



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



**Rosslyn Portfolio**

**Building**        1501 Wilson Boulevard

**Financial Report**

**Month Ended January 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Analysis

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**SECTION 3**

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Capital Expenditure Analysis

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**SECTION 4**

Leasing Report

Rent Roll

Stacking Plan

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## **SECTION 1**

### Executive Summary



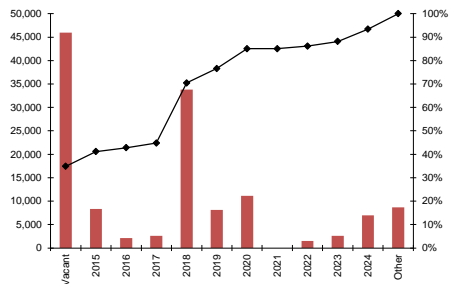
## PROPERTY INFORMATION

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

## MAJOR TENANTS

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

## LEASE EXPIRATION PROFILE



## STRATEGY

Newly repositioned retail spaces, exterior facade and renovated interior common areas together with 2012's full lobby renovation has positioned the asset as premium, top quality Class B building (together with 1515 Wilson). Given the current competitive landscape, as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to assist in the lease-up of the approximate 44K rsf of office space available at the project.

## CRITICAL ISSUES

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

## ASSET-LEVEL DEBT

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

## CASH FLOW PERFORMANCE

Period	Jan-15 YTD	Actual	Budget	PSF
Projected Occupancy		61.9%	61.9%	
Effective Gross Revenue		342,023	344,473	\$ 2.63
Real Estate Taxes		(43,689)	(43,689)	(0.33)
Operating Expenses		(145,196)	(148,594)	(1)
Net Operating Income		153,138	152,190	1
Tenant Improvements		(14,810)	(164,137)	(1)
Leasing Commissions		-	-	-
Capital Improvements		(7)	(74,160)	(1)
Total Leasing and Capital		(14,817)	(238,297)	(2)
CF before Senior Debt Service		138,321	(86,108)	(1)
Senior Debt Service		(62,367)	(71,042)	
DSCR on NOI		2.46x	2.14x	
DSCR on CF before Senior Debt Service		2.22x	0.00x	
CF after Senior Debt Service		\$ 75,954	\$ (157,150)	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The majority of the leasing activity in 2014 will be focused on releasing vacancies on the 4<sup>th</sup>, 5<sup>th</sup> and 10<sup>th</sup> floors along with completion of the Tenant Fitness Center on the 4th Floor.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-14 / Dec-14	SpinFire	1st Flr.	2,474	New	\$46.00	3.00%	0 mos.	\$45.00	10 yrs.	\$45.41
Jun-17 / Dec-14	Sip Wine	1st Flr.	3,523	New	\$44.50	3.00%	0 mos.	\$67.50	10.5 yrs.	\$40.34

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-15	Urban Compass	P10	5,000	New	No	\$41.00	3.00%	3 mos.	\$90.93	5 yrs.	\$40.83
Dec-15	ICA Language	P12-E13	18,000	New	No	\$39.00	2.75%	15 mos.	\$80.00	13.5 yrs.	\$29.01
Sept-15	Numbers USA	10th	4,000	New	No	\$42.00	3.00%	2 mos.	\$0.00	5 yrs.	\$42.83
Mar-15	Serka	10th	2,898	New	No	\$41.00	3.00%	5 mos.	\$0.00	5 yrs.	\$39.29

## MAJOR CAPITAL PROJECTS

2015



## **SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3460

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

Page: 1  
Date: 3/2/2015  
Time: 09:50 AM

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

Account	Description	Debit	Credit
0112-0000	Land	8,509,585.66	
0132-0000	Building	28,488,612.83	
0142-0002	Bldg Impr-Non Escalatable	5,579,383.32	
0142-0020	Bldg Impr-CM Fee	167,289.32	
0162-0001	TI-Construction	1,870,281.05	
0162-0004	TI-Landlord Work	4,411,868.74	
0162-0020	TI-CM Fee	153,450.15	
0202-0001	Def Leasing-Brokerage	642,008.04	
0202-0002	Def Leasing-Legal	164,257.56	
0202-0003	Def Leasing-Other	3,000.00	
0202-0006	Deferred Leas-Monday	508,338.07	
0222-0000	Deferred Financing	229,881.23	
0229-0000	Acc Amort-Def Financing		54,729.15
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	168,920.99	
0321-3460	BA9515551486 1501&1515 RT	26,209.77	
0412-0101	Tax and Insurance Reserve	415,902.90	
0412-0102	Required Repairs	562.85	
0412-0103	Replacement Reserve	42,586.45	
0412-0104	Leasing Reserve	383,278.16	
0491-0010	Due To/From Managing Agen		5,292.96
0491-0025	Due to/from Monday	17,976.60	
0491-3430	I/E-1000 Wilson Boulevard		12,461.84
0491-3455	I/E-1401 Wilson Boulevard	1,753.57	
0491-3465	I/E-1515 Wilson Boulevard		7,399,275.97
0491-3470	I/E-1701 N.Ft. MyerDrive	215,183.04	
0511-0000	Tenant A/R	146,039.10	
0512-0000	Accr Tenant A/R	11,863.38	
0513-0000	Accr Tenant Recovery A/R	10,775.52	
0532-0000	Parking Operator A/R	36,338.21	
0581-0000	Res for Bad Debts-Billed		37,387.15
0632-0000	Prepaid Insurance	20,752.80	
0711-0001	Due To/From Partner	14,667.37	
2110-0000	Mortgage Notes Payable		11,145,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,875,000.00
2511-0000	Accounts Payable Trade		45,250.30
2516-0000	Releting Escrow Liabilty		18,967.54
2517-0000	A/P-Tenant		726.54
2552-0000	Accr Miscellaneous		123,291.66
2553-0000	Accr Taxes		43,688.64
2556-0000	Accr Interest/Financing		34,200.69
2562-0000	Deferred Liability		2,546.77
2571-0000	Security Deposits		223,151.42
2591-0000	Prepaid Rents		30,511.77
3311-0001	Retained Earnings		6,624,798.80
3341-0001	Distribution	27,325,834.46	
3421-9999	Mbr Contrib-Misc		49,805,883.39
4111-0000	Office Income		215,361.82
4111-0001	Office Income Concession	13,064.46	
4121-0000	Retail Income		53,896.95
4151-0000	Storage Income		3,721.17
4171-0000	Gar/Prkg Income		52,392.00
4311-0000	Oper Exp Rec-Billed		6,046.64
4331-0000	R/E Tax Rec-Billed		5,784.43
4332-0000	R/E Tax Rec-Accrual		5,975.89
4371-0000	Utility Reimb Billed		5,986.85

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Trial Balance  
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Accrual Year to Date Balances for period 01/15  
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Account	Description	Debit	Credit
4521-0000	Int Inc-Bank		13.82
4863-2700	Cleaning		168.35
4891-1100	Back Chg./Repair		4,278.38
4891-2400	Late Chg Income		1,461.48
5120-0000	Clean-Contract Interior	11,616.17	
5121-0000	Clean- Vacancy Credit		2,354.72
5152-0000	Clean-Trash Rem/Recyl-O/S	892.05	
5210-0000	Util-Elec-Public Area	17,659.46	
5220-0000	Util-Gas	4,985.59	
5250-0000	Util-Water/Sewer-Water	435.97	
5310-0000	R&M-Payroll-Gen'l	12,825.60	
5310-1000	R & M Payroll-OT	857.68	
5310-2000	R & M Payroll-Taxes	1,667.59	
5310-4000	R & M -Benefits	2,569.48	
5320-0000	R&M-Elev-Maint Contract	1,700.00	
5322-0000	R&M-Elev-Outside Svs	616.99	
5330-0000	R&M-HVAC-Contract Svs	1,163.67	
5332-0000	R&M-HVAC-Water Treatment	767.56	
5334-0000	R&M-HVAC-Supplies	532.20	
5360-0000	R&M-Plumbing-Supplies	586.40	
5372-0000	R&M-Fire/Life Safety-O/S	6,840.89	
5381-0000	R&M-GB Interior-O/S	681.00	
5384-0000	R&M-GB Interior-Pest Cont	392.60	
5385-0000	R&M-GB Interior-Plant Mnt	346.24	
5390-0000	R&M-Other	5,281.54	
5412-0000	Grounds-Landscape-O/S	160.42	
5430-0000	Grounds-Snow Rem-Supplies	1,142.68	
5520-0000	Security-Contract	4,545.12	
5540-0000	Security-Other	399.71	
5610-0000	Mgmt Fee-Current Yr	4,642.78	
5710-0000	Adm-Payroll	9,059.21	
5710-1000	Admi-Payroll taxes	808.75	
5710-5000	Admin-Other Payroll Exp	2,242.65	
5730-0000	Adm-Office Exp-Mgmt Rent	3,253.87	
5732-0000	Adm-Office Exp-Mgmt Exps	321.29	
5734-0000	Adm-Office Exp-Phone	397.98	
5740-0000	Adm-Office Exp-Equip Leas	270.01	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,055.42	
5758-0001	Office/Lunchroom Supplies	48.98	
5758-0002	Internet/IT Contracts	253.82	
5758-0003	Computer Hardware/Software	178.21	
5758-0004	Copiers/Office Equipment	71.72	
5758-0005	Phone - Corporate/Teleconferencing	73.63	
5758-0006	Phone - Wireless/Cellular	125.94	
5758-0007	Postage/Delivery	122.78	
5758-0008	Car Service	45.86	
5758-0010	Corporate Events/Gifts	46.63	
5758-0011	Temporary Staffing	296.30	
5758-0012	Other Corp Admin Exp	5.37	
5758-0013	Meals	30.38	
5758-0014	Travel	168.52	
5772-0000	Adm-Other-Tenant Relation	184.02	
5810-0000	Insurance-Policies	2,652.72	
5810-1000	Insurance-Workers Comp	291.33	
6110-0000	Electric - Sep Tenant Chg	4,312.51	
6111-0000	Water/Sewer - Sep Tenant Chg	1,674.34	

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Accrual

Year to Date Balances for period 01/15  
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Account	Description	Debit	Credit
6212-0000	Svs Costs-Misc Bldg	4,716.80	
6214-0000	Svs Costs-Cleaning	456.12	
6310-0000	Parking Exp-Operator	18,438.82	
6318-0000	Parking Exp - Mgmt Fee	7,466.97	
6320-0000	Parking Exp-Misc	1,905.81	
6410-0000	Promotion and Advertising	563.60	
6411-0000	Leasing Meals & Entertainment	119.07	
6630-0000	Legal	10.64	
6633-0000	Bank & Credit Card Fees	2,366.31	
6645-0000	Sales & Use Taxes	205.62	
6710-0000	RE Taxes-General	42,250.64	
6740-0000	Other Taxes	1,438.00	
8102-0000	Int Exp-Security Deposit	1.15	
8201-0000	Mortgage Interest Expense	62,365.97	
8302-0000	Amort-Def Financing	6,334.33	
Total:		79,839,607.08	79,839,607.08



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

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Jan 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	8,509,585.66
Building	28,488,612.83
BLDG IMPROVEMENTS	5,746,672.64
TENANT IMPROVEMENTS	6,435,599.94
DEFERRED LEASING	1,317,603.67

Total Direct Investments in Real Property	50,498,074.74
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Indirect Investments in Real Property

Mortgage Note Rec	14,667.37
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Total Indirect Investments in Real Property	14,667.37
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Total Investments in Real Property	50,512,742.11
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Cash and Cash Equivalents

OPERATING CASH	168,920.99
RENT CASH	26,209.77

Total Cash and Cash Equivalents	195,130.76
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Restricted Cash

MORTGAGE ESCROWS	842,330.36
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Total Restricted Cash	842,330.36
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Accounts and Notes Receivable, net

I/E-Unallocated	12,683.65
Tenant A/R	146,039.10
Accr Tenant A/R	11,863.38
Accr Tenant Recovery A/R	10,775.52
Parking Operator A/R	36,338.21
Res for Bad Debts-Billed	(37,387.15)

Total Accounts and Notes Receivable, net	180,312.71
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	229,881.23
Acc Amort-Def Financing	(54,729.15)

Total Deferred Financing	175,152.08
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Other Assets

Prepaid Insurance	20,752.80
Prepaid Taxes	0.00

Total Other Assets	20,752.80
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Total Def Financing & Other Assets	195,904.88
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TOTAL ASSETS	51,926,420.82
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**Balance Sheet**  
**Monday Production DB**  
**1501 Wilson Boulevard**

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

Jan 2015

**LIABILITIES AND EQUITY**

**LIABILITIES**

Mortgage Notes Payable	
Mortgage Notes Payable	11,145,000.00
Sr Mezzanine Mtge Pay	3,875,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	15,020,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	45,250.30
Releting Escrow Liability	18,967.54
A/P-Tenant	726.54
A/P-Other	0.00
Accr Miscellaneous	123,291.66
Accr Taxes	43,688.64
Accr Interest/Financing	34,200.69
Deferred Liability	2,546.77
Security Deposits	223,151.42
Prepaid Rents	30,511.77

Total Accounts Payable, Accrued Exp & Other	522,335.33
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TOTAL LIABILITIES	15,542,335.33
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**EQUITY**

Partners'/Members' Equity	
PARTNERS CAPITAL	6,624,798.80

Total Partners'/Members' Equity	6,624,798.80
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Partners'/Members' Contributions	
MEMBERS CONTRIB	49,805,883.39

Total Partners'/Members' Contributions	49,805,883.39
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Partners'/Members' Distributions	
PARTNERS DISTRIB	(27,325,834.46)

Total Partners'/Members' Distributions	(27,325,834.46)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	7,194,801.20

Total I/E Adjustments	7,194,801.20
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Current Year Profit (Loss)	84,436.56
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Total Current & Prior Profit (Loss)	84,436.56
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Database: MONDAYPROD  
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**Balance Sheet**  
**Monday Production DB**  
**1501 Wilson Boulevard**

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Accrual

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Jan 2015

TOTAL EQUITY ACCOUNTS

36,384,085.49

TOTAL LIABILITY AND EQUITY

51,926,420.82

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

Page: 1  
 Date: 2/27/2015  
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
<b>Revenues</b>								
Rental Income								
Office Income	215,361.82	215,232.58	129.24	0.06%	215,361.82	215,232.58	129.24	0.06%
Office Income Concession	(13,064.46)	(13,201.67)	137.21	1.04%	(13,064.46)	(13,201.67)	137.21	1.04%
Total Office Income	202,297.36	202,030.91	266.45	0.13%	202,297.36	202,030.91	266.45	0.13%
Retail Income								
Retail Income	53,896.95	54,034.16	(137.21)	-0.25%	53,896.95	54,034.16	(137.21)	-0.25%
Total Retail Income	53,896.95	54,034.16	(137.21)	-0.25%	53,896.95	54,034.16	(137.21)	-0.25%
Storage Income								
Storage Income	3,721.17	3,721.17	0.00	0.00%	3,721.17	3,721.17	0.00	0.00%
Storage Income	3,721.17	3,721.17	0.00		3,721.17	3,721.17	0.00	
Total Rental Income	259,915.48	259,786.24	129.24	0.05%	259,915.48	259,786.24	129.24	0.05%
<b>Recoveries</b>								
Operating Expense Reimb								
Oper Exp Rec-Billed	6,046.64	6,756.60	(709.96)	-10.51%	6,046.64	6,756.60	(709.96)	-10.51%
Total Operating Expense Reimb	6,046.64	6,756.60	(709.96)	-10.51%	6,046.64	6,756.60	(709.96)	-10.51%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	5,784.43	10,527.83	(4,743.40)	-45.06%	5,784.43	10,527.83	(4,743.40)	-45.06%
R/E Tax Rec-Accrual	5,975.89	0.00	5,975.89	0.00%	5,975.89	0.00	5,975.89	0.00%
Total Real Estate Tax Reimb	11,760.32	10,527.83	1,232.49	11.71%	11,760.32	10,527.83	1,232.49	11.71%
Total Recoveries	17,806.96	17,284.43	522.53	3.02%	17,806.96	17,284.43	522.53	3.02%
Garage/Parking Income								
Gar/Prkg Income	52,392.00	61,233.00	(8,841.00)	-14.44%	52,392.00	61,233.00	(8,841.00)	-14.44%

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 2  
 Date: 2/27/2015  
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Total Garage/Parking Income	52,392.00	61,233.00	(8,841.00)	-14.44%	52,392.00	61,233.00	(8,841.00)	-14.44%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	13.82	7.00	6.82	97.43%	13.82	7.00	6.82	97.43%
Total Interest and Dividend Income	13.82	7.00	6.82	97.43%	13.82	7.00	6.82	97.43%
Utility Reimbursement								
Utility Reimb Billed	5,986.85	5,217.00	769.85	14.76%	5,986.85	5,217.00	769.85	14.76%
Total Utility Reimbursement	5,986.85	5,217.00	769.85	14.76%	5,986.85	5,217.00	769.85	14.76%
Service Income								
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	484.00	(484.00)	-100.00%
Cleaning	168.35	461.00	(292.65)	-63.48%	168.35	461.00	(292.65)	-63.48%
Total Service Income	168.35	945.00	(776.65)	-82.19%	168.35	945.00	(776.65)	-82.19%
Miscellaneous Income								
Back Chg./Repair	4,278.38	0.00	4,278.38	0.00%	4,278.38	0.00	4,278.38	0.00%
Late Chg Income	1,461.48	0.00	1,461.48	0.00%	1,461.48	0.00	1,461.48	0.00%
Total Miscellaneous Income	5,739.86	0.00	5,739.86		5,739.86	0.00	5,739.86	
Total Interest and Other Income	11,908.88	6,169.00	5,739.88	93.04%	11,908.88	6,169.00	5,739.88	93.04%
Total Revenue	342,023.32	344,472.67	(2,449.35)	-0.71%	342,023.32	344,472.67	(2,449.35)	-0.71%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								

Database: MONDAYPROD	Comparative Income Statement							Page: 3
ENTITY: 3460	SOP Detail - W/Cash Flow Format							Date: 2/27/2015
Report: MP_CMPINC	Monday Production DB							Time: 12:09 PM
1501 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
	Current Period				Year-To-Date			
Thru:	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Clean-Contract Interior	(11,616.17)	(11,531.00)	(85.17)	-0.74%	(11,616.17)	(11,531.00)	(85.17)	-0.74%
Clean- Vacancy Credit	2,354.72	2,540.00	(185.28)	-7.29%	2,354.72	2,540.00	(185.28)	-7.29%
Clean-Trash Rem/Recyl-O/S	(892.05)	(638.00)	(254.05)	-39.82%	(892.05)	(638.00)	(254.05)	-39.82%
Total Cleaning	(10,153.50)	(9,629.00)	(524.50)	-5.45%	(10,153.50)	(9,629.00)	(524.50)	-5.45%
Utilities								
Util-Elec-Public Area	(17,659.46)	(13,833.00)	(3,826.46)	-27.66%	(17,659.46)	(13,833.00)	(3,826.46)	-27.66%
Util-Gas	(4,985.59)	(6,142.00)	1,156.41	18.83%	(4,985.59)	(6,142.00)	1,156.41	18.83%
Util-Water/Sewer-Water	(435.97)	446.00	(881.97)	-197.75%	(435.97)	446.00	(881.97)	-197.75%
Total Utilities	(23,081.02)	(19,529.00)	(3,552.02)	-18.19%	(23,081.02)	(19,529.00)	(3,552.02)	-18.19%
Repair & Maintenance								
R&M-Payroll-Gen'l	(12,825.60)	(11,115.00)	(1,710.60)	-15.39%	(12,825.60)	(11,115.00)	(1,710.60)	-15.39%
R & M Payroll-OT	(857.68)	(443.00)	(414.68)	-93.61%	(857.68)	(443.00)	(414.68)	-93.61%
R & M Payroll-Taxes	(1,667.59)	(1,411.00)	(256.59)	-18.18%	(1,667.59)	(1,411.00)	(256.59)	-18.18%
R & M -Benefits	(2,569.48)	(1,723.30)	(846.18)	-49.10%	(2,569.48)	(1,723.30)	(846.18)	-49.10%
R&M-Elev-Maint Contract	(1,700.00)	(1,700.00)	0.00	0.00%	(1,700.00)	(1,700.00)	0.00	0.00%
R&M-Elev-Outside Svs	(616.99)	(611.00)	(5.99)	-0.98%	(616.99)	(611.00)	(5.99)	-0.98%
R&M-HVAC-Contract Svs	(1,163.67)	(1,363.67)	200.00	14.67%	(1,163.67)	(1,363.67)	200.00	14.67%
R&M-HVAC-Water Treatment	(767.56)	(420.00)	(347.56)	-82.75%	(767.56)	(420.00)	(347.56)	-82.75%
R&M-HVAC-Supplies	(532.20)	(1,000.00)	467.80	46.78%	(532.20)	(1,000.00)	467.80	46.78%
R&M-HVAC-Outside Svs	0.00	(400.00)	400.00	100.00%	0.00	(400.00)	400.00	100.00%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	(586.40)	(425.00)	(161.40)	-37.98%	(586.40)	(425.00)	(161.40)	-37.98%
R&M-Plumbing-Outside Svs	0.00	(150.00)	150.00	100.00%	0.00	(150.00)	150.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(150.00)	150.00	100.00%
R&M-Fire/Life Safety-O/S	(6,840.89)	(1,018.42)	(5,822.47)	-571.72%	(6,840.89)	(1,018.42)	(5,822.47)	-571.72%
R&M-GB Interior-Supplies	0.00	(350.00)	350.00	100.00%	0.00	(350.00)	350.00	100.00%
R&M-GB Interior-O/S	(681.00)	(425.00)	(256.00)	-60.24%	(681.00)	(425.00)	(256.00)	-60.24%
R&M-GB Interior-Pest Cont	(392.60)	(409.00)	16.40	4.01%	(392.60)	(409.00)	16.40	4.01%
R&M-GB Interior-Plant Mnt	(346.24)	(340.00)	(6.24)	-1.84%	(346.24)	(340.00)	(6.24)	-1.84%
R&M-Other	(5,281.54)	(7,088.00)	1,806.46	25.49%	(5,281.54)	(7,088.00)	1,806.46	25.49%
Total Repair & Maintenance	(36,829.44)	(31,042.39)	(5,787.05)	-18.64%	(36,829.44)	(31,042.39)	(5,787.05)	-18.64%

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

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Roads & Grounds								
Grounds-Landscape-O/S	(160.42)	(373.00)	212.58	56.99%	(160.42)	(373.00)	212.58	56.99%
Grounds-Snow Rem-Supplies	(1,142.68)	(2,000.00)	857.32	42.87%	(1,142.68)	(2,000.00)	857.32	42.87%
Total Roads & Grounds	(1,303.10)	(2,373.00)	1,069.90	45.09%	(1,303.10)	(2,373.00)	1,069.90	45.09%
Security								
Security-Contract	(4,545.12)	(3,239.00)	(1,306.12)	-40.32%	(4,545.12)	(3,239.00)	(1,306.12)	-40.32%
Security-Other	(399.71)	0.00	(399.71)	0.00%	(399.71)	0.00	(399.71)	0.00%
Total Security	(4,944.83)	(3,239.00)	(1,705.83)	-52.67%	(4,944.83)	(3,239.00)	(1,705.83)	-52.67%
Management Fees								
	(4,642.78)	(6,889.31)	2,246.53	32.61%	(4,642.78)	(6,889.31)	2,246.53	32.61%
Total Management Fees	(4,642.78)	(6,889.31)	2,246.53	32.61%	(4,642.78)	(6,889.31)	2,246.53	32.61%
Administrative								
Adm-Payroll	(9,059.21)	(8,882.00)	(177.21)	-2.00%	(9,059.21)	(8,882.00)	(177.21)	-2.00%
Admi-Payroll taxes	(808.75)	(1,054.00)	245.25	23.27%	(808.75)	(1,054.00)	245.25	23.27%
Admin-Other Payroll Exp	(2,242.65)	(644.83)	(1,597.82)	-247.79%	(2,242.65)	(644.83)	(1,597.82)	-247.79%
Adm-Office Exp-Mgmt Rent	(3,253.87)	(3,459.74)	205.87	5.95%	(3,253.87)	(3,459.74)	205.87	5.95%
Adm-Office Exp-Mgmt Exps	(321.29)	(306.00)	(15.29)	-5.00%	(321.29)	(306.00)	(15.29)	-5.00%
Adm-Office Exp-Phone	(397.98)	(190.00)	(207.98)	-109.46%	(397.98)	(190.00)	(207.98)	-109.46%
Adm-Office Exp-Equip Leas	(270.01)	(180.00)	(90.01)	-50.01%	(270.01)	(180.00)	(90.01)	-50.01%
Adm-Mgmt Exp-Tuition,Educ	0.00	(637.00)	637.00	100.00%	0.00	(637.00)	637.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(1,055.42)	(965.00)	(90.42)	-9.37%	(1,055.42)	(965.00)	(90.42)	-9.37%
Adm-Other-Community Relat	0.00	(107.00)	107.00	100.00%	0.00	(107.00)	107.00	100.00%
Adm-Other-Tenant Relation	(184.02)	0.00	(184.02)	0.00%	(184.02)	0.00	(184.02)	0.00%
Adm - Other - Misc	(1,468.14)	(2,877.00)	1,408.86	48.97%	(1,468.14)	(2,877.00)	1,408.86	48.97%
Total Administrative	(19,061.34)	(19,302.57)	241.23	1.25%	(19,061.34)	(19,302.57)	241.23	1.25%
Insurance								
Insurance-Policies	(2,652.72)	(2,605.44)	(47.28)	-1.81%	(2,652.72)	(2,605.44)	(47.28)	-1.81%

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1501 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget		
	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Insurance-Workers Comp	(291.33)	(324.36)	33.03	10.18%	(291.33)	(324.36)	33.03	10.18%
Total Insurance	(2,944.05)	(2,929.80)	(14.25)	-0.49%	(2,944.05)	(2,929.80)	(14.25)	-0.49%
Total Property Exp-Escalatable	(102,960.06)	(94,934.07)	(8,025.99)	-8.45%	(102,960.06)	(94,934.07)	(8,025.99)	-8.45%
Real Estate Taxes								
RE Taxes-General	(42,250.64)	(42,250.67)	0.03	0.00%	(42,250.64)	(42,250.67)	0.03	0.00%
Other Taxes	(1,438.00)	(1,438.34)	0.34	0.02%	(1,438.00)	(1,438.34)	0.34	0.02%
Total Real Estate Taxes	(43,688.64)	(43,689.01)	0.37	0.00%	(43,688.64)	(43,689.01)	0.37	0.00%
Total Escalatable Expenses	(146,648.70)	(138,623.08)	(8,025.62)	-5.79%	(146,648.70)	(138,623.08)	(8,025.62)	-5.79%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(4,312.51)	(1,947.00)	(2,365.51)	-121.50%	(4,312.51)	(1,947.00)	(2,365.51)	-121.50%
Water/Sewer - Sep Tenant Chg	(1,674.34)	(3,270.00)	1,595.66	48.80%	(1,674.34)	(3,270.00)	1,595.66	48.80%
Total Non Esc Utilities	(5,986.85)	(5,217.00)	(769.85)	-14.76%	(5,986.85)	(5,217.00)	(769.85)	-14.76%
Service Costs								
Svs Costs-Misc Bldg	(4,716.80)	(400.00)	(4,316.80)	-1079.20%	(4,716.80)	(400.00)	(4,316.80)	-1079.20%
Svs Costs-Cleaning	(456.12)	(456.12)	0.00	0.00%	(456.12)	(456.12)	0.00	0.00%
Total Service Costs	(5,172.92)	(856.12)	(4,316.80)	-504.23%	(5,172.92)	(856.12)	(4,316.80)	-504.23%
Parking Expenses								
Parking Exp-Operator	(18,438.82)	(22,753.00)	4,314.18	18.96%	(18,438.82)	(22,753.00)	4,314.18	18.96%
Parking Exp - Mgmt Fee	(7,466.97)	(6,921.00)	(545.97)	-7.89%	(7,466.97)	(6,921.00)	(545.97)	-7.89%
Parking Exp-Misc	(1,905.81)	(4,667.92)	2,762.11	59.17%	(1,905.81)	(4,667.92)	2,762.11	59.17%
Total Parking Expenses	(27,811.60)	(34,341.92)	6,530.32	19.02%	(27,811.60)	(34,341.92)	6,530.32	19.02%



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**Comparative Income Statement**  
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Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Leasing Costs								
Promotion and Advertising	(563.60)	(8,495.00)	7,931.40	93.37%	(563.60)	(8,495.00)	7,931.40	93.37%
Leasing Meals & Entertainment	(119.07)	(100.00)	(19.07)	-19.07%	(119.07)	(100.00)	(19.07)	-19.07%
Total Leasing Costs	(682.67)	(8,595.00)	7,912.33	92.06%	(682.67)	(8,595.00)	7,912.33	92.06%
Owner Costs								
Legal	(10.64)	(2,000.00)	1,989.36	99.47%	(10.64)	(2,000.00)	1,989.36	99.47%
Bank & Credit Card Fees	(2,366.31)	(2,550.00)	183.69	7.20%	(2,366.31)	(2,550.00)	183.69	7.20%
Sales & Use Taxes	(205.62)	(100.00)	(105.62)	-105.62%	(205.62)	(100.00)	(105.62)	-105.62%
Total Owner Costs	(2,582.57)	(4,650.00)	2,067.43	44.46%	(2,582.57)	(4,650.00)	2,067.43	44.46%
Total Property Exp-Non Escalatable	(42,236.61)	(53,660.04)	11,423.43	21.29%	(42,236.61)	(53,660.04)	11,423.43	21.29%
Total Operating Expenses	(188,885.31)	(192,283.12)	3,397.81	1.77%	(188,885.31)	(192,283.12)	3,397.81	1.77%
Net Operating Income (Loss)	153,138.01	152,189.55	948.46	0.62%	153,138.01	152,189.55	948.46	0.62%
Interest Expense								
Int Exp-Security Deposit	(1.15)	0.00	(1.15)	0.00%	(1.15)	0.00	(1.15)	0.00%
Mortgage Interest Expense	(62,365.97)	(71,042.00)	8,676.03	12.21%	(62,365.97)	(71,042.00)	8,676.03	12.21%
Total Interest Expense	(62,367.12)	(71,042.00)	8,674.88	12.21%	(62,367.12)	(71,042.00)	8,674.88	12.21%
Amort of Financing Costs								
Amort-Def Financing	(6,334.33)	(6,334.33)	0.00	0.00%	(6,334.33)	(6,334.33)	0.00	0.00%
Total Amort of Financing Costs	(6,334.33)	(6,334.33)	0.00		(6,334.33)	(6,334.33)	0.00	
Net Income(Loss)	84,436.56	74,813.22	9,623.34	12.86%	84,436.56	74,813.22	9,623.34	12.86%

CASH FLOW ADJUSTMENTS:

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Accrual						
Report includes an open period. Entries are not final.						
		Current Period		Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jan 2015	Jan 2015	Variance	Jan 2015	Jan 2015	
					Variance	

Non-Cash Expenses:							
Depreciation/Amortization	6,334.33	0.00	6,334.33		6,334.33	0.00	6,334.33
Real Estate Tax Accrual	43,688.64	0.00	43,688.64		43,688.64	0.00	43,688.64
Insurance Prepayment	2,944.05	0.00	2,944.05		2,944.05	0.00	2,944.05
Other Prepaid Expenses	40.00	0.00	40.00		40.00	0.00	40.00
Change in Capital Assets:							
Building Improvements	(7.29)	(74,160.00)	74,152.71	99.99%	(7.29)	(74,160.00)	74,152.71 99.99%
Equipment	0.00	(2,000.00)	2,000.00	100.00%	0.00	(2,000.00)	2,000.00 100.00%
Tenant Improvements	(14,810.13)	(164,137.37)	149,327.24	90.98%	(14,810.13)	(164,137.37)	149,327.24 90.98%
Other Balance Sheet Adjustments:							
Change in A/R	506.30	0.00	506.30		506.30	0.00	506.30
Change in A/P	(104,719.17)	0.00	(104,719.17)		(104,719.17)	0.00	(104,719.17)
Change in Other Liabilities	(128,596.39)	0.00	(128,596.39)		(128,596.39)	0.00	(128,596.39)
Change in I/C Balances	135,510.51	0.00	135,510.51		135,510.51	0.00	135,510.51
Total Cash Flow Adjustments	(59,109.15)	0.00	181,188.22	75.40%	(59,109.15)	0.00	181,188.22 75.40%
Cash Balances:							
Cash Balance - Beginning of Period	1,012,276.53	0.00	1,012,276.53	0.00%	1,012,276.53	0.00	1,012,276.53 0.00%
Net Income/(Loss)	84,436.56	0.00	9,623.34		84,436.56	0.00	9,623.34
+/- Cash Flow Adjustments	(59,109.15)	0.00	181,188.22		(59,109.15)	0.00	181,188.22
Cash Balance - End of Period	1,037,603.94	0.00	1,203,088.08		1,037,603.94	0.00	1,203,088.08
Cash Balance Composition:							
Operating Cash	195,130.76	0.00	195,130.76		195,130.76	0.00	195,130.76
Escrow Cash	842,330.36	0.00	842,330.36		842,330.36	0.00	842,330.36

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**Comparative Income Statement**  
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Report includes an open period. Entries are not final.

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

Total Cash			<u>1,037,461.12</u>	<u>0.00</u>	<u>1,037,461.12</u>	<u>1,037,461.12</u>	<u>0.00</u>	<u>1,037,461.12</u>
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1501 Wilson Boulevard  
BUDGET COMPARISON REPORT  
Period Ended January 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date				
	Actual	Budget	\$ Variance	% Variance
<b>Rental Income:</b>				
Rental Income	\$259,915	\$259,786	129	0.05%
Recoveries	17,807	17,284	523	3.02%
Parking Income	52,392	61,233	(8,841)	-14.44%
Interest and Other Income	11,909	6,169	5,740	93.04%
<b>Total Rental Income</b>	<b>342,023</b>	<b>344,473</b>	<b>(2,449)</b>	<b>-0.71%</b>
<b>Operating Expenses:</b>				
Cleaning	(10,154)	(9,629)	(525)	-5.45%
Utilities	(23,081)	(19,529)	(3,552)	-18.19%
Repairs and Maintenance	(36,829)	(31,042)	(5,787)	-18.64%
Roads and Grounds	(1,303)	(2,373)	1,070	45.09%
Security	(4,945)	(3,239)	(1,706)	-52.67%
Management Fees	(4,643)	(6,889)	2,247	32.61%
Administrative	(19,061)	(19,303)	241	1.25%
Insurance	(2,944)	(2,930)	(14)	-0.49%
Real Estate Taxes	(43,689)	(43,689)	0	0.00%
Non- Escalatable Expenses	(42,237)	(53,660)	11,423	21.29%
Professional Services/ Other	-	-	-	100.00%
<b>Total Expenses</b>	<b>(188,885)</b>	<b>(192,283)</b>	<b>3,398</b>	<b>1.77%</b>
<b>Net Operating Income (Loss)</b>	<b>\$153,138</b>	<b>\$152,190</b>	<b>\$948</b>	<b>0.62%</b>
<b>Other Income and Expenses:</b>				
Interest Expense	(62,367)	(71,042)	8,675	12.21%
Amortization - Financing Costs	(6,334)	(6,334)	-	0.00%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
<b>Total Other Income (Expenses)</b>	<b>(68,701)</b>	<b>(77,376)</b>	<b>8,675</b>	<b>11.21%</b>
<b>Net Income (Loss)</b>	<b>\$84,437</b>	<b>\$74,813</b>	<b>\$9,623</b>	<b>12.86%</b>
<b>CASH BASIS</b>				
<b>Property Activity</b>				
Net Income (Loss)	84,437	74,813	9,623	12.86%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	6,334	6,334	-	0.00%
Capital Expenditures	(7)	(74,160)	74,153	99.99%
Bldg. Impr - Redevelopment Soft Costs	-	-	-	0.00%
Tenant Improvements	(14,810)	(164,137)	149,327	90.98%
Leasing Costs	-	-	-	100.00%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	(50,769)	-	(50,769)	100.00%
Lender Escrow Reimbursements	-	-	-	0.00%
<b>Total Property Activity</b>	<b>25,185</b>	<b>(\$157,150)</b>	<b>\$182,334</b>	<b>-116.03%</b>
<b>Operating Cash Activity</b>				
Plus: Beginning of Year Cash Balance	\$ 1,012,277			
Less: Ending Cash Balance (Note A)	1,037,461			
<b>Total Property Activity</b>	<b>\$ 25,185</b>			
<b>(Distributions)/Contributions</b>	<b>\$ -</b>			
<b>(Note A) - Ending Cash consists of:</b>				
Operating & lockbox	\$	195,131		
Money Market		-		
Sweep Investment		-		
Escrows		842,330		
<b>Total</b>	<b>\$</b>	<b>1,037,461</b>		

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

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

**Notes:**

<b>A</b>	<b>\$</b>	<b>11,423</b>	<b>The positive variance in Non-Escalatable Expenses is primarily due to:</b>
		7,931	Budgeted promotion and advertising higher than actual due to costs not yet spent to date (Timing Variance)
		3,492	Miscellaneous variance
		<u>11,423</u>	
<b>B</b>	<b>\$</b>	<b>74,153</b>	<b>The negative variance in Capital Expenditures is primarily due to:</b>
		50,000	Budgeted Façade lighting project to occur in Q2 (Timing Variance)
		21,993	Budgeted Façade lighting project carryover to occur in Q2 (Timing Variance)
		2,160	CM Fees
		<u>74,153</u>	
<b>C</b>	<b>\$</b>	<b>149,327</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		45,357	Budgeted Spinfire Carryover is ongoing however not paid to date (Timing Variance)
		86,859	Budgeted Sip Wine Carryover to be spent in Q2 (Timing Variance)
		25,000	Budgeted Sip Wine LL work is ongoing however not paid to date (Timing Variance)
		(1,025)	Budgeted LL work for the fitness center commenced ahead of schedule (Timing Variance)
		(10,083)	Unbudgeted 2014 carryover for the PH Demo (Permanent Variance)
		(780)	Unbudgeted 2014 carryover for the 5th floor Demo (Permanent Variance)
		(780)	Unbudgeted 2014 carryover for the 10th floor LL work (Permanent Variance)
		4,779	CM Fee
		<u>149,327</u>	

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3460	Monday Production DB	Date: 2/23/2015
	1501 Wilson Boulevard	Time: 05:33 PM
	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010043	<b>County Board of Arlington Cty</b> Jay Freschi 703-228-7433	Master Occupant Id: 00002943-1 11001 Current	Day Due: 1 Last Payment:	Delq Day: 10 2/2/2015	40,735.14
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>County Board of Arlington Cty Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-36.46					
	Balance:	-36.46					

3460-010320	<b>The North Highland Company</b> Ken Hollowell 404-975-6736	Master Occupant Id: 00003072-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 2/4/2015	30,116.39
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1/1/2015	OPE	Operating Escalation	CH	573.55	573.55	0.00	0.00	0.00	0.00
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OPE	Operating Escalation	573.55	573.55	0.00	0.00	0.00	0.00
<b>The North Highland Company Total:</b>		573.55	573.55	0.00	0.00	0.00	0.00

3460-010357	<b>Roti Mediterranean</b> William J. Post	Master Occupant Id: 00003095-1 01102 Current	Day Due: 1 Last Payment:	Delq Day: 6 2/9/2015	15,671.69
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1/1/2015	ELS	Electric Submeter	CH	2,075.86	2,075.86	0.00	0.00	0.00	0.00
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1/1/2015	WSR	Water & Sewer	CH	298.62	298.62	0.00	0.00	0.00	0.00
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ELS	Electric Submeter	2,075.86	2,075.86	0.00	0.00	0.00	0.00
WSR	Water & Sewer	298.62	298.62	0.00	0.00	0.00	0.00
<b>Roti Mediterranean Total:</b>		2,374.48	2,374.48	0.00	0.00	0.00	0.00

3460-010490	<b>Heavy Seas Alehouse</b>	Master Occupant Id: 00003169-1 01104 Current	Day Due: 1 Last Payment:	Delq Day: 5 2/20/2015	18,617.08
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1/1/2015	RET	Real Estate Tax	CH	1,770.83	1,770.83	0.00	0.00	0.00	0.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	1,770.83	1,770.83	0.00	0.00	0.00	0.00
<b>Heavy Seas Alehouse Total:</b>		1,770.83	1,770.83	0.00	0.00	0.00	0.00
	Prepaid:	-6,118.41					
	Balance:	-4,347.58					

3460-010501	<b>RMC Research Corp.</b> DeAnne Avance 703-558-4800	Master Occupant Id: 00003176-1 04400 Current	Day Due: 1 Last Payment:	Delq Day: 203.27 2/9/2015
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9/1/2014	ELS	Electric Submeter	CH	107.38	0.00	0.00	0.00	0.00	107.38
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ELS	Electric Submeter	107.38	0.00	0.00	0.00	0.00	107.38
<b>RMC Research Corp. Total:</b>		107.38	0.00	0.00	0.00	0.00	107.38

3460-010554	<b>Spinfire Rosslyn LLC</b> Fouad A. Qreitem, CEO (703) 378-1500	Master Occupant Id: 00003211-1 01105 Current	Day Due: 1 Last Payment:	Delq Day: 14,837.72 2/2/2015
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12/18/2014	OPF	Operating Fixed	CH	325.87	0.00	325.87	0.00	0.00	0.00
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12/18/2014	RNT	Commercial Rent	CH	3,957.07	0.00	3,957.07	0.00	0.00	0.00
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Database:	MONDAYPROD	Aged Delinquencies	Page:	2
BLDG:	3460	Monday Production DB	Date:	2/23/2015
		1501 Wilson Boulevard	Time:	05:33 PM
		Period: 01/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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OPF	Operating Fixed		325.87	0.00	325.87	0.00	0.00	0.00
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
RNT	Commercial Rent		3,957.07	0.00	3,957.07	0.00	0.00	0.00
<b>Spinfire Rosslyn LLC Total:</b>			4,282.94	0.00	4,282.94	0.00	0.00	0.00
		Prepaid:	-11,200.28					
		Balance:	-6,917.34					

3460-010559	<b>Sip Wine</b> Mark Jacobs	Master Occupant Id: 00003216-1 01106 Current	Day Due: 1 Last Payment:	Delq Day: 6/24/2014	26,128.92
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
<b>Sip Wine Total:</b>			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-13,064.46					
		Balance:	-13,064.46					

3460-010168		GS11B-01814 Anita GayCraig (202) 260-0475		Master Occupant Id: GS-01814-2 12001    Current		Day Due: 1 Last Payment:	Delq Day: 2/2/2015	8,492.70
11/1/2012	RET	Real Estate Tax	CH	3,610.53	0.00	0.00	0.00	3,610.53
12/1/2012	RET	Real Estate Tax	CH	1,979.47	0.00	0.00	0.00	1,979.47
1/1/2015	RNT	Commercial Rent	CH	8,492.70	8,492.70	0.00	0.00	0.00
	RET	Real Estate Tax		5,590.00	0.00	0.00	0.00	5,590.00
	RNT	Commercial Rent		8,492.70	8,492.70	0.00	0.00	0.00
GS11B-01814 Total:				14,082.70	8,492.70	0.00	0.00	5,590.00

3460-010225		<b>GS #11B-01456</b> Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA01456-2 06601    Current		Day Due: 1 Last Payment:	Delq Day: 2/4/2015	480.00
12/1/2012	RET	Real Estate Tax	CH	31,797.15	0.00	0.00	0.00	31,797.15
1/1/2015	CLN	Cleaning	CH	168.35	168.35	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	36,014.02	36,014.02	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	36,014.02	36,014.02	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	36,020.66	36,020.66	0.00	0.00	0.00
1/1/2015	STR	Storage Rent	CH	2,000.00	2,000.00	0.00	0.00	0.00

CLN	Cleaning		168.35	168.35	0.00	0.00	0.00	0.00
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax		31,797.15	0.00	0.00	0.00	0.00	31,797.15
RNT	Commercial Rent		108,048.70	108,048.70	0.00	0.00	0.00	0.00
STR	Storage Rent		2,000.00	2,000.00	0.00	0.00	0.00	0.00
<b>GS #11B-01456 Total:</b>			142,014.20	110,217.05	0.00	0.00	0.00	31,797.15
		Prepaid:	-38.51					
		Balance:	141,975.69					

3460-003512	<b>Miracles Hair Salon</b> Olympia Hantzopoulos (703) 582-6610	Master Occupant Id: Olym1501-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 2/3/2015	6 5,820.00
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
<b>Miracles Hair Salon Total:</b>			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-53.63					



Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3460	Monday Production DB	Date:	2/23/2015
		1501 Wilson Boulevard	Time:	05:33 PM
		Period: 01/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Balance: -53.63

3460-010110	<b>RMC Research Corp.</b> DeAnne Avance 703-558-4800	Master Occupant Id: RMC1501-2 12002 Inactive	Day Due: 1 Last Payment:	Delq Day: 6 6/16/2014	4,642.92			
10/1/2014	OPT Operating True-up	NC	-19,167.00	0.00	0.00	0.00	-19,167.00	0.00
	OPT Operating True-up		-19,167.00	0.00	0.00	0.00	-19,167.00	0.00
	<b>RMC Research Corp. Total:</b>		-19,167.00	0.00	0.00	0.00	-19,167.00	0.00

CLN	Cleaning	168.35	168.35	0.00	0.00	0.00	0.00	0.00
ELS	Electric Submeter	2,183.24	2,075.86	0.00	0.00	0.00	0.00	107.38
OPE	Operating Escalation	573.55	573.55	0.00	0.00	0.00	0.00	0.00
OPF	Operating Fixed	325.87	0.00	325.87	0.00	0.00	0.00	0.00
OPT	Operating True-up	-19,167.00	0.00	0.00	0.00	-19,167.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	39,157.98	1,770.83	0.00	0.00	0.00	0.00	37,387.15
RNT	Commercial Rent	120,498.47	116,541.40	3,957.07	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00
WSR	Water & Sewer	298.62	298.62	0.00	0.00	0.00	0.00	0.00
	<b>BLDG 3460 Total:</b>	146,039.08	123,428.61	4,282.94	0.00	-19,167.00	37,494.53	
	Prepaid:	-30,511.75						
	Balance:	115,527.33						

CLN	Cleaning	168.35	168.35	0.00	0.00	0.00	0.00	0.00
ELS	Electric Submeter	2,183.24	2,075.86	0.00	0.00	0.00	0.00	107.38
OPE	Operating Escalation	573.55	573.55	0.00	0.00	0.00	0.00	0.00
OPF	Operating Fixed	325.87	0.00	325.87	0.00	0.00	0.00	0.00
OPT	Operating True-up	-19,167.00	0.00	0.00	0.00	-19,167.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	39,157.98	1,770.83	0.00	0.00	0.00	0.00	37,387.15
RNT	Commercial Rent	120,498.47	116,541.40	3,957.07	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00
WSR	Water & Sewer	298.62	298.62	0.00	0.00	0.00	0.00	0.00

**Grand Total:** 146,039.08 123,428.61 4,282.94 0.00 -19,167.00 37,494.53  
Prepaid: -30,511.75  
Balance: 115,527.33

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	1	
			<b>Monday Production DB</b>					Date:	2/23/2015	
ENTITY:	3460		<b>1501 Wilson Boulevard</b>					Time:	05:39 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

**Vendor: ALL019 Allied Telecom Group LLC**

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	14.91	0.00	14.91	2/3/2015	12786	02/15
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**Vendor: BIS001 Bisnow Media**

AL-SI-01124	1/1/2015		Quarterly Inv 1 Bism	6410-0000	380.08	0.00	380.08	2/3/2015	12792	02/15
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**Vendor: CDW001 CDW DIRECT LLC**

ALRZ03105	1/20/2015		319 TS3 ZENTA	5758-0003	18.74	0.00	18.74	2/3/2015	12796	02/15
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**Vendor: CLA007 Classic Concierge**

121478	11/18/2014		Tenant Holiday Gifts	5772-0000	1,482.50	0.00	1,482.50	2/18/2015	8338	02/15
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**Vendor: COM032 COMCAST**

1/21 969424	1/21/2015		1/21 969424016	5732-0000	96.62	0.00	96.62	2/18/2015	8339	02/15
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**Vendor: COS004 COSTAR REALTY INFORMATION INC**

AL191721PSI	12/31/2014		CoStar31 Day Sub 942	6410-0000	79.41	0.00	79.41	2/3/2015	12804	02/15
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**Vendor: DAT003 Datawatch Systems Inc.**

674137	1/23/2015		Mar2015FireMonitorin	5372-0000	40.00	0.00	40.00	2/18/2015	8340	02/15
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**Vendor: ELE012 Elevator Control Service**

0179486-IN	1/10/2015		Jan2015 Elev Maint	5320-0000	1,700.00	0.00	1,700.00	2/18/2015	8341	02/15
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**Vendor: EME003 Emergency Communications Network**

ALECN018671	1/7/2015		326 CODE RED	5758-0003	49.92	0.00	49.92	2/3/2015	12807	02/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	2	
			<b>Monday Production DB</b>					Date:	2/23/2015	
ENTITY:	3460		<b>1501 Wilson Boulevard</b>					Time:	05:39 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: ENG003 Engineers Outlet**

270395	1/15/2015		InsulFlex	5334-0000	169.18	0.00	169.18	2/18/2015	8342	02/15
270396	1/15/2015		Insulation	5334-0000	143.80	0.00	143.80	2/18/2015	8342	02/15

**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0108976-IN	1/9/2015		SecurityHardware	0162-0004	1,291.40	0.00	1,291.40	2/18/2015	8344	02/15
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**Vendor: FIR010 FIRST CORPORATE SEDANS CORP**

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	1.91	0.00	1.91	2/3/2015	12810	02/15
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**Vendor: GOT005 Gotham Technologies**

6781	2/1/2015		Feb2015HVACWtrTreatm	5332-0000	383.78	0.00	383.78	2/18/2015	8345	02/15
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**Vendor: HEM003 HEM IT, INC**

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	103.69	0.00	103.69	2/3/2015	12812	02/15
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**Vendor: ICO002 iContact LLC**

AL5505597	1/9/2015		Icontact Feb Subscri	6410-0000	3.65	0.00	3.65	2/3/2015	12813	02/15
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**Vendor: INT023 Interior Foliage Design Inc**

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

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	5.21	0.00	5.21	2/3/2015	12817	02/15
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\*\*\* Check #12817 was VOIDED in Check Period 02/15 \*\*\*

**Vendor: ITC I.T.C. INC**

42132	12/3/2014		Bath Faucet	5360-0000	126.85	0.00	126.85	2/18/2015	8346	02/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	3	
			<b>Monday Production DB</b>					Date:	2/23/2015	
ENTITY:	3460		<b>1501 Wilson Boulevard</b>					Time:	05:39 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: ITS001 It's My Cooler,LLC**

AL9973	1/20/2015		Service agreement	5758-0004	5.31	0.00	5.31	2/3/2015	12819	02/15
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**Vendor: JBUR01 Jennifer Burns**

JBurns01212015	1/21/2015		IREM	5772-0000	3.24	0.00	3.24	2/3/2015	12820	02/15
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JBurns01212015	1/21/2015		EngineerBrkfst/Lunch	5732-0000	8.69	0.00	8.69	2/3/2015	12820	02/15
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**Vendor: KAS001 KASTLE SYSTEMS**

545723	1/1/2015		Jan2015 Operations	5520-0000	979.99	0.00	979.99	2/18/2015	8348	02/15
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545723	1/1/2015		Jan2015 Maintenance	5520-0000	152.62	0.00	152.62	2/18/2015	8348	02/15
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**Vendor: LOC016 Local News Now LLC**

AL1623	1/16/2015		12 Weekly Spons. Art	6410-0000	100.46	0.00	100.46	2/3/2015	12821	02/15
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**Vendor: MAN027 Managed Services 360 LLC**

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	55.73	0.00	55.73	2/3/2015	12823	02/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

2014MGMTFEETL	1/26/2015		TRUE UP '14 MGT FEE	5610-0000	5,029.12	0.00	5,029.12	2/18/2015	8354	02/15
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DTF1214ROSS	1/26/2015		DUE TO MGT AGNT 12'1	0491-0010	11,941.10	0.00	11,941.10	2/18/2015	8354	02/15
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3460_00000000001	9/30/2014		Management Fee	5610-0000	3,594.94	0.00	3,594.94	2/18/2015	8357	02/15
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**Vendor: MPC001 MPC SERVICES, LLC**

34601409-5	1/31/2015		12&PHDemo&Whitebox	0162-0004	10,083.10	0.00	10,083.10	2/18/2015	8359	02/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	4	
				<b>Monday Production DB</b>				Date:	2/23/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	05:39 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: OTJ001 OTJ ARCHITECTS**

1412453	12/31/2014		FitnessCtrConstructi	0162-0004	3,016.76	0.00	3,016.76	2/18/2015	8362	02/15
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**Vendor: PAT009 Patricia Hord Graphic Design**

305.23.02	9/4/2014		5th floor Signage	0162-0004	780.16	0.00	780.16	2/18/2015	8363	02/15
305.23.02	9/4/2014		10thfloorSignage	0162-0004	780.16	0.00	780.16	2/18/2015	8363	02/15
305.23.03	1/26/2015		12FIDirectoryRevisio	5381-0000	81.00	0.00	81.00	2/18/2015	8363	02/15

**Vendor: PEA004 Peapod, LLC**

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	1.90	0.00	1.90	2/3/2015	12826	02/15
ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	1.91	0.00	1.91	2/3/2015	12828	02/15
ALk59058727	1/26/2015		Customer ID ox82558	5758-0001	1.91	0.00	1.91	2/3/2015	12830	02/15

**Vendor: RED005 Red Top Cab of Arlington**

AL018843	1/15/2015		Account# 2840200	5758-0008	1.33	0.00	1.33	2/3/2015	12837	02/15
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**Vendor: RED007 Redirect, Inc.**

AL14869	1/15/2015		250 SCORE CARD	5758-0002	31.21	0.00	31.21	2/3/2015	12839	02/15
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**Vendor: SAG002 SAGE SOFTWARE, INC.**

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

009029	1/9/2015		Jan2015 BAS	5342-0000	759.67	0.00	759.67	2/9/2015	12901	02/15
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**Vendor: SOL007 The Solutions Group**

AL24919	11/1/2014		200 TSG 10/14	5758-0003	86.61	0.00	86.61	2/3/2015	12844	02/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	5	
				<b>Monday Production DB</b>				Date:	2/23/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	05:39 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

AL25120	12/1/2014		200 TSG 11/14	5758-0002	38.38	0.00	38.38	2/3/2015	12846	02/15
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**Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES**

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	21.52	0.00	21.52	2/3/2015	12849	02/15
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**Vendor: TIM005 TIME WARNER CABLE OF NYC**

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	1.34	0.00	1.34	2/3/2015	12852	02/15
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**Vendor: TIM009 Time Warner Cable**

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	4.69	0.00	4.69	2/3/2015	12854	02/15
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**Vendor: TWI005 TWIN TOWERS FLORIST**

043160	1/26/2015		Lobby Flowers	5385-0000	86.56	0.00	86.56	2/18/2015	8371	02/15
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**Vendor: UNI005 UNITED PARCEL SERVICE**

AL000A9826T524	12/27/2014		NY 0721WH/A9826T 12/	5758-0007	15.34	0.00	15.34	2/3/2015	12859	02/15
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**Vendor: UNI047 United States Green Parking Council**

081814F	9/5/2014		PlatinumLvlPartnersh	6320-0000	1,143.00	0.00	1,143.00	2/9/2015	12912	02/15
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**Vendor: VED001 Vedder Price PC**

AL523219	1/13/2015		ARL RE TAXES PD 12'1	6630-0000	10.64	0.00	10.64	2/3/2015	12860	02/15
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**Vendor: WBE001 WB Engineers and Consultants**

21253	1/20/2015		FacadeLghtReimbursab	0142-0002	7.30	0.00	7.30	2/18/2015	8373	02/15
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**Vendor: WBM001 W.B. MASON**

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	19.75	0.00	19.75	2/3/2015	12866	02/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	6	
				<b>Monday Production DB</b>				Date:	2/23/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	05:39 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

ALIS0315229	12/31/2015		VA-Item for K. Recto	5758-0001	1.04	0.00	1.04	2/3/2015	12866	02/15
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ALIS0315229	12/31/2015		VA-Rental fee-brewer	5758-0004	1.66	0.00	1.66	2/3/2015	12866	02/15
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**Vendor: XER005 Xerox Financial Services LLC**

264173	1/27/2015		Feb2015CopierLease	5740-0000	132.39	0.00	132.39	2/18/2015	8375	02/15
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AL260147	1/13/2015		NY 010-0007854-002	5758-0004	14.15	0.00	14.15	2/3/2015	12868	02/15
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Expense Period 01/15 Total:					45,250.30	0.00	45,250.30			
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<b>1501 Wilson Boulevard Total:</b>					<b>45,250.30</b>	<b>0.00</b>	<b>45,250.30</b>			
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<b>Grand Total:</b>					<b>45,250.30</b>	<b>0.00</b>	<b>45,250.30</b>			
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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
<b>8229</b>	<b>1/8/2015</b>	<b>01/15</b>	<b>000278</b>	<b>Compass Publications</b>	<b>*** VOID ***</b>		<b>Voided Check</b>			
3460	inorre			2571-0000	3460111414	11/14/2014	12/14/2014	-726.54	0.00	-726.54
							<i>Check Total:</i>	-726.54	0.00	-726.54
<b>8281</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>000278</b>	<b>Compass Publications</b>						
3460	COMPASS PUB RTT '15			2571-0000	3460111414	11/14/2014	12/14/2014	726.54	0.00	726.54
							<i>Check Total:</i>	726.54	0.00	726.54
<b>8282</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>AIR010</b>	<b>AIR CLEANING TECHNOLOGIES, INC</b>						
3460	Air Filters		346012142	5334-0000	36292	12/31/2014	1/30/2015	291.24	0.00	291.24
							<i>Check Total:</i>	291.24	0.00	291.24
<b>8283</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>AME033</b>	<b>AMERICAN BOILER INC</b>						
3460	BoilerRepairModMotor		3460111410	5336-0000	35926	12/17/2014	1/16/2015	1,013.17	0.00	1,013.17
							<i>Check Total:</i>	1,013.17	0.00	1,013.17
<b>8284</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>CIN001</b>	<b>CINTAS CORPORATION #145</b>						
3460	Uniforms			5390-0000	145172555	1/17/2014	2/16/2014	23.98	0.00	23.98
3460	Uniforms			5390-0000	145175929	12/24/2014	1/23/2015	30.76	0.00	30.76
3460	Uniforms			5390-0000	145175930	12/24/2014	1/23/2015	9.91	0.00	9.91
3460	Uniforms			5390-0000	145175931	12/24/2014	1/23/2015	28.00	0.00	28.00
3460	Uniforms			5390-0000	145175932	12/24/2014	1/23/2015	45.10	0.00	45.10
3460	Uniforms			5390-0000	145179291	12/31/2014	1/30/2015	23.98	0.00	23.98
3460	Uniforms			5390-0000	145182679	1/7/2015	2/6/2015	30.76	0.00	30.76
							<i>Check Total:</i>	192.49	0.00	192.49
<b>8285</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>COM032</b>	<b>COMCAST</b>						
3460	12/21 969424016			5732-0000	12/21 96942401	12/21/2014	1/20/2015	96.62	0.00	96.62
							<i>Check Total:</i>	96.62	0.00	96.62
<b>8287</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>DAT003</b>	<b>Datawatch Systems Inc.</b>						
3460	Feb2015FireMonitorin			5372-0000	667806	1/1/2015	1/31/2015	40.00	0.00	40.00
							<i>Check Total:</i>	40.00	0.00	40.00



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ENTITY: 3460	Monday Production DB							Date: 2/27/2015		
1501 Wilson Boulevard								Time: 04:40 PM		
01/15 Through 01/15										
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

<b>8288</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>ENE003</b>	<b>Energy Watch, Inc.</b>					
3460	QtrlyEnergySrvJanMar			5390-0000	4150	12/2/2014	1/1/2015	204.10	0.00
								204.10	0.00
								204.10	0.00
<b>8289</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>ENG003</b>	<b>Engineers Outlet</b>					
3460	Tubing			5334-0000	269936	1/5/2015	2/4/2015	219.22	0.00
								219.22	0.00
								219.22	0.00
<b>8290</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>EXT002</b>	<b>EXTINGUISH FIRE CORPORATION</b>					
3460	6thFIS stairwayB		3460121413	5372-0000	5231-S	1/8/2015	2/7/2015	485.00	0.00
3460	ExercisedFHV's		3450121410	5372-0000	5199-S	12/22/2014	1/21/2015	321.78	0.00
								806.78	0.00
								806.78	0.00
<b>8291</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>FED007</b>	<b>FEDERAL LOCK &amp; SAFE, INC</b>					
3460	9thFISuiteEntryDoor		3460121414	6212-0000	0108609-IN	1/7/2015	2/6/2015	226.94	0.00
								226.94	0.00
								226.94	0.00
<b>8292</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>GAL006</b>	<b>Galaxy Glass &amp; Aluminum, Inc.</b>					
3460	Disassemble&Reassembl		3460121411	6212-0000	15003	1/5/2015	2/4/2015	3,991.08	0.00
								3,991.08	0.00
								3,991.08	0.00
<b>8293</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>GOT005</b>	<b>Gotham Technologies</b>					
3460	Jan15HVACWtrTreatmn			5336-0000	6650	1/1/2015	1/31/2015	383.78	0.00
								383.78	0.00
								383.78	0.00
<b>8294</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>HIL006</b>	<b>Hillmann Consulting, LLC</b>					
3460	2014 IAQ Database			5390-0000	7628	12/31/2014	1/30/2015	1,240.00	0.00
								1,240.00	0.00
								1,240.00	0.00
<b>8295</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>KCS001</b>	<b>KCS Landscape Management, Inc.</b>					
3460	Jan2015Landscaping			5412-0000	14394-10	1/1/2015	1/31/2015	160.42	0.00
								160.42	0.00
								160.42	0.00
<b>8297</b>	<b>1/13/2015</b>	<b>01/15</b>	<b>MONMGT</b>	<b>MONDAY PROPERTIES SERVICES LLC</b>					

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		1501 Wilson Boulevard							Time: 04:40 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3460	Management Fee			5610-0000	3460_0000000001	12/31/2014	12/31/2014	6,257.75	0.00	6,257.75
							Check Total:	6,257.75	0.00	6,257.75
8298	1/13/2015	01/15	MPC001	MPC SERVICES, LLC						
3460	SpinfireWaterMeter		346012148	0162-0004	14047-1	12/30/2014	1/29/2015	1,770.00	0.00	1,770.00
3460	12&PHDemo&WhiteBox			0162-0004	34601409-4	12/30/2014	1/29/2015	72,007.14	0.00	72,007.14
3460	10thFISpecSuite			0162-0004	34601410-4	12/30/2014	1/29/2015	51,574.49	0.00	51,574.49
3460	Facade Lighting			0142-0002	34651408-4	12/30/2014	1/29/2015	20,130.09	0.00	20,130.09
							Check Total:	145,481.72	0.00	145,481.72
8299	1/13/2015	01/15	NEX004	Next Generation Security Concepts						
3460	1/1/15-3/318/15 cctv			5540-0000	120114-11	12/1/2014	12/31/2014	399.71	0.00	399.71
							Check Total:	399.71	0.00	399.71
8300	1/13/2015	01/15	PRO025	IESI-MD Corporation						
3460	Dec2014Compactor			5152-0000	1300329353	12/31/2014	1/30/2015	661.55	0.00	661.55
3460	Jan2015Recycling			5152-0000	1300331751	1/1/2015	1/31/2015	230.50	0.00	230.50
							Check Total:	892.05	0.00	892.05
8301	1/13/2015	01/15	RAM006	RAMCO OF VIRGINIA, INC.						
3460	SipWinePermitExpedit			0162-0004	9760636	1/7/2015	2/6/2015	850.00	0.00	850.00
							Check Total:	850.00	0.00	850.00
8302	1/13/2015	01/15	RED003	Red Hand, LLC						
3460	2015AnnualRenewal			5390-0000	12.8	10/24/2014	11/22/2014	4,272.70	0.00	4,272.70
							Check Total:	4,272.70	0.00	4,272.70
8304	1/13/2015	01/15	SEC009	SecurAmerica LLC						
3460	Dec2014SecurityRover			5520-0000	INV900978	1/7/2015	2/6/2015	833.76	0.00	833.76
3460	Dec2014 security rov			5520-0000	INV900980	1/7/2015	2/6/2015	2,402.59	0.00	2,402.59
							Check Total:	3,236.35	0.00	3,236.35
8305	1/13/2015	01/15	TEL005	Telco Experts LLC						
3460	Jan2015FireMonitor			5372-0000	1630150101	1/1/2015	1/31/2015	200.89	0.00	200.89

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3460	Jan2015	ElevLines		5322-0000	1630150101	1/1/2015	1/31/2015	66.96	0.00	66.96
3460	Jan2015	PhoneLines		5734-0000	2049150101	1/1/2015	1/31/2015	182.32	0.00	182.32
3460	Jan2015	PhoneLines		5734-0000	1645150101	1/1/2015	1/31/2015	215.66	0.00	215.66
							Check Total:	665.83	0.00	665.83
8307	1/13/2015	01/15	TRE011	Treasurer, Arlington County						
3460		Systems Testing		5372-0000	14-9028a-0825	12/23/2014	1/22/2015	260.00	0.00	260.00
							Check Total:	260.00	0.00	260.00
8308	1/13/2015	01/15	TWI005	TWIN TOWERS FLORIST						
3460		LobbyFlowers		5385-0000	042418	12/29/2014	1/28/2015	86.56	0.00	86.56
3460		LobbyFlowers		5385-0000	042546	1/3/2015	2/2/2015	86.56	0.00	86.56
							Check Total:	173.12	0.00	173.12
8309	1/13/2015	01/15	WBM001	W.B. MASON						
3460		BreakroomSupplies		5732-0000	IS0315238	12/31/2014	1/30/2015	39.04	0.00	39.04
							Check Total:	39.04	0.00	39.04
8310	1/13/2015	01/15	XER005	Xerox Financial Services LLC						
3460		Jan2015CopierLease		5740-0000	250993	12/27/2014	1/26/2015	132.39	0.00	132.39
							Check Total:	132.39	0.00	132.39
8312	1/26/2015	01/15	AAP001	AA Painting & Drywall						
3460		10thFIElevator	346001159	5381-0000	115	1/15/2015	2/14/2015	600.00	0.00	600.00
							Check Total:	600.00	0.00	600.00
8314	1/26/2015	01/15	CAP036	Captivate Network						
3460		Jan2015ElevScreens		5322-0000	0000039639	1/6/2015	2/5/2015	479.60	0.00	479.60
							Check Total:	479.60	0.00	479.60
8315	1/26/2015	01/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3460		HoseValveAnnualTesti	346010145	5372-0000	3969	1/13/2015	2/12/2015	437.00	0.00	437.00
							Check Total:	437.00	0.00	437.00

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ENTITY:	3460	Monday Production DB	Date:	2/27/2015
		1501 Wilson Boulevard	Time:	04:40 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

8316	1/26/2015	01/15	COM032	COMCAST						
3460	1/1 964068025			5732-0000	1/1 964068025	1/1/2015	1/31/2015	58.30	0.00	58.30
							Check Total:	58.30	0.00	58.30
8317	1/26/2015	01/15	DAT004	Datapark USA, Inc.						
3460	grg HolidayModeSept1		MNDSRV01151	6320-0000	16547.	12/16/2014	1/15/2015	33.37	0.00	33.37
							Check Total:	33.37	0.00	33.37
8318	1/26/2015	01/15	ENG003	Engineers Outlet						
3460	SaltBags		346001152	5430-0000	270203	1/12/2015	2/11/2015	1,142.68	0.00	1,142.68
							Check Total:	1,142.68	0.00	1,142.68
8319	1/26/2015	01/15	ITC	I.T.C. INC						
3460	TrapPrimingSupplies		346001156	5360-0000	42462	1/14/2015	2/13/2015	459.55	0.00	459.55
							Check Total:	459.55	0.00	459.55
8320	1/26/2015	01/15	JOH015	JOHN J. KIRLIN INC						
3460	Jan2015MaintInspecti			5330-0000	001281	1/1/2015	1/31/2015	404.00	0.00	404.00
							Check Total:	404.00	0.00	404.00
8321	1/26/2015	01/15	MAY003	Mayer Brown LLP						
3460	OEI Strategy			6632-0000	34891632	12/16/2014	1/15/2015	267.22	0.00	267.22
3460	OEI Strategy			6632-0000	34905486	1/9/2014	2/8/2014	267.34	0.00	267.34
							Check Total:	534.56	0.00	534.56
8323	1/26/2015	01/15	MPA004	MDISTRICT PARK 1						
3460	Jan2015 Elcon Parker			5322-0000	116997	12/19/2014	1/18/2015	70.43	0.00	70.43
							Check Total:	70.43	0.00	70.43
8325	1/26/2015	01/15	ORK001	Orkin LLC						
3460	Dec2014PestControl			5384-0000	14738871	1/12/2015	2/11/2015	392.60	0.00	392.60
							Check Total:	392.60	0.00	392.60
8326	1/26/2015	01/15	RED013	Red Coats, Inc.						

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ENTITY: 3460		Monday Production DB							Date: 2/27/2015	
		1501 Wilson Boulevard							Time: 04:40 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3460	Jan2015	Cleaning	Servi	5120-0000	218318	1/5/2015	2/4/2015	11,616.17	0.00	11,616.17
3460	Jan2015	Garage	Porter	6320-0000	218318	1/5/2015	2/4/2015	688.98	0.00	688.98
3460	Jan2015	Vacancy	Credit	5121-0000	218318	1/5/2015	2/4/2015	-2,354.72	0.00	-2,354.72
3460	Jan2015	Differential		6214-0000	218318	1/5/2015	2/4/2015	456.12	0.00	456.12
Check Total:								10,406.55	0.00	10,406.55
8327	1/26/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3460	Staff Lunch			5732-0000	1960424	1/11/2015	2/10/2015	22.02	0.00	22.02
Check Total:								22.02	0.00	22.02
8328	1/26/2015	01/15	TRE011	Treasurer, Arlington County						
3460	Systems Testing			5372-0000	13-9028a-0858	12/11/2013	1/10/2015	3,380.00	0.00	3,380.00
Check Total:								3,380.00	0.00	3,380.00
8329	1/26/2015	01/15	TWI005	TWIN TOWERS FLORIST						
3460	Lobby	Flowers		5385-0000	042752	1/10/2015	2/9/2015	86.56	0.00	86.56
Check Total:								86.56	0.00	86.56
8331	1/26/2015	01/15	WIL019	Webb Gentech Services LLC						
3460	Generator Repairs		3460081416	5372-0000	8887	1/15/2015	2/14/2015	1,875.00	0.00	1,875.00
Check Total:								1,875.00	0.00	1,875.00
8332	1/26/2015	01/15	WON001	Wonderlic, Inc.						
3460	Additional Svcs			5710-5000	6366851	1/16/2015	2/15/2015	1.20	0.00	1.20
Check Total:								1.20	0.00	1.20
12694	1/9/2015	01/15	SAF010	Safway Holdings, Inc. *** VOID ***			Voided Check			
3460	incorrect vendor			5758-0003	AL4002630465	12/12/2014	1/11/2015	-140.27	0.00	-140.27
Check Total:								-140.27	0.00	-140.27
12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
3460	VA Travel			5758-0014	AC121914	12/19/2014	1/18/2015	19.24	0.00	19.24
3460	VA Taxi			5758-0008	AC121914	12/19/2014	1/18/2015	0.45	0.00	0.45
3460	VA Meals			5758-0013	AC121914	12/19/2014	1/18/2015	0.06	0.00	0.06

Database:	MONDAYPROD	Check Register	Page:	7
ENTITY:	3460	Monday Production DB	Date:	2/27/2015
		1501 Wilson Boulevard	Time:	04:40 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 19.75 0.00 19.75

<b>12702</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>AOB001</b>	<b>AOBA</b>					
3460	AOBA2015 Member due			5756-0000	2015-8330-A	12/19/2014	1/18/2015	929.34	0.00
3460	BOMA IRS regulations			5756-0000	2015-8330-A	12/19/2014	1/18/2015	43.16	0.00

Check Total: 972.50 0.00 972.50

<b>12703</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>AOB001</b>	<b>AOBA</b>					
3460	METPAC 2015			5756-0000	2015-8331-B	12/19/2014	1/18/2015	73.06	0.00

Check Total: 73.06 0.00 73.06

<b>12705</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>CAL006</b>	<b>Caliper Management Inc</b>					
3460	Caliper Advisor MCLa			5710-5000	l1358090	4/21/2014	5/21/2014	14.39	0.00

Check Total: 14.39 0.00 14.39

<b>12706</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>EMH001</b>	<b>EDWARD M HINCHEY</b>					
3460	Carried to 12708			5758-0014	EMH01152015	1/15/2015	2/14/2015	0.00	0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

<b>12707</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>EMH001</b>	<b>EDWARD M HINCHEY</b>					
3460	Carried to 12708			5758-0014	EMH01152015	1/15/2015	2/14/2015	0.00	0.00

Unused - Continued Check

Check Total: 0.00 0.00 0.00

<b>12708</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>EMH001</b>	<b>EDWARD M HINCHEY</b>					
3460	AUSTIN'S YR END REV			5758-0014	EMH01152015	1/15/2015	2/14/2015	35.43	0.00
3460	AUSTIN/EMH LUNCH			5758-0013	EMH01152015	1/15/2015	2/14/2015	2.07	0.00
3460	CAR SERVICE			5758-0013	EMH01152015	1/15/2015	2/14/2015	3.66	0.00

Check Total: 41.16 0.00 41.16

<b>12712</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>INS004</b>	<b>INSTITUTE OF REAL ESTATE MGMT</b>					
3460	kevin,jenn,kari regi			5756-0000	VA01062015	1/6/2015	2/5/2015	9.86	0.00

Check Total: 9.86 0.00 9.86

<b>12715</b>	<b>1/12/2015</b>	<b>01/15</b>	<b>KBUR01</b>	<b>Kevin Burns</b>					
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Database: MONDAYPROD		Check Register						Page: 8	
ENTITY: 3460		Monday Production DB						Date: 2/27/2015	
		1501 Wilson Boulevard						Time: 04:40 PM	
01/15 Through 01/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
3460	parking			5758-0012	KB1515	1/5/2015	2/4/2015	0.86	0.86
3460	parking			5758-0012	KB1515	1/5/2015	2/4/2015	0.86	0.86
Check Total:								1.72	1.72
12718	1/12/2015	01/15	MEL004	Melissa Bennett Clark					
3460	Phone Bill			5758-0006	ALMBC1214	12/31/2014	1/30/2015	12.27	12.27
3460	Cab for holiday part			5758-0008	ALMBC1214	12/31/2014	1/30/2015	0.61	0.61
Check Total:								12.88	12.88
12720	1/12/2015	01/15	MPA004	MDISTRICT PARK 1					
3460	Parking validations			6320-0000	AL117093	12/19/2014	1/18/2015	40.46	40.46
Check Total:								40.46	40.46
12722	1/12/2015	01/15	PEA004	Peapod, LLC					
3460	Customer ID ox82558			5758-0001	ALk58279778	12/22/2014	1/21/2015	1.74	1.74
Check Total:								1.74	1.74
12723	1/12/2015	01/15	REA021	Real Capital Analytics, Inc					
3460	11/2014-11/2015			5758-0012	AL0003792	12/17/2014	1/16/2015	145.94	145.94
Check Total:								145.94	145.94
12728	1/12/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3460	Friday lunch			5758-0013	AL1941022	12/21/2014	1/20/2015	10.32	10.32
Check Total:								10.32	10.32
12730	1/12/2015	01/15	UNI005	UNITED PARCEL SERVICE					
3460	VA 0721WH/A148V1 12/			5758-0007	AL000A148V1514	12/20/2014	1/19/2015	57.62	57.62
Check Total:								57.62	57.62
12732	1/12/2015	01/15	UNI005	UNITED PARCEL SERVICE					
3460	NY 0721WH/A9826T 1/3			5758-0007	AL000A9826T015	1/3/2015	2/2/2015	19.31	19.31
Check Total:								19.31	19.31
12735	1/12/2015	01/15	VED001	Vedder Price PC					

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ENTITY: 3460		Monday Production DB						Date: 2/27/2015	
		1501 Wilson Boulevard						Time: 04:40 PM	
01/15 Through 01/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3460	11/14 ARL RE TAXES			6630-0000	AL522007	12/22/2014	1/21/2015	161.89	161.89
							Check Total:	161.89	161.89
12737	1/13/2015	01/15	4IM001	4IMPRINT					
3460	Bags for Vday candy			5772-0000	10009275	1/8/2015	2/7/2015	18.42	18.42
							Check Total:	18.42	18.42
12738	1/13/2015	01/15	ORI003	Oriental Trading Mail Service					
3460	Tenant Vday Candy			5772-0000	OW1815	1/8/2015	2/7/2015	162.36	162.36
							Check Total:	162.36	162.36
12740	1/20/2015	01/15	CAR026	Carr Business Systems, Inc.					
3460	Dec2014ExcessPrintin			5740-0000	518876	12/23/2014	1/22/2015	5.23	5.23
							Check Total:	5.23	5.23
12743	1/20/2015	01/15	CIT006	CITISTORAGE INC.					
3460	NY 2510 STORAGE FEI			5758-0001	AL0785993	1/2/2015	2/1/2015	1.69	1.69
							Check Total:	1.69	1.69
12746	1/20/2015	01/15	COM032	COMCAST					
3460	Acct# 05613951384012			5758-0001	ALCOMCAST12/11/2014	12/21/2014	1/20/2015	3.04	3.04
							Check Total:	3.04	3.04
12749	1/20/2015	01/15	FIR010	FIRST CORPORATE SEDANS CORP					
3460	NY #393411 CAR SERV			5758-0008	AL784819	1/7/2015	2/6/2015	1.38	1.38
							Check Total:	1.38	1.38
12751	1/20/2015	01/15	FRE013	Freshdirect					
3460	NY 11717338932 OFF/A			5758-0001	AL201412	12/2/2014	1/1/2015	1.65	1.65
							Check Total:	1.65	1.65
12753	1/20/2015	01/15	INT023	Interior Foliage Design Inc					
3460	NY 3980 PLANT MANT			5758-0012	AL184735	1/2/2015	2/1/2015	0.76	0.76



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ENTITY:	3460	Monday Production DB	Date:	2/27/2015
		1501 Wilson Boulevard	Time:	04:40 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 0.76 0.00 0.76

12755 1/20/2015 01/15 PEA004 Peapod, LLC  
3460 Customer ID ox82558 5758-0001 ALk58420997 12/29/2014 1/28/2015 1.74 0.00 1.74

Check Total: 1.74 0.00 1.74

12757 1/20/2015 01/15 PEA004 Peapod, LLC  
3460 Customer ID ox82558 5758-0001 ALk58541963 1/5/2015 2/4/2015 1.68 0.00 1.68

Check Total: 1.68 0.00 1.68

12759 1/20/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL  
3460 NY 54-003-02105 MILK 5758-0001 AL1959000 1/4/2015 2/3/2015 0.22 0.00 0.22

Check Total: 0.22 0.00 0.22

12761 1/20/2015 01/15 TEL005 Telco Experts LLC  
3460 NY #1197 INTGRATED 5758-0005 AL1197150101 1/1/2015 1/31/2015 18.81 0.00 18.81

Check Total: 18.81 0.00 18.81

12763 1/20/2015 01/15 TEL005 Telco Experts LLC  
3460 VA-Acct#1775 1/1/15 5758-0005 AL1775150101 1/1/2015 1/31/2015 33.30 0.00 33.30

Check Total: 33.30 0.00 33.30

12769 1/20/2015 01/15 WBM001 W.B. MASON  
3460 NY C2012992 RENTAL 5758-0004 ALIS0315177 12/31/2014 1/30/2015 0.42 0.00 0.42  
3460 NY C2012992 OFF/ADV 5758-0001 ALIS0315177 12/31/2014 1/30/2015 9.37 0.00 9.37

Check Total: 9.79 0.00 9.79

12771 1/20/2015 01/15 XER005 Xerox Financial Services LLC  
3460 VA-Con#010000055900 5758-0004 AL253801 1/5/2015 2/4/2015 48.06 0.00 48.06

Check Total: 48.06 0.00 48.06

12775 1/26/2015 01/15 CAH001 CAHILL, AILEEN  
3460 VA Airfare 5758-0014 AC01132015 1/13/2015 2/12/2015 20.01 0.00 20.01  
3460 VA Taxi 5758-0008 AC01132015 1/13/2015 2/12/2015 0.50 0.00 0.50

Database: MONDAYPROD		Check Register						Page: 11	
ENTITY: 3460		Monday Production DB						Date: 2/27/2015	
		1501 Wilson Boulevard						Time: 04:40 PM	
01/15 Through 01/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
3460	VA Meals			5758-0013	AC01132015	1/13/2015	2/12/2015	0.35	0.35
							Check Total:	20.86	20.86
12779	1/26/2015	01/15	RED005	Red Top Cab of Arlington					
3460	Account# 2840200			5758-0008	AL018444	12/31/2015	1/30/2016	3.25	3.25
							Check Total:	3.25	3.25
12782	1/26/2015	01/15	VER013	VERIZON WIRELESS					
3460	VA-Acct#720396355000			5758-0006	AL9738008472	12/28/2014	1/27/2015	110.80	110.80
							Check Total:	110.80	110.80
12784	1/26/2015	01/15	WAS007	THE WASHINGTON POST					
3460	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	2.13	2.13
							Check Total:	2.13	2.13
00740710A	1/21/2015	01/15	ZAC001	Accenture LLP			Hand Check		
3460	207 PD 12'14 LSE ADM			5758-0011	VC1000740710A	1/7/2015	2/6/2015	296.30	296.30
							Check Total:	296.30	296.30
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.			Hand Check		
3460	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.28	1.28
3460	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	0.84	0.84
3460	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	30.51	30.51
							Check Total:	32.63	32.63
60010215A	1/7/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3460	11/26-12/30#79098043			5210-0000	WT3460010215A	1/2/2015	1/7/2015	4,206.49	4,206.49
							Check Total:	4,206.49	4,206.49
60010515A	1/26/2015	01/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3460	11/18-12/17/14#09137			5250-0000	WT3460010515A	1/5/2015	1/26/2015	3,012.24	3,012.24
							Check Total:	3,012.24	3,012.24
60123114B	1/11/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		

Database: MONDAYPROD		Check Register						Page: 12	
ENTITY: 3460		Monday Production DB						Date: 2/27/2015	
		1501 Wilson Boulevard						Time: 04:40 PM	
01/15 Through 01/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice		Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						Amount
3460	11/25-12/29#14017714			5210-0000	WT3460123114B	12/31/2014	1/11/2015	18,095.90	18,095.90
Check Total:								18,095.90	18,095.90
60STX1214	1/20/2015	01/15	DEP014	Department of Taxation			Hand Check		
3460	208966454	12/14	ST9	6645-0000	WT3460STX1214	1/15/2015	1/20/2015	205.62	205.62
3460	208966454	12/14	ST9	0491-3465	WT3460STX1214	1/15/2015	1/20/2015	619.99	619.99
Check Total:								825.61	825.61
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check		
3460	12/2014	EXPENSES		5758-0006	WTAMEX122014	12/28/2014	1/27/2015	0.91	0.91
3460	12/2014	EXPENSES		5758-0008	WTAMEX122014	12/28/2014	1/27/2015	36.43	36.43
3460	12/2014	EXPENSES		5758-0010	WTAMEX122014	12/28/2014	1/27/2015	46.63	46.63
3460	12/2014	EXPENSES		5758-0013	WTAMEX122014	12/28/2014	1/27/2015	13.92	13.92
3460	12/2014	EXPENSES		5758-0014	WTAMEX122014	12/28/2014	1/27/2015	93.84	93.84
3460	12/2014	EXPENSES		6411-0000	WTAMEX122014	12/28/2014	1/27/2015	119.07	119.07
Check Total:								310.80	310.80
1501 Wilson Boulevard Total:								220,577.39	220,577.39
Grand Total:								220,577.39	220,577.39

1501 Wilson	ACCT 4-Feb	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
	LEASING 10-Feb															
Management Fees	MGMT AK 2.10.15	3,595	6,892	7,227	7,205	7,187	7,260	7,247	7,187	7,038	7,120	7,291	7,460	82,709	86,003	(3,294)
		3,595	6,892	7,227	7,205	7,187	7,260	7,247	7,187	7,038	7,120	7,291	7,460	82,709	86,003	(3,294)

#### Leasing Commission - OB

1501 Wilson	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant			-	-	378,400	-	-	-	-	-	-	-	-	-	378,400	93,019	285,381
Suite 12002, Vacant			-	-	-	-	-	-	-	-	-	-	-	-	97,102	97,102	(97,102)
Suite 10001, Vacant			-	-	-	35,849	-	-	-	-	-	-	-	-	35,849	35,849	-
Suite 10002, Vacant			-	-	-	22,335	-	-	-	-	-	-	-	-	22,335	22,335	-
Suite 10003, Vacant			-	-	-	-	-	-	28,823	-	-	-	-	-	28,823	28,823	-
Suite 10004, Vacant			-	-	-	-	-	-	18,782	-	-	-	-	-	18,782	18,782	-
Suite 09902, SSTP			-	-	-	-	-	-	9,999	-	-	-	-	-	9,999	9,999	-
Suite 09903, Vacant			-	-	-	-	-	-	3,757	-	-	-	-	-	3,757	3,757	-
Suite 50001, Vacant			-	-	-	-	-	-	-	34,142	-	-	-	-	34,142	34,142	-
Suite 50002, Vacant			-	-	-	-	-	-	21,517	-	-	-	-	-	21,517	21,517	-
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1501 Wilson	-		\$ -	\$ -	\$ 378,400	\$ 58,184	\$ -	\$ -	\$ 13,756	\$ 103,264	\$ -	\$ -	\$ -	\$ -	\$ 553,604	\$ 365,325	188,279

#### Leasing Commission - MPS

1501 Wilson	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant			-	-	189,200	-	-	-	-	-	-	-	-	-	189,200	46,510	142,690
Suite 12002, Vacant			-	-	-	-	-	-	-	-	-	-	-	-	48,551	48,551	(48,551)
Suite 10001, Vacant			-	-	-	17,925	-	-	-	-	-	-	-	-	17,925	17,925	-
Suite 10002, Vacant			-	-	-	11,167	-	-	-	-	-	-	-	-	11,167	11,167	-
Suite 10003, Vacant			-	-	-	-	-	-	-	14,411	-	-	-	-	14,411	14,411	-
Suite 10004, Vacant			-	-	-	-	-	-	-	9,391	-	-	-	-	9,391	9,391	-
Suite 09902, SSTP			-	-	-	-	-	-	5,000	-	-	-	-	-	5,000	5,000	-
Suite 09903, Vacant			-	-	-	-	-	-	1,878	-	-	-	-	-	1,878	1,878	-
Suite 50001, Vacant			-	-	-	-	-	-	-	17,071	-	-	-	-	17,071	17,071	-
Suite 50002, Vacant			-	-	-	-	-	-	-	10,759	-	-	-	-	10,759	10,759	-
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1501 Wilson	-		\$ -	\$ -	\$ 189,200	\$ 29,092	\$ -	\$ -	\$ 6,878	\$ 51,632	\$ -	\$ -	\$ -	\$ -	\$ 276,802	\$ 182,663	94,139

#### Leasing Commission - Legal

1501 Wilson	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant			-	-	7,500	-	-	-	-	-	-	-	-	-	7,500	6,210	1,290
Suite 12002, Vacant			-	-	-	-	-	-	-	-	-	-	-	-	6,248	6,248	(6,248)
Suite 10001, Vacant			-	-	-	2,500	-	-	-	-	-	-	-	-	2,500	2,335	165
Suite 10002, Vacant			-	-	-	2,500	-	-	-	-	-	-	-	-	2,500	2,174	326
Suite 10003, Vacant			-	-	-	-	-	-	-	2,500	-	-	-	-	2,500	1,971	529
Suite 10004, Vacant			-	-	-	-	-	-	-	2,500	-	-	-	-	2,500	1,874	626
Suite 09902, SSTP			-	-	-	-	-	-	2,500	-	-	-	-	-	2,500	1,614	886
Suite 09903, Vacant			-	-	-	-	-	-	2,500	-	-	-	-	-	2,500	638	1,862
Suite 50001, Vacant			-	-	-	-	-	-	-	2,335	-	-	-	-	2,335	2,335	-
Suite 50002, Vacant			-	-	-	-	-	-	-	2,174	-	-	-	-	2,174	2,174	-
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1501 Wilson	-		\$ -	\$ -	\$ 7,500	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 9,509	\$ -	\$ -	\$ -	\$ -	\$ 27,009	\$ 27,573	(564)

TI - Construction	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant	1,368,000				-	-	-	-	-	-	456,000	456,000	456,000	-	-	-	1,368,000	538,200	829,800
Suite 12002, Vacant	0				-	-	-	-	-	-	-	-	-	-	-	-	-	541,515	(541,515)
Suite 09903, Vacant	12,750				-	-	-	-	-	-	12,750	-	-	-	-	-	12,750	12,750	-
Spinfire Carryover	136,071				-	45,357	45,357	45,357	-	-	-	-	-	-	-	-	136,071	136,071	-
Sip Wine Carryover	267,000				-	-	-	-	-	89,000	89,000	89,000	-	-	-	-	267,000	267,000	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1501 Wilson					-	45,357	45,357	45,357	-	89,000	557,750	545,000	456,000	-	-	-	1,783,821	1,495,536	288,285
	Total CM FEE 3%				-	1,361	1,361	1,361	-	2,670	16,733	16,350	13,680	-	-	-	53,515	44,866	8,649

TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant	640,000				-	-	-	-	213,333	213,333	213,333	-	-	-	-	-	640,000	300,000	340,000

Suite 12002, Vacant	0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	340,000	(340,000)
Suite 10003, Vacant	238,964			-	-	-	-	-	-	238,964	-	-	-	-	-	-	-	238,964	238,964
Suite 10004, Vacant	227,143			-	-	-	-	-	-	227,143	-	-	-	-	-	-	-	227,143	227,143
Suite 09902, SSTP	10,760			-	-	-	-	-	-	-	-	10,760	-	-	-	-	-	10,760	10,760
Suite 09903, Vacant	8,500			-	-	-	-	-	-	-	-	8,500	-	-	-	-	-	8,500	8,500
Suite 50001, Vacant				-	-	-	-	-	-	-	-	295,735	-	-	-	-	-	295,735	295,735
Suite 50002, Vacant	275,310			-	-	-	-	-	-	-	-	275,310	-	-	-	-	-	275,310	275,310
Suite 50003, Vacant	249,660			-	-	-	-	-	-	-	-	-	-	249,660	-	-	-	249,660	249,660
Suite 50003, Vacant	237,310			-	-	-	-	-	-	-	-	-	-	237,310	-	-	-	237,310	237,310
Fitness Center	432,176	412,478	34601411	1,025	143,717	143,717	143,717	-	-	-	-	-	-	-	-	-	-	432,176	425,000
Sip Wine Carryover		61,899	34601414	2,141		50,000	25,000	-	-	-	-	-	-	-	-	-	-	77,141	75,000
Unbudgeted:																			
1501 LL Ste PH Demo & Whitebox			34601409	10,083															
5 Fl Demo and VAV			34605DEM	780														780	780
1501 10th Flr LL Work			3460LL10	780														780	780
																		-	-
<b>TOTAL 1501 Wilson</b>	<b>2,909,188</b>	<b>-</b>	<b>-</b>	<b>14,810</b>	<b>143,717</b>	<b>193,717</b>	<b>168,717</b>	<b>213,333</b>	<b>679,440</b>	<b>213,333</b>	<b>-</b>	<b>590,305</b>	<b>-</b>	<b>486,970</b>	<b>-</b>	<b>2,694,260</b>	<b>2,683,382</b>	<b>10,878</b>	
<b>Total CM FEE 3%</b>				<b>444</b>	<b>4,312</b>	<b>5,812</b>	<b>5,062</b>	<b>6,400</b>	<b>20,383</b>	<b>6,400</b>	<b>-</b>	<b>17,709</b>	<b>-</b>	<b>14,609</b>	<b>-</b>	<b>80,828</b>	<b>80,501</b>	<b>326</b>	

BI - Non Esc	Full Cost of Proj.	Original		Revised	MPC Job	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Window Film Removal/Replacement	32,000						34601503	-		16,000	16,000	-	-	-	-	-	-	-	-	32,000	32,000	-
Boiler Refurbishment	75,000						34601501	-	-	-	-	-	-	75,000	-	-	-	-	-	75,000	75,000	-
Façade Lighting Project	100,000						34601408			50,000	50,000	-	-	-	-	-	-	-	-	100,000	100,000	-
Garage Repairs	15,000						34601502	-	-	-	-	-	15,000	-	-	-	-	-	-	15,000	15,000	-
2014 Carry Over Façade Lighting Project (shared cost with 151	44,000						34601408	7		22,000	21,993	-	-	-	-	-	-	-	-	44,000	44,000	0
	0																			-	-	-
	0																			-	-	-
	0																			-	-	-
	0																			-	-	-
																				-	-	-
<b>TOTAL 1501 Wilson</b>								<b>7</b>	<b>-</b>	<b>88,000</b>	<b>87,993</b>	<b>-</b>	<b>15,000</b>	<b>75,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>266,000</b>	<b>266,000</b>	<b>0</b>
<b>Total CM FEE 3%</b>								<b>0</b>	<b>-</b>	<b>2,640</b>	<b>2,640</b>	<b>-</b>	<b>450</b>	<b>2,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,980</b>	<b>7,980</b>	<b>0</b>
<b>Total CM Fee</b>								<b>445</b>	<b>5,672</b>	<b>9,812</b>	<b>9,062</b>	<b>6,400</b>	<b>23,503</b>	<b>25,383</b>	<b>16,350</b>	<b>31,389</b>	<b>-</b>	<b>14,609</b>	<b>-</b>	<b>142,322</b>	<b>133,348</b>	<b>8,975</b>


## **SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

# 1501 Wilson Boulevard

Leasing Status Report

as of January 31, 2015

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

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

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

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
14th Floor	2,000	
14th Floor	6,280	
12th	5,834	
12th	2,497	
10th	11,137	White Box
9th	850	
5th	11,137	White Box
4th	4,520	White Box
2nd	2,118	Storage Ready
Storage	3,472	Storage Ready
Total	49,845	

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

LEASES UNDER NEGOTIATION / LOIs														
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs				
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)
ICA Language	New	17,076	P12, E13	Dec-15 CBRE	13.5 yrs	\$ 39.00	2.75%	15 months	\$ 29.01	\$ 37.91	\$ 647,309	\$ 80.00	\$ 1,366,080	\$ 37.48
Total		17,076								\$ 647,309	\$ 1,366,080	\$ 640,008	\$ 2,653,397	\$ 2,653,397

OUTSTANDING PROPOSALS														
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs				
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)
Urban Compass	New	5,000	P10th	Apr-15 STREAM	5.0 yrs	\$ 41.00	3.00%	3 months	\$ 40.83	\$ 13.06	\$ 65,302	\$ -	\$ 90.93	\$ 454,650
Numbers USA	New	4,000	P 10th	Sep-15 JLL	5.3 yrs	\$ 42.00	3.00%	2 months	\$ 40.31	\$ 14.18	\$ 56,727	\$ 10.00	\$ 40,000	\$ 90.93
Serka	New	2,898	P 10th	Mar-15 Weichert	5.4 yrs	\$ 41.00	3.00%	5 months	\$ 39.29	\$ 14.11	\$ 40,877	\$ -	\$ 90.93	\$ 263,515
Total		11,898								\$ 162,907	\$ 40,000	\$ 1,081,885	\$ 1,284,792	\$ 1,284,792

DEALS SIGNED 2015														
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs				
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI	TI Total	LL (\$/psf)
Total		0								\$ -	\$ -	\$ -	\$ -	\$ -

DEALS SIGNED 2014														
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs				
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)
SpinFire	New	2,474	1st	Dec-14 Cushman	10.0 yrs	\$ 46.00	3.00%	0 months	\$ 45.41	\$ 31.64	\$ 78,278	\$ 45.00	\$ 111,330	\$ 77.77
Sip Wine	New	3,523	1st	Dec-14 Cana	10.5 yrs	\$ 44.50	3.00%	0 months	\$ 40.34	\$ 32.14	\$ 113,226	\$ 67.50	\$ 237,803	\$ 49.67
Total		5,997								\$ 191,504	\$ 349,133	\$ 367,390	\$ 908,027	\$ 908,027

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



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

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

<b>Occupied Suites</b>													
3460	-01102	Roti Mediterranean	1/6/2012	1/31/2022	2,600	10,573.33	48.80	1,644.76					
										OPF	2/1/2015	829.83	3.83
										OPF	2/1/2016	853.67	3.94
										OPF	2/1/2017	879.67	4.06
										OPF	2/1/2018	905.67	4.18
										OPF	2/1/2019	933.83	4.31



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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----													
										Cat	Date	Monthly Amount	PSF										
3460	-01103	Miracles Hair Salon	4/15/1994	8/31/2021	1,500	5,470.00	43.76			OPF	2/1/2020	962.00	4.44										
										OPF	2/1/2021	990.17	4.57										
										RTL	2/1/2015	10,889.67	50.26										
										RTL	2/1/2016	11,216.83	51.77										
										RTL	2/1/2017	11,552.67	53.32										
										RTL	2/1/2018	11,899.33	54.92										
										RTL	2/1/2019	12,256.83	56.57										
										RTL	2/1/2020	12,625.17	58.27										
										RTL	2/1/2021	13,004.33	60.02										
										RTL	4/15/2015	5,633.75	45.07										
3460	-01104	Heavy Seas Alehouse	2/28/2014	7/21/2024	5,495	16,027.08	35.00	3,373.54		RTL	4/15/2016	5,802.50	46.42										
										RTL	4/15/2017	5,976.25	47.81										
										RTL	4/15/2018	6,155.00	49.24										
										RTL	4/15/2019	6,340.00	50.72										
										RTL	4/15/2020	6,530.00	52.24										
										RTL	4/15/2021	6,726.25	53.81										
										OPF	3/1/2017	1,749.24	3.82										
										OPF	3/1/2020	1,904.93	4.16										
										OPF	3/1/2023	2,074.36	4.53										
										RTL	3/1/2017	17,469.52	38.15										
	Additional Space	3460	-STR02	2/28/2014	2/28/2024	677	987.29	17.50		RTL	3/1/2020	19,040.18	41.58										
										RTL	3/1/2023	20,752.78	45.32										
										STR	2/1/2017	1,076.43	19.08										
										STR	2/1/2019	1,172.90	20.79										
										STR	2/1/2021	1,278.40	22.66										
										Total				6,172	17,014.37	3,373.54	0.00						
										3460	-01105	Spinfire Rosslyn LLC	12/18/2014	12/31/2024	2,474	8,762.08	42.50	1,518.86		OPF	1/1/2016	744.26	3.61
																				OPF	1/1/2017	766.94	3.72
																				OPF	1/1/2018	789.62	3.83
																				OPF	1/1/2019	812.30	3.94
OPF	1/1/2020	837.04	4.06																				
OPF	1/1/2021	861.78	4.18																				
OPF	1/1/2022	888.58	4.31																				
OPF	1/1/2023	915.38	4.44																				
OPF	1/1/2024	942.18	4.57																				
RTL	1/1/2016	9,025.98	43.78																				
										RTL	1/1/2017	9,296.06	45.09										
										RTL	1/1/2018	9,574.38	46.44										
										RTL	1/1/2019	9,860.95	47.83										
										RTL	1/1/2020	10,155.77	49.26										
										RTL	1/1/2021	10,460.90	50.74										
										RTL	1/1/2022	10,774.27	52.26										
										RTL	1/1/2023	11,097.95	53.83										
										RTL	1/1/2024	11,429.88	55.44										

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3460	-01106 Sip Wine	12/8/2014	5/31/2025	3,523	13,064.46	44.50			-13,064.46	OPF	5/7/2015	1,027.54	3.50
										OPF	6/1/2016	1,059.84	3.61
										OPF	6/1/2017	1,092.13	3.72
										OPF	6/1/2018	1,124.42	3.83
										OPF	6/1/2019	1,156.72	3.94
										OPF	6/1/2020	1,191.95	4.06
										OPF	6/1/2021	1,227.18	4.18
										OPF	6/1/2022	1,265.34	4.31
										OPF	6/1/2023	1,303.51	4.44
										OPF	6/1/2024	1,341.68	4.57
										RET	5/7/2015	1,137.96	3.88
										RTL	5/7/2015	13,064.46	44.50
										RTL	6/1/2016	13,457.86	45.84
										RTL	6/1/2017	13,863.01	47.22
										RTL	6/1/2018	14,279.89	48.64
										RTL	6/1/2019	14,708.53	50.10
										RTL	6/1/2020	15,148.90	51.60
										RTL	6/1/2021	15,603.95	53.15
										RTL	6/1/2022	16,070.75	54.74
										RTL	6/1/2023	16,522.23	56.28
										RTL	6/1/2024	17,048.38	58.07
3460	-04400 RMC Research Corp.	11/25/2013	11/30/2023	6,515	24,328.10	44.81	203.29			RNT	12/1/2015	25,055.60	46.15
										RNT	12/1/2016	25,804.83	47.53
										RNT	12/1/2017	26,581.20	48.96
										RNT	12/1/2018	27,379.29	50.43
										RNT	12/1/2019	28,199.09	51.94
										RNT	12/1/2020	29,046.04	53.50
										RNT	12/1/2021	29,920.14	55.11
										RNT	12/1/2022	30,815.95	56.76
	Additional Space 3460 -STR03	11/25/2013	11/30/2023	475	733.88	18.54				STR	12/1/2015	755.89	19.10
										STR	12/1/2016	778.57	19.67
										STR	12/1/2017	801.93	20.26
										STR	12/1/2018	825.98	20.87
										STR	12/1/2019	850.76	21.49
										STR	12/1/2020	876.29	22.14
										STR	12/1/2021	902.57	22.80
										STR	12/1/2022	929.65	23.49
									Total				
				6,990	25,061.98			203.29			0.00		
3460	-06601 GS #11B-01456	3/15/2012	3/14/2017	10,860	36,014.02	39.79			162.92				
									Total				
				33,782	110,048.70			0.00			162.92		
3460	-09901 The North Highland Company	5/16/2011	5/31/2018	8,125	29,229.69	43.17	1,460.25						

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----				
										Cat	Date	Monthly Amount	PSF	
										RNT	6/1/2015	30,109.90	44.47	
										RNT	6/1/2016	31,010.42	45.80	
										RNT	6/1/2017	31,938.02	47.17	
3460	-09902	Strategic Science & Tech Plnrs	9/1/2013	8/31/2015	2,152	7,627.19	42.53	595.11						
3460	-11001	County Board of Arlington Cty	11/2/2009	11/30/2019	11,132	37,635.44	40.57	3,035.26			HLD	11/1/2019	63,104.52	68.02
											HLD	2/1/2020	84,139.36	90.70
											RNT	11/1/2015	38,767.19	41.79
											RNT	11/1/2016	39,926.77	43.04
											RNT	11/1/2017	41,123.46	44.33
											RNT	11/1/2018	42,069.68	45.35
3460	-12001	GS11B-01814	4/5/2011	4/4/2016	2,605	8,492.70	39.12							
Totals:		Occupied Sqft:	61.92%	16 Units	81,055	272,979.94		11,831.07		-12,901.54				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	38.08%	19 Units	49,845									
		Total Sqft:		35 Units	130,900	272,979.94								
Total 1501 Wilson Boulevard:		Occupied Sqft:	61.92%	16 Units	81,055	272,979.94		11,831.07		-12,901.54				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	38.08%	19 Units	49,845									
		Total Sqft:		35 Units	130,900	272,979.94								
Grand Total:		Occupied Sqft:	61.92%	16 Units	81,055	272,979.94		11,831.07		-12,901.54				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	38.08%	19 Units	49,845									
		Total Sqft:		35 Units	130,900	272,979.94								



**Rosslyn Class A**
*Lease Comparables*
*as of January 31, 2015*

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

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

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 * * Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER	1	\$36.95 **
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488 72,748 rsf Expansion 144,740 rsf Extension	15.00	\$35.50	\$75.00 * * Expansion Only	9 *	
Jun-14	4601 N Fairfax Dr		Novacare	2,897	5.00	\$39.50	\$8.00	5	\$37.45
May-14	1530 Wilson Blvd Rosslyn		International Society for Technology in Education	4,829	5.50	\$40.50	\$50.00	5	\$28.04
May-14	1777 N Kent St Rosslyn *Pending Deal*		Nathan Associates	28,000	11.00	\$48.00	\$95.00	12	\$30.40
Apr-14	2000 N 14th St Courthouse		Unirisc	6,789	11.00	\$39.00	\$7.50	4	\$39.81
Jan-14	1820 N Ft Myer Rosslyn		Art Institutes	74,557	8.50	\$38.50	\$40.00 *-TI can be allocated toward rent		\$34.84
Jan-14	4040 N Fairfax Dr Ballston		Marymount University	87,000	13.00	\$35.75	\$65.00	14	\$24.36

**Rosslyn Retail**

Lease Comparables

as of January 31, 2015 #

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