

**1101 WILSON BOULEVARD**  
**Financial Report**  
**February 28, 2015**



**Rosslyn Portfolio**

**Building**      1101 Wilson Boulevard

**Financial Report**

**Month Ended February 28, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

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# **SECTION 1**

## Executive Summary



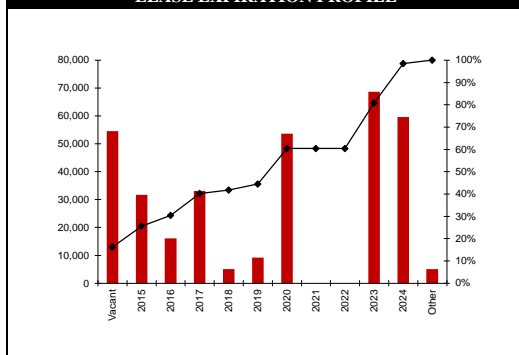
## PROPERTY INFORMATION

Property Name	1101 Wilson
Submarket	Rosslyn
Year Built/Renovated	1989/2009
Year Acquired	2007
No. of Stories	24
Asset Quality	A
Total SF	337,511
Leased	82%
Ownership	USREO (89%) / Monday (11%)

## MAJOR TENANTS

Tenant Name	SF	LXP
Sands Capital Mgmt.	59,653	May-24
Arlington County	54,396	Apr-23
BAE Systems	53,616	Aug-20
GSA - Air Force	31,478	2016-2017

## LEASE EXPIRATION PROFILE



## STRATEGY

The vacancy at 1101 Wilson shall increase to 110,000 sf due to the Sands Capital Lease signing at 1000 Wilson. The Sands space (59k) is highly improved and MP Mgmt anticipates relet with a below market TIA.

The MP leasing team is actively marketing the vacant premises as well as promoting multiple pre-build/spec suite opportunities at the asset.

## CRITICAL ISSUES

- \* Startup of County Artisphere - Potential Termination
- \* Re-Lease Sands Capital Vacancy - Premises following anticipated relocation to 1000 Wilson.

## ASSET-LEVEL DEBT

Appraised Value	\$ 179,000,000	as of	Dec-14
Senior Debt	\$ 115,425,000	64% LTV	5.909% Jun-17

## CASH FLOW PERFORMANCE

Period	Feb-15 YTD	Actual	Budget	PSF
Projected Occupancy		82.1%	80.7%	
Effective Gross Revenue	\$	2,370,095	\$ 2,388,931	\$ 7
Real Estate Taxes		(313,908)	(313,967)	(1)
Operating Expenses		(676,691)	(645,565)	(2)
Net Operating Income		1,379,496	1,429,399	4
Capital Improvements		(55,836)	(1,867,623)	(6)
Tenant Improvements		(11,654)	(365,905)	(1)
Leasing Commissions		(13,337)	(188,871)	(1)
Total Leasing and Capital		(80,827)	(2,422,399)	(2)
CF before Senior Debt Service		1,298,669	(993,000)	3
Senior Debt Service		(1,117,874)	(1,117,873)	
DSCR on NOI		1.23x	1.28x	
DSCR on CF before Senior Debt Service		1.16x	0.00x	
CF after Senior Debt Service	\$	180,795	\$ (2,110,873)	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

Monday Properties Mgmt is working with Sage communications to develop a leasing and marketing campaign for Sands Capital space.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
/ Aug-14	RCC	Ground	8,138	New	No	\$33.00	2.75%	6 mos.	\$65.00	15 yrs.	\$29.46

## MAJOR CAPITAL PROJECTS

2015	Total



## **SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3440

Trial Balance  
**Monday Production DB**  
**1101 Wilson Boulevard**

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

Account	Description	Debit	Credit
0112-0000	Land	27,130,224.71	
0132-0000	Building	142,433,124.13	
0142-0002	Bldg Impr-Non Escalatable	14,991,258.36	
0142-0020	Bldg Impr-CM Fee	447,155.25	
0152-0001	Equip-Furniture/Fixtures	29,457.32	
0162-0001	TI-Construction	5,005,643.03	
0162-0002	TI-Space Planning	3,280.00	
0162-0004	TI-Landlord Work	2,645,306.92	
0162-0020	TI-CM Fee	228,540.51	
0202-0001	Def Leasing-Brokerage	2,592,489.85	
0202-0002	Def Leasing-Legal	381,548.81	
0202-0003	Def Leasing-Other	19,750.00	
0202-0006	Deferred Leas-Monday	1,827,678.78	
0222-4220	Def Fin-Wachovia (Oak)	4,306,558.70	
0229-0000	Acc Amort-Def Financing		3,124,919.72
0250-0000	Def Selling Costs	0.00	
0311-3440	BA9515551304 1101 Wilson	106,995.54	
0321-3440	BA9515551275 1101WilsonRT	132,493.60	
0412-0100	Cash Management	795,626.61	
0412-0101	Tax and Insurance Reserve	566,821.53	
0412-3440	1101 Wilson Lender Escrow	268,112.09	
0491-0010	Due To/From Managing Agen		32,426.47
0491-0025	Due to/from Monday	0.00	
0491-3401	I/E-Rosslyn Series		3,866,000.00
0491-3430	I/E-1000 Wilson Boulevard		10,356.34
0491-3455	I/E-1401 Wilson Boulevard		32,336.21
0491-3480	I/E-1200 Wilson Boulevard	17,890.61	
0511-0000	Tenant A/R	346,427.69	
0512-0000	Accr Tenant A/R	24,700.00	
0513-0000	Accr Tenant Recovery A/R	41,667.48	
0532-0000	Parking Operator A/R	143,201.07	
0581-0000	Res for Bad Debts-Billed		82,394.46
0611-1600	Transfer	1,518.73	
0632-0000	Prepaid Insurance	51,055.44	
0633-0000	Prepaid Taxes	49,918.23	
0711-0001	Due To/From Partner	19,399.48	
2231-0000	N/P-Mortgage		115,425,000.00
2511-0000	Accounts Payable Trade		121,208.52
2514-0000	A/P-Seller Obligations		16,134.97
2552-0000	Accr Miscellaneous		220,678.09
2553-0000	Accr Taxes		302,924.00
2556-0000	Accr Interest/Financing		341,046.24
2571-0000	Security Deposits		86,088.09
2572-0001	Tenant LOC		450,000.00
2572-0002	Tenant LOC Offset	450,000.00	
2591-0000	Prepaid Rents		477,485.79
3311-0001	Retained Earnings		7,250,421.96
3341-0001	Distribution	1,230,000.00	
3421-9999	Mbr Contrib-Misc		74,186,801.36
4111-0000	Office Income		1,802,742.21
4111-0001	Office Income Concession	16,162.67	
4121-0000	Retail Income		10,221.86
4151-0000	Storage Income		4,091.44
4171-0000	Gar/Prkg Income		304,361.00
4311-0000	Oper Exp Rec-Billed		59,796.30
4331-0000	R/E Tax Rec-Billed		93,086.16

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Trial Balance  
**Monday Production DB**  
**1101 Wilson Boulevard**

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Accrual  
Year to Date Balances for period 02/15  
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Account	Description	Debit	Credit
4332-0000	R/E Tax Rec-Accrual		19,346.00
4371-0000	Utility Reimb Billed		27,855.09
4521-0000	Int Inc-Bank		11.48
4861-1000	O/T HVAC Serv Income		3,762.47
4861-2000	HVAC Maintenance Serv Income		2,901.60
4861-3000	O/T Elevator Income		11,402.40
4862-1200	Condenser Water		3,192.74
4862-1400	Other Income		3,000.01
4862-1800	Plumbing Income		480.00
4891-0000	Misc Other Income		204.98
4891-3000	Signage Rent		39,801.74
5120-0000	Clean-Contract Interior	46,589.88	
5121-0000	Clean- Vacancy Credit		8,173.10
5130-0000	Clean-Window Wash Ext	1,044.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	2,637.06	
5210-0000	Util-Elec-Public Area	90,791.31	
5220-0000	Util-Gas	17,977.30	
5250-0000	Util-Water/Sewer-Water	3,798.61	
5310-0000	R&M-Payroll-Gen'l	50,589.10	
5310-1000	R & M Payroll-OT	11,128.57	
5310-2000	R & M Payroll-Taxes	6,873.97	
5310-4000	R & M -Benefits	14,124.27	
5320-0000	R&M-Elev-Maint Contract	13,298.00	
5322-0000	R&M-Elev-Outside Svs	10,699.99	
5330-0000	R&M-HVAC-Contract Svs	2,877.00	
5332-0000	R&M-HVAC-Water Treatment	220.82	
5336-0000	R&M-HVAC-Outside Svs	1,475.89	
5340-0000	R&M-Electrical-Supplies	69.54	
5342-0000	R&M-Electrical-Outside Svs	1,943.48	
5370-0000	R&M-Fire/Life Safety-Supp	2,094.04	
5372-0000	R&M-Fire/Life Safety-O/S	16,959.00	
5380-0000	R&M-GB Interior-Supplies	560.00	
5381-0000	R&M-GB Interior-O/S	2,007.18	
5384-0000	R&M-GB Interior-Pest Cont	1,423.44	
5385-0000	R&M-GB Interior-Plant Mnt	996.56	
5388-0000	R&M-GB Exterior	4,855.52	
5390-0000	R&M-Other	7,807.45	
5412-0000	Grounds-Landscape-O/S	720.52	
5432-0000	Grounds-Snow Rem-O/S	505.32	
5520-0000	Security-Contract	56,358.24	
5540-0000	Security-Other	1,122.14	
5610-0000	Mgmt Fee-Current Yr	43,408.10	
5710-0000	Adm-Payroll	28,573.84	
5710-1000	Admi-Payroll taxes	2,529.97	
5710-5000	Admin-Other Payroll Exp	4,888.11	
5710-5555	Deferred Compensation	24,953.76	
5730-0000	Adm-Office Exp-Mgmt Rent	5,219.47	
5732-0000	Adm-Office Exp-Mgmt Exps	605.59	
5746-0000	Adm-Office Exp-Telecomm	3,170.89	
5756-0000	Adm-Mgmt Exp-Dues & Subs	4,128.62	
5758-0001	Office/Lunchroom Supplies	228.46	
5758-0002	Internet/IT Contracts	695.77	
5758-0003	Computer Hardware/Software	920.38	
5758-0004	Copiers/Office Equipment	289.86	
5758-0005	Phone - Corporate/Teleconferencing	244.53	
5758-0006	Phone - Wireless/Cellular	360.54	

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Trial Balance  
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Accrual Year to Date Balances for period 02/15  
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Account	Description	Debit	Credit
5758-0007	Postage/Delivery	42.14	
5758-0008	Car Service	116.85	
5758-0009	Printing/Reproduction	8.22	
5758-0010	Corporate Events/Gifts	67.23	
5758-0011	Temporary Staffing	6,564.15	
5758-0012	Other Corp Admin Exp	168.36	
5758-0013	Meals	117.61	
5758-0014	Travel	370.10	
5762-0000	Adm-Mgmt Exp-Meals	1.70	
5772-0000	Adm-Other-Tenant Relation	1,185.25	
5810-0000	Insurance-Policies	16,077.50	
5810-1000	Insurance-Workers Comp	774.16	
6110-0000	Electric - Sep Tenant Chg	27,456.33	
6113-0000	Gas - Sep Tenant Charge		114.25
6212-0000	Svs Costs-Misc Bldg	255.15	
6214-0000	Svs Costs-Cleaning	488.71	
6219-0000	Svs Costs - Elevator/Escalator Mnts	9,502.00	
6220-0000	Svs. Costs - HVAC Maintenance	2,418.00	
6310-0000	Parking Exp-Operator	78,136.33	
6312-0000	Parking Exp-Non Operator	7,840.00	
6318-0000	Parking Exp - Mgmt Fee	21,490.30	
6320-0000	Parking Exp-Misc	4,500.02	
6410-0000	Promotion and Advertising	1,719.39	
6411-0000	Leasing Meals & Entertainment	1,227.53	
6412-0000	Leasing Miscellaneous	1,224.37	
6420-0000	Lease Obligations	2,520.00	
6630-0000	Legal	1,545.45	
6632-0000	Misc Professional Serv	3,459.32	
6633-0000	Bank & Credit Card Fees	3,237.16	
6633-0001	Cash Pickup Fees	427.39	
6645-0000	Sales & Use Taxes	271.66	
6710-0000	RE Taxes-General	302,924.00	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	9,983.64	
8201-0000	Mortgage Interest Expense	1,117,873.79	
Total:		208,420,767.05	208,420,767.05



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**Balance Sheet**  
**Monday Production DB**  
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Accrual Report includes an open period. Entries are not final.

Feb 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	27,130,224.71
Building	142,433,124.13
BLDG IMPROVEMENTS	15,438,413.61
EQUIPMENT	29,457.32
TENANT IMPROVEMENTS	7,882,770.46
DEFERRED LEASING	4,821,467.44

Total Direct Investments in Real Property	197,735,457.67
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Indirect Investments in Real Property

Mortgage Note Rec	19,399.48
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Total Indirect Investments in Real Property	19,399.48
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Total Investments in Real Property	197,754,857.15
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Cash and Cash Equivalents

OPERATING CASH	106,995.54
RENT CASH	132,493.60

Total Cash and Cash Equivalents	239,489.14
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Restricted Cash

MORTGAGE ESCROWS	1,630,560.23
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Total Restricted Cash	1,630,560.23
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Accounts and Notes Receivable, net

I/E-Unallocated	(32,426.47)
Tenant A/R	346,427.69
Accr Tenant A/R	24,700.00
Accr Tenant Recovery A/R	41,667.48
Parking Operator A/R	143,201.07
Res for Bad Debts-Billed	(82,394.46)

Total Accounts and Notes Receivable, net	441,175.31
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	4,306,558.70
Acc Amort-Def Financing	(3,124,919.72)

Total Deferred Financing	1,181,638.98
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Other Assets

Deposits	1,518.73
Prepaid Other	0.00
Prepaid Insurance	51,055.44
Prepaid Taxes	49,918.23

Total Other Assets	102,492.40
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Total Def Financing & Other Assets	1,284,131.38
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**Balance Sheet**  
**Monday Production DB**  
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Feb 2015

TOTAL ASSETS 201,350,213.22

LIABILITIES AND EQUITY

LIABILITIES

Notes Payable  
N/P-Mortgage 115,425,000.00

Total Notes Payable 115,425,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade 121,208.52  
A/P-Seller Obligations 16,134.97  
A/P-Other 0.00  
Accr Miscellaneous 220,678.09  
Accr Taxes 302,924.00  
Accr Interest/Financing 341,046.24  
Deferred Liability 0.00  
Security Deposits 86,088.09  
Prepaid Rents 477,485.79

Total Accounts Payable, Accrued Exp & Other 1,565,565.70

TOTAL LIABILITIES 116,990,565.70

EQUITY

Partners'/Members' Equity  
PARTNERS CAPITAL 7,250,421.96

Total Partners'/Members' Equity 7,250,421.96

Partners'/Members' Contributions

MEMBERS CONTRIB 74,186,801.36

Total Partners'/Members' Contributions 74,186,801.36

Partners'/Members' Distributions

PARTNERS DISTRIB (1,230,000.00)

Total Partners'/Members' Distributions (1,230,000.00)

I/E Adjustments

I/E-RosslynOfficeProp LLC 3,890,801.94

Total I/E Adjustments 3,890,801.94

Current Year Profit (Loss) 261,622.26

Total Current & Prior Profit (Loss) 261,622.26

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**Balance Sheet**  
**Monday Production DB**  
**1101 Wilson Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Feb 2015

TOTAL EQUITY ACCOUNTS

84,359,647.52

TOTAL LIABILITY AND EQUITY

201,350,213.22

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1101 Wilson Boulevard**

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
<b>Revenues</b>								
Rental Income								
Office Income	901,917.00	902,357.89	(440.89)	-0.05%	1,802,742.21	1,803,432.12	(689.91)	-0.04%
Office Income Concession	0.00	0.00	0.00	0.00%	(16,162.67)	(16,162.67)	0.00	0.00%
Total Office Income	901,917.00	902,357.89	(440.89)	-0.05%	1,786,579.54	1,787,269.45	(689.91)	-0.04%
Retail Income								
Retail Income	5,110.93	5,110.93	0.00	0.00%	10,221.86	10,221.86	0.00	0.00%
Total Retail Income	5,110.93	5,110.93	0.00		10,221.86	10,221.86	0.00	
Storage Income								
Storage Income	2,045.72	1,876.52	169.20	9.02%	4,091.44	3,753.04	338.40	9.02%
Storage Income	2,045.72	1,876.52	169.20	9.02%	4,091.44	3,753.04	338.40	9.02%
Total Rental Income	909,073.65	909,345.34	(271.69)	-0.03%	1,800,892.84	1,801,244.35	(351.51)	-0.02%
<b>Recoveries</b>								
Operating Expense Reimb								
Oper Exp Rec-Billed	29,898.15	27,751.39	2,146.76	7.74%	59,796.30	55,502.78	4,293.52	7.74%
Total Operating Expense Reimb	29,898.15	27,751.39	2,146.76	7.74%	59,796.30	55,502.78	4,293.52	7.74%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	46,543.08	55,360.25	(8,817.17)	-15.93%	93,086.16	110,720.50	(17,634.34)	-15.93%
R/E Tax Rec-Accrual	9,673.00	0.00	9,673.00	0.00%	19,346.00	0.00	19,346.00	0.00%
Total Real Estate Tax Reimb	56,216.08	55,360.25	855.83	1.55%	112,432.16	110,720.50	1,711.66	1.55%
Total Recoveries	86,114.23	83,111.64	3,002.59	3.61%	172,228.46	166,223.28	6,005.18	3.61%
Garage/Parking Income								
Gar/Prkg Income	153,152.00	165,011.00	(11,859.00)	-7.19%	304,361.00	328,141.00	(23,780.00)	-7.25%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3440	SOP Detail - W/Cash Flow Format						Date: 3/20/2015
Report: MP_CMPINC	Monday Production DB						Time: 04:14 PM
1101 Wilson Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Feb 2015	Current Period Budget Feb 2015	Variance		Actual Feb 2015	Year-To-Date Budget Feb 2015	Variance
Total Garage/Parking Income	153,152.00	165,011.00	(11,859.00)	-7.19%	304,361.00	328,141.00	(23,780.00) -7.25%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Misc	0.00	4.00	(4.00)	-100.00%	0.00	8.00	(8.00) -100.00%
Int Inc-Bank	3.46	0.00	3.46	0.00%	11.48	0.00	11.48 0.00%
Total Interest and Dividend Income	3.46	4.00	(0.54)	-13.50%	11.48	8.00	3.48 43.50%
Utility Reimbursement							
Utility Reimb Billed	11,597.69	14,451.00	(2,853.31)	-19.74%	27,855.09	28,980.00	(1,124.91) -3.88%
Total Utility Reimbursement	11,597.69	14,451.00	(2,853.31)	-19.74%	27,855.09	28,980.00	(1,124.91) -3.88%
Service Income							
O/T HVAC Serv Income	0.00	303.00	(303.00)	-100.00%	0.00	606.00	(606.00) -100.00%
O/T HVAC Serv Income	665.47	900.00	(234.53)	-26.06%	3,762.47	1,800.00	1,962.47 109.03%
HVAC Maintenance Serv Income	1,450.80	1,450.80	0.00	0.00%	2,901.60	2,901.60	0.00 0.00%
O/T Elevator Income	5,701.20	5,701.20	0.00	0.00%	11,402.40	11,402.40	0.00 0.00%
Condenser Water	1,596.37	1,596.37	0.00	0.00%	3,192.74	3,192.74	0.00 0.00%
Other Income	1,000.00	0.00	1,000.00	0.00%	3,000.01	0.00	3,000.01 0.00%
Locks/Keys Income	0.00	302.00	(302.00)	-100.00%	0.00	604.00	(604.00) -100.00%
Carpentry/Repair Income	0.00	61.00	(61.00)	-100.00%	0.00	122.00	(122.00) -100.00%
Card/Access Card Income	0.00	61.00	(61.00)	-100.00%	0.00	122.00	(122.00) -100.00%
Plumbing Income	240.00	445.92	(205.92)	-46.18%	480.00	891.84	(411.84) -46.18%
Cleaning	0.00	405.00	(405.00)	-100.00%	0.00	810.00	(810.00) -100.00%
Total Service Income	10,653.84	11,226.29	(572.45)	-5.10%	24,739.22	22,452.58	2,286.64 10.18%
Miscellaneous Income							
Misc Other Income	204.98	0.00	204.98	0.00%	204.98	0.00	204.98 0.00%
Back Chg./Repair	0.00	840.00	(840.00)	-100.00%	0.00	1,680.00	(1,680.00) -100.00%
Electric Repair Income	0.00	200.00	(200.00)	-100.00%	0.00	400.00	(400.00) -100.00%
Signage Rent	19,900.87	19,900.87	0.00	0.00%	39,801.74	39,801.74	0.00 0.00%
Total Miscellaneous Income	20,105.85	20,940.87	(835.02)	-3.99%	40,006.72	41,881.74	(1,875.02) -4.48%

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ENTITY: 3440	SOP Detail - W/Cash Flow Format						Date: 3/20/2015	
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1101 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget		
	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Total Interest and Other Income	42,360.84	46,622.16	(4,261.32)	-9.14%	92,612.51	93,322.32	(709.81)	-0.76%
Total Revenue	1,190,700.72	1,204,090.14	(13,389.42)	-1.11%	2,370,094.81	2,388,930.95	(18,836.14)	-0.79%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(23,294.94)	(23,783.85)	488.91	2.06%	(46,589.88)	(47,567.70)	977.82	2.06%
Clean- Vacancy Credit	4,086.55	3,524.00	562.55	15.96%	8,173.10	7,048.00	1,125.10	15.96%
Clean-Window Wash Ext	(1,044.00)	0.00	(1,044.00)	0.00%	(1,044.00)	0.00	(1,044.00)	0.00%
Clean-Trash Rem/Recyl-O/S	(1,335.53)	(1,301.53)	(34.00)	-2.61%	(2,637.06)	(2,603.06)	(34.00)	-1.31%
Total Cleaning	(21,587.92)	(21,561.38)	(26.54)	-0.12%	(42,097.84)	(43,122.76)	1,024.92	2.38%
Utilities								
Util-Elec-Public Area	(44,243.39)	(32,108.00)	(12,135.39)	-37.80%	(90,791.31)	(66,821.00)	(23,970.31)	-35.87%
Util-Gas	(8,499.86)	(10,401.00)	1,901.14	18.28%	(17,977.30)	(22,467.00)	4,489.70	19.98%
Util-Water/Sewer-Water	(1,450.17)	(1,720.75)	270.58	15.72%	(3,798.61)	(3,578.50)	(220.11)	-6.15%
Total Utilities	(54,193.42)	(44,229.75)	(9,963.67)	-22.53%	(112,567.22)	(92,866.50)	(19,700.72)	-21.21%
Repair & Maintenance								
R&M-Payroll-Gen'l	(22,918.52)	(22,440.00)	(478.52)	-2.13%	(50,589.10)	(46,844.00)	(3,745.10)	-7.99%
R & M Payroll-OT	(7,734.38)	(1,076.00)	(6,658.38)	-618.81%	(11,128.57)	(2,216.00)	(8,912.57)	-402.19%
R & M Payroll-Taxes	(3,491.17)	(2,100.00)	(1,391.17)	-66.25%	(6,873.97)	(5,220.00)	(1,653.97)	-31.69%
R & M -Benefits	(7,107.80)	(3,727.29)	(3,380.51)	-90.70%	(14,124.27)	(9,114.52)	(5,009.75)	-54.96%
R&M-Elev-Maint Contract	(6,649.00)	(6,649.00)	0.00	0.00%	(13,298.00)	(13,298.00)	0.00	0.00%
R&M-Elev-Outside Svs	(2,001.18)	(1,529.25)	(471.93)	-30.86%	(10,699.99)	(3,058.50)	(7,641.49)	-249.84%
R&M-HVAC-Contract Svs	(1,438.50)	(1,438.50)	0.00	0.00%	(2,877.00)	(2,877.00)	0.00	0.00%
R&M-HVAC-Water Treatment	(2,572.41)	(1,161.92)	(1,410.49)	-121.39%	(220.82)	(2,323.84)	2,103.02	90.50%
R&M-HVAC-Supplies	0.00	(2,000.00)	2,000.00	100.00%	0.00	(4,000.00)	4,000.00	100.00%
R&M-HVAC-Outside Svs	(1,475.89)	(2,300.00)	824.11	35.83%	(1,475.89)	(2,300.00)	824.11	35.83%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
R&M-Electrical-Supplies	(35.62)	(1,300.00)	1,264.38	97.26%	(69.54)	(2,600.00)	2,530.46	97.33%
R&M-Electrical-Outside Svs	(1,053.31)	(1,699.70)	646.39	38.03%	(1,943.48)	(3,399.40)	1,455.92	42.83%
R&M-Plumbing-Supplies	0.00	(1,000.00)	1,000.00	100.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Fire/Life Safety-Supp	(2,094.04)	0.00	(2,094.04)	0.00%	(2,094.04)	0.00	(2,094.04)	0.00%
R&M-Fire/Life Safety-O/S	(15,720.70)	(1,236.00)	(14,484.70)	-1171.90%	(16,959.00)	(2,472.00)	(14,487.00)	-586.04%
R&M-GB Interior-Supplies	(560.00)	(500.00)	(60.00)	-12.00%	(560.00)	(500.00)	(60.00)	-12.00%
R&M-GB Interior-O/S	(1,003.59)	(988.20)	(15.39)	-1.56%	(2,007.18)	(1,976.40)	(30.78)	-1.56%
R&M-GB Interior-Pest Cont	(711.72)	(711.75)	0.03	0.00%	(1,423.44)	(1,423.50)	0.06	0.00%
R&M-GB Interior-Plant Mnt	(498.28)	(492.00)	(6.28)	-1.28%	(996.56)	(984.00)	(12.56)	-1.28%
R&M-GB Exterior	(4,855.52)	0.00	(4,855.52)	0.00%	(4,855.52)	0.00	(4,855.52)	0.00%
R&M-Other	(954.39)	(948.35)	(6.04)	-0.64%	(7,807.45)	(6,897.70)	(909.75)	-13.19%
Total Repair & Maintenance	(82,876.02)	(53,297.96)	(29,578.06)	-55.50%	(150,003.82)	(113,504.86)	(36,498.96)	-32.16%
Roads & Grounds								
Grounds-Landscape-O/S	(360.26)	(363.83)	3.57	0.98%	(720.52)	(727.66)	7.14	0.98%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	0.00	(2,500.00)	2,500.00	100.00%
Grounds-Snow Rem-O/S	(505.32)	(2,500.00)	1,994.68	79.79%	(505.32)	(5,000.00)	4,494.68	89.89%
Total Roads & Grounds	(865.58)	(2,863.83)	1,998.25	69.78%	(1,225.84)	(8,227.66)	7,001.82	85.10%
Security								
Security-Contract	(27,716.94)	(26,718.77)	(998.17)	-3.74%	(56,358.24)	(54,437.46)	(1,920.78)	-3.53%
Security-Equipment	0.00	(5,000.00)	5,000.00	100.00%	0.00	(5,000.00)	5,000.00	100.00%
Security-Other	(92.22)	0.00	(92.22)	0.00%	(1,122.14)	0.00	(1,122.14)	0.00%
Total Security	(27,809.16)	(31,718.77)	3,909.61	12.33%	(57,480.38)	(59,437.46)	1,957.08	3.29%
Management Fees								
	(21,993.43)	(24,081.72)	2,088.29	8.67%	(43,408.10)	(47,778.46)	4,370.36	9.15%
Total Management Fees	(21,993.43)	(24,081.72)	2,088.29	8.67%	(43,408.10)	(47,778.46)	4,370.36	9.15%
Administrative								
Adm-Payroll	(13,730.14)	(17,485.00)	3,754.86	21.47%	(28,573.84)	(34,970.00)	6,396.16	18.29%
Admi-Payroll taxes	(1,308.68)	(1,463.00)	154.32	10.55%	(2,529.97)	(3,468.00)	938.03	27.05%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Admin-Other Payroll Exp	(1,729.81)	(2,326.81)	597.00	25.66%	(4,888.11)	(4,447.32)	(440.79)	-9.91%
Deferred Compensation	(24,953.76)	0.00	(24,953.76)	0.00%	(24,953.76)	0.00	(24,953.76)	0.00%
Adm-Office Exp-Mgmt Rent	(3,050.99)	(3,068.74)	17.75	0.58%	(5,219.47)	(6,137.48)	918.01	14.96%
Adm-Office Exp-Mgmt Exps	(476.92)	0.00	(476.92)	0.00%	(605.59)	0.00	(605.59)	0.00%
Adm-Office Exp-Telecomm	(2,140.29)	(1,075.00)	(1,065.29)	-99.10%	(3,170.89)	(2,150.00)	(1,020.89)	-47.48%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(935.50)	935.50	100.00%
Adm-Mgmt Exp-Dues & Subs	(1,362.53)	0.00	(1,362.53)	0.00%	(4,128.62)	(2,483.00)	(1,645.62)	-66.28%
Adm-Mgmt Exp-Meals	(1.70)	0.00	(1.70)	0.00%	(1.70)	0.00	(1.70)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(276.00)	276.00	100.00%
Adm-Other-Tenant Relation	(700.85)	(1,150.00)	449.15	39.06%	(1,185.25)	(1,300.00)	114.75	8.83%
Adm - Other - Misc	(7,442.01)	(3,803.00)	(3,639.01)	-95.69%	(10,194.20)	(8,951.00)	(1,243.20)	-13.89%
Total Administrative	(56,897.68)	(30,371.55)	(26,526.13)	-87.34%	(85,451.40)	(65,118.30)	(20,333.10)	-31.22%
Insurance								
Insurance-Policies	(8,038.75)	(7,884.72)	(154.03)	-1.95%	(16,077.50)	(15,769.44)	(308.06)	-1.95%
Insurance-Workers Comp	(387.08)	(441.50)	54.42	12.33%	(774.16)	(883.00)	108.84	12.33%
Total Insurance	(8,425.83)	(8,326.22)	(99.61)	-1.20%	(16,851.66)	(16,652.44)	(199.22)	-1.20%
Total Property Exp-Escalatable	(274,649.04)	(216,451.18)	(58,197.86)	-26.89%	(509,086.26)	(446,708.44)	(62,377.82)	-13.96%
Real Estate Taxes								
RE Taxes-General	(151,462.00)	(151,462.27)	0.27	0.00%	(302,924.00)	(302,924.54)	0.54	0.00%
R/E Taxes-Consultant Fees	(1,000.00)	(1,000.00)	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(5,002.64)	(5,062.06)	59.42	1.17%	(9,983.64)	(10,042.67)	59.03	0.59%
Total Real Estate Taxes	(157,464.64)	(157,524.33)	59.69	0.04%	(313,907.64)	(313,967.21)	59.57	0.02%
Total Escalatable Expenses	(432,113.68)	(373,975.51)	(58,138.17)	-15.55%	(822,993.90)	(760,675.65)	(62,318.25)	-8.19%
Property Exp-Non Escalatable								
Non Esc Utilities								



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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Electric - Sep Tenant Chg	(11,597.69)	(13,980.00)	2,382.31	17.04%	(27,456.33)	(27,879.00)	422.67	1.52%
Water/Sewer - Sep Tenant Chg	0.00	(811.00)	811.00	100.00%	0.00	(1,781.00)	1,781.00	100.00%
Gas - Sep Tenant Charge	0.00	(20.00)	20.00	100.00%	114.25	(40.00)	154.25	385.63%
Total Non Esc Utilities	(11,597.69)	(14,811.00)	3,213.31	21.70%	(27,342.08)	(29,700.00)	2,357.92	7.94%
Service Costs								
Svs Costs-OT HVAC	0.00	(744.00)	744.00	100.00%	0.00	(1,488.00)	1,488.00	100.00%
Svc Costs - Locks/Keys	0.00	(250.00)	250.00	100.00%	0.00	(500.00)	500.00	100.00%
Svs Costs-Misc Bldg	0.00	(946.00)	946.00	100.00%	(255.15)	(1,892.00)	1,636.85	86.51%
Svc Costs - Electrical	0.00	(165.00)	165.00	100.00%	0.00	(330.00)	330.00	100.00%
Svs Costs-Cleaning	(488.71)	(489.01)	0.30	0.06%	(488.71)	(978.02)	489.31	50.03%
Svs Costs-Engineering	0.00	(700.00)	700.00	100.00%	0.00	(1,400.00)	1,400.00	100.00%
Svc Costs - Plumbing	0.00	(54.00)	54.00	100.00%	0.00	(108.00)	108.00	100.00%
Svc Costs - Carpentry/Rpr	0.00	(50.00)	50.00	100.00%	0.00	(100.00)	100.00	100.00%
Svs Costs - Elevator/Escalator Mnts	(4,751.00)	(4,751.00)	0.00	0.00%	(9,502.00)	(9,502.00)	0.00	0.00%
Svs. Costs - HVAC Maintenance	(1,209.00)	(1,209.00)	0.00	0.00%	(2,418.00)	(2,418.00)	0.00	0.00%
Total Service Costs	(6,448.71)	(9,358.01)	2,909.30	31.09%	(12,663.86)	(18,716.02)	6,052.16	32.34%
Parking Expenses								
Parking Exp-Operator	(41,203.41)	(35,701.00)	(5,502.41)	-15.41%	(78,136.33)	(70,170.00)	(7,966.33)	-11.35%
Parking Exp-Non Operator	(4,320.00)	(3,520.00)	(800.00)	-22.73%	(7,840.00)	(7,040.00)	(800.00)	-11.36%
Parking Exp - Mgmt Fee	(10,745.15)	(10,199.00)	(546.15)	-5.35%	(21,490.30)	(20,398.00)	(1,092.30)	-5.35%
Parking Exp-Misc	(2,464.20)	(7,190.22)	4,726.02	65.73%	(4,500.02)	(16,752.44)	12,252.42	73.14%
Total Parking Expenses	(58,732.76)	(56,610.22)	(2,122.54)	-3.75%	(111,966.65)	(114,360.44)	2,393.79	2.09%
Leasing Costs								
Promotion and Advertising	(730.65)	(11,260.00)	10,529.35	93.51%	(1,719.39)	(23,610.00)	21,890.61	92.72%
Leasing Meals & Entertainment	(187.10)	0.00	(187.10)	0.00%	(1,227.53)	0.00	(1,227.53)	0.00%
Leasing Miscellaneous	0.00	(902.25)	902.25	100.00%	(1,224.37)	(902.25)	(322.12)	-35.70%
Lease Obligations	(2,520.00)	(800.00)	(1,720.00)	-215.00%	(2,520.00)	(1,600.00)	(920.00)	-57.50%
Total Leasing Costs	(3,437.75)	(12,962.25)	9,524.50	73.48%	(6,691.29)	(26,112.25)	19,420.96	74.37%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Owner Costs								
Legal	(189.86)	(2,917.00)	2,727.14	93.49%	(1,545.45)	(5,834.00)	4,288.55	73.51%
Misc Professional Serv	(2,052.88)	0.00	(2,052.88)	0.00%	(3,459.32)	0.00	(3,459.32)	0.00%
Bank & Credit Card Fees	(1,613.88)	(1,585.00)	(28.88)	-1.82%	(3,237.16)	(3,170.00)	(67.16)	-2.12%
Cash Pickup Fees	(427.39)	0.00	(427.39)	0.00%	(427.39)	0.00	(427.39)	0.00%
Sales & Use Taxes	0.00	0.00	0.00	0.00%	(271.66)	(964.00)	692.34	71.82%
Total Owner Costs	(4,284.01)	(4,502.00)	217.99	4.84%	(8,940.98)	(9,968.00)	1,027.02	10.30%
Total Property Exp-Non Escalatable	(84,500.92)	(98,243.48)	13,742.56	13.99%	(167,604.86)	(198,856.71)	31,251.85	15.72%
Total Operating Expenses	(516,614.60)	(472,218.99)	(44,395.61)	-9.40%	(990,598.76)	(959,532.36)	(31,066.40)	-3.24%
Net Operating Income (Loss)	674,086.12	731,871.15	(57,785.03)	-7.90%	1,379,496.05	1,429,398.59	(49,902.54)	-3.49%
Interest Expense								
Mortgage Interest Expense	(530,516.38)	(530,516.00)	(0.38)	0.00%	(1,117,873.79)	(1,117,873.00)	(0.79)	0.00%
Total Interest Expense	(530,516.38)	(530,516.00)	(0.38)	0.00%	(1,117,873.79)	(1,117,873.00)	(0.79)	0.00%
Amort of Financing Costs								
Amort-Def Financing	0.00	(40,712.00)	40,712.00	100.00%	0.00	(81,424.00)	81,424.00	100.00%
Total Amort of Financing Costs	0.00	(40,712.00)	40,712.00	100.00%	0.00	(81,424.00)	81,424.00	100.00%
Net Income(Loss)	143,569.74	160,643.15	(17,073.41)	-10.63%	261,622.26	230,101.59	31,520.67	13.70%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Debt Service Accrual	(56,841.04)	0.00	(56,841.04)		(56,841.05)	0.00	(56,841.05)	
Real Estate Tax Accrual	146,481.00	0.00	146,481.00		302,924.00	0.00	302,924.00	

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2015	Feb 2015			Feb 2015	Feb 2015		
Real Estate Tax Prepayment	(49,918.23)	0.00	(49,918.23)		(49,918.23)	0.00	(49,918.23)	
Insurance Prepayment	8,425.83	0.00	8,425.83		16,851.66	0.00	16,851.66	
Change in Capital Assets:								
Building Improvements	(36,330.74)	(933,811.39)	897,480.65	96.11%	(46,451.74)	(1,867,622.78)	1,821,171.04	97.51%
Equipment	(9,384.17)	0.00	(9,384.17)		(9,384.17)	0.00	(9,384.17)	
Tenant Improvements	(11,654.08)	(365,905.44)	354,251.36	96.82%	(11,654.08)	(365,905.44)	354,251.36	96.82%
Leasing Expenses	(13,336.92)	(188,871.00)	175,534.08	92.94%	(13,336.92)	(188,871.00)	175,534.08	92.94%
Other Balance Sheet Adjustments:								
Change in A/R	(15,642.61)	0.00	(15,642.61)		14,219.19	0.00	14,219.19	
Change in A/P	(720,656.88)	0.00	(720,656.88)		73,050.25	0.00	73,050.25	
Change in Other Liabilities	(30,060.58)	0.00	(30,060.58)		(801,953.67)	0.00	(801,953.67)	
Change in I/C Balances	43,049.48	0.00	43,049.48		27,936.03	0.00	27,936.03	
Change in Equity	747,000.00	0.00	747,000.00		747,000.00	0.00	747,000.00	
Total Cash Flow Adjustments	1,131.06	0.00	1,489,718.89	100.08%	192,441.27	0.00	2,614,840.49	107.94%
Cash Balances:								
Cash Balance - Beginning of Period	1,725,348.57	0.00	1,725,348.57	0.00%	1,415,985.84	0.00	1,415,985.84	0.00%
Net Income/(Loss)	143,569.74	0.00	(17,073.41)		261,622.26	0.00	31,520.67	
+/- Cash Flow Adjustments	1,131.06	0.00	1,489,718.89		192,441.27	0.00	2,614,840.49	
Cash Balance - End of Period	1,870,049.37	0.00	3,197,994.05		1,870,049.37	0.00	4,062,347.00	
Cash Balance Composition:								
Operating Cash	239,489.14	0.00	239,489.14		239,489.14	0.00	239,489.14	
Escrow Cash	1,630,560.23	0.00	1,630,560.23		1,630,560.23	0.00	1,630,560.23	
Total Cash	1,870,049.37	0.00	1,870,049.37		1,870,049.37	0.00	1,870,049.37	

1101 Wilson Boulevard  
**BUDGET COMPARISON REPORT**  
Period Ended February 28, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date					
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
<b>Rental Income:</b>					
Rental Income	\$ 1,800,893	\$ 1,801,244	(352)	-0.02%	
Recoveries	172,228	166,223	6,005	3.61%	
Parking Income	304,361	328,141	(23,780)	-7.25%	A
Interest and Other Income	92,613	93,322	(710)	-0.76%	
<b>Total Rental Income</b>	<b>2,370,095</b>	<b>2,388,931</b>	<b>(18,836)</b>	<b>-0.79%</b>	
<b>Operating Expenses:</b>					
Cleaning	(42,098)	(43,123)	1,025	2.38%	
Utilities	(112,567)	(92,867)	(19,701)	-21.21%	B
Repairs and Maintenance	(150,004)	(113,505)	(36,499)	-32.16%	C
Roads and Grounds	(1,226)	(8,228)	7,002	85.10%	
Security	(57,480)	(59,437)	1,957	3.29%	
Management Fees	(43,408)	(47,778)	4,370	9.15%	
Administrative	(85,451)	(65,118)	(20,333)	-31.22%	D
Insurance	(16,852)	(16,652)	(199)	-1.20%	
Real Estate Taxes	(313,908)	(313,967)	60	0.02%	
Non- Escalatable Expenses	(167,605)	(198,857)	31,252	15.72%	E
<b>Total Expenses</b>	<b>(990,599)</b>	<b>(959,532)</b>	<b>(31,066)</b>	<b>-3.24%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$1,379,496</b>	<b>\$1,429,399</b>	<b>(\$49,903)</b>	<b>-3.49%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(1,117,874)	(1,117,873)	(1)	0.00%	
Amortization - Financing Costs	-	(81,424)	81,424	0.00%	
<b>Total Other Income (Expenses)</b>	<b>(1,117,874)</b>	<b>(1,199,297)</b>	<b>81,423</b>	<b>6.79%</b>	
<b>Net Income (Loss)</b>	<b>\$261,622</b>	<b>\$230,102</b>	<b>\$31,521</b>	<b>13.70%</b>	

**CASH BASIS**

**Property Activity**

Net Income (Loss)	261,622	230,102	31,521	13.70%	
<i>Non-Cash Adjustments to Net Income/(Loss):</i>					
Depreciation/Amortization	-	81,424	(81,424)	100.00%	
Capital Expenditures	(46,452)	(1,867,623)	1,821,171	97.51%	F
Tenant Improvements	(11,654)	(365,905)	354,251	96.82%	G
Leasing Costs	(13,337)	(188,871)	175,534	92.94%	H
Deferred Selling Costs	-	-	-	-100.00%	
(Distributions)/Contributions	747,000	-	747,000	-100.00%	
Other Changes in Assets/Liabilities, Net	(483,116)	-	(483,116)	100.00%	
<b>Total Property Activity</b>	<b>454,064</b>	<b>(2,110,874)</b>	<b>\$2,564,937</b>	<b>-121.51%</b>	

**Operating Cash Activity**

Plus: Beginning of Year Cash Balance	1,415,986
Less: Ending Cash Balance (Note A)	1,870,049
<b>Total Property Activity</b>	<b>\$ 454,064</b>
<b>(Distributions)/Contributions</b>	<b>\$ 747,000</b>

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

Operating & lockbox	239,489
Escrows	1,630,560
<b>Total</b>	<b>\$ 1,870,049</b>

1101 Wilson Boulevard  
BUDGET COMPARISON REPORT  
Period Ended February 28, 2015 (Unaudited)  
Accrual Basis

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

**Notes:**

A	\$	<b>(23,780)</b>	<b>The negative variance in Parking Income is primarily due to:</b>
		(11,921)	Budgeted parking income higher than actual due to decline in daily parking revenue caused by ongoing construction (Permanent Variance).
		(11,859)	Miscellaneous variance
		<u>\$ (23,780)</u>	
B	\$	<b>(19,701)</b>	<b>The negative variance in Utilities primarily due to:</b>
		(23,970)	Budgeted electric is lower than actual due to higher electricity usage due to cold winter (Timing Variance)
		4,270	Miscellaneous variance
		<u>\$ (19,701)</u>	
C	\$	<b>(36,499)</b>	<b>The negative variance in Repairs &amp; Maintenance primarily due to:</b>
		(8,913)	Budgeted payroll OT is lower than actual due to snow events and water leak incidents requiring snow removal, repairs, and freeze watch duty during non regular hours (Permanent Variance).
		(7,641)	Budgeted R&M Elevator O/S is lower than actual due to \$6671 of Arlington County inspection fees hitting in January rather than March (Timing variance) and Captivate TV screens monthly costs increased \$309 more than budgeted due to more cabs coming online following elevator refurbishment capital project (Permanent Variance).
		(14,487)	Budgeted R&M-Fire/Life Safety-O/S is lower than actual due to unbudgeted fire panel repairs and more repairs from Commercial Protection Systems than anticipated following fire alarm tests (Permanent Variance).
		(4,856)	R&M-GB Exterior is lower than actual due to \$4855 in unbudgeted repairs to the loading dock doors (Permanent Variance).
		(602)	Miscellaneous variance
		<u>\$ (36,499)</u>	
D	\$	<b>(20,333)</b>	<b>The negative variance in Administrative Expenses is primarily due to:</b>
		(24,944)	Unbudgeted deferred compensation (Permanent Variance)
		4,611	Miscellaneous Variance
		<u>\$ (20,333)</u>	
E	\$	<b>31,252</b>	<b>The positive variance in Non-Escalatable Expenses is primarily due to:</b>
		21,891	Budgeted promotion and advertising higher than actual due to deferred production of marketing material (Timing Variance).
		12,252	Budgeted parking misc. higher than actual mainly due to \$6k green parking council expense incurred in 2014 as well as \$7K in garage cleaning
		(2,891)	Miscellaneous variance
		<u>\$ 31,252</u>	
F	\$	<b>1,821,171</b>	<b>The positive variance in Capital Expenditures is primarily due to:</b>
		1,331,414	Budgeted garage water leak remediation (34401302) positive variance due to MPC billing only for work completed thus far (Timing Variance).
		435,562	Budgeted garage renovation (3440BROG) positive variance due to MPC billing only for work completed thus far (Timing Variance).
		(8,856)	Carry over of 2014 ADA ramp for Artisphere (34401403) (Permanent Variance)
		63,051	Budgeted CM fees, net CM fees incurred (Permanent Variance)
		<u>1,821,171</u>	
G	\$	<b>354,251</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
			<u><b>TI Construction</b></u>
		44,080	Budgeted TI work for suite 14001 American Systems is pending tenant submission of TI draw request (Timing Variance)
			<u><b>TI Landlord Work</b></u>
		45,113	Budgeted TI work for suite 17002 now expected in September (Timing Variance)
		86,085	Budgeted TI work for suite 17000 now expected in September (Timing Variance)
		89,985	Budgeted TI work for suite 16001 now expected in September (Timing Variance)
		89,985	Budgeted TI work for suite 15001 now expected in September (Timing Variance)
		(11,654)	Carryover of 2014 Suite 06600 Lobby Café (34401402) landlord work (Permanent Variance)
		-	Unbudgeted work for
			<u><b>TI CM Fees</b></u>
		10,657	Budgeted CM fees, net CM fees incurred (Permanent Variance)
		<u>\$ 354,251</u>	
H	\$	<b>175,534</b>	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<u><b>Brokers' LCs</b></u>
		117,776	Budgeted leasing commissions for suite 06604
			<u><b>Monday Properties' LCs</b></u>
		58,888	Budgeted leasing commissions for suite 06604
			<u><b>Legal fees</b></u>
		(1,130)	Miscellaneous Variance
		<u>\$ 175,534</u>	

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3440	Monday Production DB	Date: 3/20/2015
	1101 Wilson Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3440-003346	<b>BAE Systems Land &amp; Armaments</b>		Master Occupant Id: 00002885-1		Exp. Date: 8/31/2020		SQFT: 0	
	703-907-8200		20001 Current		Day Due: 1 Delq Day: 6			
			Security Deposit: 0.00		Last Payment: 3/9/2015		4,248.90	

9/12/2014	PPR	Prepaid Rent	CR	-949.60	0.00	0.00	0.00	0.00	-949.60
2/23/2015	PPR	Prepaid Rent	CR	-114,313.96	-114,313.96	0.00	0.00	0.00	0.00
2/23/2015	PPR	Prepaid Rent	CR	-86,391.86	-86,391.86	0.00	0.00	0.00	0.00
2/23/2015	PPR	Prepaid Rent	CR	-97,219.52	-97,219.52	0.00	0.00	0.00	0.00

PPR	Prepaid Rent			-298,874.94	-297,925.34	0.00	0.00	0.00	-949.60
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**BAE Systems Land & Armaments Total:** -298,874.94 -297,925.34 0.00 0.00 0.00 -949.60

3440-010012	<b>GS-11B-01954</b>	Master Occupant Id: 00002933-1	Exp. Date: 2/4/2012	SQFT: 0
	Anita Gay-Craig	10001 Inactive	Day Due: 1	Delq Day:
	(202) 260-0475	Security Deposit: 0.00	Last Payment: 9/3/2014	50,595.56
	<b>Letter of Credit Info:</b>			

3440-010012	<b>GS-11B-01954</b>	Master Occupant Id: 00002933-1	Exp. Date: 5/13/2014	SQFT: 0
	Anita Gay-Craig	12004 Inactive	Day Due: 1	Delq Day:
	(202) 260-0475	Security Deposit: 0.00	Last Payment: 9/3/2014	50,595.56
Additional space Occupant: GS-11B-01954		Contact: John Costa		

7/1/2012	RET	Real Estate Tax	CH	601.03	0.00	0.00	0.00	0.00	601.03
8/1/2013	RET	Real Estate Tax	CH	43,761.31	0.00	0.00	0.00	0.00	43,761.31
12/1/2013	CLN	Cleaning	CH	122.94	0.00	0.00	0.00	0.00	122.94

CLN	Cleaning			122.94	0.00	0.00	0.00	0.00	122.94
RET	Real Estate Tax			44,362.34	0.00	0.00	0.00	0.00	44,362.34

**GS-11B-01954 Total:** 44,485.28 0.00 0.00 0.00 0.00 44,485.28

3440-010176	<b>GS-11B-01954</b>		Master Occupant Id: 00002933-2		Exp. Date: 2/4/2017		SQFT: 0	
	Anita Gay-Craig		10001 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 3/6/2015		3,064.16	

3/14/2013	PPR	Prepaid Rent	CR	-552.10	0.00	0.00	0.00	0.00	-552.10
7/17/2014	PPR	Prepaid Rent	CR	-200.71	0.00	0.00	0.00	0.00	-200.71
8/1/2014	PPR	Prepaid Rent	CR	-41.34	0.00	0.00	0.00	0.00	-41.34
9/1/2014	RET	Real Estate Tax	CH	20.45	0.00	0.00	0.00	0.00	20.45
9/2/2014	PPR	Prepaid Rent	CR	-41.32	0.00	0.00	0.00	0.00	-41.32
10/1/2014	PPR	Prepaid Rent	CR	-41.32	0.00	0.00	0.00	0.00	-41.32
10/1/2014	RET	Real Estate Tax	CH	18.33	0.00	0.00	0.00	0.00	18.33
11/3/2014	PPR	Prepaid Rent	CR	-41.32	0.00	0.00	0.00	-41.32	0.00
12/1/2014	PPR	Prepaid Rent	CR	-41.32	0.00	0.00	-41.32	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	504.40	0.00	504.40	0.00	0.00	0.00
1/2/2015	PPR	Prepaid Rent	CR	-41.32	0.00	-41.32	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	63,044.91	63,044.91	0.00	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	11,059.44	11,059.44	0.00	0.00	0.00	0.00

PPR	Prepaid Rent			-1,000.75	0.00	-41.32	-41.32	-41.32	-876.79
RET	Real Estate Tax			38.78	0.00	0.00	0.00	0.00	38.78
RNT	Commercial Rent			74,608.75	74,104.35	504.40	0.00	0.00	0.00

**GS-11B-01954 Total:** 73,646.78 74,104.35 463.08 -41.32 -41.32 -838.01

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3440	Monday Production DB	Date: 3/20/2015
	1101 Wilson Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3440-010175	<b>GS-11B-01954</b> Anita Gay-Craig (202) 260-0475		Master Occupant Id: 00002975-2 12004 Current Security Deposit: 0.00		Exp. Date: 2/4/2017 Day Due: 1 Last Payment: 3/9/2015	SQFT: 0 Delq Day: 381.15		
10/1/2014	CLN Cleaning	CH	127.05	0.00	0.00	0.00	127.05	0.00
11/1/2014	CLN Cleaning	CH	127.05	0.00	0.00	0.00	127.05	0.00
12/1/2014	CLN Cleaning	CH	127.05	0.00	0.00	127.05	0.00	0.00
2/1/2015	RNT Commercial Rent	CH	38,231.61	38,231.61	0.00	0.00	0.00	0.00
	CLN Cleaning		381.15	0.00	0.00	127.05	254.10	0.00
	RNT Commercial Rent		38,231.61	38,231.61	0.00	0.00	0.00	0.00
	<b>GS-11B-01954 Total:</b>		38,612.76	38,231.61	0.00	127.05	254.10	0.00
3440-010586	<b>GW Consulting Inc.</b> Toni Callahan		Master Occupant Id: 00003087-1 17025 Current Security Deposit: 0.00		Exp. Date: 10/31/2018 Day Due: 1 Last Payment: 3/2/2015	SQFT: 0 Delq Day: 6 20,159.39		
1/1/2015	LIC License Fees	CH	1,000.00	0.00	1,000.00	0.00	0.00	0.00
2/1/2015	LIC License Fees	CH	20.00	20.00	0.00	0.00	0.00	0.00
	LIC License Fees		1,020.00	20.00	1,000.00	0.00	0.00	0.00
	<b>GW Consulting Inc. Total:</b>		1,020.00	20.00	1,000.00	0.00	0.00	0.00
3440-005209	<b>Sands Capital Management, LLC</b> Regina Santos 703-562-4005		Master Occupant Id: 00003112-1 22001 Current Security Deposit: 0.00		Exp. Date: 5/31/2019 Day Due: 1 Last Payment: 3/11/2015	SQFT: 0 Delq Day: 6 587.59		
3440-005209	<b>Sands Capital Management, LLC</b> Regina Santos (703) 562-4005		Master Occupant Id: 00003112-1 23001 Current Security Deposit: 0.00		Exp. Date: 5/31/2019 Day Due: 1 Last Payment: 3/11/2015	SQFT: 0 Delq Day: 6 587.59		
3440-005209	<b>Sands Capital Management, LLC</b>		Master Occupant Id: 00003112-1 Penth Current Security Deposit: 0.00		Exp. Date: 5/31/2019 Day Due: 1 Last Payment: 3/11/2015	SQFT: 0 Delq Day: 6 587.59		
3440-005209	<b>Sands Capital Management, LLC</b> Regina Santos		Master Occupant Id: 00003112-1 18002 Inactive Security Deposit: 0.00		Exp. Date: 7/31/2007 Day Due: 1 Last Payment: 3/11/2015	SQFT: 0 Delq Day: 587.59		
3440-005209	<b>Sands Capital Management</b> Regina Santos 703-562-4005		Master Occupant Id: 00003112-1 18001 Current Security Deposit: 0.00		Exp. Date: 5/31/2024 Day Due: 1 Last Payment: 3/11/2015	SQFT: 0 Delq Day: 6 587.59		
3440-005209	<b>Sands Capital Management</b> Regina Santos 703-562-4005		Master Occupant Id: 00003112-1 18002 Current Security Deposit: 0.00		Exp. Date: 5/31/2024 Day Due: 1 Last Payment: 3/11/2015	SQFT: 0 Delq Day: 6 587.59		
2/1/2015	ELS Electric Submeter	CH	153.80	153.80	0.00	0.00	0.00	0.00
	ELS Electric Submeter		153.80	153.80	0.00	0.00	0.00	0.00
	<b>Sands Capital Management Total:</b>		153.80	153.80	0.00	0.00	0.00	0.00
3440-010524	<b>Bizy Group, LLC</b>		Master Occupant Id: 00003186-1 11004 Current Security Deposit: 0.00		Exp. Date: 12/31/2015 Day Due: 5 Last Payment: 2/20/2015	SQFT: 0 Delq Day: 33,392.94		
2/20/2015	PPR Prepaid Rent	CR	-33,392.94	-33,392.94	0.00	0.00	0.00	0.00



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BLDG: 3440	Monday Production DB	Date: 3/20/2015
	1101 Wilson Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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PPR	Prepaid Rent		-33,392.94	-33,392.94	0.00	0.00	0.00	0.00
<b>Bizy Group, LLC Total:</b>			-33,392.94	-33,392.94	0.00	0.00	0.00	0.00

3440-010037				Arlington County, VA Arlington County Manager (703) 228-0121		Master Occupant Id: 002939-1 06605 Current Security Deposit: 0.00		Exp. Date: 4/30/2023    SQFT: 0 Day Due: 1    Delq Day: 6 Last Payment: 2/25/2015    71,235.61	
Letter of Credit Info:									
2/25/2015	PPR	Prepaid Rent	CR	-70,165.91	-70,165.91	0.00	0.00	0.00	0.00
2/25/2015	PPR	Prepaid Rent	CR	-1,069.70	-1,069.70	0.00	0.00	0.00	0.00

PPR	Prepaid Rent		-71,235.61	-71,235.61	0.00	0.00	0.00	0.00
<b>Arlington County, VA Total:</b>			-71,235.61	-71,235.61	0.00	0.00	0.00	0.00

3440-010048				C-Mart, Inc. Mrs. Lee 703-522-5387		Master Occupant Id: C-Mart-2 06602 Current Security Deposit: 0.00		Exp. Date: 12/31/2018 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 3/16/2015 934.97	
Letter of Credit Info:									
10/1/2014	LPC	Late Pay Charge	CH	43.84	0.00	0.00	0.00	0.00	43.84
2/1/2015	ELS	Electric Submeter	CH	610.71	610.71	0.00	0.00	0.00	0.00

ELS	Electric Submeter		610.71	610.71	0.00	0.00	0.00	0.00
LPC	Late Pay Charge		43.84	0.00	0.00	0.00	0.00	43.84
<b>C-Mart, Inc. Total:</b>			654.55	610.71	0.00	0.00	0.00	43.84

3440-010504	<b>GS 11P-LVA12588 D.O.S.</b> Tyrea Hairston 202-205-0239		Master Occupant Id: GS001-2 KENT Current Security Deposit: 0.00		Exp. Date: 6/9/2023 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 3/2/2015 43,301.99			
1/1/2015	RNT	Commercial Rent	CH	0.09	0.00	0.09	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	43,302.08	43,302.08	0.00	0.00	0.00

RNT	Commercial Rent		43,302.17	43,302.08	0.09	0.00	0.00	0.00
<b>GS 11P-LVA12588 D.O.S. Total:</b>			43,302.17	43,302.08	0.09	0.00	0.00	0.00

3440-010178	<b>GS-11B-01807</b> Anita Gay-Craig (202) 260-0475		Master Occupant Id: GS01807-2 08802 Current Security Deposit: 0.00		Exp. Date: 5/30/2016 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 3/2/2015 43,506.55			
12/1/2012	RET	Real Estate Tax	CH	8,328.12	0.00	0.00	0.00	8,328.12
12/1/2012	RET	Real Estate Tax	CH	23,244.74	0.00	0.00	0.00	23,244.74
10/1/2014	RET	Real Estate Tax	CH	9.07	0.00	0.00	0.00	9.07
11/1/2014	RNT	Commercial Rent	CH	43,506.55	0.00	0.00	0.00	43,506.55
12/1/2014	PPR	Prepaid Rent	CR	-629.51	0.00	0.00	-629.51	0.00
2/1/2015	RNT	Commercial Rent	CH	43,506.55	43,506.55	0.00	0.00	0.00

PPR	Prepaid Rent		-629.51	0.00	0.00	-629.51	0.00	0.00
RET	Real Estate Tax		31,581.93	0.00	0.00	0.00	0.00	31,581.93
RNT	Commercial Rent		87,013.10	43,506.55	0.00	0.00	43,506.55	0.00
<b>GS-11B-01807 Total:</b>			117,965.52	43,506.55	0.00	-629.51	43,506.55	31,581.93

3440-010106	<b>GS-11B-01991</b> Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA00183-2 12003 Inactive Security Deposit: 0.00		Exp. Date: 10/4/2011 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 7/10/2012 78.13			
10/31/2011	RET	Real Estate Tax	CH	84.85	0.00	0.00	0.00	84.85

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3440	Monday Production DB	Date: 3/20/2015
	1101 Wilson Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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RET	Real Estate Tax		84.85	0.00	0.00	0.00	0.00	84.85
<b>GS-11B-01991 Total:</b>			84.85	0.00	0.00	0.00	0.00	84.85

3440-010174	<b>GS-11B-01991</b>		Master Occupant Id: GSA00183-3		Exp. Date: 10/4/2016		SQFT: 0	
	Anita Gay-Craig		12003 Current		Day Due: 1		Delq Day:	
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 3/2/2015		14,443.51	
12/1/2012	RET	Real Estate Tax	CH	5,317.68	0.00	0.00	0.00	5,317.68
12/1/2012	RET	Real Estate Tax	CH	1,141.59	0.00	0.00	0.00	1,141.59
10/1/2014	RET	Real Estate Tax	CH	2.53	0.00	0.00	0.00	2.53
2/1/2015	RNT	Commercial Rent	CH	14,443.51	14,443.51	0.00	0.00	0.00

RET	Real Estate Tax		6,461.80	0.00	0.00	0.00	0.00	6,461.80
RNT	Commercial Rent		14,443.51	14,443.51	0.00	0.00	0.00	0.00
<b>GS-11B-01991 Total:</b>			20,905.31	14,443.51	0.00	0.00	0.00	6,461.80

3440-010385	<b>Deloitte LLP (IE Discovery)</b>		Master Occupant Id: IE-Disco-2		Exp. Date: 10/31/2015		SQFT: 0	
	Karen Waters		14002 Current		Day Due: 1		Delq Day: 6	
	(703) 247-0768		Security Deposit: 0.00		Last Payment: 2/27/2015		58,642.25	
1/30/2015	PPR	Prepaid Rent	CR	-0.01	0.00	-0.01	0.00	0.00
2/27/2015	PPR	Prepaid Rent	CR	-575.00	-575.00	0.00	0.00	0.00
2/27/2015	PPR	Prepaid Rent	CR	-58,067.25	-58,067.25	0.00	0.00	0.00

PPR	Prepaid Rent		-58,642.26	-58,642.25	-0.01	0.00	0.00	0.00
<b>Deloitte LLP (IE Discovery) Total:</b>			-58,642.26	-58,642.25	-0.01	0.00	0.00	0.00

3440-010525	<b>U.S. Postal Service</b>		Master Occupant Id: USPostal-3		Exp. Date: 4/30/2019		SQFT: 0	
	Pam Prevo		06603 Current		Day Due: 1		Delq Day:	
	336-605-3550		Security Deposit: 0.00		Last Payment: 3/2/2015		4,364.40	
6/1/2014	ELS	Electric Submeter	CH	278.85	0.00	0.00	0.00	278.85
7/1/2014	ELS	Electric Submeter	CH	300.08	0.00	0.00	0.00	300.08
8/1/2014	ELS	Electric Submeter	CH	305.57	0.00	0.00	0.00	305.57
9/1/2014	ELS	Electric Submeter	CH	491.68	0.00	0.00	0.00	491.68
10/1/2014	ELS	Electric Submeter	CH	575.04	0.00	0.00	0.00	575.04
11/1/2014	ELS	Electric Submeter	CH	610.74	0.00	0.00	0.00	610.74
12/1/2014	ELS	Electric Submeter	CH	412.14	0.00	0.00	0.00	0.00
1/1/2015	ELS	Electric Submeter	CH	463.52	0.00	463.52	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	528.79	528.79	0.00	0.00	0.00

ELS	Electric Submeter		3,966.41	528.79	463.52	412.14	610.74	1,951.22
<b>U.S. Postal Service Total:</b>			3,966.41	528.79	463.52	412.14	610.74	1,951.22

3440-010206	<b>ViaSat, Inc.</b>		Master Occupant Id: VIASAT-2		Exp. Date: 11/30/2015		SQFT: 0	
	Mr. Gary Dorris, Manager		12001 Current		Day Due: 1		Delq Day: 6	
	760-795-6245		Security Deposit: 0.00		Last Payment: 2/27/2015		13,709.78	
2/27/2015	PPR	Prepaid Rent	CR	-13,709.78	-13,709.78	0.00	0.00	0.00

PPR	Prepaid Rent		-13,709.78	-13,709.78	0.00	0.00	0.00	0.00
<b>ViaSat, Inc. Total:</b>			-13,709.78	-13,709.78	0.00	0.00	0.00	0.00

CLN	Cleaning		504.09	0.00	0.00	127.05	254.10	122.94
ELS	Electric Submeter		4,730.92	1,293.30	463.52	412.14	610.74	1,951.22
LIC	License Fees		1,020.00	20.00	1,000.00	0.00	0.00	0.00

Database:	MONDAYPROD	Aged Delinquencies	Page:	5
BLDG:	3440	Monday Production DB	Date:	3/20/2015
		1101 Wilson Boulevard	Time:	04:26 PM
		Period: 02/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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LPC	Late Pay Charge		43.84	0.00	0.00	0.00	0.00	43.84
PPR	Prepaid Rent		-477,485.79	-474,905.92	-41.33	-670.83	-41.32	-1,826.39
RET	Real Estate Tax		82,529.70	0.00	0.00	0.00	0.00	82,529.70
RNT	Commercial Rent		257,599.14	213,588.10	504.49	0.00	43,506.55	0.00

<b>BLDG 3440 Total:</b>			-131,058.10	-260,004.52	1,926.68	-131.64	44,330.07	82,821.31
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CLN	Cleaning		504.09	0.00	0.00	127.05	254.10	122.94
ELS	Electric Submeter		4,730.92	1,293.30	463.52	412.14	610.74	1,951.22
LIC	License Fees		1,020.00	20.00	1,000.00	0.00	0.00	0.00
LPC	Late Pay Charge		43.84	0.00	0.00	0.00	0.00	43.84
PPR	Prepaid Rent		-477,485.79	-474,905.92	-41.33	-670.83	-41.32	-1,826.39
RET	Real Estate Tax		82,529.70	0.00	0.00	0.00	0.00	82,529.70
RNT	Commercial Rent		257,599.14	213,588.10	504.49	0.00	43,506.55	0.00

<b>Grand Total:</b>			-131,058.10	-260,004.52	1,926.68	-131.64	44,330.07	82,821.31
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	1	
				<b>Monday Production DB</b>				Date:	3/20/2015	
ENTITY:	3440			<b>1101 Wilson Boulevard</b>				Time:	04:19 PM	
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 02/15

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

7520190	12/31/2014		Sept14BAEKitchenClea	6420-0000	240.00	0.00	240.00	3/10/2015	8304	03/15
7520191	12/31/2014		Oct2014 Glass Clean	6420-0000	580.00	0.00	580.00	3/10/2015	8304	03/15
7520194	12/31/2014		Nov14 BAE Glass Clea	6420-0000	560.00	0.00	560.00	3/10/2015	8304	03/15
7520215	12/31/2014		Dec14 BAE Glass Clea	6420-0000	560.00	0.00	560.00	3/10/2015	8304	03/15
7635194	1/26/2015		Jan15 BAE Glass Clea	6420-0000	580.00	0.00	580.00	3/10/2015	8304	03/15

**Vendor: AEP001 ABM Electrical Power Solutions, LLC**

MCS-0000771	2/13/2015		Feb2015 eng svc main	5342-0000	890.17	0.00	890.17	3/10/2015	8305	03/15
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**Vendor: ALL019 Allied Telecom Group LLC**

AL1029354	2/5/2015		208 ALLIED FEB	5758-0002	20.88	0.00	20.88	3/9/2015	12977	03/15
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**Vendor: BRA007 Compugraphics**

31575	2/6/2015		Installation	0142-0002	103.82	0.00	103.82	3/10/2015	8306	03/15
31575	2/6/2015		Restroom Sign	0142-0002	181.68	0.00	181.68	3/10/2015	8306	03/15

**Vendor: CDW001 CDW DIRECT LLC**

ALSK23764	2/6/2015		319 VA SWITCHES	5758-0003	4.92	0.00	4.92	3/9/2015	12979	03/15
ALSK23875	2/6/2015		319 ROCKY SWITCHES	5758-0003	122.14	0.00	122.14	3/9/2015	12980	03/15

**Vendor: CIN001 CINTAS CORPORATION #145**

145199561	2/11/2015		uniforms w/e 2/11/15	5390-0000	139.44	0.00	139.44	3/10/2015	8308	03/15
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Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	2
		<b>Monday Production DB</b>							Date:	3/20/2015
ENTITY:	3440	<b>1101 Wilson Boulevard</b>							Time:	04:19 PM
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: CMA002 C-Mart dba Rosslyn Market**

Cmart2.13.15	2/13/2015		AmSys Tenant Lunch	5772-0000	400.85	0.00	400.85	3/10/2015	8309	03/15
Cmart2.24.15	2/24/2015		Tenant Meeting Snack	5772-0000	150.00	0.00	150.00	3/10/2015	8309	03/15

**Vendor: DAT002 DATA MANAGEMENT INC**

AL351599	2/23/2015		333 TIME CLOCK PLUS	5758-0003	309.14	0.00	309.14	3/9/2015	12987	03/15
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**Vendor: DEN005 Deniz Yener**

ALDY2315	2/3/2015		Broker Meals/Cabs	6411-0000	19.52	0.00	19.52	3/9/2015	12988	03/15
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**Vendor: DES006 Design Within Reach**

1101WIFI	2/12/2015		Furniture for Lobby	0152-0001	9,384.17	0.00	9,384.17	3/2/2015	8303	03/15
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**Vendor: DIS004 Distinctive Plantings**

29473	1/27/2015		Jan2015 Monthly Main	5385-0000	498.28	0.00	498.28	3/10/2015	8311	03/15
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**Vendor: DUN010 Dunbar Armored, Inc**

AL3519235	1/1/2015		#18000353 Cash picku	6633-0001	427.39	0.00	427.39	3/9/2015	12991	03/15
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**Vendor: ENG003 Engineers Outlet**

271155	2/3/2015		supplies	5370-0000	287.94	0.00	287.94	3/10/2015	8313	03/15
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**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0109497-IN	2/17/2015		Door repair	5380-0000	560.00	0.00	560.00	3/10/2015	8315	03/15
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**Vendor: GRE020 Greater Washington Board of Trade**

AL03721-C5K3Q9	10/6/2014		Board of Trade Mbrsh	5756-0000	793.42	0.00	793.42	3/9/2015	12995	03/15
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Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	3
		<b>Monday Production DB</b>							Date:	3/20/2015
ENTITY:	3440	<b>1101 Wilson Boulevard</b>							Time:	04:19 PM
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: JOS005 Joseph Neto & Associates**

1314629	1/9/2015		Elevator Modernizati	0142-0002	200.00	0.00	200.00	3/10/2015	8316	03/15
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**Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC**

3440CM1114	2/4/2015		STE 6601 VCNT CAFE	0162-0020	1,376.69	0.00	1,376.69	3/10/2015	8318	03/15
3440CM1114	2/4/2015		GRAGE WTR LEAK REMED	0142-0020	17,419.15	0.00	17,419.15	3/10/2015	8318	03/15
3440CM1114	2/4/2015		ELEV MOD	0142-0020	4,688.46	0.00	4,688.46	3/10/2015	8318	03/15
3440CM1114	2/4/2015		ADA RAMP FOR ARTISPH	0142-0020	265.68	0.00	265.68	3/10/2015	8318	03/15
3440CM1114	2/4/2015		EMS/BAS UPGRADE	0142-0020	47.32	0.00	47.32	3/10/2015	8318	03/15
3440CM1114	2/4/2015		GARAGE RENO	0142-0020	20,336.33	0.00	20,336.33	3/10/2015	8318	03/15

**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3440_0000000001	2/28/2015		Management Fee	5610-0000	18,930.39	0.00	18,930.39			
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**Vendor: MPC001 MPC SERVICES, LLC**

14014-7	1/31/2015		Lobby Cafe Wifi Loun	0162-0004	11,068.58	0.00	11,068.58	3/10/2015	8319	03/15
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**Vendor: PEA004 Peapod, LLC**

ALk59542657	2/23/2015		Customer ID ox82558	5758-0001	4.55	0.00	4.55	3/9/2015	13000	03/15
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**Vendor: RCC001 RCC Group, Inc.**

1093	2/26/2015		Engineer snow breakf	5732-0000	24.95	0.00	24.95	3/10/2015	8320	03/15
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**Vendor: REA024 Reallogic Analytics Inc**

32928	2/6/2015		340 ABSTRACTING	5758-0003	300.00	0.00	300.00	3/10/2015	8321	03/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:		4
				<b>Monday Production DB</b>				Date:		3/20/2015
ENTITY:	3440			<b>1101 Wilson Boulevard</b>				Time:		04:19 PM
All Invoices open at End of Month thru Fiscal Period 02/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

32928	2/6/2015		348 ARGUS	5758-0003	87.50	0.00	87.50	3/10/2015	8321	03/15
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**Vendor: RED005 Red Top Cab of Arlington**

AL020035	2/15/2015		Account # 2840200	5758-0008	7.82	0.00	7.82	3/9/2015	13003	03/15
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**Vendor: RED007 Redirect, Inc.**

AL14939	2/16/2015		215 SCORE CARD	5758-0002	38.30	0.00	38.30	3/9/2015	13005	03/15
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**Vendor: SCH016 Schneider Electric Building**

010034	2/5/2015		Feb2015 BAS	5342-0000	1,438.50	0.00	1,438.50	3/10/2015	8322	03/15
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**Vendor: THO013 Thornton Tomasetti, Inc.**

L13096.02-3	1/14/2015		PlazaRepairs-CAServi	0142-0002	12,777.64	0.00	12,777.64	3/10/2015	8323	03/15
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L13098.02-4	2/10/2014		plaza repairs ca srv	0142-0002	7,252.50	0.00	7,252.50	3/10/2015	8323	03/15
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L13116.01-4	1/14/2015		Garage Repairs	0142-0002	4,517.10	0.00	4,517.10	3/10/2015	8323	03/15
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L13116.01-5	2/11/2015		garage repairs CA	0142-0002	1,462.50	0.00	1,462.50	3/10/2015	8323	03/15
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**Vendor: TIM005 TIME WARNER CABLE OF NYC**

AL24835084	2/22/2015		2.22 TO 3.21.15	5758-0001	0.52	0.00	0.52	3/9/2015	13009	03/15
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**Vendor: TIM007 TIM HELMIG**

ALTHPER215	2/20/2015		Broker Concert Tix	6411-0000	134.00	0.00	134.00	3/9/2015	13010	03/15
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**Vendor: TIM009 Time Warner Cable**

AL02012015	2/1/2015		210 2/1/15 #03006530	5758-0002	6.85	0.00	6.85	3/9/2015	13012	03/15
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**Vendor: USG001 US GREEN BUILDING COUNCIL**

AL90843134	2/18/2015		USGBC Membership	5756-0000	569.11	0.00	569.11	3/9/2015	13019	03/15
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ENTITY: 3440

Open Status Report  
Monday Production DB  
1101 Wilson Boulevard

Page: 5  
Date: 3/20/2015  
Time: 04:19 PM

All Invoices open at End of Month thru Fiscal Period 02/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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21505	2/18/2015	wifi lounge	0162-0004	300.00	0.00	300.00	3/10/2015	8325	03/15
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I23562174	2/6/2015	supplies for 1101 pm	5732-0000	121.71	0.00	121.71	3/10/2015	8326	03/15
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F1529805	2/13/2015	2015 TAX ASSMNT	6716-0000	1,000.00	0.00	1,000.00	3/10/2015	8327	03/15
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6369238	2/13/2015	Addtl Svcs R Pottert	5710-5000	9.05	0.00	9.05	3/10/2015	8328	03/15
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AL273333	2/10/2015	NY - Lease Payment	5758-0004	9.56	0.00	9.56	3/9/2015	13023	03/15
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Expense Period 02/15 Total:	121,208.52	0.00	121,208.52
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<b>1101 Wilson Boulevard Total:</b>	<b>121,208.52</b>	<b>0.00</b>	<b>121,208.52</b>
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<b>Grand Total:</b>	<b>121,208.52</b>	<b>0.00</b>	<b>121,208.52</b>
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Page: 1  
Date: 3/20/2015  
Time: 04:30 PM

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

8246	2/18/2015	02/15	AEP001	ABM Electrical Power Solutions, LLC						
3440	Jan2015	Eng Svc Main		5342-0000	MCS-0000765	1/9/2015	2/8/2015	890.17	0.00	890.17
							Check Total:	890.17	0.00	890.17
8247	2/18/2015	02/15	ARL004	ARLINGTON COUNTY, VIRGINIA						
3440	12/18/14	PIE1683		5322-0000	12/18 PIE1683	12/18/2014	1/17/2015	304.00	0.00	304.00
3440	12/18/14	PIE1684		5322-0000	12/18 PIE1684	12/18/2014	1/17/2015	304.00	0.00	304.00
3440	12/18/14	PIE1685		5322-0000	12/18 PIE1685	12/18/2014	1/17/2015	304.00	0.00	304.00
3440	12/18/14	PIE1686		5322-0000	12/18 PIE1686	12/18/2014	1/17/2015	271.00	0.00	271.00
3440	12/18/14	PIE1687		5322-0000	12/18 PIE1687	12/18/2014	1/17/2015	271.00	0.00	271.00
3440	12/18/14	PIE1711		5322-0000	12/18 PIE1711	12/18/2014	1/17/2015	293.00	0.00	293.00
							Check Total:	1,747.00	0.00	1,747.00
8248	2/18/2015	02/15	CAP036	Captivate Network						
3440	Jan2015	Elev Screens		5322-0000	0000039377	1/6/2015	2/5/2015	1,125.92	0.00	1,125.92
							Check Total:	1,125.92	0.00	1,125.92
8249	2/18/2015	02/15	CIN001	CINTAS CORPORATION #145						
3440		uniforms w/e 1/28/15		5390-0000	145192799	1/28/2015	2/27/2015	134.51	0.00	134.51
3440		uniforms w/e 12/17/1		5390-0000	145172553	12/17/2014	1/16/2015	54.89	0.00	54.89
3440		uniform w/e 12/24/14		5390-0000	145175926	12/24/2014	1/23/2015	55.23	0.00	55.23
3440		uniforms w/e 12/31/1		5390-0000	145179289	12/31/2014	1/30/2015	53.71	0.00	53.71
3440		unifrrorms w/e 1/7/15		5390-0000	145182677	1/7/2015	2/6/2015	54.89	0.00	54.89
							Check Total:	353.23	0.00	353.23
8250	2/18/2015	02/15	CLA007	Classic Concierge						
3440		Tenant Holiday Gifts	345501154	5772-0000	121478	11/18/2014	12/18/2014	3,332.50	0.00	3,332.50
							Check Total:	3,332.50	0.00	3,332.50
8251	2/18/2015	02/15	CLE010	Clean & Polish Bldg Solutions, Inc.						
3440		12/18 ext/int cleani		5130-0000	30319	12/24/2014	1/23/2015	9,600.00	0.00	9,600.00
							Check Total:	9,600.00	0.00	9,600.00
8252	2/18/2015	02/15	COM032	COMCAST						
3440		1/14 0561396166012		5746-0000	01/14 96166601	1/14/2015	2/13/2015	256.32	0.00	256.32

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3440	1/21 05613969655017			5746-0000	01/21 96965501	1/21/2015	2/20/2015	473.69	0.00	473.69
3440	1/21 0561396942014			5746-0000	1/21 96942014	1/21/2015	2/20/2015	188.63	0.00	188.63
Check Total:								918.64	0.00	918.64
8253	2/18/2015	02/15	DAT004	Datapark USA, Inc.						
3440	8/5/14 OnCall Srvc			6320-0000	16536	12/16/2014	1/15/2015	115.00	0.00	115.00
3440	8/18 on call ssvc			6320-0000	16540	12/16/2014	1/15/2015	172.50	0.00	172.50
3440	8/21/14 OnCall Srvc			6320-0000	16541	12/16/2014	1/15/2015	115.00	0.00	115.00
3440	artisphere validatio		344001151	6320-0000	16543	12/16/2014	1/15/2015	687.50	0.00	687.50
Check Total:								1,090.00	0.00	1,090.00
8254	2/18/2015	02/15	DIS004	Distinctive Plantings						
3440	Aug14 Monthly Maint			5385-0000	28963	8/27/2014	9/26/2014	498.28	0.00	498.28
3440	Dec14 Monthly Maint			5385-0000	29383	12/27/2014	1/26/2015	498.28	0.00	498.28
Check Total:								996.56	0.00	996.56
8255	2/18/2015	02/15	ELE012	Elevator Control Service						
3440	Jan2015 Arl Cty Esc			6219-0000	0179486-IN	1/10/2015	2/9/2015	3,338.00	0.00	3,338.00
3440	Jan2015 Arl Cty Elev			6219-0000	0179486-IN	1/10/2015	2/9/2015	1,413.00	0.00	1,413.00
3440	Jan2015 Elev Maint			5320-0000	0179486-IN	1/10/2015	2/9/2015	6,649.00	0.00	6,649.00
Check Total:								11,400.00	0.00	11,400.00
8256	2/18/2015	02/15	ENG003	Engineers Outlet						
3440	switch repair kits		3440121418	5340-0000	269709	12/23/2014	1/22/2015	1,522.16	0.00	1,522.16
Check Total:								1,522.16	0.00	1,522.16
8257	2/18/2015	02/15	GOT005	Gotham Technologies						
3440	Jan15 Water Treatmen			5332-0000	6646	1/1/2015	1/31/2015	1,112.08	0.00	1,112.08
3440	Jan15 Artisphere Wat			5332-0000	6646	1/1/2015	1/31/2015	298.41	0.00	298.41
Check Total:								1,410.49	0.00	1,410.49
8258	2/18/2015	02/15	GRNSTN	GREENSTEIN DELORME & LUCHS PC						
3440	GW License			0202-0002	175339	1/13/2015	2/12/2015	150.00	0.00	150.00
Check Total:								150.00	0.00	150.00

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				Check Amount

8259	2/18/2015	02/15	KAS001	KASTLE SYSTEMS						
3440	Jan2015 Operations			5520-0000	545723	1/1/2015	1/31/2015	1,338.44	0.00	1,338.44
3440	Jan2015 Maintenance			5520-0000	545723	1/1/2015	1/31/2015	192.78	0.00	192.78
							Check Total:	1,531.22	0.00	1,531.22
8260	2/18/2015	02/15	MCC004	THE MCCORMICK GROUP, INC						
3440	Placement Fee B Pott			5758-0011	11679	1/23/2015	2/22/2015	4,297.50	0.00	4,297.50
							Check Total:	4,297.50	0.00	4,297.50
8261	2/18/2015	02/15	MET077	Metro Consulting Services						
3440	VA Background Checks			5710-5000	1-2015	1/28/2015	2/27/2015	250.79	0.00	250.79
							Check Total:	250.79	0.00	250.79
8262	2/18/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3440	TRUE UP '14 MGT FEE			5610-0000	2014MGMTFEETL	1/26/2015	2/25/2015	19,579.42	0.00	19,579.42
3440	DUE TO MGT AGNT 12'			0491-0010	DTF1214ROSS	1/26/2015	2/25/2015	39,004.47	0.00	39,004.47
							Check Total:	58,583.89	0.00	58,583.89
8263	2/18/2015	02/15	MONCMF	MONDAY PROPERTIES SERVICES LLC						
3440	STE 6601 VACANT(CAF			0162-0020	3440CMF1114	12/22/2014	1/21/2015	1,251.79	0.00	1,251.79
3440	GARAGE WATER LEAK			0142-0020	3440CMF1114	12/22/2014	1/21/2015	12,152.06	0.00	12,152.06
3440	ELEV MODERNIZATION			0142-0020	3440CMF1114	12/22/2014	1/21/2015	36.00	0.00	36.00
3440	ADA RAMP FOR ARTIS			0142-0020	3440CMF1114	12/22/2014	1/21/2015	262.80	0.00	262.80
3440	GARAGE RENOVATION			0142-0020	3440CMF1114	12/22/2014	1/21/2015	12,338.34	0.00	12,338.34
3440	UNBUDGETED GARAG			0142-0020	3440CMF1114	12/22/2014	1/21/2015	-1,568.34	0.00	-1,568.34
							Check Total:	24,472.65	0.00	24,472.65
8264	2/18/2015	02/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3440	Management Fee			5610-0000	3440_0000000001	9/30/2014	9/30/2014	18,390.49	0.00	18,390.49
							Check Total:	18,390.49	0.00	18,390.49
8265	2/18/2015	02/15	MPC001	MPC SERVICES, LLC						
3440	Wifi Lounge			0142-0002	14014-6	12/30/2014	1/29/2015	23,937.59	0.00	23,937.59

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3440	Garage Renovation			0142-0002	14026-5	12/30/2014	1/29/2015	375,742.56	0.00	375,742.56
3440	Garage Leak Remediat			0142-0002	34401302-4	12/30/2014	1/29/2015	291,460.00	0.00	291,460.00
Check Total:								691,140.15	0.00	691,140.15
8266	2/18/2015	02/15	ORK001	Orkin LLC						
3440	Dec14 Pest Control			5384-0000	14713026	1/13/2015	2/12/2015	711.72	0.00	711.72
Check Total:								711.72	0.00	711.72
8267	2/18/2015	02/15	PIL001	PILLSBURY WINTHROP SHAW PITTMAN LLP						
3440	OEI Strategy			6632-0000	7957928	12/30/2014	1/29/2015	279.38	0.00	279.38
3440	OEI Strategy			6632-0000	7961261	1/22/2015	2/21/2015	87.74	0.00	87.74
Check Total:								367.12	0.00	367.12
8268	2/18/2015	02/15	PRO025	IESI-MD Corporation						
3440	Jan15 Rear Load Srv			5152-0000	1300331748	1/1/2015	1/31/2015	876.53	0.00	876.53
3440	Dec14 Compactor Srv			5152-0000	i300329351	12/31/2014	1/30/2015	425.00	0.00	425.00
Check Total:								1,301.53	0.00	1,301.53
8269	2/18/2015	02/15	TEL005	Telco Experts LLC						
3440	Jan15 Elev Lines #15			5322-0000	1587150101	1/1/2015	1/31/2015	721.43	0.00	721.43
3440	Jan15 Phone Line #15			5746-0000	1587150101	1/1/2015	1/31/2015	1,030.60	0.00	1,030.60
Check Total:								1,752.03	0.00	1,752.03
8270	2/18/2015	02/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3440	Daycare relocation			0202-0002	202534	1/14/2015	2/13/2015	13,186.92	0.00	13,186.92
3440	OEI Strategy			6632-0000	202536	1/14/2015	2/13/2015	1,685.76	0.00	1,685.76
Check Total:								14,872.68	0.00	14,872.68
8271	2/18/2015	02/15	ZEE001	ZEE MEDICAL INC						
3440	First Aid Supplies			5732-0000	0136321898	1/7/2015	2/6/2015	115.07	0.00	115.07
Check Total:								115.07	0.00	115.07
8272	2/24/2015	02/15	ABM	ABM Janitorial Services-Mid Atlanti						
3440	Jan15 Day Clean Upch			6214-0000	7635156	1/26/2015	2/25/2015	488.71	0.00	488.71

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Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
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3440	Snow Removal Jan 6		344001153	5432-0000	7644465	1/28/2015	2/27/2015	420.00	0.00	420.00
3440	SnowRemvalFreedomP		344001155	5432-0000	7644309	1/28/2015	2/27/2015	85.32	0.00	85.32
Check Total:								994.03	0.00	994.03
8273	2/24/2015	02/15	AEP001	ABM Electrical Power Solutions, LLC						
3440	DVP feeder switch		MNDSRV02152	5342-0000	JBS-0003843	12/3/2014	1/2/2015	163.14	0.00	163.14
Check Total:								163.14	0.00	163.14
8274	2/24/2015	02/15	AGW001	AGW and Associates, Inc.						
3440	garage door repair		3440121419	5388-0000	33297	1/13/2015	2/12/2015	4,855.52	0.00	4,855.52
Check Total:								4,855.52	0.00	4,855.52
8275	2/24/2015	02/15	AME033	AMERICAN BOILER INC						
3440	Boiler repair			5336-0000	35605	10/23/2014	11/22/2014	132.00	0.00	132.00
3440	R1 Inspection		344002156	5336-0000	35915	12/16/2014	1/15/2015	4,965.25	0.00	4,965.25
3440	Labor for tank work		344002154	5336-0000	36194	1/27/2015	2/26/2015	441.00	0.00	441.00
3440	Boiler Tube Work		344002155	5336-0000	36211	1/29/2015	2/28/2015	1,606.64	0.00	1,606.64
Check Total:								7,144.89	0.00	7,144.89
8276	2/24/2015	02/15	ARL004	ARLINGTON COUNTY, VIRGINIA						
3440	1/5 AC Fire Sys Test			5372-0000	15-9028a-0034	2/2/2015	3/4/2015	8,515.00	0.00	8,515.00
Check Total:								8,515.00	0.00	8,515.00
8277	2/24/2015	02/15	CIN001	CINTAS CORPORATION #145						
3440	uniform w/e 1/14/15			5390-0000	145186045	1/14/2015	2/13/2015	58.97	0.00	58.97
Check Total:								58.97	0.00	58.97
8278	2/24/2015	02/15	CLE010	Clean & Polish Bldg Solutions, Inc.						
3440	deionized watr/clean		344012149	5130-0000	30390	1/15/2015	2/14/2015	1,044.00	0.00	1,044.00
Check Total:								1,044.00	0.00	1,044.00
8279	2/24/2015	02/15	CMA002	C-Mart dba Rosslyn Market						
3440	Tenant Cupcakes			5772-0000	CMART2.4.15	2/4/2015	3/6/2015	150.00	0.00	150.00

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				Discount Amount
				Check Amount

Check Total: 150.00 0.00 150.00

**8280 2/24/2015 02/15 COM029 COMMERCIAL PROTECTION SYSTEMS, INC**

3440	Fire Panel Trouble		5372-0000	3988	1/28/2015	2/27/2015	245.00	0.00	245.00
3440	Fire Extingushr Repa	3440121424	5370-0000	3991	1/28/2015	2/27/2015	1,806.10	0.00	1,806.10
3440	FireAlarmSytemMateri	344001157	5372-0000	3994	2/2/2015	3/4/2015	4,429.00	0.00	4,429.00
3440	FireAlarmSytemLabor	344001158	5372-0000	3995	2/2/2015	3/4/2015	1,003.00	0.00	1,003.00

Check Total: 7,483.10 0.00 7,483.10

**8281 2/24/2015 02/15 COM032 COMCAST**

3440	1101-Act # 056139675		5746-0000	056139675572	2/1/2015	2/25/2015	238.37	0.00	238.37
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Check Total: 238.37 0.00 238.37

**8282 2/24/2015 02/15 COM052 Commodities Export & Management**

3440	CO detector testing	344012141	5372-0000	CEMCO12/31/14	12/31/2014	1/30/2015	255.00	0.00	255.00
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Check Total: 255.00 0.00 255.00

**8283 2/24/2015 02/15 DAT003 Datawatch Systems Inc.**

3440	Dec2014 Fire Monitor		5372-0000	654458	11/1/2014	12/1/2014	40.00	0.00	40.00
3440	Jan15 FireMonitoring		5372-0000	661663	12/1/2014	12/31/2014	40.00	0.00	40.00
3440	FEB15 Flre monitorin		5372-0000	667803	1/1/2015	1/31/2015	40.00	0.00	40.00

Check Total: 120.00 0.00 120.00

**8284 2/24/2015 02/15 DAT004 Datapark USA, Inc.**

3440	10/27 Service Call		6320-0000	17423	12/31/2014	1/30/2015	230.00	0.00	230.00
3440	10/30 Servc Call		6320-0000	17494	12/31/2014	1/30/2015	415.00	0.00	415.00

Check Total: 645.00 0.00 645.00

**8285 2/24/2015 02/15 ENG003 Engineers Outlet**

3440	BATTERIES		5340-0000	270592	1/21/2015	2/20/2015	35.62	0.00	35.62
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Check Total: 35.62 0.00 35.62

**8286 2/24/2015 02/15 FAS002 FastSigns**

3440	Juice Bar RTAs		6320-0000	272-31679	2/2/2015	3/4/2015	130.74	0.00	130.74
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				Check
				Amount

Check Total: 130.74 0.00 130.74

**8287 2/24/2015 02/15 GOT005 Gotham Technologies**  
 3440 Feb15 Water Trtmnt 5332-0000 6777 2/1/2015 3/3/2015 1,195.49 0.00 1,195.49  
 3440 Feb15 Artisphere Wat 5332-0000 6777 2/1/2015 3/3/2015 215.00 0.00 215.00

Check Total: 1,410.49 0.00 1,410.49

**8288 2/24/2015 02/15 ITS001 It's My Cooler,LLC**  
 3440 filter replacement 5732-0000 9975 1/20/2015 2/19/2015 132.50 0.00 132.50

Check Total: 132.50 0.00 132.50

**8289 2/24/2015 02/15 KAS001 KASTLE SYSTEMS**  
 3440 Feb2015 Maintenance 5520-0000 545953 1/1/2015 1/31/2015 166.86 0.00 166.86  
 3440 Kastle Proxy Cards 5540-0000 W0081438 12/18/2014 1/17/2015 92.22 0.00 92.22

Check Total: 259.08 0.00 259.08

**8290 2/24/2015 02/15 KCS001 KCS Landscape Management, Inc.**  
 3440 Feb2014 Monthly Main 5412-0000 14390-11 2/1/2015 3/3/2015 170.83 0.00 170.83  
 3440 Feb2015 FP plant mai 5385-0000 14397-11 2/1/2015 3/3/2015 189.43 0.00 189.43

Check Total: 360.26 0.00 360.26

**8291 2/24/2015 02/15 MON020 MONDAY PROPERTIES SERVICES, LLC**  
 3440 DUE TO MGT AGNT 1/1 0491-0010 DTF0115ROSS 2/16/2015 3/18/2015 18,698.36 0.00 18,698.36

Check Total: 18,698.36 0.00 18,698.36

**8292 2/24/2015 02/15 MPA004 MDISTRICT PARK 1**  
 3440 2/1/15 Elcon Parkers 5322-0000 118613 1/21/2015 2/20/2015 186.96 0.00 186.96

Check Total: 186.96 0.00 186.96

**8293 2/24/2015 02/15 MPA005 MDISTRICT PARK 2**  
 3440 RSRV PRKN FOR 1/1/1: 6312-0000 117148 12/19/2014 1/18/2015 7,840.00 0.00 7,840.00  
 3440 02/2015 PARKING 6312-0000 117970 1/21/2015 2/20/2015 3,520.00 0.00 3,520.00

Check Total: 11,360.00 0.00 11,360.00

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Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

8294	2/24/2015	02/15	NEW002	CONSTELLATION NEWENERGY, INC						
3440	Gas - Jan2015			5210-0000	3617.173046	1/28/2015	2/27/2015	3,375.80	0.00	3,375.80
							Check Total:	3,375.80	0.00	3,375.80
8295	2/24/2015	02/15	PRO025	IESI-MD Corporation						
3440	Jan2015 Trash Servc			5152-0000	1300335379	1/31/2015	3/2/2015	442.00	0.00	442.00
3440	Feb2015 Trash Servc			5152-0000	1300337634	2/1/2015	3/3/2015	876.53	0.00	876.53
							Check Total:	1,318.53	0.00	1,318.53
8296	2/24/2015	02/15	RAD001	Radice Enterprises, LLC						
3440	Feb15Clean,Hone,Poli			5381-0000	788	1/29/2015	2/28/2015	1,003.59	0.00	1,003.59
							Check Total:	1,003.59	0.00	1,003.59
8297	2/24/2015	02/15	REA024	Realogic Analytics Inc						
3440	340 ABSTRACTING			5758-0003	32658	1/7/2015	2/6/2015	150.00	0.00	150.00
							Check Total:	150.00	0.00	150.00
8298	2/24/2015	02/15	SEC009	SecurAmerica LLC						
3440	Lobby Offcer Dec2014			5520-0000	INV900977	1/7/2015	2/6/2015	14,673.60	0.00	14,673.60
3440	Loading Dock Dec2014			5520-0000	INV900977	1/7/2015	2/6/2015	5,380.32	0.00	5,380.32
3440	Lobby Officer 12/25/			5520-0000	INV900977	1/7/2015	2/6/2015	733.68	0.00	733.68
3440	Jan2015 Security Rov			5520-0000	INV901001	2/11/2015	3/13/2015	6,182.56	0.00	6,182.56
							Check Total:	26,970.16	0.00	26,970.16
8299	2/24/2015	02/15	SHE005	SHERWIN - WILLIAMS CO.						
3440	paint supplies			6320-0000	2037-6	1/20/2015	2/19/2015	236.28	0.00	236.28
							Check Total:	236.28	0.00	236.28
8300	2/24/2015	02/15	TEL005	Telco Experts LLC						
3440	Elevator Lines			5322-0000	1587150201	2/1/2015	3/3/2015	688.30	0.00	688.30
3440	Other Lines			5746-0000	1587150201	2/1/2015	3/3/2015	983.28	0.00	983.28
							Check Total:	1,671.58	0.00	1,671.58
8301	2/24/2015	02/15	WBM001	W.B. MASON						



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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3440	Supplies for 1101 PM			5732-0000	I22876482	1/7/2015	2/6/2015	109.90	0.00	109.90
3440	supplies for 1101 pm			5732-0000	I23020004	1/13/2015	2/12/2015	14.34	0.00	14.34
3440	Supplies for 1101 PM			5732-0000	I23021032	1/13/2015	2/12/2015	14.34	0.00	14.34
3440	key tags			5390-0000	I23312338	1/26/2015	2/25/2015	16.30	0.00	16.30
							Check Total:	154.88	0.00	154.88
8302	2/24/2015	02/15	TRE004	TREASURER, ARLINGTON COUNTY						
3440	2015 Arlignton BPOLF			6740-0000	L0033159424	2/1/2015	3/3/2015	59,901.87	0.00	59,901.87
							Check Total:	59,901.87	0.00	59,901.87
40020215A	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3440	12/31-1/30 #17491103			5210-0000	WT3440020215A	2/2/2015	2/13/2015	3,626.92	0.00	3,626.92
							Check Total:	3,626.92	0.00	3,626.92
40020215B	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3440	12/31-1/30 #27488739			5210-0000	WT3440020215B	2/2/2015	2/13/2015	2,030.37	0.00	2,030.37
							Check Total:	2,030.37	0.00	2,030.37
40020215C	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3440	12/31-1/30 #15075497			5210-0000	WT3440020215C	2/2/2015	2/13/2015	639.20	0.00	639.20
							Check Total:	639.20	0.00	639.20
40020215D	2/13/2015	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3440	12/29-1/29 #11432636			5210-0000	WT3440020215D	2/2/2015	2/13/2015	53,442.42	0.00	53,442.42
							Check Total:	53,442.42	0.00	53,442.42
40020215F	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3440	12/31-1/30 #14370573			5210-0000	WT3440020215F	2/2/2015	2/13/2015	17.72	0.00	17.72
							Check Total:	17.72	0.00	17.72
40022515A	2/25/2015	02/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3440	12/17-1/16/15 #91402			5250-0000	WT3440020415A	2/4/2015	2/25/2015	364.90	0.00	364.90
							Check Total:	364.90	0.00	364.90

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				Invoice Amount
				Discount Amount
				Check Amount

40022515B	2/25/2015	02/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3440	12/17-1/16/15 #91400			5250-0000	WT3440020415B	2/4/2015	2/25/2015	1,916.88	0.00	1,916.88
							Check Total:	1,916.88	0.00	1,916.88
440021715	2/17/2015	02/15	WAS004	WASHINGTON GAS			Hand Check			
3440	12/19-1/22 #36170551			5220-0000	WT3440012315B	1/23/2015	2/17/2015	21.30	0.00	21.30
							Check Total:	21.30	0.00	21.30
							Bank of America Total:	1,073,406.94	0.00	1,073,406.94

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12786	2/3/2015	02/15	ALL019	Allied Telecom Group LLC						
3440	208 INTRNT ACCESS			5758-0002	AL1027949	1/5/2015	2/4/2015	21.24	0.00	21.24
							Check Total:	21.24	0.00	21.24
12792	2/3/2015	02/15	BIS001	Bisnow Media						
3440	Quarterly Inv 1 Bism		MNDSRV12145	6410-0000	AL-SI-01124	1/1/2015	1/31/2015	666.78	0.00	666.78
							Check Total:	666.78	0.00	666.78
12796	2/3/2015	02/15	CDW001	CDW DIRECT LLC						
3440	319 TS3 ZENTA			5758-0003	ALRZ03105	1/20/2015	2/19/2015	12.66	0.00	12.66
							Check Total:	12.66	0.00	12.66
12804	2/3/2015	02/15	COS004	COSTAR REALTY INFORMATION INC						
3440	CoStar31 Day Sub 942		MNDSRV01159	6410-0000	AL191721PSI	12/31/2014	1/30/2015	139.32	0.00	139.32
							Check Total:	139.32	0.00	139.32
12807	2/3/2015	02/15	EME003	Emergency Communications Network						
3440	326 CODE RED			5758-0003	ALECN018671	1/7/2015	2/6/2015	65.51	0.00	65.51
							Check Total:	65.51	0.00	65.51
12810	2/3/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP						
3440	NY #393411 CAR SERV			5758-0008	AL785979	1/23/2015	2/22/2015	4.04	0.00	4.04
							Check Total:	4.04	0.00	4.04
12812	2/3/2015	02/15	HEM003	HEM IT, INC						
3440	212 HEM IT Q1 2015			5758-0002	AL1171	1/7/2015	2/6/2015	136.06	0.00	136.06
							Check Total:	136.06	0.00	136.06
12813	2/3/2015	02/15	ICO002	iContact LLC						
3440	Icontact Feb Subscri			6410-0000	AL5505597	1/9/2015	2/8/2015	6.40	0.00	6.40
							Check Total:	6.40	0.00	6.40
12815	2/3/2015	02/15	INT023	Interior Foliage Design Inc						
3440	NY #3890 MNTHLY MAI			5758-0012	AL185490	1/12/2015	2/11/2015	0.51	0.00	0.51

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Check Total: 0.51 0.00 0.51

12817 2/3/2015 02/15 IRI001 IRIDES, LLC \*\*\* VOID \*\*\*  
 3440 203-2/1-2/13/15A592 5758-0002 ALPOL-158 CM 1/21/2015 2/20/2015 7.42 0.00 7.42  
 3440 credit memo 5758-0002 ALPOL-158 CM 1/21/2015 2/20/2015 -7.42 0.00 -7.42

Check Total: 0.00 0.00 0.00

12819 2/3/2015 02/15 ITS001 It's My Cooler, LLC  
 3440 Service agreement 5758-0004 AL9973 1/20/2015 2/19/2015 12.62 0.00 12.62

Check Total: 12.62 0.00 12.62

12820 2/3/2015 02/15 JBUR01 Jennifer Burns  
 3440 IREM 5772-0000 JBurns01212015 1/21/2015 2/20/2015 8.54 0.00 8.54

Check Total: 8.54 0.00 8.54

12821 2/3/2015 02/15 LOC016 Local News Now LLC  
 3440 12 Weekly Spons. Art MNDSRV01156 6410-0000 AL1623 1/16/2015 2/15/2015 176.24 0.00 176.24

Check Total: 176.24 0.00 176.24

12823 2/3/2015 02/15 MAN027 Managed Services 360 LLC  
 3440 200 PRGRM SUPT IT D 5758-0002 AL3711 1/5/2015 2/4/2015 73.71 0.00 73.71

Check Total: 73.71 0.00 73.71

12826 2/3/2015 02/15 PEA004 Peapod, LLC  
 3440 Customer ID ox82558 5758-0001 ALk58682636 1/12/2015 2/11/2015 4.52 0.00 4.52

Check Total: 4.52 0.00 4.52

12828 2/3/2015 02/15 PEA004 Peapod, LLC  
 3440 Customer ID ox82558 5758-0001 ALk58889981 1/20/2015 2/19/2015 4.52 0.00 4.52

Check Total: 4.52 0.00 4.52

12830 2/3/2015 02/15 PEA004 Peapod, LLC  
 3440 Customer ID ox82558 5758-0001 ALk59058727 1/26/2015 2/25/2015 4.52 0.00 4.52

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Check Total: 4.52 0.00 4.52

**12837**    **2/3/2015**    **02/15**    **RED005**    **Red Top Cab of Arlington**  
3440    Account# 2840200    5758-0008    AL018843    1/15/2015    2/14/2015    3.15    0.00    3.15

Check Total: 3.15 0.00 3.15

**12839**    **2/3/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
3440    250 SCORE CARD    5758-0002    AL14869    1/15/2015    2/14/2015    41.28    0.00    41.28

Check Total: 41.28 0.00 41.28

**12840**    **2/3/2015**    **02/15**    **SAG002**    **SAGE SOFTWARE, INC.**  
3440    309 FAS #2001231694    5758-0003    AL4002630465    12/12/2014    1/11/2015    110.28    0.00    110.28

Check Total: 110.28 0.00 110.28

**12844**    **2/3/2015**    **02/15**    **SOL007**    **The Solutions Group**  
3440    200 TSG 10/14    5758-0003    AL24919    11/1/2014    12/1/2014    124.89    0.00    124.89

Check Total: 124.89 0.00 124.89

**12846**    **2/3/2015**    **02/15**    **SOL007**    **The Solutions Group**  
3440    200 TSG 11/14    5758-0002    AL25120    12/1/2014    12/31/2014    55.34    0.00    55.34

Check Total: 55.34 0.00 55.34

**12849**    **2/3/2015**    **02/15**    **STR009**    **STRATEGIC PRODUCTS AND SERVICES**  
3440    VA-Customer# MONPRC    5758-0005    ALSI640144    1/15/2015    2/14/2015    51.09    0.00    51.09

Check Total: 51.09 0.00 51.09

**12850**    **2/3/2015**    **02/15**    **SUL001**    **Sullivan & Cromwell LLP**  
3440    Pool A Financing    6630-0000    AL0563138    1/30/2015    3/1/2015    1,170.17    0.00    1,170.17

Check Total: 1,170.17 0.00 1,170.17

**12852**    **2/3/2015**    **02/15**    **TIM005**    **TIME WARNER CABLE OF NYC**  
3440    NY #8150200070312472    5758-0001    AL24716488    1/22/2015    2/21/2015    2.82    0.00    2.82

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Check Total: 2.82 0.00 2.82

**12854**    **2/3/2015**    **02/15**    **TIM009**    **Time Warner Cable**  
3440    210 #030065301 1/15    5758-0002    AL01012015    1/1/2015    1/31/2015    6.01    0.00    6.01

Check Total: 6.01 0.00 6.01

**12860**    **2/3/2015**    **02/15**    **VED001**    **Vedder Price PC**  
3440    ARL RE TAXES PD 12'1    6630-0000    AL523219    1/13/2015    2/12/2015    28.00    0.00    28.00

Check Total: 28.00 0.00 28.00

**12866**    **2/3/2015**    **02/15**    **WBM001**    **W.B. MASON**  
3440    VA-Office supplies    5758-0001    ALIS0315229    12/31/2015    1/30/2016    46.67    0.00    46.67  
3440    VA-Item for K. Recto    5758-0001    ALIS0315229    12/31/2015    1/30/2016    0.83    0.00    0.83  
3440    VA-Rental fee brewer    5758-0004    ALIS0315229    12/31/2015    1/30/2016    3.93    0.00    3.93

Check Total: 51.43 0.00 51.43

**12868**    **2/3/2015**    **02/15**    **XER005**    **Xerox Financial Services LLC**  
3440    NY 010-0007854-002    5758-0004    AL260147    1/13/2015    2/12/2015    9.56    0.00    9.56

Check Total: 9.56 0.00 9.56

**12875**    **2/9/2015**    **02/15**    **COM032**    **COMCAST**  
3440    Acct#05613951384012    5758-0001    ALCOMCAST1/15    1/21/2015    2/20/2015    8.27    0.00    8.27

Check Total: 8.27 0.00 8.27

**12877**    **2/9/2015**    **02/15**    **DEN005**    **Deniz Yener**  
3440    Lunch/Dinner w/ Brok    6411-0000    ALDY012715    1/27/2015    2/26/2015    33.58    0.00    33.58

Check Total: 33.58 0.00 33.58

**12881**    **2/9/2015**    **02/15**    **FIR010**    **FIRST CORPORATE SEDANS CORP**  
3440    NY #393411 CAR SERV    5758-0008    AL787150    2/6/2015    3/8/2015    5.78    0.00    5.78

Check Total: 5.78 0.00 5.78

**12883**    **2/9/2015**    **02/15**    **FRE013**    **Freshdirect**  
3440    NY11717338932 MILK/S    5758-0001    AL201501    2/3/2015    3/5/2015    1.20    0.00    1.20

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Check Total: 1.20 0.00 1.20

**12891**    **2/9/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
3440    Customer ID ox82558    5758-0001    ALk59180185    2/2/2015    3/4/2015    4.52    0.00    4.52

Check Total: 4.52 0.00 4.52

**12897**    **2/9/2015**    **02/15**    **RCC001**    **RCC Group, Inc.**  
3440    Lunch 401k meeting    5758-0013    AL1080    1/30/2015    3/1/2015    9.60    0.00    9.60

Check Total: 9.60 0.00 9.60

**12899**    **2/9/2015**    **02/15**    **ROB025**    **Robinson & Cole LLP**  
3440    Legal EE Benefits    5758-0012    50140380    1/7/2015    2/6/2015    33.90    0.00    33.90

Check Total: 33.90 0.00 33.90

**12900**    **2/9/2015**    **02/15**    **ROB025**    **Robinson & Cole LLP**  
3440    Legal Labor&Empl    5758-0012    50140381    1/7/2015    2/6/2015    118.97    0.00    118.97

Check Total: 118.97 0.00 118.97

**12901**    **2/9/2015**    **02/15**    **SCH016**    **Schneider Electric Building**  
3440    Jan2015 BAS    5342-0000    009029    1/9/2015    2/8/2015    1,438.50    0.00    1,438.50

Check Total: 1,438.50 0.00 1,438.50

**12903**    **2/9/2015**    **02/15**    **SEN002**    **SENTECH PRINTING INC.**  
3440    1099/1096 FORMS    5758-0009    AL9805    1/17/2015    2/16/2015    8.22    0.00    8.22

Check Total: 8.22 0.00 8.22

**12907**    **2/9/2015**    **02/15**    **TEL005**    **Telco Experts LLC**  
3440    NY #1197 INTEGRATED    5758-0005    AL1197150201    2/1/2015    3/3/2015    24.38    0.00    24.38

Check Total: 24.38 0.00 24.38

**12909**    **2/9/2015**    **02/15**    **TEL005**    **Telco Experts LLC**  
3440    Acct# 1775 2/1/15    5758-0005    AL1775150201    2/1/2015    3/3/2015    65.30    0.00    65.30

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Check Total: 65.30 0.00 65.30

**12912**    **2/9/2015**    **02/15**    **UNI047**    **United States Green Parking Council**  
3440    PlatinumLvlPartnersh    6320-0000    081814F    9/5/2014    10/5/2014    6,096.00    0.00    6,096.00

Check Total: 6,096.00 0.00 6,096.00

**12913**    **2/9/2015**    **02/15**    **VEN003**    **VENABLE LLP**  
3440    Legal Recapitalizati    6630-0000    AL1546477    12/12/2014    1/11/2015    189.86    0.00    189.86

Check Total: 189.86 0.00 189.86

**12921**    **2/10/2015**    **02/15**    **CAH001**    **CAHILL, AILEEN**  
3440    VA Meals    5762-0000    AC013015    1/30/2015    3/1/2015    1.70    0.00    1.70  
3440    VA Travel    5758-0014    AC013015    1/30/2015    3/1/2015    35.67    0.00    35.67  
3440    VA Taxi    5758-0008    AC013015    1/30/2015    3/1/2015    0.81    0.00    0.81

Check Total: 38.18 0.00 38.18

**12923**    **2/17/2015**    **02/15**    **LAK011**    **LAK Public Relations, Inc.**  
3440    PR 1/15 thru 2/14    MNDSRV011511    6410-0000    AL6447    1/13/2015    2/12/2015    619.23    0.00    619.23

Check Total: 619.23 0.00 619.23

**12924**    **2/17/2015**    **02/15**    **LEA002**    **LEADERSHIP ARLINGTON**  
3440    Monte Carlo Sponsors    6410-0000    ALINV-0316    1/9/2015    2/8/2015    111.42    0.00    111.42

Check Total: 111.42 0.00 111.42

**12927**    **2/17/2015**    **02/15**    **RED005**    **Red Top Cab of Arlington**  
3440    Acct# 2840200    5758-0008    AL019282    1/31/2015    3/2/2015    4.68    0.00    4.68

Check Total: 4.68 0.00 4.68

**12931**    **2/17/2015**    **02/15**    **WAS007**    **THE WASHINGTON POST**  
3440    Acct# 3791437    5758-0012    AL3791437 2/15    2/3/2015    3/5/2015    4.34    0.00    4.34

Check Total: 4.34 0.00 4.34

**12933**    **2/17/2015**    **02/15**    **XER005**    **Xerox Financial Services LLC**  
3440    Con#0100000559003    5758-0004    AL268229    2/5/2015    3/7/2015    120.98    0.00    120.98



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Check Total: 120.98 0.00 120.98

**12943**    **2/23/2015**    **02/15**    **INT023**    **Interior Foliage Design Inc**  
3440    NY - Flowers    5758-0012    AL186324    2/10/2015    3/12/2015    0.51    0.00    0.51

Check Total: 0.51 0.00 0.51

**12945**    **2/23/2015**    **02/15**    **MAN027**    **Managed Services 360 LLC**  
3440    250 SUPT FOR IT DEPT    5758-0002    AL3716    1/29/2015    2/28/2015    75.59    0.00    75.59

Check Total: 75.59 0.00 75.59

**12949**    **2/23/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
3440    Customer ID ox82558    5758-0001    ALk59404260    2/9/2015    3/11/2015    4.53    0.00    4.53

Check Total: 4.53 0.00 4.53

**12950**    **2/23/2015**    **02/15**    **RCC001**    **RCC Group, Inc.**  
3440    staff mtg global bid    5732-0000    1077    1/20/2015    2/19/2015    12.82    0.00    12.82

Check Total: 12.82 0.00 12.82

**12951**    **2/23/2015**    **02/15**    **RCC001**    **RCC Group, Inc.**  
3440    engineer lunch snowd    5732-0000    1088    2/17/2015    3/19/2015    46.36    0.00    46.36

Check Total: 46.36 0.00 46.36

**12953**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
3440    200 REDIRECT HELP    5758-0002    AL14831    1/5/2015    2/4/2015    139.88    0.00    139.88

Check Total: 139.88 0.00 139.88

**12955**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
3440    215 RE DIRECT HELP    5758-0002    AL14902    2/4/2015    3/6/2015    80.63    0.00    80.63

Check Total: 80.63 0.00 80.63

**12956**    **2/23/2015**    **02/15**    **SAG002**    **SAGE SOFTWARE, INC.**  
3440    309 SAGE FAS    5758-0003    AL1002531175    2/4/2015    3/6/2015    110.28    0.00    110.28

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12959	2/23/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3440	VA-Acct#54-003-09688			5758-0013	AL1989179	2/8/2015	3/10/2015	32.88	0.00
Check Total:							32.88	0.00	32.88
12963	2/23/2015	02/15	VER013	VERIZON WIRELESS					
3440	VA-Acct#720396355000			5758-0006	AL9739706982	1/28/2015	2/27/2015	156.93	0.00
Check Total:							156.93	0.00	156.93
12967	2/23/2015	02/15	WBM001	W.B. MASON					
3440	Starbucks Machine			5758-0001	ALIS0324760	1/31/2015	3/2/2015	0.27	0.00
3440	Office Supplies			5758-0004	ALIS0324760	1/31/2015	3/2/2015	7.97	0.00
Check Total:							8.24	0.00	8.24
12971	2/23/2015	02/15	WBM001	W.B. MASON					
3440	VA- Coffee rental			5758-0004	ALIS0324813	1/31/2015	3/2/2015	4.29	0.00
3440	VA-Items for A. Spey			5758-0001	ALIS0324813	1/31/2015	3/2/2015	18.32	0.00
3440	VA-Items for M.Smith			5758-0001	ALIS0324813	1/31/2015	3/2/2015	4.15	0.00
3440	VA-Items for K.Recto			5758-0001	ALIS0324813	1/31/2015	3/2/2015	2.06	0.00
3440	VA-Items for office			5758-0001	ALIS0324813	1/31/2015	3/2/2015	83.02	0.00
Check Total:							111.84	0.00	111.84
0115STAMP	2/10/2015	02/15	STA034	Stamps.com, Inc.			Hand Check		
3440	STAMPS - NY LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.85	0.00
3440	STAMPS VA LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	2.18	0.00
3440	STAMPS VA POSTAGE			5758-0007	WT0115STAMP	2/24/2015	2/24/2015	5.46	0.00
Check Total:							8.49	0.00	8.49
440020415	2/4/2015	02/15	ARL004	ARLINGTON COUNTY, VIRGINIA			Hand Check		
3440	POW Permit Renewal			0142-0002	WT3440020415	2/4/2015	2/6/2015	10,121.00	0.00
Check Total:							10,121.00	0.00	10,121.00
SIGNATURE BANK Total:							22,838.10	0.00	22,838.10

Database: MONDAYPROD			Check Register					Page: 19		
BANK: MPSSIGOP			Monday Production DB					Date: 3/20/2015		
			SIGNATURE BANK					Time: 04:30 PM		
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Grand Total: 1,096,245.04 0.00 1,096,245.04

1101 Wilson	ACCT	SSA 03/02/2015	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	af 3/10																
Management Fees	MGMT	AS 3/11/2015		21,415	21,993	24,068	24,045	24,142	24,126	24,218	24,119	23,914	23,978	23,106	23,480	282,604	286,975	(4,371)
				21,415	21,993	24,068	24,045	24,142	24,126	24,218	24,119	23,914	23,978	23,106	23,480	282,604	286,975	(4,371)

Leasing Commission - OB																		
1101 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																0		-
Suite 17001, Vacant				-	-	-	-	-	-	-	-	65,260	-	-	-	65,260	130,520	(65,260)
Suite 17002, Vacant				-	-	-	-	-	-	32,450	-	-	-	-	-	32,450	64,900	(32,450)
Suite 17000, Vacant				-	-	-	-	-	-	-	53,798	-	-	-	-	53,798	107,596	(53,798)
Suite 16001, Vacant				-	-	-	-	-	-	-	393,981	-	-	-	-	393,981	787,962	(393,981)
Suite 12001, Viasat				-	-	-	-	-	-	-	-	-	-	15,800	-	15,800	31,600	(15,800)
Suite 11001, Reporters Committee				-	-	-	-	-	-	-	62,517	-	-	-	-	62,517	125,034	(62,517)
Suite 06604, (Classroom) Rosslyn				-	-	-	117,776	-	-	-	-	-	-	-	-	117,776	235,552	(117,776)
																-		-
																-		-
																-		-
TOTAL 1101 Wilson	-			-	-	-	117,776	-	-	32,450	510,296	65,260	-	15,800	-	741,582	1,483,164	(741,582)

Leasing Commission - MPS																		
1101 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																0		-
Suite 17001, Vacant				-	-	-	-	-	-	-	-	32,630	-	-	-	32,630	32,630	-
Suite 17002, Vacant				-	-	-	-	-	-	16,225	-	-	-	-	-	16,225	16,225	-
Suite 17000, Vacant				-	-	-	-	-	-	-	26,899	-	-	-	-	26,899	26,899	-
Suite 16001, Vacant				-	-	-	-	-	-	-	196,991	-	-	-	-	196,991	196,991	-
Suite 12001, Viasat				-	-	-	-	-	-	-	-	-	-	7,900	-	7,900	7,900	-
Suite 11001, Reporters Committee				-	-	-	-	-	-	-	31,259	-	-	-	-	31,259	31,259	-
Suite 06604, (Classroom) Rosslyn				-	-	-	58,888	-	-	-	-	-	-	-	-	58,888	58,888	-
																-		-
																-		-
																-		-
TOTAL 1101 Wilson	-			-	-	-	58,888	-	-	16,225	255,149	32,630	-	7,900	-	370,792	370,792	-

Leasing Commission - Legal																		
1101 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																0		-
Suite 17001, Vacant				-	-	-	-	-	-	-	-	4,899	-	-	-	4,899	4,899	-
Suite 17002, Vacant				-	-	-	-	-	-	5,414	-	-	-	-	-	5,414	5,414	-
Suite 17000, Vacant				-	-	-	-	-	-	-	5,739	-	-	-	-	5,739	5,739	-
Suite 16001, Vacant				-	-	-	-	-	-	-	17,997	-	-	-	-	17,997	17,997	-
Suite 12001, Viasat				-	-	-	-	-	-	-	-	-	-	3,133	-	3,133	3,133	-
Suite 11001, Reporters Committee				-	-	-	-	-	-	-	5,006	-	-	-	-	5,006	5,006	-
Suite 06604, (Classroom) Rosslyn		34401406	Y	-	13,187	5,000	5,000	-	-	-	-	-	-	-	-	23,187	12,207	10,980
																-		-
																-		-
Unbudgeted																		
Ste 17000 GW Consulting License		34401411	Y		150											150		150
																-		-
TOTAL 1101 Wilson	-			-	13,337	5,000	5,000	-	-	5,414	28,742	4,899	-	3,133	-	65,525	54,395	11,130

TI - Construction	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-	-	-
Suite 17001, Vacant	318,435					-	-	-	-	-	-	-	-	-	318,435	-	-	318,435	318,435	-
Suite 17002, Vacant	90,225					-	-	-	-	-	-	-	-	90,225	-	-	-	90,225	90,225	-
Suite 17000, Vacant	172,170					-	-	-	-	-	-	-	-	-	-	172,170	-	172,170	172,170	-
Suite 16001, Vacant	1,439,760					-	-	-	-	-	-	-	-	-	-	1,439,760	-	1,439,760	1,439,760	-
Suite 14001, American Systems Corp	44,080			34401501	Y	-	-	-	44,080	-	-	-	-	-	-	-	-	44,080	44,080	-
Suite 11001, Reporters Committee	300,360					-	-	-	-	-	-	-	-	-	-	300,360	-	300,360	300,360	-
																		-	-	-
																		-	-	-
																		-	-	-

TOTAL 1101 Wilson		-	-			0	0	0	44,080	0	0	0	0	0	408,660	1,912,290	0	2,365,030	2,365,030	-
Total CM FEE 3%						-	-	-	1,322	-	-	-	-	-	12,260	57,369	-	70,951	70,951	-
TI - Landlord Work		Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15			
	Full Cost of Proj.	MPC Job	MPC Job															TOTAL	Budget	Variance
Suite 17001, Vacant	158,469					-	-	-	-	-	-	-	158,469	-	-	-	-	158,469	158,469	-
Suite 17002, Vacant	45,113					-	-	-	-	-	-	-	-	45,113	-	-	-	45,113	45,113	-
Suite 17000, Vacant	86,085					-	-	-	-	-	-	-	-	86,085	-	-	-	86,085	86,085	-
Suite 16001, Vacant	634,985					-	-	-	-	-	-	-	-	89,985	-	545,000	-	634,985	634,985	-
Suite 15001, Vacant	634,985					-	-	-	-	-	-	-	-	89,985	-	545,000	-	634,985	634,985	-
Suite 06604, Vacant (Classroom)	651,040					-	-	-	-	-	-	-	-	-	-	651,040	-	651,040	651,040	-
																		-	-	-
	0																	-	-	-
UNBUDGETED	0																	-	-	-
Suite 06600 Lobby Café/Wifi Lounge	169,953	18,136	133,130	34401402	Y		11,654	673										12,327	-	12,327
	0																	-	-	-
TOTAL 1101 Wilson		4,575,707	18135.6	133,130		0	11,654	673	0	0	0	0	158,469	311,168	0	1,741,040	0	2,223,004	2,210,677	12,327
Total CM FEE 3%						-	350	20	-	-	-	-	4,754	9,335	-	52,231	-	66,690	66,320	370
BI - Non Esc		Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15			
	Full Cost of Proj.	MPC Job	MPC Job															TOTAL	Budget	Variance
Garage Water Leak Remediation (Includes 2014 Carryover \$1.3M)	1,371,686			34401302	Y	10,121	30,151	77,952	626,731	626,731	-	-	-	-	-	-	-	1,371,686	1,371,686	-
24th Floor Roof Replacement (RFP; CD's)	3,000			34401502	Y	-	-	3,000	-	-	-	-	-	-	-	-	-	3,000	20,000	(17,000)
Plant DDC Control Valves	50,000			34401503	Y	-	-	-	25,000	25,000	-	-	-	-	-	-	-	50,000	50,000	-
Refurbish Emergency Generator	75,000			34401504	Y	-	-	-	-	75,000	-	-	-	-	-	-	-	75,000	75,000	-
Garage Renovation (Includes 2014 Carryover \$650K)	2,649,252			3440BROG	Y	-	5,980	592,296	227,886	227,886	227,886	227,886	227,886	227,886	227,886	227,886	227,886	2,649,252	2,649,252	-
	0																	-	-	-
Unbudgeted Items	0																	-	-	-
Elevator Modernization (2014 Carryover)	200			3440EMBI	Y		200											200	-	200
ADA Ramp for Artisphere (2014 Carryover)	39,780			34401403	Y		8,856	9,948										18,804	-	18,804
																		-	-	-
TOTAL 1101 Wilson		-	-			10,121	45,187	683,195	879,617	954,617	227,886	227,886	227,886	227,886	227,886	227,886	227,886	4,167,942	4,165,938	2,004
Total CM FEE 3%						304	1,356	20,496	26,389	28,639	6,837	6,837	6,837	6,837	6,837	6,837	6,837	125,038	124,978	60
Total CM Fee						304	1,705	20,516	27,711	28,639	6,837	6,837	11,591	16,172	19,096	116,436	6,837	262,679	262,249	430

## **SECTION 4**

Leasing Report


Rent Roll

Stacking Plan

# 1101 Wilson Boulevard

Leasing Status Report

as of February 28, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1989	RSF Office	327,350
	<b>Renovated:</b>	2009	RSF Retail	7,993
	<b>Stories:</b>	24	RSF Storage	2,168
			<b>Total Building</b>	<b>337,511</b>
	<b>Occupancy:</b>	82.08%	Vacant Office	57,544
			Vacant Retail	953
			Vacant Storage	1,977
			<b>Total Vacancy</b>	<b>60,474</b>

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
17th	3,609	Prebuilt
17th	4,899	Shell
16th	17,997	White-box
15th	17,997	White-box
14th	839	Storage/Residual space from internal stair
11th	4,904	Vacant
6th	8,138	Rosslyn Children's Center
Storage	1,138	Move in Ready
Retail/Lobby	953	Coffee Lounge
<b>Total</b>	<b>60,474</b>	

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Bizy Group	8,190	11th	Dec-15	Likely Vacating
ViaSat, Inc	3,133	12th	Nov-15	
Deloitte	13,649	14th	Oct-15	
Sands Capital	59,653	22,23, PH	Feb-15	
<b>Total</b>	<b>84,625</b>			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	60,474	17.92%
2015	30,711	9.10%
2016	16,122	4.78%
2017	33,115	9.81%
2018	5,045	1.49%
2019	50,809	15.05%
thereafter	141,235	41.85%
	<b>337,511</b>	<b>100.00%</b>

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GS-11B-01954	31,478	10, P11, P12	2016-2017	Relo to 1000 Wilson
BAE Systems	53,616	19-21	Aug-20	
Arlington Cnty	54,396	Multi	Apr-23	
Sands Capital	59,653	22,23,PH	Feb-15	
<b>Total</b>	<b>199,143</b>			

LEASES UNDER NEGOTIATION / LOIs																	
Tenant	Deal Type	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
	(New/Ren/Exp)					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Rosslyn Children's Center	New	8,138	Ground	Dec-15	Cushman	15.0 yrs	\$ 33.00	2.75%	6 months	\$ 29.46	\$ 36.16	\$ 294,256	\$ 65.00	\$ 528,970	\$ 15.00	\$ 122,070	\$ 945,296
Total		8,138									\$ 294,256		\$ 528,970		\$ 122,070	\$ 945,296	

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

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

DEALS SIGNED 2014																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
American Systems Corp	New	4,408	P14th	Dec-14	JLL	5.0 yrs	\$ 44.00	2.75%	3 months	\$ 40.95	\$ 13.95	\$ 61,475	\$ 10.00	\$ 44,080	\$ 15.00	\$ 66,120	\$ 171,675
Bizy Group	New	8,190	11th	Jan-14	JLL	2.0 yrs	\$ 47.50	3.00%	3 months	\$ 41.37	\$ 7.03	\$ 57,553	\$ -	\$ -	\$ -	\$ -	\$ 57,553
Post Office	Renewal	4,745	1st	May-14	CBRE	5.0 yrs	\$ 55.15	3.00%	0 months	\$ 58.56	\$ 13.18	\$ 62,520	\$ -	\$ -	\$ -	\$ -	\$ 62,520
Total		17,343									\$ 181,547	\$ -	\$ -	\$ 66,120	\$ -	\$ 291,747	

SPACE VACATED 2015				
Tenant	SF	Floor/Suite	Date Vacated	LXP
<b>Total</b>	<b>0</b>			



## 1101 Wilson Boulevard

*as of February 28, 2015*

[illegible]



**Rosslyn Class A**
*Lease Comparables*
*as of February 28, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
						**TIA includes Lease Liability Assumption			
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
						Includes FF&E			
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
Mar-14	4401 Wilson Blvd Ballston	10th	Am Assoc of Motor Vehicle Admins	30,095	15.00	\$40.25	\$75.00	12	\$29.19
Mar-14	1001 N 19th St Rosslyn	9th	FD Stonewater	6,500	3.00	\$51.00	\$15.00	4	\$43.32
						Renewal in Place			
Jan-14	1300 N 17th St Rosslyn	10th	Kaspersky Solutions	4,500	5.00	\$52.00	\$15.00	5	\$47.62
Dec-13	1776 Wilson Blvd Rosslyn		Black & Veatch	14,365	7.55	\$47.50	\$80.00	7	\$36.50
Dec-13	1300 N 17th Street Rosslyn	16th-17th	Graham Holdings	30,000	11.00	\$57.25	\$75.00	13	\$39.18

**Rosslyn Class B**
*Lease Comparables*
*as of*
*February 28, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.L.	Months Free	N.E.R.
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery  *Renewal	11,555	7.00	\$38.50	\$30.00	3	\$34.99
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 *	1	\$36.95 **
							* Spec Suite built for \$65 psf		
							** Spec Suite cost excluded from NER		
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488	15.00	\$35.50	\$75.00 *	9 *	
				72,748 rsf Expansion 144,740 rsf Extension			* Expansion Only		
Jun-14	4601 N Fairfax Dr		Novacare	2,897	5.00	\$39.50	\$8.00	5	\$37.45



**Rosslyn Retail**
*Lease Comparables*
*as of February 28, 2015*

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

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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

New Leases

3440	-22001	Sands Capital Management, LLC	6/1/2019	5/31/2024	17,665								
3440	-23001	Sands Capital Management, LLC	6/1/2019	5/31/2024	17,665								
3440	-Penth	Sands Capital Management, LLC	6/1/2019	5/31/2024	6,326								

Vacant Suites

3440	-06601	Vacant			953								
3440	-06604	Vacant			8,138								
3440	-11001	Vacant			4,904								
3440	-14003	Vacant			839								
3440	-15001	Vacant			17,997								
3440	-16001	Vacant			17,997								
3440	-17001	Vacant			4,899								
3440	-17002	Vacant			3,609								
3440	-STR01	Vacant			138								
3440	-STR03	Vacant			1,000								

Occupied Suites

3440	-05501	Precision Printers		8/1/1997	12/31/2999	1,000	2,632.43	31.59			RNT	1/1/2016	2,711.41	32.54
											RNT	1/1/2017	2,792.75	33.51
											RNT	1/1/2018	2,876.53	34.52
											RNT	1/1/2019	2,962.83	35.55
											RNT	1/1/2020	0.01	0.00
3440	-06602	C-Mart, Inc.		1/27/2009	12/31/2018	1,295	5,110.93	47.36			RTL	7/1/2015	5,314.90	49.25
											RTL	7/1/2016	5,527.49	51.22
											RTL	7/1/2017	5,748.72	53.27
											RTL	7/1/2018	5,978.58	55.40
3440	-06603	U.S. Postal Service		5/1/2014	4/30/2019	4,745	18,545.04	46.90	1,186.25					
3440	-06605	Arlington County, VA		11/20/2008	4/30/2023	4,809			47,029.22	3,287.17				
		Additional Space	3440	-08803	11/20/2008	4/30/2023	20,018							
		Additional Space	3440	-09901	11/20/2008	4/30/2023	28,999							

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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
	Additional Space 3440 -STR04	8/1/2010	4/30/2023	570	1,069.70	22.52				STR	7/1/2015	1,102.00	23.20
										STR	7/1/2016	1,135.25	23.90
										STR	7/1/2017	1,169.45	24.62
										STR	7/1/2018	1,204.60	25.36
										STR	7/1/2019	1,240.70	26.12
										STR	7/1/2020	1,277.75	26.90
										STR	7/1/2021	1,316.23	27.71
										STR	7/1/2022	1,355.65	28.54
			Total	54,396	1,069.70		47,029.22		3,287.17				
3440 -08802	GS-11B-01807	5/31/2011	5/30/2016	12,093	43,506.55	43.17				RNT	5/31/2015	0.01	0.00
3440 -10001	GS-11B-01954	2/5/2012	2/4/2017	17,666	63,044.91	42.82							
	Additional Space 3440 -11002	2/5/2012	2/4/2017	3,099	11,059.44	42.82							
			Total	20,765	74,104.35		0.00		0.00				
3440 -11003	LIG NEX1 CO.	7/23/2012	9/30/2017	1,637	7,025.46	51.50	178.38						
3440 -11004	Bizy Group, LLC	1/1/2014	12/31/2015	8,190	33,391.31	48.92	1.63						
3440 -12001	ViaSat, Inc.	11/26/2010	11/30/2015	3,133	13,223.87	50.65	485.91						
3440 -12003	GS-11B-01991	10/5/2011	10/4/2016	4,029	14,443.51	43.02				RNT	10/5/2015	0.01	0.00
3440 -12004	GS-11B-01954	5/14/2014	2/4/2017	10,713	38,231.61	42.82				RNT	5/14/2015	0.01	0.00
3440 -14001	American Systems Corporation	11/7/2014	9/30/2019	4,408	16,162.67	44.00				CON	11/1/2015	-16,162.67	-44.00
										RNT	12/1/2015	16,607.14	45.21
										RNT	12/1/2016	17,062.63	46.45
										RNT	12/1/2017	17,532.82	47.73
										RNT	12/1/2018	18,014.03	49.04
3440 -14002	Deloitte LLP (IE Discovery)	11/1/2012	10/31/2015	13,189	53,060.01	48.28	5,007.23						
	Additional Space 3440 -STR02	11/1/2012	10/31/2015	460	575.00	15.00							
			Total	13,649	53,635.01		5,007.23		0.00				
3440 -17025	GW Consulting Inc.	10/14/2011	10/31/2018	3,750	18,501.02	59.20	658.37			RNT	11/1/2015	18,643.75	59.66
										RNT	11/1/2016	19,203.13	61.45
										RNT	11/1/2017	19,778.13	63.29
										STR	9/1/2015	413.05	1.32
	Additional Space 3440 -17000	12/1/2014	3/31/2015	5,739					1,000.00				
			Total	9,489	18,501.02		658.37		1,000.00				
3440 -18001	Sands Capital Management	8/1/2011	5/31/2024	9,519	46,896.94	9.43	934.35			RNT	1/28/2016	48,189.94	9.69
										RNT	1/28/2017	49,514.67	9.96

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											Cat	Date	Monthly Amount	PSF																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2018	50,879.06	10.24																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2019	52,275.18	10.52																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2020	53,710.96	10.80																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2021	55,186.40	11.10																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2022	56,701.51	11.41																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2023	58,264.21	11.72																																																																																																																																																																																																																																																																																																																																																													
											RNT	1/28/2024	59,866.58	12.04																																																																																																																																																																																																																																																																																																																																																													
3440	-18002	Sands Capital Management	8/1/2011	5/31/2024	8,478	40,652.01	8.18	832.17			RNT	10/24/2015	41,768.28	8.40																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2016	42,919.88	8.63																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2017	44,099.73	8.87																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2018	45,314.91	9.12																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2019	46,558.35	9.37																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2020	47,837.12	9.62																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2021	49,151.21	9.89																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2022	50,500.62	10.16																																																																																																																																																																																																																																																																																																																																																													
											RNT	10/24/2023	51,892.43	10.44																																																																																																																																																																																																																																																																																																																																																													
											3440	-20001	BAE Systems Land & Armaments	8/11/2008	8/31/2020	17,997	88,230.29	58.83	6,182.80		19,900.87	RNT	9/1/2015	90,659.89	60.45																																																																																																																																																																																																																																																																																																																																																		
																						RNT	9/1/2016	93,149.47	62.11																																																																																																																																																																																																																																																																																																																																																		
																						RNT	9/1/2017	95,714.05	63.82																																																																																																																																																																																																																																																																																																																																																		
																						RNT	9/1/2018	98,353.61	65.58																																																																																																																																																																																																																																																																																																																																																		
																						RNT	9/1/2019	101,053.16	67.38																																																																																																																																																																																																																																																																																																																																																		
SGN	9/1/2015	20,497.90	13.67																																																																																																																																																																																																																																																																																																																																																																								
SGN	9/1/2016	21,112.83	14.08																																																																																																																																																																																																																																																																																																																																																																								
SGN	9/1/2017	21,746.22	14.50																																																																																																																																																																																																																																																																																																																																																																								
											SGN	9/1/2018	22,398.61	14.93																																																																																																																																																																																																																																																																																																																																																													
											SGN	9/1/2019	23,070.56	15.38																																																																																																																																																																																																																																																																																																																																																													
													Additional Space	3440	-19001	12/29/2009	8/31/2020	17,997	92,774.54	61.86	4,444.98	RNT	1/1/2016	95,324.11	63.56																																																																																																																																																																																																																																																																																																																																																		
																						RNT	1/1/2017	97,948.67	65.31																																																																																																																																																																																																																																																																																																																																																		
																						RNT	1/1/2018	100,648.22	67.11																																																																																																																																																																																																																																																																																																																																																		
																						RNT	1/1/2019	103,422.76	68.96																																																																																																																																																																																																																																																																																																																																																		
																						RNT	1/1/2020	106,272.29	70.86																																																																																																																																																																																																																																																																																																																																																		
RNT	9/1/2015	88,770.82	60.45																																																																																																																																																																																																																																																																																																																																																																								
RNT	9/1/2016	91,208.54	62.11																																																																																																																																																																																																																																																																																																																																																																								
											RNT	9/1/2017	93,719.68	63.82																																																																																																																																																																																																																																																																																																																																																													
											RNT	9/1/2018	96,304.24	65.58																																																																																																																																																																																																																																																																																																																																																													
											RNT	9/1/2019	98,947.54	67.38																																																																																																																																																																																																																																																																																																																																																													

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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	5/1/2018	80,169.66	16.13
3440	-KENT	GS 11P-LVA12588 D.O.S.	6/10/2013	6/9/2023	14,226	43,301.99	36.53			RNT	6/10/2015	0.00	0.00
										RNT	6/10/2018	46,708.70	39.40
3440	-Penth	Sands Capital Management, LLC	5/3/2007	5/31/2019	6,326	26,006.73	5.23			RNT	5/1/2015	26,637.01	5.36
										RNT	5/1/2016	27,315.46	5.49
										RNT	5/1/2017	27,985.83	5.63
										RNT	5/1/2018	28,680.32	5.77
<b>Totals:</b>		Occupied Sqft:	82.08%	29 Units	277,037	909,073.56		76,441.23					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	17.92%	10 Units	60,474								
		Total Sqft:		39 Units	337,511	909,073.56							
<b>Total 1101 Wilson Boulevard:</b>		Occupied Sqft:	82.08%	29 Units	277,037	909,073.56		76,441.23					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	17.92%	10 Units	60,474								
		Total Sqft:		39 Units	337,511	909,073.56							
<b>Grand Total:</b>		Occupied Sqft:	82.08%	29 Units	277,037	909,073.56		76,441.23					
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	17.92%	10 Units	60,474								
		Total Sqft:		39 Units	337,511	909,073.56							

Elvtr	Floor	S to S		Current	Re-measured
			PH		
			Sands Capital Mgmt: 6,326 sf (TT total sf - 59,653; \$52.30, 2.5%) LXP02/15/16 Renewals: 1, 5 yr period w/ 18 mos notice	6,326	6,512
	23	22' 10"	Sands Capital Mgmt: 17,665 sf (TT total sf - 59,653; \$52.30, 2.5%) LXP 02/15/16 Renewals: 1, 5 yr period w/ 18 mos notice	17,665	18,107
	22	10' 11"	Sands Capital Mgmt: 17,665 sf (TT total sf - 59,653; \$52.30, 2.5%) LXP 02/15/16 Renewals: 1, 5 yr period w/ 18 mos notice	17,665	17,755
	21	10' 11"	BAE Systems: TT total sf - 53,616 sf (\$60.82, 2.75%) LXP 8/31/2020 Renewal: 1, 5 yr option w/ 15 months notice - Termination Option: 1 time right on Sep 1, 2016 w/ 15 months notice	17,622	17,623
	20	10' 11"	BAE Systems: TT total sf - 53,616 sf (\$60.82, 2.75%) LXP 8/31/2020 Renewal: 1, 5 yr option w/ 15 months notice - Termination Option: 1 time right on Sep 1, 2016 w/ 15 months notice	17,997	17,997
	19	10' 11"	BAE Systems: TT total sf - 53,616 sf (\$60.82, 2.75%) LXP 8/31/2020 Renewal: 1, 5 yr option w/ 15 months notice - Termination Option: 1 time right on Sep 1, 2016 w/ 15 months notice	17,997	17,997
	18	10' 11"	Sands Capital Mgmt: 17,665 sf (TT total sf - 59,653; \$52.30, 2.5%) LXP 02/15/16 Renewals: 1, 5 yr period w/ 18 mos notice	17,997	17,997
	17	10' 11"	Vacant: 4,899 sf Vacant (Spec Suite): 3,609 sf GW Consulting: 5,739sf LXP: 3/31/15 GW Consulting: 3,750 sf LXP 10/31/2018 (\$59.63, 3.0%)	17,997	17,997
	16	10' 11"	Vacant: 17,997 sf	17,997	17,997
	15	10' 11"	Vacant: 17,997 sf	17,997	17,997
	14	10' 11"	American Systems Corp 4,408 sf LXP 9/30/19 Vacant: 839 Deloitte, LLP. (Ste. 1450): 13,189 sf (\$51.80, 3%) LXP 10/31/2015 Renewals: None Termination Option	18,436	17,997
	12	10' 11"	Viasat, Inc. (Ste. 1250): 3,133 sf LXP 11/30/2015 (\$51.59, 3%) Renewals: none Air Force (GS-11B-01954): 10,713 sf (TT total - 31,478 sf) (\$42.82,CPI) LXP 2/4/2017 Ren: None Termination: TT option on 2/4/2016 with notice by 2/4/2015 Nat Sec Edu (GS11B-01991) (Ste 1210) 4,029 sf (\$42.92, CPI) LXP 10/4/16 Ren: None TT Term: 10/5/15	17,875	17,997
	11	10' 11"	Vacant: 4,904 sf Air Force (GS-11B-01954): 3,099 sf (31,478 sf) (\$42.82, CPI) LXP 2/04/2017 TT Term: 2/4/2016 LIG Nex1: 1,637 sf (\$52.87, flat) LXP 9/30/2017 Bizy Group 8,038 SF (\$47.50) LXP 12/31/15	17,678	17,997
	10	10' 11"	Air Force (GS-11B-01954): TT total sf - 31,478 sf (\$42.82, CPI) LXP 2/04/2017 Renewals: None Termination: TT option on 2/4/2016 with notice by 2/4/2015	17,666	17,997
	9	22' 8"	Arlington County: TT total sf - 54,396 (\$10.66, na) (28,999 sf) LXP 4/30/2023 Renewal: 1, 5 year option to renew	28,999	27,063
	8		Secretary of Defense (GS-11B-01807): 12,093 sf (\$43.17, CPI) LXP 5/30/16 Ren: None TT Term: 5/30/16 Arlington County: 19,722 sf (\$10.66, na) (TT total sf - 54,396 ) LXP 4/30/2023 Renewal: 1, 5 year option to renew Arlington 296 sf (\$10.66, na)	32,111	31,919
	7		State Department Medical Records (GS-11P-LVA12588) (1700 Kent St): 14,226 sf (\$30.90, CPI) LXP 6/9/23 Renewals: None	14,226	13,214
	6		WiFi Lounge: 953 sf Rosslyn Market (C-Mart): 1,295 sf (\$47.36, 4%) LXP 12/31/18 Ren: None US Postal Service: 4,745 sf (\$49.90 NNN, flat) LXP4/30/19 Renewal: None Arlington County: 4,809 sf (\$10.66, na) (TT total sf - 54,396) LXP 4/30/2023 Renewal: 1, 5 year option to renew	20,940	20,016
			GARAGE Precision Printers: 1,000 sf (\$30.67 NNN) MTM Vacant: 8,138 sf		

RSF Office	327,350
RSF Retail	7,993
RSF Storage	2,168
Total Building RSF	337,511

Vacant Office	58,383
Vacant Retail	953
Vacant Storage	1,138
Total Vacancy	60,474

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

Storage	335,191	332,179
	2,168	0
	337,511	332,179

