R & M Payroll-OT	(1,387.78)	(1,103.00)	(284.78)	-25.82%	(2,068.99)	(2,206.00)	137.01	6.21%
R & M Payroll-Taxes	(3,408.49)	(2,086.00)	(1,322.49)	-63.40%	(7,538.72)	(5,091.00)	(2,447.72)	-48.08%
R & M -Benefits	(5,454.84)	(4,806.87)	(647.97)	-13.48%	(10,366.94)	(8,958.76)	(1,408.18)	-15.72%
R&M-Elev-Maint Contract	(5,838.20)	(5,950.00)	111.80	1.88%	(11,676.40)	(11,900.00)	223.60	1.88%
R&M-Elev-Outside Svs	(296.14)	(350.00)	53.86	15.39%	(582.73)	(700.00)	117.27	16.75%
R&M-HVAC-Contract Svs	0.00	(370.00)	370.00	100.00%	0.00	(740.00)	740.00	100.00%

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
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**2100 2nd Street Holdings, LLC**

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Accrual, Tax

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
R&M-HVAC-Supplies	(412.43)	0.00	(412.43)	0.00%	(412.43)	(6,500.00)	6,087.57	93.65%
R&M-HVAC-Outside Svs	(1,800.00)	0.00	(1,800.00)	0.00%	(1,800.00)	0.00	(1,800.00)	0.00%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(1,000.00)	1,000.00	100.00%
R&M-Struc/Roof-Roof Rep	0.00	0.00	0.00	0.00%	0.00	(5,000.00)	5,000.00	100.00%
R&M-Plumbing-Supplies	0.00	(575.00)	575.00	100.00%	(19.04)	(1,150.00)	1,130.96	98.34%
R&M-Plumbing-Outside Svs	0.00	0.00	0.00	0.00%	0.00	(8,000.00)	8,000.00	100.00%
R&M-Fire/Life Safety-Supp	(1,397.07)	0.00	(1,397.07)	0.00%	(1,397.07)	0.00	(1,397.07)	0.00%
R&M-Fire/Life Safety-O/S	(814.29)	(497.75)	(316.54)	-63.59%	(1,312.59)	(2,245.50)	932.91	41.55%
R&M-GB Interior-O/S	(696.89)	0.00	(696.89)	0.00%	(696.89)	0.00	(696.89)	0.00%
R&M-GB Interior-Pest Cont	(458.24)	(458.00)	(0.24)	-0.05%	(916.48)	(916.00)	(0.48)	-0.05%
R&M-GB Interior-Plant Mnt	(222.54)	(213.90)	(8.64)	-4.04%	(445.08)	(427.80)	(17.28)	-4.04%
R&M-Other	(5,184.38)	(140.00)	(5,044.38)	-3603.13%	(5,402.61)	(5,140.00)	(262.61)	-5.11%
Total Repair & Maintenance	(47,075.40)	(38,263.52)	(8,811.88)	-23.03%	(92,231.30)	(104,422.06)	12,190.76	11.67%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(360.00)	360.00	100.00%	0.00	(720.00)	720.00	100.00%
Grounds-Snow Rem-Supplies	0.00	(750.00)	750.00	100.00%	0.00	(1,500.00)	1,500.00	100.00%
Grounds-Snow Rem-O/S	0.00	(3,000.00)	3,000.00	100.00%	0.00	(5,500.00)	5,500.00	100.00%
Total Roads & Grounds	0.00	(4,110.00)	4,110.00	100.00%	0.00	(7,720.00)	7,720.00	100.00%
Management Fees								
	(37,255.37)	(37,343.01)	87.64	0.23%	(74,361.04)	(74,686.02)	324.98	0.44%
Total Management Fees	(37,255.37)	(37,343.01)	87.64	0.23%	(74,361.04)	(74,686.02)	324.98	0.44%
Administrative								
Adm-Payroll	(13,564.35)	(13,509.00)	(55.35)	-0.41%	(27,122.04)	(27,018.00)	(104.04)	-0.39%
Admi-Payroll taxes	(780.71)	(603.00)	(177.71)	-29.47%	(1,409.72)	(1,414.00)	4.28	0.30%
Admin-Other Payroll Exp	(770.73)	(1,350.90)	580.17	42.95%	(2,760.69)	(2,701.80)	(58.89)	-2.18%
Deferred Compensation	(3,999.75)	0.00	(3,999.75)	0.00%	(3,999.75)	0.00	(3,999.75)	0.00%
Adm-Office Exp-Mgmt Exps	(329.96)	(100.00)	(229.96)	-229.96%	(402.27)	(200.00)	(202.27)	-101.14%
Adm-Office Exp-Phone	(250.00)	(250.00)	0.00	0.00%	(500.00)	(500.00)	0.00	0.00%
Adm-Office Exp-Computers	(432.92)	(250.00)	(182.92)	-73.17%	(865.84)	(500.00)	(365.84)	-73.17%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(4,893.82)	0.00	(4,893.82)	0.00%

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Thru:	Actual	Budget			Actual	Budget		
	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Adm-Mgmt Exp-Meals	(0.57)	0.00	(0.57)	0.00%	(0.57)	0.00	(0.57)	0.00%
Adm - Other - Misc	(912.87)	(1,983.00)	1,070.13	53.97%	(2,172.18)	(4,407.00)	2,234.82	50.71%
Total Administrative	(21,041.86)	(18,045.90)	(2,995.96)	-16.60%	(44,126.88)	(36,740.80)	(7,386.08)	-20.10%
Insurance								
Insurance-Policies	(10,649.17)	(10,623.42)	(25.75)	-0.24%	(22,343.29)	(21,246.84)	(1,096.45)	-5.16%
Insurance-Workers Comp	(444.58)	(444.58)	0.00	0.00%	(889.16)	(889.16)	0.00	0.00%
Total Insurance	(11,093.75)	(11,068.00)	(25.75)	-0.23%	(23,232.45)	(22,136.00)	(1,096.45)	-4.95%
Total Property Exp-Escalatable	(182,110.09)	(169,639.43)	(12,470.66)	-7.35%	(365,031.47)	(367,322.88)	2,291.41	0.62%
Real Estate Taxes								
RE Taxes-General	(219,694.86)	(276,606.26)	56,911.40	20.57%	(439,389.72)	(553,212.52)	113,822.80	20.57%
RE Taxes-Improvement Tax	(8,975.00)	(8,975.00)	0.00	0.00%	(17,950.00)	(17,950.00)	0.00	0.00%
Total Real Estate Taxes	(228,669.86)	(285,581.26)	56,911.40	19.93%	(457,339.72)	(571,162.52)	113,822.80	19.93%
Total Escalatable Expenses	(410,779.95)	(455,220.69)	44,440.74	9.76%	(822,371.19)	(938,485.40)	116,114.21	12.37%
Property Exp-Non Escalatable								
Service Costs								
Svs Costs-Misc Bldg	(8,768.67)	(56,106.66)	47,337.99	84.37%	(14,978.26)	(112,213.32)	97,235.06	86.65%
Svs Costs-Cleaning	(4,711.72)	(4,982.00)	270.28	5.43%	(9,423.44)	(9,964.00)	540.56	5.43%
Total Service Costs	(13,480.39)	(61,088.66)	47,608.27	77.93%	(24,401.70)	(122,177.32)	97,775.62	80.03%
Parking Expenses								
Parking Exp-Misc	0.00	0.00	0.00	0.00%	(82.50)	(1,500.00)	1,417.50	94.50%
Total Parking Expenses	0.00	0.00	0.00		(82.50)	(1,500.00)	1,417.50	94.50%

Database: MONDAYPROD  
 ENTITY: 21D2ND  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**2100 2nd Street Holdings, LLC**

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Accrual, Tax

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2015	Feb 2015			Feb 2015	Feb 2015		
Leasing Costs								
Promotion and Advertising	0.00	(450.00)	450.00	100.00%	0.00	(7,900.00)	7,900.00	100.00%
Total Leasing Costs	0.00	(450.00)	450.00	100.00%	0.00	(7,900.00)	7,900.00	100.00%
Owner Costs								
Legal	0.00	(2,083.00)	2,083.00	100.00%	0.00	(4,166.00)	4,166.00	100.00%
Misc Professional Serv	(13,400.00)	(33,793.33)	20,393.33	60.35%	(82,192.22)	(67,586.66)	(14,605.56)	-21.61%
Bank & Credit Card Fees	(963.78)	(750.00)	(213.78)	-28.50%	(1,922.03)	(1,500.00)	(422.03)	-28.14%
Sales & Use Taxes	0.00	(250.00)	250.00	100.00%	(74.79)	(500.00)	425.21	85.04%
Total Owner Costs	(14,363.78)	(36,876.33)	22,512.55	61.05%	(84,189.04)	(73,752.66)	(10,436.38)	-14.15%
Total Property Exp-Non Escalatable	(27,844.17)	(98,414.99)	70,570.82	71.71%	(108,673.24)	(205,329.98)	96,656.74	47.07%
Total Operating Expenses	(438,624.12)	(553,635.68)	115,011.56	20.77%	(931,044.43)	(1,143,815.38)	212,770.95	18.60%
Net Operating Income (Loss)	1,376,585.36	1,313,519.64	63,065.72	4.80%	2,679,296.57	2,590,495.26	88,801.31	3.43%
Interest Expense								
Mortgage Interest Expense	(1,116,983.35)	(1,116,984.00)	0.65	0.00%	(2,351,875.21)	(2,353,645.00)	1,769.79	0.08%
Total Interest Expense	(1,116,983.35)	(1,116,984.00)	0.65	0.00%	(2,351,875.21)	(2,353,645.00)	1,769.79	0.08%
Amort of Financing Costs								
Amort-Def Financing	(13,582.50)	(13,582.50)	0.00	0.00%	(27,165.00)	(27,165.00)	0.00	0.00%
Total Amort of Financing Costs	(13,582.50)	(13,582.50)	0.00		(27,165.00)	(27,165.00)	0.00	
Deprec & Amort, excl Financing								
Amort-Def Organ	(259.93)	(259.93)	0.00	0.00%	(519.86)	(519.86)	0.00	0.00%
Deprec-Bldg	(299,182.67)	(299,182.67)	0.00	0.00%	(598,365.34)	(598,365.34)	0.00	0.00%
Deprec-Bldg Improve	(2,715.06)	(2,588.00)	(127.06)	-4.91%	(5,430.12)	(5,176.00)	(254.12)	-4.91%
Deprec-TI	(5,821.55)	(5,821.55)	0.00	0.00%	(11,643.10)	(11,643.10)	0.00	0.00%

Database: MONDAYPROD	Comparative Income Statement					Page: 6		
ENTITY: 21D2ND	SOP Detail - W/Cash Flow Format					Date: 3/17/2015		
Report: MP_CMPINC	Monday Production DB					Time: 03:27 PM		
2100 2nd Street Holdings, LLC								
Accrual, Tax								
Report includes an open period. Entries are not final.								
		Current Period				Year-To-Date		
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Amort-Def Leasing	(75,871.51)	(75,871.00)	(0.51)	0.00%	(151,743.02)	(151,742.00)	(1.02)	0.00%
Total Deprec & Amort, excl Financing	(383,850.72)	(383,723.15)	(127.57)	-0.03%	(767,701.44)	(767,446.30)	(255.14)	-0.03%
Net Income(Loss)	(137,831.21)	(200,770.01)	62,938.80	31.35%	(467,445.08)	(557,761.04)	90,315.96	16.19%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	397,433.22	0.00	397,433.22		794,866.44	0.00	794,866.44	
Debt Service Accrual	189,488.25	0.00	189,488.25		(404,280.64)	0.00	(404,280.64)	
Real Estate Tax Accrual	221,069.86	0.00	221,069.86		442,139.72	0.00	442,139.72	
Real Estate Tax Prepayment	7,600.00	0.00	7,600.00		15,200.00	0.00	15,200.00	
Insurance Prepayment	11,093.75	0.00	11,093.75		19,346.45	0.00	19,346.45	
Change in Capital Assets:								
Other Balance Sheet Adjustments:								
Change in A/R	48,678.41	0.00	48,678.41		108,443.89	0.00	108,443.89	
Change in A/P	(108,393.42)	0.00	(108,393.42)		63,250.32	0.00	63,250.32	
Change in Mortgage/Notes Payable	0.00	0.00	0.00		909,388.04	0.00	909,388.04	
Change in Other Liabilities	53,273.12	0.00	53,273.12		66,620.46	0.00	66,620.46	
Change in I/C Balances	(5,238.07)	0.00	(5,238.07)		3,164.34	0.00	3,164.34	
Total Cash Flow Adjustments	815,005.12	0.00	815,005.12		2,018,139.02	0.00	2,018,139.02	
Cash Balances:								
Cash Balance - Beginning of Period	8,753,920.89	0.00	8,753,920.89	0.00%	7,880,400.86	0.00	7,880,400.86	0.00%
Net Income/(Loss)	(137,831.21)	0.00	62,938.80		(467,445.08)	0.00	90,315.96	
+/- Cash Flow Adjustments	815,005.12	0.00	815,005.12		2,018,139.02	0.00	2,018,139.02	
Cash Balance - End of Period	9,431,094.80	0.00	9,631,864.81		9,431,094.80	0.00	9,988,855.84	

Database: MONDAYPROD  
ENTITY: 21D2ND  
Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**2100 2nd Street Holdings, LLC**

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Accrual, Tax

Report includes an open period. Entries are not final.

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

Cash Balance Composition:

Operating Cash	10,649.63	0.00	10,649.63	10,649.63	0.00	10,649.63
Escrow Cash	9,420,445.17	0.00	9,420,445.17	9,420,445.17	0.00	9,420,445.17
Total Cash	9,431,094.80	0.00	9,431,094.80	9,431,094.80	0.00	9,431,094.80

**2100 2nd Street Holdings, LLC**  
**BUDGET COMPARISON REPORT**  
**Period Ended February 28, 2015 (Unaudited)**  
**Accrual / Tax Basis**  
**(Variances greater than \$10K and 5% are explained)**

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
<b>Rental Income:</b>					
Rental Income	3,368,386	3,367,855	531	0.02%	
Recoveries	(99,536)	(57,716)	(41,821)	72.46%	A
Parking Income	298,991	299,003	(12)	0.00%	
Interest & Other Income	42,501	125,168	(82,668)	-66.05%	B
<b>Total Rental Income</b>	<b>3,610,341</b>	<b>3,734,311</b>	<b>(123,970)</b>	<b>-3.32%</b>	
<b>Operating Expenses:</b>					
Cleaning	(131,080)	(121,618)	(9,462)	7.78%	
Utilities	-	-	-	0.00%	
Repairs and Maintenance	(92,231)	(104,422)	12,191	-11.67%	C
Roads and Grounds	-	(7,720)	7,720	-100.00%	
Security	-	-	-	0.00%	
Management Fees	(74,361)	(74,686)	325	-0.44%	
Administrative	(44,127)	(36,741)	(7,386)	20.10%	
Insurance	(23,232)	(22,136)	(1,096)	4.95%	
Real Estate and Other Taxes	(457,340)	(571,163)	113,823	-19.93%	D
Non- Escalatable Expenses	(108,673)	(205,330)	96,657	-47.07%	E
Professional Services/ Other	-	-	-	0.00%	
<b>Total Expenses</b>	<b>(931,044)</b>	<b>(1,143,815)</b>	<b>212,770.95</b>	<b>-18.60%</b>	
<b>Net Operating Income (Loss)</b>	<b>2,679,297</b>	<b>2,590,495</b>	<b>88,801</b>	<b>3.43%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(2,351,875)	(2,353,645)	1,770	-0.08%	
Amortization - Def Financing	(27,165)	(27,165)	-	0.00%	
Depreciation & Amort, excl Financing	(767,701)	(767,446)	(255)	-0.03%	
<b>Total Other Income (Expenses)</b>	<b>(3,146,742)</b>	<b>(3,148,256)</b>	<b>1,515</b>	<b>0.05%</b>	
<b>Net Income (Loss)</b>	<b>(467,445)</b>	<b>(557,761)</b>	<b>90,316</b>	<b>16.19%</b>	
<b><u>CASH BASIS</u></b>					
<b><u>Property Activity</u></b>					
Net Income (Loss)	(467,445)	(557,761)	90,316	-16.19%	
Non-Cash Adjustments to Net Income/(Loss)					
Depreciation/Amortization	794,866	794,611	255	-0.03%	
Capital Expenditures	-	-	-	-100.00%	
Deferred Costs	-	-	-	-100.00%	
Tenant Improvements	-	-	-	-100.00%	
Leasing Costs	-	-	-	-100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Mortgage Principal Payments	-	-	-	0.00%	
(Distributions)/Contributions	-	-	-	100.00%	
Other Changes in Assets/Liabilities, Net	1,223,273	-	1,223,273	100.00%	
<b>Total Property Activity</b>	<b>1,550,694</b>	<b>236,850</b>	<b>1,313,844</b>	<b>-554.71%</b>	
<b><u>Operating Cash Activity</u></b>					
Plus: Beginning Cash Balance	7,880,401	Operating Cash and Money Market	10,650		
Less: Ending Cash Balance	9,431,095	Security Deposits	-		
<b>Total Property Activity</b>	<b>1,550,694</b>	Escrows:			
		Cash Management & Operating reserve	808,308		
		Tax and Insurance Reserve	1,431,400		
		Leasing Reserve	7,180,737		
		<b>Total</b>	<b>\$ 9,431,095</b>		
<b>(Distributions)/Contributions</b>	<b>-</b>				



**2100 2nd Street Holdings, LLC**  
**BUDGET COMPARISON REPORT**  
**Period Ended February 28, 2015 (Unaudited)**  
**Accrual / Tax Basis**  
**(Variances greater than \$10K and 5% are explained)**

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**Notes:**

<b>A</b>	<b>\$</b>	<b>(41,821)</b>	<b>The negative variance in Recoveries is primarily due to:</b>
		(41,821)	Budgeted RE Taxes-General higher than actual due to lower real estate tax assessment for 2015 (Permanent Variance)
	<b>\$</b>	<b>(41,821)</b>	
<hr/>			
<b>B</b>	<b>\$</b>	<b>(82,668)</b>	<b>The negative variance in Interest and Other Income is primarily due to:</b>
		(81,421)	Budgeted back charge income is higher than actual due to fewer charges to GSA (Permanent Variance)
		(1,247)	Miscellaneous variance
	<b>\$</b>	<b>(82,668)</b>	
<hr/>			
<b>C</b>	<b>\$</b>	<b>12,191</b>	<b>The positive variance in Repair &amp; Maintenance is primarily due to:</b>
		6,088	Budgeted R&M HVAC supplies are higher than actual due to AHU replacement not occurring (Permanent Variance)
		5,000	Budgeted R&M Struc/Roof-Roof Rep higher than actual due to deferral of repairs (Permanent Variance)
		1,103	Miscellaneous variance
	<b>\$</b>	<b>12,191</b>	
<hr/>			
<b>D</b>	<b>\$</b>	<b>113,823</b>	<b>The positive variance in Real Estate and Other Taxes is primarily due to:</b>
		113,823	Budgeted RE Taxes-General higher than actual due to lower real estate tax assessment for 2015 (Permanent Variance)
	<b>\$</b>	<b>113,823</b>	
<hr/>			
<b>E</b>	<b>\$</b>	<b>96,657</b>	<b>The positive variance in Non-Escalatable Expenses is primarily due to:</b>
		97,235	Budgeted service costs-Misc building is lower than actual due to fewer charges to GSA (Permanent Variance)
		7,900	Budgeted promotion and advertising higher than actual due to deferral of special marketing deck (Permanent Variance)
		(14,606)	Budgeted misc professional services lower than actual due to Genlser Architect fees of 47,446 & 14,490 (Timing Variance)
		6,127	Miscellaneous variance
	<b>\$</b>	<b>96,657</b>	
<hr/>			

### **SECTION 3**

Aged Delinquency Report  
Open Status Report  
Check Register

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 21D2ND	Monday Production DB	Date: 3/17/2015
	2100 2nd Street	Time: 02:50 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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21D2ND-010531	<b>GS-11B-02074</b>	Master Occupant Id: 00003191-1			Day Due: 1	Delq Day:		
	Roger Perrault	OFF01	Current		Last Payment:	3/3/2015	143,766.43	
	(202) 401-8434							
11/1/2014	BCI	Back Charge Inc	CH	681.58	0.00	0.00	0.00	681.58
12/1/2014	BCI	Back Charge Inc	CH	681.58	0.00	0.00	681.58	0.00
1/1/2015	BCI	Back Charge Inc	CH	681.58	0.00	681.58	0.00	0.00
1/21/2015	RET	Real Estate Tax	CH	22,214.04	0.00	22,214.04	0.00	0.00
1/21/2015	RET	Real Estate Tax	NC	-978,938.88	0.00	-978,938.88	0.00	0.00
2/1/2015	BCI	Back Charge Inc	CH	681.58	681.58	0.00	0.00	0.00
2/1/2015	GAR	Garage	CH	149,495.36	149,495.36	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	1,672,117.90	1,672,117.90	0.00	0.00	0.00
	BCI	Back Charge Inc		2,726.32	681.58	681.58	681.58	0.00
	GAR	Garage		149,495.36	149,495.36	0.00	0.00	0.00
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Tax		-956,724.84	0.00	-956,724.84	0.00	0.00
	RNT	Commercial Rent		1,672,117.90	1,672,117.90	0.00	0.00	0.00
<b>GS-11B-02074 Total:</b>				867,614.74	1,822,294.84	-956,043.26	681.58	681.58
				Prepaid:	-125.90			0.00
				Balance:	867,488.84			

21D2ND-010532	<b>I.L. Creation</b>	Master Occupant Id: 00003192-1			Day Due: 1	Delq Day:		
	James Kim	Cafe	Current		Last Payment:	3/10/2015	12,234.54	
	(301) 468-3902							
2/1/2014	LPC	Late Pay Charge	CH	17.45	0.00	0.00	0.00	17.45
	LPC	Late Pay Charge		17.45	0.00	0.00	0.00	17.45
<b>I.L. Creation Total:</b>				17.45	0.00	0.00	0.00	17.45

	BCI	Back Charge Inc		2,726.32	681.58	681.58	681.58	0.00
	GAR	Garage		149,495.36	149,495.36	0.00	0.00	0.00
	LPC	Late Pay Charge		17.45	0.00	0.00	0.00	17.45
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Tax		-956,724.84	0.00	-956,724.84	0.00	0.00
	RNT	Commercial Rent		1,672,117.90	1,672,117.90	0.00	0.00	0.00
<b>BLDG 21D2ND Total:</b>				867,632.19	1,822,294.84	-956,043.26	681.58	681.58
				Prepaid:	-125.90			17.45
				Balance:	867,506.29			

	BCI	Back Charge Inc		2,726.32	681.58	681.58	681.58	0.00
	GAR	Garage		149,495.36	149,495.36	0.00	0.00	0.00
	LPC	Late Pay Charge		17.45	0.00	0.00	0.00	17.45
	PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Tax		-956,724.84	0.00	-956,724.84	0.00	0.00
	RNT	Commercial Rent		1,672,117.90	1,672,117.90	0.00	0.00	0.00
<b>Grand Total:</b>				867,632.19	1,822,294.84	-956,043.26	681.58	681.58
				Prepaid:	-125.90			17.45
				Balance:	867,506.29			

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	1	
			<b>Monday Production DB</b>					Date:	3/17/2015	
ENTITY:	21D2ND		<b>2100 2nd Street Holdings, LLC</b>					Time:	03:27 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/14

**Vendor: ENV004 Enviro-Aire Mechanical Services**

43152	6/10/2014		Supp HVAC 6/14	6212-0000	5,500.00	0.00	5,500.00			
43181	7/16/2014		Supp HVAC 7/14	6212-0000	5,500.00	0.00	5,500.00			
43352	7/22/2014		Misc.ServiceCall 7/2	6212-0000	280.00	0.00	280.00			
43420	8/6/2014		Misc.ServiceCalls 8/	6212-0000	240.00	0.00	240.00			
43521	8/20/2014		Misc.ServiceCall 8/2	6212-0000	240.00	0.00	240.00			
43529	8/25/2014		Supp HVAC 8/14	6212-0000	5,500.00	0.00	5,500.00			
Expense Period 11/14 Total:					17,260.00	0.00	17,260.00			

Expense Period: 01/15

**Vendor: ABM ABM Janitorial Services-Mid Atlanti**

7635154	1/26/2015		Jan15 Day Cleaning	5120-0000	62,840.81	0.00	62,840.81	3/4/2015	1723	03/15
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**Vendor: CIN004 Cintas Corporation**

145175927	12/24/2014		Mels Uniform	5390-0000	218.23	0.00	218.23	3/4/2015	1724	03/15
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**Vendor: DAT003 Datawatch Systems Inc.**

661870	12/1/2014		Jan15 Fire Monitorin	5372-0000	42.30	0.00	42.30	3/4/2015	1725	03/15
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**Vendor: DIS004 Distinctive Plantings**

29381	12/27/2014		Dec Monthly Maint	5385-0000	222.54	0.00	222.54	3/4/2015	1726	03/15
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**Vendor: EAR004 EarthLink, Inc.**

480242737	1/5/2015		Jan 5-Feb 4 Biz Acce	5744-0000	432.92	0.00	432.92	3/4/2015	1727	03/15
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Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	2
		<b>Monday Production DB</b>							Date:	3/17/2015
ENTITY:	21D2ND	<b>2100 2nd Street Holdings, LLC</b>							Time:	03:27 PM
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: ENG003 Engineers Outlet**

269426	12/17/2014		flex lav supplies	5360-0000	19.04	0.00	19.04	3/4/2015	1728	03/15
269636	12/22/2014		ice melting bags	5430-0000	1,036.35	0.00	1,036.35	3/4/2015	1728	03/15
269669	12/23/2014		ice bags - 2nd order	5430-0000	1,036.35	0.00	1,036.35	3/4/2015	1728	03/15
269856	12/31/2014		snow blower repair	5430-0000	499.01	0.00	499.01	3/4/2015	1728	03/15

**Vendor: GEN013 Gensler Architecture & Planning PC**

504142	1/9/2015		1/15 PROF SVC-SW	6632-0000	14,489.66	0.00	14,489.66			
514239	1/9/2015		1/15 PROF SVC-CONCEP	6632-0000	47,445.52	0.00	47,445.52			

**Vendor: MON022 MONDAY PROPERTIES SERVICES DC, LLC**

2100D1214MGT	1/20/2015		MNTHLY MGT FEE 12'14	5610-0000	31,500.01	0.00	31,500.01	3/4/2015	1731	03/15
2100D1214MGT	1/20/2015		REIMB PR AND G&A LSE	5710-0000	6,250.00	0.00	6,250.00	3/4/2015	1731	03/15
2100D1214MGT	1/20/2015		YTD TRUE UP ADJ	5610-0000	-11,942.49	0.00	-11,942.49	3/4/2015	1731	03/15

**Vendor: ORK001 Orkin LLC**

14712675	1/13/2015		Dec14 Pest Control	5384-0000	458.24	0.00	458.24	3/4/2015	1732	03/15
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**Vendor: PRO025 IESI-MD Corporation**

1300329355	12/31/2014		Dec14 Compactor Srvcs	5152-0000	2,595.28	0.00	2,595.28	3/4/2015	1733	03/15
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**Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION**

8103904807	1/1/2015		Elev Srvcs Jan 2015	5320-0000	5,838.20	0.00	5,838.20	3/4/2015	1734	03/15
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**Vendor: TEL005 Telco Experts LLC**

1793120701	7/1/2012		7/2012 SVC-#1793	5734-0000	96.35	0.00	96.35	3/4/2015	1735	03/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	3	
			<b>Monday Production DB</b>					Date:	3/17/2015	
ENTITY:	21D2ND		<b>2100 2nd Street Holdings, LLC</b>					Time:	03:27 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

1793130401A	4/1/2013		2/13-4/13 SVC#1793	5734-0000	759.30	0.00	759.30	3/4/2015	1735	03/15
1793150101	1/1/2015		office phones	5734-0000	250.00	0.00	250.00	3/4/2015	1735	03/15
1793150101	1/1/2015		elev phones	5322-0000	286.59	0.00	286.59	3/4/2015	1735	03/15

**Vendor: WBE001 WB Engineers and Consultants**

21285	1/20/2015		building repositioni	6632-0000	6,857.04	0.00	6,857.04			
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**Vendor: WBM001 W.B. MASON**

I22578388	12/19/2014		supplies for 2100 pm	5732-0000	61.93	0.00	61.93	3/4/2015	1736	03/15
I22587229	12/19/2014		supplies for 2100 pm	5732-0000	10.38	0.00	10.38	3/4/2015	1736	03/15
Expense Period 01/15 Total:					171,303.56	0.00	171,303.56			

Expense Period: 02/15

**Vendor: ABM ABM Janitorial Services-Mid Atlanti**

7635153	1/26/2015		Jan15 Day Clean Upch	6214-0000	4,711.72	0.00	4,711.72			
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**Vendor: AIR010 AIR CLEANING TECHNOLOGIES, INC**

35737	10/31/2014		bag filters	5334-0000	412.43	0.00	412.43			
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**Vendor: ALL019 Allied Telecom Group LLC**

AL1029354	2/5/2015		208 ALLIED FEB	5758-0002	7.32	0.00	7.32	3/9/2015	12977	03/15
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**Vendor: CDW001 CDW DIRECT LLC**

ALSK23764	2/6/2015		319 VA SWITCHES	5758-0003	1.53	0.00	1.53	3/9/2015	12979	03/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	4	
			<b>Monday Production DB</b>					Date:	3/17/2015	
ENTITY:	21D2ND		<b>2100 2nd Street Holdings, LLC</b>					Time:	03:27 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC**

3993	1/28/2015		fire extingshr repai	5370-0000	1,397.07	0.00	1,397.07			
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**Vendor: DAT002 DATA MANAGEMENT INC**

AL351599	2/23/2015		333 TIME CLOCK PLUS	5758-0003	142.70	0.00	142.70	3/9/2015	12987	03/15
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**Vendor: DAT003 Datawatch Systems Inc.**

667810	1/1/2015		Feb2015 FireMonitori	5372-0000	42.30	0.00	42.30			
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**Vendor: DIS004 Distinctive Plantings**

29471	1/27/2015		Jan2015 Monthly Main	5385-0000	222.54	0.00	222.54			
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**Vendor: ENG003 Engineers Outlet**

253207	12/11/2013		compressor 12/4/13	5372-0000	358.49	0.00	358.49			
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**Vendor: ENV004 Enviro-Aire Mechanical Services**

43171	10/31/2014		Oct2014 Prevent Main	6212-0000	5,500.00	0.00	5,500.00	3/12/2015	1737	03/15
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**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0107916-IN	10/20/2014		Locksmith/Service Do	5381-0000	696.89	0.00	696.89			
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**Vendor: FID EN Fidelity Engineering Corporation**

FPS0002163	12/1/2014		Dec- Emerg. Gen. Cnt	6212-0000	671.00	0.00	671.00			
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FPS0003812	1/30/2015		Jan - Emerg Gen Cntr	6212-0000	671.00	0.00	671.00			
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**Vendor: FRI002 FRIEDMAN LLP**

957215	1/30/2015		2014 FINANCIAL STMT	6624-0000	10,000.00	0.00	10,000.00	3/4/2015	1729	03/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	5	
			<b>Monday Production DB</b>					Date:	3/17/2015	
ENTITY:	21D2ND		<b>2100 2nd Street Holdings, LLC</b>					Time:	03:27 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: GEN013 Gensler Architecture & Planning PC**

517801	2/4/2015		1/15 PROF-SW CONCEPT	6632-0000	2,765.00	0.00	2,765.00			
518163	2/4/2015		1/15 PROF SVC	6632-0000	7,500.00	0.00	7,500.00			

**Vendor: GNE001 G. NEIL CORPORATION**

INV2421655	9/30/2014		Acct# A01398066	5758-0001	69.99	0.00	69.99			
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**Vendor: HIL006 Hillmann Consulting, LLC**

7625	12/31/2014		IAQ Database	6632-0000	1,240.00	0.00	1,240.00			
7627	12/31/2014		IAQ database	5390-0000	1,240.00	0.00	1,240.00			

**Vendor: MID012 Mid Atlantic Infrared Services, Inc**

7511	6/14/2014		fan balancing	5336-0000	1,800.00	0.00	1,800.00			
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

DTF1214DC2A	1/27/2015		DUE TO MGT AGNT 12/1	0491-0010	5,116.52	0.00	5,116.52			
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**Vendor: MON022 MONDAY PROPERTIES SERVICES DC, LLC**

2100D0105MGT	2/4/2015		MNTHY MGT FEE 1'15	5610-0000	37,105.68	0.00	37,105.68			
2100D0105MGT	2/4/2015		PR AND G&A LSE ADMN	5710-0000	6,250.00	0.00	6,250.00			

**Vendor: ORK001 Orkin LLC**

14658133	2/19/2015		Nov14 Pest Control	5384-0000	458.24	0.00	458.24			
21539477	2/19/2015		Jan15 Pest Control	5384-0000	458.24	0.00	458.24			

**Vendor: PEA004 Peapod, LLC**

ALK59542657	2/23/2015		Customer ID ox82558	5758-0001	2.10	0.00	2.10	3/9/2015	13000	03/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	6	
			<b>Monday Production DB</b>					Date:	3/17/2015	
ENTITY:	21D2ND		<b>2100 2nd Street Holdings, LLC</b>					Time:	03:27 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: PRO025 IESI-MD Corporation**

1300335383	1/31/2015		Jan15 Trash Service	5152-0000	2,699.09	0.00	2,699.09			
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**Vendor: QUE006 Quench USA, Inc**

600794293	11/1/2013		water cooler filter	5390-0000	45.47	0.00	45.47			
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**Vendor: RED003 Red Hand, LLC**

361.8	1/1/2015		ETH Renewal	5390-0000	3,618.91	0.00	3,618.91			
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**Vendor: RED005 Red Top Cab of Arlington**

AL020035	2/15/2015		Account # 2840200	5758-0008	3.61	0.00	3.61	3/9/2015	13003	03/15
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**Vendor: RED007 Redirect, Inc.**

AL14939	2/16/2015		215 SCORE CARD	5758-0002	11.88	0.00	11.88	3/9/2015	13005	03/15
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**Vendor: SCH008 SCHINDLER ELEVATOR CORPORATION**

8103928470	2/1/2015		Elv Srvc 2/1-2/28/15	5320-0000	5,838.20	0.00	5,838.20			
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**Vendor: TEL005 Telco Experts LLC**

1793150201	2/1/2015		OfficePhones	5734-0000	250.00	0.00	250.00			
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1793150201	2/1/2015		Elev Phones	5322-0000	296.14	0.00	296.14			
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**Vendor: THO013 Thornton Tomasetti, Inc.**

M11015.39-3	2/13/2015		building repositioni	6632-0000	1,895.00	0.00	1,895.00			
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**Vendor: TIM009 Time Warner Cable**

AL02012015	2/1/2015		210 2/1/15 #03006530	5758-0002	2.13	0.00	2.13	3/9/2015	13012	03/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	7	
			<b>Monday Production DB</b>					Date:	3/17/2015	
ENTITY:	21D2ND		<b>2100 2nd Street Holdings, LLC</b>					Time:	03:27 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: WBM001 W.B. MASON**

I23004695	1/13/2015		supplies for 2100 pm	5732-0000	46.63	0.00	46.63			
I23140779	1/19/2015		Supplies for 2100PMO	5732-0000	114.20	0.00	114.20			
I23251729	1/22/2015		Supplies for 2100 PM	5732-0000	69.97	0.00	69.97			
I23371464	1/29/2015		Paper	5732-0000	33.80	0.00	33.80			
I23559993	2/6/2015		supplies for 2100 pm	5732-0000	42.26	0.00	42.26			
Expense Period 02/15 Total:					103,808.05	0.00	103,808.05			

**10 2nd Street Holdings, LLC Total: 292,371.61 0.00 292,371.61**

**Grand Total: 292,371.61 0.00 292,371.61**

Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 21D2ND		Monday Production DB							Date: 3/19/2015	
		2100 2nd Street Holdings, LLC							Time: 10:15 AM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
1708	2/4/2015	02/15	ABM	ABM Janitorial Services-Mid Atlanti						
21D2ND	Nov14 Day Clean Svc			5120-0000	7475321	11/30/2014	12/30/2014	62,840.81	0.00	62,840.81
21D2ND	Dec14 Day Clean Upch			6214-0000	7475349	12/17/2014	1/16/2015	4,711.72	0.00	4,711.72
21D2ND	Dec14 Day Clean Svc			5120-0000	7475350	12/17/2014	1/16/2015	62,840.81	0.00	62,840.81
21D2ND	Nov14 Day Clean Upch			6214-0000	7475314	11/30/2014	12/30/2014	4,823.95	0.00	4,823.95
21D2ND	Credit - tax 5 mnths			6214-0000	7475314	11/30/2014	12/30/2014	-1,466.84	0.00	-1,466.84
Check Total:								133,750.45	0.00	133,750.45
1709	2/4/2015	02/15	CON027	CONCRETE PROTECTION & RESTORATION,						
21D2ND	GarageShoring&Repair		21D2ND101410	5388-0000	3261-001	11/30/2014	12/30/2014	4,850.00	0.00	4,850.00
21D2ND	Garage Repair Suppli		21D2ND10149	5380-0000	3261-002	11/30/2014	12/30/2014	4,400.00	0.00	4,400.00
Check Total:								9,250.00	0.00	9,250.00
1710	2/4/2015	02/15	DIS004	Distinctive Plantings						
21D2ND	Nov14 Monthly Maint			5385-0000	29293	11/27/2014	12/27/2014	222.54	0.00	222.54
Check Total:								222.54	0.00	222.54
1711	2/4/2015	02/15	EAR004	EarthLink, Inc.						
21D2ND	Dec5-Jan4 Biz Access			5744-0000	479497479	12/5/2014	1/4/2015	432.92	0.00	432.92
Check Total:								432.92	0.00	432.92
1712	2/4/2015	02/15	ENE004	EnergyWatch Inc.						
21D2ND	2015ElectBudgetingSv		21D2ND101411	5390-0000	4130	11/7/2014	12/7/2014	1,600.00	0.00	1,600.00
21D2ND	2015ElectBudgetingSr		21D2ND11142	5390-0000	4136	11/17/2014	12/17/2014	750.00	0.00	750.00
Check Total:								2,350.00	0.00	2,350.00
1713	2/4/2015	02/15	ENG003	Engineers Outlet						
21D2ND	tooth saw balde			5380-0000	265726	9/24/2014	10/24/2014	75.82	0.00	75.82
21D2ND	supplies			5380-0000	266872	10/21/2014	11/20/2014	75.97	0.00	75.97
21D2ND	batteries/cloth tow			5340-0000	267075	10/24/2014	11/23/2014	170.14	0.00	170.14
21D2ND	caution tape			5370-0000	267772	11/7/2014	12/7/2014	40.40	0.00	40.40
21D2ND	rub foam/ gas can			5380-0000	268716	12/2/2014	1/1/2015	80.74	0.00	80.74
Check Total:								443.07	0.00	443.07
1714	2/4/2015	02/15	FID EN	Fidelity Engineering Corporation						

Database: MONDAYPROD		Check Register							Page: 2	
ENTITY: 21D2ND		Monday Production DB							Date: 3/19/2015	
		2100 2nd Street Holdings, LLC							Time: 10:15 AM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
21D2ND	Nov-Emerg. Gen. Cntr			6212-0000	FPS0000779	11/5/2014	12/5/2014	671.00	0.00	671.00
							Check Total:	671.00	0.00	671.00
1715	2/4/2015	02/15	MAU001	Maurice Electrical Supply						
21D2ND	Supplies-palto		21D2ND11141	5340-0000	S102673472.001	11/13/2014	12/13/2014	21.04	0.00	21.04
21D2ND	adv elec bal		21D2ND12141	5340-0000	S102822474.001	12/4/2014	1/3/2015	158.63	0.00	158.63
21D2ND	satco bulbs		21D2ND12141	5340-0000	S102822474.001	12/4/2014	1/3/2015	248.72	0.00	248.72
21D2ND	Supplies-Elec Bal		21D2ND11141	5340-0000	S102673472.001	11/13/2014	12/13/2014	158.62	0.00	158.62
21D2ND	Supplies-Satco bulbs		21D2ND11141	5340-0000	S102673472.001	11/13/2014	12/13/2014	310.91	0.00	310.91
							Check Total:	897.92	0.00	897.92
1716	2/4/2015	02/15	MEL005	Melvin Romestan						
21D2ND	Gas for snow blower			5230-0000	MR12.24.14	12/24/2014	1/23/2015	25.00	0.00	25.00
							Check Total:	25.00	0.00	25.00
1717	2/4/2015	02/15	MON022	MONDAY PROPERTIES SERVICES DC, LLC						
21D2ND	MNTHLY MGT FEE 11/1			5610-0000	2100D1114MGT	12/3/2014	1/2/2015	41,911.20	0.00	41,911.20
21D2ND	PR G&A LSE ADMN 11/			5710-0000	2100D1114MGT	12/3/2014	1/2/2015	6,250.00	0.00	6,250.00
							Check Total:	48,161.20	0.00	48,161.20
1718	2/4/2015	02/15	PLA008	Plantasia, Inc						
21D2ND	HolidayDecorations20			5385-0000	23656	12/2/2014	1/1/2015	2,305.40	0.00	2,305.40
							Check Total:	2,305.40	0.00	2,305.40
1719	2/4/2015	02/15	PRO025	IESI-MD Corporation						
21D2ND	Nov2014 Service			5152-0000	1300326953	11/30/2014	12/30/2014	2,595.28	0.00	2,595.28
							Check Total:	2,595.28	0.00	2,595.28
1720	2/4/2015	02/15	SCH008	SCHINDLER ELEVATOR CORPORATION						
21D2ND	Elv Srvs 12/1-12/31/			5320-0000	8103882112	12/1/2014	12/31/2014	5,653.89	0.00	5,653.89
							Check Total:	5,653.89	0.00	5,653.89
1721	2/4/2015	02/15	WAL015	Walkers						
21D2ND	PROF SV-TALOS OPIN			6630-0000	334035	8/31/2014	9/30/2014	4,981.96	0.00	4,981.96

Database: MONDAYPROD	Check Register							Page: 3		
ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 4,981.96 0.00 4,981.96

1722 2/4/2015 02/15 WBM001 W.B. MASON  
21D2ND supplies for 2100 pm 5732-0000 I22226978 12/4/2014 1/3/2015 120.66 0.00 120.66

Check Total: 120.66 0.00 120.66

12785 2/3/2015 02/15 ALL019 Allied Telecom Group LLC  
21D2ND Carried to 12786 5758-0002 AL1027949 1/5/2015 Unused - Continued Check  
2/4/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12786 2/3/2015 02/15 ALL019 Allied Telecom Group LLC  
21D2ND 208 INTRNT ACCESS 5758-0002 AL1027949 1/5/2015 2/4/2015 7.14 0.00 7.14

Check Total: 7.14 0.00 7.14

12806 2/3/2015 02/15 EME003 Emergency Communications Network  
21D2ND Carried to 12807 5758-0003 ALECN018671 1/7/2015 Unused - Continued Check  
2/6/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12807 2/3/2015 02/15 EME003 Emergency Communications Network  
21D2ND 326 CODE RED 5758-0003 ALECN018671 1/7/2015 2/6/2015 20.32 0.00 20.32

Check Total: 20.32 0.00 20.32

12810 2/3/2015 02/15 FIR010 FIRST CORPORATE SEDANS CORP  
21D2ND NY #393411 CAR SERV 5758-0008 AL785979 1/23/2015 2/22/2015 2.93 0.00 2.93

Check Total: 2.93 0.00 2.93

12811 2/3/2015 02/15 HEM003 HEM IT, INC  
21D2ND Carried to 12812 5758-0002 AL1171 1/7/2015 Unused - Continued Check  
2/6/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12812 2/3/2015 02/15 HEM003 HEM IT, INC  
21D2ND 212 HEM IT Q1 2015 5758-0002 AL1171 1/7/2015 2/6/2015 42.20 0.00 42.20

Database: MONDAYPROD	Check Register							Page: 4		
ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 42.20 0.00 42.20

12816 2/3/2015 02/15 IRI001 IRIDES, LLC  
21D2ND Carried to 12817 5758-0002 ALPOL-158 CM 1/21/2015  
**Unused - Continued Check**  
2/20/2015 0.00 0.00 0.00  
Check Total: 0.00 0.00 0.00

12817 2/3/2015 02/15 IRI001 IRIDES, LLC \*\*\* VOID \*\*\*  
21D2ND 203-2/1-2/13/15A592 5758-0002 ALPOL-158 CM 1/21/2015  
21D2ND credit memo 5758-0002 ALPOL-158 CM 1/21/2015  
**Voided Check**  
2/20/2015 2.50 0.00 2.50  
2/20/2015 -2.50 0.00 -2.50  
Check Total: 0.00 0.00 0.00

12818 2/3/2015 02/15 ITS001 It's My Cooler, LLC  
21D2ND Carried to 12819 5758-0004 AL9973 1/20/2015  
**Unused - Continued Check**  
2/19/2015 0.00 0.00 0.00  
Check Total: 0.00 0.00 0.00

12819 2/3/2015 02/15 ITS001 It's My Cooler, LLC  
21D2ND Service agreement 5758-0004 AL9973 1/20/2015  
2/19/2015 5.52 0.00 5.52  
Check Total: 5.52 0.00 5.52

12822 2/3/2015 02/15 MAN027 Managed Services 360 LLC  
21D2ND Carried to 12823 5758-0002 AL3711 1/5/2015  
**Unused - Continued Check**  
2/4/2015 0.00 0.00 0.00  
Check Total: 0.00 0.00 0.00

12823 2/3/2015 02/15 MAN027 Managed Services 360 LLC  
21D2ND 200 PRGRM SUPT IT D 5758-0002 AL3711 1/5/2015  
2/4/2015 42.20 0.00 42.20  
Check Total: 42.20 0.00 42.20

12825 2/3/2015 02/15 PEA004 Peapod, LLC  
21D2ND Carried to 12826 5758-0001 ALk58682636 1/12/2015  
**Unused - Continued Check**  
2/11/2015 0.00 0.00 0.00  
Check Total: 0.00 0.00 0.00

12826 2/3/2015 02/15 PEA004 Peapod, LLC  
21D2ND Customer ID ox82558 5758-0001 ALk58682636 1/12/2015  
2/11/2015 1.97 0.00 1.97

Database: MONDAYPROD	Check Register							Page: 5		
ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 1.97 0.00 1.97

12827 2/3/2015 02/15 PEA004 Peapod, LLC  
21D2ND Carried to 12828 5758-0001 ALk58889981 1/20/2015 2/19/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12828 2/3/2015 02/15 PEA004 Peapod, LLC  
21D2ND Customer ID ox82558 5758-0001 ALk58889981 1/20/2015 2/19/2015 1.98 0.00 1.98  
Check Total: 1.98 0.00 1.98

12829 2/3/2015 02/15 PEA004 Peapod, LLC  
21D2ND Carried to 12830 5758-0001 ALk59058727 1/26/2015 2/25/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12830 2/3/2015 02/15 PEA004 Peapod, LLC  
21D2ND Customer ID ox82558 5758-0001 ALk59058727 1/26/2015 2/25/2015 1.98 0.00 1.98  
Check Total: 1.98 0.00 1.98

12836 2/3/2015 02/15 RED005 Red Top Cab of Arlington  
21D2ND Carried to 12837 5758-0008 AL018843 1/15/2015 2/14/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12837 2/3/2015 02/15 RED005 Red Top Cab of Arlington  
21D2ND Account# 2840200 5758-0008 AL018843 1/15/2015 2/14/2015 1.38 0.00 1.38  
Check Total: 1.38 0.00 1.38

12838 2/3/2015 02/15 RED007 Redirect, Inc.  
21D2ND Carried to 12839 5758-0002 AL14869 1/15/2015 2/14/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12839 2/3/2015 02/15 RED007 Redirect, Inc.  
21D2ND 250 SCORE CARD 5758-0002 AL14869 1/15/2015 2/14/2015 23.63 0.00 23.63

Database: MONDAYPROD	Check Register							Page: 6		
ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 23.63 0.00 23.63

<b>12843</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>			<b>Unused - Continued Check</b>		
21D2ND	Carried to 12844			5758-0003	AL24919	11/1/2014	12/1/2014	0.00	0.00
							Check Total:	0.00	0.00

<b>12844</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>					
21D2ND	200 TSG 10/14			5758-0003	AL24919	11/1/2014	12/1/2014	77.68	77.68
							Check Total:	77.68	77.68

<b>12845</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>			<b>Unused - Continued Check</b>		
21D2ND	Carried to 12846			5758-0002	AL25120	12/1/2014	12/31/2014	0.00	0.00
							Check Total:	0.00	0.00

<b>12846</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>					
21D2ND	200 TSG 11/14			5758-0002	AL25120	12/1/2014	12/31/2014	34.42	34.42
							Check Total:	34.42	34.42

<b>12848</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>STR009</b>	<b>STRATEGIC PRODUCTS AND SERVICES</b>			<b>Unused - Continued Check</b>		
21D2ND	Carried to 12849			5758-0005	ALSI640144	1/15/2015	2/14/2015	0.00	0.00
							Check Total:	0.00	0.00

<b>12849</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>STR009</b>	<b>STRATEGIC PRODUCTS AND SERVICES</b>					
21D2ND	VA-Customer# MONPRC			5758-0005	ALSI640144	1/15/2015	2/14/2015	22.35	22.35
							Check Total:	22.35	22.35

<b>12852</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>TIM005</b>	<b>TIME WARNER CABLE OF NYC</b>					
21D2ND	NY #815020007031247			5758-0001	AL24716488	1/22/2015	2/21/2015	2.05	2.05
							Check Total:	2.05	2.05

<b>12853</b>	<b>2/3/2015</b>	<b>02/15</b>	<b>TIM009</b>	<b>Time Warner Cable</b>			<b>Unused - Continued Check</b>		
21D2ND	Carried to 12854			5758-0002	AL01012015	1/1/2015	1/31/2015	0.00	0.00



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ENTITY:	21D2ND	Monday Production DB							Date:	3/19/2015
		2100 2nd Street Holdings, LLC							Time:	10:15 AM
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 0.00 0.00 0.00

12854 2/3/2015 02/15 TIM009 Time Warner Cable  
21D2ND 210 #030065301 1/15 5758-0002 AL01012015 1/1/2015 1/31/2015 6.28 0.00 6.28

Check Total: 6.28 0.00 6.28

12863 2/3/2015 02/15 WBM001 W.B. MASON  
21D2ND Carried to 12866 5758-0001 ALIS0315229 12/31/2015 1/30/2016 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12864 2/3/2015 02/15 WBM001 W.B. MASON  
21D2ND Carried to 12866 5758-0001 ALIS0315229 12/31/2015 1/30/2016 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12865 2/3/2015 02/15 WBM001 W.B. MASON  
21D2ND Carried to 12866 5758-0001 ALIS0315229 12/31/2015 1/30/2016 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12866 2/3/2015 02/15 WBM001 W.B. MASON  
21D2ND VA-Office supplies 5758-0001 ALIS0315229 12/31/2015 1/30/2016 40.26 0.00 40.26  
21D2ND VA-Rental fee-brewer 5758-0004 ALIS0315229 12/31/2015 1/30/2016 3.39 0.00 3.39

Check Total: 43.65 0.00 43.65

12874 2/9/2015 02/15 COM032 COMCAST  
21D2ND Carried to 12875 5758-0001 ALCOMCAST1/15 1/21/2015 2/20/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

12875 2/9/2015 02/15 COM032 COMCAST  
21D2ND Acct#05613951384012 5758-0001 ALCOMCAST1/15 1/21/2015 2/20/2015 3.62 0.00 3.62

Check Total: 3.62 0.00 3.62

12880 2/9/2015 02/15 FIR010 FIRST CORPORATE SEDANS CORP  
21D2ND Carried to 12881 5758-0008 AL787150 2/6/2015 3/8/2015 0.00 0.00 0.00

Unused - Continued Check

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ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 0.00 0.00 0.00

**12881 2/9/2015 02/15 FIR010 FIRST CORPORATE SEDANS CORP**  
 21D2ND NY #393411 CAR SERV 5758-0008 AL787150 2/6/2015 3/8/2015 1.95 0.00 1.95

Check Total: 1.95 0.00 1.95

**12890 2/9/2015 02/15 PEA004 Peapod, LLC**  
 21D2ND Carried to 12891 5758-0001 ALk59180185 2/2/2015 **Unused - Continued Check** 3/4/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

**12891 2/9/2015 02/15 PEA004 Peapod, LLC**  
 21D2ND Customer ID ox82558 5758-0001 ALk59180185 2/2/2015 3/4/2015 1.97 0.00 1.97

Check Total: 1.97 0.00 1.97

**12896 2/9/2015 02/15 RCC001 RCC Group, Inc.**  
 21D2ND Carried to 12897 5758-0013 AL1080 1/30/2015 **Unused - Continued Check** 3/1/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

**12897 2/9/2015 02/15 RCC001 RCC Group, Inc.**  
 21D2ND Lunch 401k meeting 5758-0013 AL1080 1/30/2015 3/1/2015 4.20 0.00 4.20

Check Total: 4.20 0.00 4.20

**12899 2/9/2015 02/15 ROB025 Robinson & Cole LLP**  
 21D2ND Legal EE Benefits 5758-0012 50140380 1/7/2015 2/6/2015 10.53 0.00 10.53

Check Total: 10.53 0.00 10.53

**12902 2/9/2015 02/15 SEN002 SENTECH PRINTING INC.**  
 21D2ND Carried to 12903 5758-0009 AL9805 1/17/2015 **Unused - Continued Check** 2/16/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

**12903 2/9/2015 02/15 SEN002 SENTECH PRINTING INC.**  
 21D2ND 1099/1096 FORMS 5758-0009 AL9805 1/17/2015 2/16/2015 5.97 0.00 5.97

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ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 5.97 0.00 5.97

12906	2/9/2015	02/15	TEL005	Telco Experts LLC				
21D2ND	Carried to 12907			5758-0005	AL1197150201	2/1/2015	3/3/2015	0.00
							0.00	0.00
							0.00	0.00

12907	2/9/2015	02/15	TEL005	Telco Experts LLC				
21D2ND	NY #1197 INTEGRATED			5758-0005	AL1197150201	2/1/2015	3/3/2015	7.56
							0.00	7.56
							7.56	7.56

12908	2/9/2015	02/15	TEL005	Telco Experts LLC				
21D2ND	Carried to 12909			5758-0005	AL1775150201	2/1/2015	3/3/2015	0.00
							0.00	0.00
							0.00	0.00

12909	2/9/2015	02/15	TEL005	Telco Experts LLC				
21D2ND	Acct# 1775 2/1/15			5758-0005	AL1775150201	2/1/2015	3/3/2015	28.56
							0.00	28.56
							28.56	28.56

12918	2/10/2015	02/15	CAH001	CAHILL, AILEEN				
21D2ND	Carried to 12921			5762-0000	AC013015	1/30/2015	3/1/2015	0.00
							0.00	0.00
							0.00	0.00

12919	2/10/2015	02/15	CAH001	CAHILL, AILEEN				
21D2ND	Carried to 12921			5762-0000	AC013015	1/30/2015	3/1/2015	0.00
							0.00	0.00
							0.00	0.00

12920	2/10/2015	02/15	CAH001	CAHILL, AILEEN				
21D2ND	Carried to 12921			5762-0000	AC013015	1/30/2015	3/1/2015	0.00
							0.00	0.00
							0.00	0.00

12921	2/10/2015	02/15	CAH001	CAHILL, AILEEN				
21D2ND	VA Meals			5762-0000	AC013015	1/30/2015	3/1/2015	0.57
21D2ND	VA Travel			5758-0014	AC013015	1/30/2015	3/1/2015	11.99
21D2ND	VA Taxi			5758-0008	AC013015	1/30/2015	3/1/2015	0.29

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ENTITY: 21D2ND	Monday Production DB							Date: 3/19/2015		
2100 2nd Street Holdings, LLC								Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 12.85 0.00 12.85

12926 2/17/2015 02/15 RED005 Red Top Cab of Arlington  
21D2ND Carried to 12927 5758-0008 AL019282 1/31/2015 3/2/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12927 2/17/2015 02/15 RED005 Red Top Cab of Arlington  
21D2ND Acct# 2840200 5758-0008 AL019282 1/31/2015 3/2/2015 2.05 0.00 2.05  
Check Total: 2.05 0.00 2.05

12930 2/17/2015 02/15 WAS007 THE WASHINGTON POST  
21D2ND Carried to 12931 5758-0012 AL3791437 2/15 2/3/2015 3/5/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12931 2/17/2015 02/15 WAS007 THE WASHINGTON POST  
21D2ND Acct# 3791437 5758-0012 AL3791437 2/15 2/3/2015 3/5/2015 1.90 0.00 1.90  
Check Total: 1.90 0.00 1.90

12932 2/17/2015 02/15 XER005 Xerox Financial Services LLC  
21D2ND Carried to 12933 5758-0004 AL268229 2/5/2015 3/7/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12933 2/17/2015 02/15 XER005 Xerox Financial Services LLC  
21D2ND Con#0100000559003 5758-0004 AL268229 2/5/2015 3/7/2015 52.92 0.00 52.92  
Check Total: 52.92 0.00 52.92

12944 2/23/2015 02/15 MAN027 Managed Services 360 LLC  
21D2ND Carried to 12945 5758-0002 AL3716 1/29/2015 2/28/2015 0.00 0.00 0.00  
Unused - Continued Check  
Check Total: 0.00 0.00 0.00

12945 2/23/2015 02/15 MAN027 Managed Services 360 LLC  
21D2ND 250 SUPT FOR IT DEPT 5758-0002 AL3716 1/29/2015 2/28/2015 23.44 0.00 23.44

Database:	MONDAYPROD	Check Register							Page:	11
ENTITY:	21D2ND	Monday Production DB							Date:	3/19/2015
		2100 2nd Street Holdings, LLC							Time:	10:15 AM
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 23.44 0.00 23.44

**12948**    **2/23/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
21D2ND    Carried to 12949    5758-0001    ALk59404260    2/9/2015    **Unused - Continued Check**  
3/11/2015    0.00    0.00    0.00

Check Total: 0.00 0.00 0.00

**12949**    **2/23/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
21D2ND    Customer ID ox82558    5758-0001    ALk59404260    2/9/2015    3/11/2015    1.98    0.00    1.98

Check Total: 1.98 0.00 1.98

**12950**    **2/23/2015**    **02/15**    **RCC001**    **RCC Group, Inc.**  
21D2ND    staff mtg global bid    5732-0000    1077    1/20/2015    2/19/2015    23.10    0.00    23.10

Check Total: 23.10 0.00 23.10

**12952**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
21D2ND    Carried to 12953    5758-0002    AL14831    1/5/2015    **Unused - Continued Check**  
2/4/2015    0.00    0.00    0.00

Check Total: 0.00 0.00 0.00

**12953**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
21D2ND    200 REDIRECT HELP    5758-0002    AL14831    1/5/2015    2/4/2015    87.00    0.00    87.00

Check Total: 87.00 0.00 87.00

**12954**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
21D2ND    Carried to 12955    5758-0002    AL14902    2/4/2015    **Unused - Continued Check**  
3/6/2015    0.00    0.00    0.00

Check Total: 0.00 0.00 0.00

**12955**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
21D2ND    215 RE DIRECT HELP    5758-0002    AL14902    2/4/2015    3/6/2015    25.01    0.00    25.01

Check Total: 25.01 0.00 25.01

**12958**    **2/23/2015**    **02/15**    **SEA005**    **SEAMLESSWEB PROFESSIONAL**  
21D2ND    Carried to 12959    5758-0013    AL1989179    2/8/2015    **Unused - Continued Check**  
3/10/2015    0.00    0.00    0.00

Database: MONDAYPROD		Check Register						Page: 12	
ENTITY: 21D2ND		Monday Production DB						Date: 3/19/2015	
		2100 2nd Street Holdings, LLC						Time: 10:15 AM	
02/15 Through 02/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
							Check Total:	0.00	0.00
12959	2/23/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL					
21D2ND	VA-Acct#54-003-09688			5758-0013	AL1989179	2/8/2015	3/10/2015	14.39	14.39
							Check Total:	14.39	14.39
12963	2/23/2015	02/15	VER013	VERIZON WIRELESS					
21D2ND	VA-Acct#720396355000			5758-0006	AL9739706982	1/28/2015	2/27/2015	97.61	97.61
							Check Total:	97.61	97.61
12968	2/23/2015	02/15	WBM001	W.B. MASON			Unused - Continued Check		
21D2ND	Carried to 12971			5758-0004	ALIS0324813	1/31/2015	3/2/2015	0.00	0.00
							Check Total:	0.00	0.00
12969	2/23/2015	02/15	WBM001	W.B. MASON			Unused - Continued Check		
21D2ND	Carried to 12971			5758-0004	ALIS0324813	1/31/2015	3/2/2015	0.00	0.00
							Check Total:	0.00	0.00
12970	2/23/2015	02/15	WBM001	W.B. MASON			Unused - Continued Check		
21D2ND	Carried to 12971			5758-0004	ALIS0324813	1/31/2015	3/2/2015	0.00	0.00
							Check Total:	0.00	0.00
12971	2/23/2015	02/15	WBM001	W.B. MASON					
21D2ND	VA-Coffee rental			5758-0004	ALIS0324813	1/31/2015	3/2/2015	1.87	1.87
21D2ND	VA-Items for A. Spe			5758-0001	ALIS0324813	1/31/2015	3/2/2015	13.08	13.08
21D2ND	VA-Items for office			5758-0001	ALIS0324813	1/31/2015	3/2/2015	36.31	36.31
							Check Total:	51.26	51.26
0115STAMP	2/10/2015	02/15	STA034	Stamps.com, Inc.			Hand Check		
21D2ND	STAMPS - NY LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.27	0.27
21D2ND	STAMPS VA LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.96	0.96
21D2ND	STAMPS VA POSTAGE			5758-0007	WT0115STAMP	2/24/2015	2/24/2015	2.39	2.39
							Check Total:	3.62	3.62

Database: MONDAYPROD		Check Register						Page: 13		
ENTITY: 21D2ND		Monday Production DB						Date: 3/19/2015		
		2100 2nd Street Holdings, LLC						Time: 10:15 AM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice		Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Invoice Number	Date	Due Date	Amount	Amount	
			P.O. Number							
2ND020815	2/23/2015	02/15	TRI012	Trimont Real Estate Services			Hand Check			
21D2ND	01/7-02/06 INT PYMNT			8201-0000	WT21D2ND02615	2/6/2015	2/6/2015	927,495.10	927,495.10	
21D2ND	01/7-02/06 DEF INT			8201-0000	WT21D2ND02615	2/6/2015	2/6/2015	309,165.03	309,165.03	
21D2ND	01/7-02/06 CAP INT			2556-0000	WT21D2ND02615	2/6/2015	2/6/2015	-309,165.03	-309,165.03	
21D2ND	FEB 2015 TAX RSRV			0611-1600	WT21D2ND02615	2/6/2015	2/6/2015	215,000.00	215,000.00	
21D2ND	FEB 2015 INS RSRV			0611-1600	WT21D2ND02615	2/6/2015	2/6/2015	16,500.00	16,500.00	
Check Total:								1,158,995.10	0.00	1,158,995.10
T01052015	1/5/2015	02/15	SELECT	SELECTIVE INSURANCE -FLOOD			Hand Check			
21D2ND	FLOOD RENEW 2/12-2'			5810-0000	WT01052015	1/5/2015	1/5/2015	3,886.00	3,886.00	
Check Total:								3,886.00	0.00	3,886.00
TF0115DC1	2/17/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC	*** VOID **	Voided Check				
21D2ND	DUE TO MGT AGNT 1/1			0491-0010	DTF0115DC2	2/17/2015	3/19/2015	8,576.09	8,576.09	
Check Total:								8,576.09	0.00	8,576.09
2100 2nd Street Holdings, LLC Total:								1,384,117.65	0.00	1,384,117.65
Grand Total:								1,384,117.65	0.00	1,384,117.65

## **SECTION 4**

Rent Roll  
Stacking Plan



Database: MONDAYPROD  
Bldg Status: Active only  
2100 2nd Street Holdings, LLC

Rent Roll  
2100 2nd Street  
2/28/2015

Page: 1  
Date: 3/19/2015  
Time: 10:23 AM

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

Occupied Suites

21D2ND-Cafe	I.L. Creation	11/1/2009	5/15/2018	17,137	12,075.00	8.46			159.54	RTL	11/1/2015	12,437.50	8.71
										RTL	11/1/2016	12,812.50	8.97
										RTL	11/1/2017	13,195.83	9.24
										RUB	11/1/2015	167.52	0.12
										RUB	11/1/2016	175.90	0.12
										RUB	11/1/2017	184.70	0.13
21D2ND-OFF01	GS-11B-02074	5/16/2008	4/30/2015	592,128	1,672,117.90	33.89			150,176.94				
Totals:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							
Total 2100 2nd Street Holdings, LLC:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							
Grand Total:		Occupied Sqft:	100.00%	2 Units	609,265	1,684,192.90		0.00	150,336.48				
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	609,265	1,684,192.90							

Floor											Current	Remeasured
6	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
5	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
4	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
3	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
2	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
1	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15										87,479	87,479
B	GS-11B-20780: 592,128 sf (\$33.81) LXP 04/30/15					I.L. Creation, The Market Place Café: 17,137 sf (\$27.91 NN [based on 5,000 sf], 3%, Nov '09) Renewals: None Term: LL and TT option to terminate tied to GSA LXP					84,393 (67,256 + 17,137)	84,049 (67,256 + 16,793)
											609,265	608,921

Vacant	MTM	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
--------	-----	------	------	------	------	------	------	------	------	------	------


RSF Office	592,128
RSF Retail	17,137
RSF Storage	0
Total Building RSF	609,265

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

## 2100 2nd Street, SW

Leasing Status Report

2/28/2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1973	RSF Office	592,128
	<b>Renovated:</b>	2003	RSF Retail	17,137
	<b>Stories:</b>	7	RSF Storage	-
			<b>Total Building</b>	609,265
	<b>Occupancy:</b>	100%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			<b>Total Vacancy</b>	-

2014 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
None				
Total				0

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	0	0.00%
2013	0	0.00%
2014	0	0.00%
2015	592,128	97.19%
2016	0	0.00%
2017	0	0.00%
2018	17,137	2.81%
thereafter	0	0.00%
	609,265	100.00%

Entire office portion of the building is leased to the GSA. Lease expiration - 4/30/15  
 Entire retail portion of the building is leased to IL Creation, The Market Place Café. Lease expiration - 5/15/2018



### Competitive Properties

2/28/2015

**Total Available RSF:**  
**Total RSF:**  
**Direct Availability:**  
**Asking Rent:**  
**Floor Plate:**  
**Listing Broker:**  
**Owner:**