



**1400 KEY BOULEVARD**  
**Financial Report**  
**February 28, 2015**



**Rosslyn Portfolio**  
**Building**      1400 Key Boulevard  
**Financial Report**  
**Month Ended February 28, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Balance Sheet  
Trial Balance  
Income Statement Detail with Cash Flow  
Variance Report

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**SECTION 3**

Aged Delinquency Report  
Open Status Report  
Check Register  
Capital Expenditure Analysis

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**SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

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# **SECTION 1**

## Executive Summary



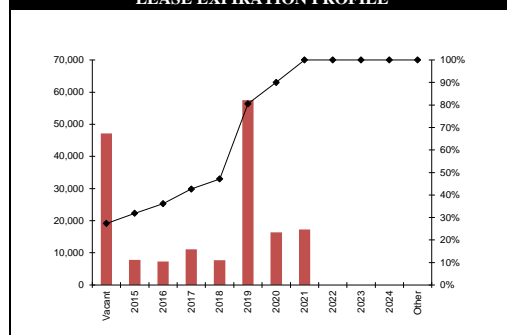
## PROPERTY INFORMATION

Property Name	1400 Key
Submarket	Rosslyn
Year Built/Renovated	1965/1994
Year Acquired	2007
No. of Stories	12
Asset Quality	B+
Total SF	172,972
Leased	70%
Ownership	USREO (89%) / Monday (11%)

## MAJOR TENANTS

Tenant Name	SF	LXP
GSA-Air Force	25,976	Jul-19
Gold's Gym	17,225	Sep-21
GSA-DoD	10,606	Jul-19

## LEASE EXPIRATION PROFILE



## STRATEGY

Substantial additional value can be achieved through site redevelopment, more than doubling the existing density in a supply-constrained market. Management will continue to operate the asset as a low-cost alternative in a highly desirable market to maintain high occupancy and stable cash flow in advance of a potential redevelopment. All existing and new office leases at the project contain landlord termination rights, which enables the Venture to maximize its optionality as it relates to the timing of a future redevelopment.

## CRITICAL ISSUES

- \* Implement cost efficient releasing strategy for GSA's vacated premises.
- \* Monitor and aggressively pursue renewals for all existing tenants, and relets requiring marginal improvement dollars.
- \* Health Communications evaluating option to downsize 2k sf. Considering long term lease at 1501.
- \* Starfish recently acquired by Hobsons Education.

## ASSET-LEVEL DEBT

Appraised Value	\$ 37,000,000	as of	Dec-14
Senior Debt	\$ 20,000,000	54% LTV	LIBOR + 500 May-17

## CASH FLOW PERFORMANCE

Period	Feb-15 YTD	Actual	Budget	PSF
Projected Occupancy		70.0%	72.9%	
Effective Gross Revenue		\$ 842,141	\$ 832,073	\$ 5
Real Estate Taxes		(105,380)	(105,454)	(1)
Operating Expenses		(364,031)	(316,424)	(2)
Net Operating Income		372,730	410,195	2
Tenant Improvements		-	(72,615)	(0)
Leasing Commissions		(1,244)	(60,637)	(0)
Capital Improvements		(1,809)	-	-
Total Leasing and Capital		(3,053)	(133,252)	(1)
CF before Senior Debt Service		369,677	276,943	2
Senior Debt Service		(155,694)	(177,000)	
DSCR on NOI		2.39x	2.32x	
DSCR on CF before Senior Debt Service		2.37x	1.56x	
CF after Senior Debt Service		\$ 213,983	\$ 99,943	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The property is 70% leased with 7,000 square feet expiring through 2015. Several ground floor tenants have expressed interest in expansion opportunities as outside tenants continue expressing interest in the ground floor.

## 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
Jul-15	STS	P8	4,344	New	No	\$30.00	2.75%	6 mos.	\$16.00	5 yrs.	\$23.52
May-15	LiveSafe	8th	4,657	Renewal	No	\$28.65	4.50%	2 mos.	\$2.00	3 yrs.	\$24.21
May-15	DivvyCloud	A-Level	2,026	New	No	\$28.50	4.50%	2 mos.	\$0.00	2 yrs.	\$26.52

## MAJOR CAPITAL PROJECTS

2015 Budget

## **SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3450

Trial Balance  
**Monday Production DB**  
**1400 Key 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	13,200,021.19	
0132-0000	Building	41,800,293.76	
0142-0002	Bldg Impr-Non Escalatable	2,001,945.83	
0142-0020	Bldg Impr-CM Fee	59,942.30	
0145-0001	Bldg Impr-Redvpmt Sft Co	388,140.92	
0162-0001	TI-Construction	1,097,346.34	
0162-0002	TI-Space Planning	9,216.39	
0162-0004	TI-Landlord Work	2,570,309.18	
0162-0020	TI-CM Fee	125,834.45	
0202-0001	Def Leasing-Brokerage	800,440.04	
0202-0002	Def Leasing-Legal	171,169.01	
0202-0006	Deferred Leas-Monday	895,076.91	
0222-0000	Deferred Financing	305,613.77	
0229-0000	Acc Amort-Def Financing		81,880.38
0250-0000	Def Selling Costs	0.00	
0311-3450	BA9515551347 1400 Key	763,297.80	
0321-3450	BA9515551312 1400Key Rent	4,052.50	
0412-0101	Tax and Insurance Reserve	330,840.34	
0412-0102	Required Repairs	128,842.80	
0412-0103	Replacement Reserve	32,441.91	
0412-0104	Leasing Reserve	291,977.06	
0491-0010	Due To/From Managing Agen		11,606.86
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard		20,982.74
0491-3455	I/E-1401 Wilson Boulevard		60,707.55
0491-3465	I/E-1515 Wilson Boulevard		47,155.75
0491-3470	I/E-1701 N.Ft. MyerDrive	37,646.33	
0511-0000	Tenant A/R	246,487.16	
0512-0000	Accr Tenant A/R	4,820.95	
0513-0000	Accr Tenant Recovery A/R	11,403.32	
0532-0000	Parking Operator A/R	71,556.64	
0581-0000	Res for Bad Debts-Billed		152,692.15
0611-1600	Transfer		115.00
0632-0000	Prepaid Insurance	22,946.50	
0633-0000	Prepaid Taxes	16,999.67	
0711-0001	Due To/From Partner	20,304.44	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		17,208.77
2514-0000	A/P-Seller Obligations		13,661.28
2552-0000	Accr Miscellaneous		63,112.49
2553-0000	Accr Taxes		100,980.34
2556-0000	Accr Interest/Financing		36,944.45
2571-0000	Security Deposits		308,543.75
2572-0001	Tenant LOC		171,875.36
2572-0002	Tenant LOC Offset	171,875.36	
2591-0000	Prepaid Rents		34,122.03
3311-0001	Retained Earnings		11,219,398.52
3341-0001	Distribution	32,620,263.93	
3421-9999	Mbr Contrib-Misc		65,660,496.53
4111-0000	Office Income		615,506.86
4111-0001	Office Income Concession	1,628.06	
4121-0000	Retail Income		43,062.50
4151-0000	Storage Income		3,870.08
4171-0000	Gar/Prkg Income		158,635.00
4311-0000	Oper Exp Rec-Billed		461.46

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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
4331-0000	R/E Tax Rec-Billed		1,737.16
4332-0000	R/E Tax Rec-Accrual		8,310.00
4371-0000	Utility Reimb Billed		4,918.95
4521-0000	Int Inc-Bank		59.44
4862-1400	Other Income		2,261.00
4862-1700	Card/Access Card Income		672.90
4863-1600	Rubbish Removal		150.00
4864-0000	Engineering Reimb		480.00
4891-1000	Antenna Income		2,888.32
4891-2400	Late Chg Income		755.12
5120-0000	Clean-Contract Interior	32,764.48	
5121-0000	Clean- Vacancy Credit		7,382.24
5152-0000	Clean-Trash Rem/Recyl-O/S	1,242.34	
5210-0000	Util-Elec-Public Area	39,497.68	
5220-0000	Util-Gas	31,701.25	
5250-0000	Util-Water/Sewer-Water	1,177.87	
5310-0000	R&M-Payroll-Gen'l	31,055.94	
5310-1000	R & M Payroll-OT	6,797.50	
5310-2000	R & M Payroll-Taxes	4,268.49	
5310-4000	R & M -Benefits	7,317.64	
5320-0000	R&M-Elev-Maint Contract	4,700.00	
5322-0000	R&M-Elev-Outside Svs	380.07	
5330-0000	R&M-HVAC-Contract Svs	1,922.84	
5332-0000	R&M-HVAC-Water Treatment	3,102.44	
5334-0000	R&M-HVAC-Supplies	2,374.06	
5336-0000	R&M-HVAC-Outside Svs	2,936.63	
5340-0000	R&M-Electrical-Supplies	1,178.17	
5342-0000	R&M-Electrical-Outside Svs	136.82	
5360-0000	R&M-Plumbing-Supplies	733.21	
5372-0000	R&M-Fire/Life Safety-O/S	3,395.38	
5380-0000	R&M-GB Interior-Supplies	124.79	
5381-0000	R&M-GB Interior-O/S	5,001.64	
5384-0000	R&M-GB Interior-Pest Cont	1,170.48	
5385-0000	R&M-GB Interior-Plant Mnt	660.25	
5388-0000	R&M-GB Exterior	1,476.00	
5390-0000	R&M-Other	1,956.61	
5412-0000	Grounds-Landscape-O/S	270.50	
5430-0000	Grounds-Snow Rem-Supplies	1,151.59	
5520-0000	Security-Contract	10,154.32	
5540-0000	Security-Other	535.34	
5610-0000	Mgmt Fee-Current Yr	15,062.12	
5710-0000	Adm-Payroll	17,292.36	
5710-1000	Admi-Payroll taxes	1,771.12	
5710-5000	Admin-Other Payroll Exp	3,110.05	
5710-5555	Deferred Compensation	13,298.24	
5730-0000	Adm-Office Exp-Mgmt Rent	8,885.60	
5732-0000	Adm-Office Exp-Mgmt Exps	996.31	
5734-0000	Adm-Office Exp-Phone	1,038.89	
5740-0000	Adm-Office Exp-Equip Leas	452.15	
5756-0000	Adm-Mgmt Exp-Dues & Subs	841.43	
5758-0001	Office/Lunchroom Supplies	104.62	
5758-0002	Internet/IT Contracts	77.60	
5758-0003	Computer Hardware/Software	1,405.07	
5758-0004	Copiers/Office Equipment	137.12	
5758-0005	Phone - Corporate/Teleconferencing	123.58	
5758-0006	Phone - Wireless/Cellular	298.31	

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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	80.88	
5758-0008	Car Service	63.29	
5758-0009	Printing/Reproduction	5.32	
5758-0010	Corporate Events/Gifts	56.21	
5758-0011	Temporary Staffing	3,724.72	
5758-0012	Other Corp Admin Exp	107.15	
5758-0013	Meals	55.94	
5758-0014	Travel	232.88	
5762-0000	Adm-Mgmt Exp-Meals	1.35	
5772-0000	Adm-Other-Tenant Relation	240.26	
5810-0000	Insurance-Policies	6,478.76	
5810-1000	Insurance-Workers Comp	1,180.66	
6110-0000	Electric - Sep Tenant Chg	3,432.55	
6111-0000	Water/Sewer - Sep Tenant Chg	1,171.30	
6212-0000	Svs Costs-Misc Bldg	200.00	
6214-0000	Svs Costs-Cleaning	403.12	
6310-0000	Parking Exp-Operator	44,264.77	
6318-0000	Parking Exp - Mgmt Fee	14,933.94	
6320-0000	Parking Exp-Misc	2,967.93	
6410-0000	Promotion and Advertising	1,983.92	
6411-0000	Leasing Meals & Entertainment	545.19	
6412-0000	Leasing Miscellaneous	2,500.00	
6420-0000	Lease Obligations	482.09	
6630-0000	Legal	14,093.96	
6632-0000	Misc Professional Serv	4,116.14	
6633-0000	Bank & Credit Card Fees	3,082.20	
6645-0000	Sales & Use Taxes	929.53	
6710-0000	RE Taxes-General	100,980.34	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	3,399.94	
8201-0000	Mortgage Interest Expense	155,694.46	
8302-0000	Amort-Def Financing	17,412.42	
Total:		98,852,634.99	98,852,634.99



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**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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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	13,200,021.19
Building	41,800,293.76
BLDG IMPROVEMENTS	2,061,888.13
Bldg Impr-Redevelopment	388,140.92
TENANT IMPROVEMENTS	3,802,706.36
DEFERRED LEASING	1,866,685.96

Total Direct Investments in Real Property	63,119,736.32
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Indirect Investments in Real Property

Mortgage Note Rec	20,304.44
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Total Indirect Investments in Real Property	20,304.44
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Total Investments in Real Property	63,140,040.76
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Cash and Cash Equivalents

OPERATING CASH	763,297.80
RENT CASH	4,052.50

Total Cash and Cash Equivalents	767,350.30
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Restricted Cash

MORTGAGE ESCROWS	784,102.11
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Total Restricted Cash	784,102.11
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Accounts and Notes Receivable, net

I/E-Unallocated	(11,606.86)
Tenant A/R	246,487.16
Accr Tenant A/R	4,820.95
Accr Tenant Recovery A/R	11,403.32
Parking Operator A/R	71,556.64
Res for Bad Debts-Billed	(152,692.15)

Total Accounts and Notes Receivable, net	169,969.06
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	305,613.77
Acc Amort-Def Financing	(81,880.38)

Total Deferred Financing	223,733.39
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Other Assets

Deposits	(115.00)
Prepaid Insurance	22,946.50
Prepaid Taxes	16,999.67

Total Other Assets	39,831.17
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Total Def Financing & Other Assets	263,564.56
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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

TOTAL ASSETS

65,125,026.79

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

15,000,000.00

Sr Mezzanine Mtge Pay

5,000,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

20,000,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

17,208.77

A/P-Seller Obligations

13,661.28

A/P-Tenant

0.00

Accr Miscellaneous

63,112.49

Accr Taxes

100,980.34

Accr Interest/Financing

36,944.45

Accrued Sales Tax

0.00

Deferred Liability

0.00

Security Deposits

308,543.75

Prepaid Rents

34,122.03

Total Accounts Payable, Accrued Exp & Other

574,573.11

TOTAL LIABILITIES

20,574,573.11

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

11,219,398.52

Total Partners'/Members' Equity

11,219,398.52

Partners'/Members' Contributions

MEMBERS CONTRIB

65,660,496.53

Total Partners'/Members' Contributions

65,660,496.53

Partners'/Members' Distributions

PARTNERS DISTRIB

(32,620,263.93)

Total Partners'/Members' Distributions

(32,620,263.93)

I/E Adjustments

I/E-RosslynOfficeProp LLC

91,199.71

Total I/E Adjustments

91,199.71

Current Year Profit (Loss)

199,622.85

Total Current & Prior Profit (Loss)

199,622.85

Database: MONDAYPROD  
ENTITY: 3450  
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**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Feb 2015

TOTAL EQUITY ACCOUNTS

44,550,453.68

TOTAL LIABILITY AND EQUITY

65,125,026.79

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2015	Feb 2015			Feb 2015	Feb 2015		
<b>Revenues</b>								
Rental Income								
Office Income	307,753.43	318,164.26	(10,410.83)	-3.27%	615,506.86	636,328.52	(20,821.66)	-3.27%
Office Income Concession	0.00	(11,882.50)	11,882.50	100.00%	(1,628.06)	(23,765.00)	22,136.94	93.15%
Total Office Income	307,753.43	306,281.76	1,471.67	0.48%	613,878.80	612,563.52	1,315.28	0.21%
Retail Income								
Retail Income	21,531.25	21,531.25	0.00	0.00%	43,062.50	43,062.50	0.00	0.00%
Total Retail Income	21,531.25	21,531.25	0.00		43,062.50	43,062.50	0.00	
Storage Income								
Storage Income	1,935.04	1,935.04	0.00	0.00%	3,870.08	3,870.08	0.00	0.00%
Storage Income	1,935.04	1,935.04	0.00		3,870.08	3,870.08	0.00	
Total Rental Income	331,219.72	329,748.05	1,471.67	0.45%	660,811.38	659,496.10	1,315.28	0.20%
<b>Recoveries</b>								
Operating Expense Reimb								
Oper Exp Rec-Billed	230.73	136.41	94.32	69.14%	461.46	272.82	188.64	69.14%
Total Operating Expense Reimb	230.73	136.41	94.32	69.14%	461.46	272.82	188.64	69.14%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	868.58	5,020.00	(4,151.42)	-82.70%	1,737.16	10,040.00	(8,302.84)	-82.70%
R/E Tax Rec-Accrual	4,155.00	0.00	4,155.00	0.00%	8,310.00	0.00	8,310.00	0.00%
Total Real Estate Tax Reimb	5,023.58	5,020.00	3.58	0.07%	10,047.16	10,040.00	7.16	0.07%
Total Recoveries	5,254.31	5,156.41	97.90	1.90%	10,508.62	10,312.82	195.80	1.90%
Garage/Parking Income								
Gar/Prkg Income	80,605.00	74,986.00	5,619.00	7.49%	158,635.00	148,547.00	10,088.00	6.79%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3450	SOP Detail - W/Cash Flow Format						Date: 3/20/2015
Report: MP_CMPINC	Monday Production DB						Time: 04:14 PM
1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
	Current Period				Year-To-Date		
Thru:	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance
Total Garage/Parking Income	80,605.00	74,986.00	5,619.00	7.49%	158,635.00	148,547.00	10,088.00 6.79%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Bank	31.13	83.33	(52.20)	-62.64%	59.44	166.66	(107.22) -64.33%
Total Interest and Dividend Income	31.13	83.33	(52.20)	-62.64%	59.44	166.66	(107.22) -64.33%
Utility Reimbursement							
Utility Reimb Billed	2,246.03	3,451.00	(1,204.97)	-34.92%	4,918.95	6,902.00	(1,983.05) -28.73%
Total Utility Reimbursement	2,246.03	3,451.00	(1,204.97)	-34.92%	4,918.95	6,902.00	(1,983.05) -28.73%
Service Income							
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	968.00	(968.00) -100.00%
Other Income	1,143.00	1,118.00	25.00	2.24%	2,261.00	2,236.00	25.00 1.12%
Card/Access Card Income	80.00	0.00	80.00	0.00%	672.90	0.00	672.90 0.00%
Rubbish Removal	75.00	75.00	0.00	0.00%	150.00	150.00	0.00 0.00%
Cleaning	0.00	203.00	(203.00)	-100.00%	0.00	406.00	(406.00) -100.00%
Engineering Reimb	480.00	0.00	480.00	0.00%	480.00	0.00	480.00 0.00%
Total Service Income	1,778.00	1,880.00	(102.00)	-5.43%	3,563.90	3,760.00	(196.10) -5.22%
Miscellaneous Income							
Antenna Income	1,444.16	1,444.16	0.00	0.00%	2,888.32	2,888.32	0.00 0.00%
Late Chg Income	0.00	0.00	0.00	0.00%	755.12	0.00	755.12 0.00%
Total Miscellaneous Income	1,444.16	1,444.16	0.00		3,643.44	2,888.32	755.12 26.14%
Total Interest and Other Income	5,499.32	6,858.49	(1,359.17)	-19.82%	12,185.73	13,716.98	(1,531.25) -11.16%
Total Revenue	422,578.35	416,748.95	5,829.40	1.40%	842,140.73	832,072.90	10,067.83 1.21%
Operating Expenses							
Escalatable Expenses							

Database: MONDAYPROD  
 ENTITY: 3450  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(16,382.24)	(16,383.00)	0.76	0.00%	(32,764.48)	(32,766.00)	1.52	0.00%
Clean- Vacancy Credit	3,691.12	2,408.00	1,283.12	53.29%	7,382.24	4,816.00	2,566.24	53.29%
Clean-Trash Rem/Recyl-O/S	(629.18)	(762.00)	132.82	17.43%	(1,242.34)	(1,374.00)	131.66	9.58%
Clean-Other	0.00	(1,500.00)	1,500.00	100.00%	0.00	(1,500.00)	1,500.00	100.00%
Total Cleaning	(13,320.30)	(16,237.00)	2,916.70	17.96%	(26,624.58)	(30,824.00)	4,199.42	13.62%
Utilities								
Util-Elec-Public Area	(18,378.32)	(15,033.00)	(3,345.32)	-22.25%	(39,497.68)	(30,602.00)	(8,895.68)	-29.07%
Util-Gas	(17,459.58)	(12,988.00)	(4,471.58)	-34.43%	(31,701.25)	(22,916.00)	(8,785.25)	-38.34%
Util-Water/Sewer-Water	(144.44)	(1,723.00)	1,578.56	91.62%	(1,177.87)	(2,429.00)	1,251.13	51.51%
Total Utilities	(35,982.34)	(29,744.00)	(6,238.34)	-20.97%	(72,376.80)	(55,947.00)	(16,429.80)	-29.37%
Repair & Maintenance								
R&M-Payroll-Gen'l	(14,052.45)	(13,471.00)	(581.45)	-4.32%	(31,055.94)	(28,110.00)	(2,945.94)	-10.48%
R & M Payroll-OT	(4,947.64)	(543.00)	(4,404.64)	-811.17%	(6,797.50)	(1,125.00)	(5,672.50)	-504.22%
R & M Payroll-Taxes	(2,024.91)	(1,392.00)	(632.91)	-45.47%	(4,268.49)	(3,249.00)	(1,019.49)	-31.38%
R & M -Benefits	(4,031.80)	(2,529.53)	(1,502.27)	-59.39%	(7,317.64)	(4,858.34)	(2,459.30)	-50.62%
R&M-Elev-Maint Contract	(2,350.00)	(2,350.00)	0.00	0.00%	(4,700.00)	(4,700.00)	0.00	0.00%
R&M-Elev-Outside Svs	(176.82)	(850.00)	673.18	79.20%	(380.07)	(1,200.00)	819.93	68.33%
R&M-HVAC-Contract Svs	(759.42)	(844.00)	84.58	10.02%	(1,922.84)	(3,102.00)	1,179.16	38.01%
R&M-HVAC-Water Treatment	(397.48)	(365.00)	(32.48)	-8.90%	(3,102.44)	(730.00)	(2,372.44)	-324.99%
R&M-HVAC-Supplies	(2,374.06)	(700.00)	(1,674.06)	-239.15%	(2,374.06)	(1,400.00)	(974.06)	-69.58%
R&M-HVAC-Outside Svs	(829.35)	(400.00)	(429.35)	-107.34%	(2,936.63)	(800.00)	(2,136.63)	-267.08%
R&M-Electrical-Supplies	(358.05)	(250.00)	(108.05)	-43.22%	(1,178.17)	(500.00)	(678.17)	-135.63%
R&M-Electrical-Outside Svs	(136.82)	(400.00)	263.18	65.80%	(136.82)	(550.00)	413.18	75.12%
R&M-Plumbing-Supplies	(712.70)	(250.00)	(462.70)	-185.08%	(733.21)	(500.00)	(233.21)	-46.64%
R&M-Plumbing-Outside Svs	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(250.00)	250.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Fire/Life Safety-O/S	(743.19)	(771.00)	27.81	3.61%	(3,395.38)	(1,842.00)	(1,553.38)	-84.33%
R&M-GB Interior-Supplies	0.00	(500.00)	500.00	100.00%	(124.79)	(900.00)	775.21	86.13%
R&M-GB Interior-O/S	(2,228.82)	(500.00)	(1,728.82)	-345.76%	(5,001.64)	(1,000.00)	(4,001.64)	-400.16%

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Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
R&M-GB Interior-Pest Cont	(585.24)	(634.00)	48.76	7.69%	(1,170.48)	(1,393.00)	222.52	15.97%
R&M-GB Interior-Plant Mnt	(265.39)	(265.00)	(0.39)	-0.15%	(660.25)	(530.00)	(130.25)	-24.58%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(1,476.00)	0.00	(1,476.00)	0.00%
R&M-Other	(687.28)	(1,503.00)	815.72	54.27%	(1,956.61)	(8,927.00)	6,970.39	78.08%
Total Repair & Maintenance	(37,661.42)	(29,267.53)	(8,393.89)	-28.68%	(80,688.96)	(66,416.34)	(14,272.62)	-21.49%
Roads & Grounds								
Grounds-Landscape-O/S	(135.25)	(135.00)	(0.25)	-0.19%	(270.50)	(270.00)	(0.50)	-0.19%
Grounds-Snow Rem-Supplies	(8.91)	(1,000.00)	991.09	99.11%	(1,151.59)	(3,000.00)	1,848.41	61.61%
Total Roads & Grounds	(144.16)	(1,135.00)	990.84	87.30%	(1,422.09)	(3,270.00)	1,847.91	56.51%
Security								
Security-Contract	(5,016.33)	(4,895.00)	(121.33)	-2.48%	(10,154.32)	(9,790.00)	(364.32)	-3.72%
Security-Other	0.00	0.00	0.00	0.00%	(535.34)	0.00	(535.34)	0.00%
Total Security	(5,016.33)	(4,895.00)	(121.33)	-2.48%	(10,689.66)	(9,790.00)	(899.66)	-9.19%
Management Fees								
	(7,738.97)	(8,333.31)	594.34	7.13%	(15,062.12)	(16,638.12)	1,576.00	9.47%
Total Management Fees	(7,738.97)	(8,333.31)	594.34	7.13%	(15,062.12)	(16,638.12)	1,576.00	9.47%
Administrative								
Adm-Payroll	(8,114.38)	(9,864.00)	1,749.62	17.74%	(17,292.36)	(19,728.00)	2,435.64	12.35%
Admi-Payroll taxes	(990.69)	(854.00)	(136.69)	-16.01%	(1,771.12)	(2,004.00)	232.88	11.62%
Admin-Other Payroll Exp	(1,014.24)	(1,472.70)	458.46	31.13%	(3,110.05)	(2,095.12)	(1,014.93)	-48.44%
Deferred Compensation	(13,298.24)	0.00	(13,298.24)	0.00%	(13,298.24)	0.00	(13,298.24)	0.00%
Adm-Office Exp-Mgmt Rent	(4,241.27)	(4,252.75)	11.48	0.27%	(8,885.60)	(8,505.50)	(380.10)	-4.47%
Adm-Office Exp-Mgmt Exps	(682.21)	(278.00)	(404.21)	-145.40%	(996.31)	(606.00)	(390.31)	-64.41%
Adm-Office Exp-Phone	(519.28)	(240.00)	(279.28)	-116.37%	(1,038.89)	(480.00)	(558.89)	-116.44%
Adm-Office Exp-Equip Leas	(99.60)	(180.00)	80.40	44.67%	(452.15)	(360.00)	(92.15)	-25.60%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	0.00	(752.00)	752.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(675.82)	0.00	(675.82)	0.00%	(841.43)	(1,380.00)	538.57	39.03%
Adm-Mgmt Exp-Meals	(1.35)	0.00	(1.35)	0.00%	(1.35)	0.00	(1.35)	0.00%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(141.00)	141.00	100.00%
Adm-Other-Tenant Relation	0.00	(1,350.00)	1,350.00	100.00%	(240.26)	(1,700.00)	1,459.74	85.87%
Adm - Other - Misc	(5,126.35)	(2,899.65)	(2,226.70)	-76.79%	(6,472.69)	(6,941.80)	469.11	6.76%
Total Administrative	(34,763.43)	(21,391.10)	(13,372.33)	-62.51%	(54,400.45)	(44,693.42)	(9,707.03)	-21.72%
Insurance								
Insurance-Policies	(3,239.38)	(3,169.84)	(69.54)	-2.19%	(6,478.76)	(6,339.68)	(139.08)	-2.19%
Insurance-Workers Comp	(590.33)	(617.91)	27.58	4.46%	(1,180.66)	(1,235.82)	55.16	4.46%
Total Insurance	(3,829.71)	(3,787.75)	(41.96)	-1.11%	(7,659.42)	(7,575.50)	(83.92)	-1.11%
Total Property Exp-Escalatable	(138,456.66)	(114,790.69)	(23,665.97)	-20.62%	(268,924.08)	(235,154.38)	(33,769.70)	-14.36%
Real Estate Taxes								
RE Taxes-General	(50,490.17)	(50,490.16)	(0.01)	0.00%	(100,980.34)	(100,980.32)	(0.02)	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	(1,665.94)	(1,739.17)	73.23	4.21%	(3,399.94)	(3,473.21)	73.27	2.11%
Total Real Estate Taxes	(53,156.11)	(53,229.33)	73.22	0.14%	(105,380.28)	(105,453.53)	73.25	0.07%
Total Escalatable Expenses	(191,612.77)	(168,020.02)	(23,592.75)	-14.04%	(374,304.36)	(340,607.91)	(33,696.45)	-9.89%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(1,638.84)	(2,826.00)	1,187.16	42.01%	(3,432.55)	(5,652.00)	2,219.45	39.27%
Water/Sewer - Sep Tenant Chg	(292.09)	(625.00)	332.91	53.27%	(1,171.30)	(1,250.00)	78.70	6.30%
Total Non Esc Utilities	(1,930.93)	(3,451.00)	1,520.07	44.05%	(4,603.85)	(6,902.00)	2,298.15	33.30%
Service Costs								
Svs Costs-Misc Bldg	0.00	(400.00)	400.00	100.00%	(200.00)	(800.00)	600.00	75.00%
Svs Costs-Cleaning	(201.56)	(203.00)	1.44	0.71%	(403.12)	(406.00)	2.88	0.71%



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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	
Total Service Costs	(201.56)	(603.00)	401.44	66.57%	(603.12)	(1,206.00)	602.88	49.99%
Parking Expenses								
Parking Exp-Operator	(23,579.01)	(18,829.00)	(4,750.01)	-25.23%	(44,264.77)	(37,804.00)	(6,460.77)	-17.09%
Parking Exp - Mgmt Fee	(7,466.97)	(6,374.30)	(1,092.67)	-17.14%	(14,933.94)	(12,748.60)	(2,185.34)	-17.14%
Parking Exp-Misc	(688.98)	(1,568.41)	879.43	56.07%	(2,967.93)	(4,634.82)	1,666.89	35.96%
Total Parking Expenses	(31,734.96)	(26,771.71)	(4,963.25)	-18.54%	(62,166.64)	(55,187.42)	(6,979.22)	-12.65%
Leasing Costs								
Promotion and Advertising	(622.63)	(3,895.00)	3,272.37	84.01%	(1,983.92)	(7,845.00)	5,861.08	74.71%
Leasing Meals & Entertainment	(257.59)	0.00	(257.59)	0.00%	(545.19)	0.00	(545.19)	0.00%
Leasing Miscellaneous	(2,500.00)	0.00	(2,500.00)	0.00%	(2,500.00)	0.00	(2,500.00)	0.00%
Lease Obligations	(482.09)	(450.00)	(32.09)	-7.13%	(482.09)	(900.00)	417.91	46.43%
Total Leasing Costs	(3,862.31)	(4,345.00)	482.69	11.11%	(5,511.20)	(8,745.00)	3,233.80	36.98%
Owner Costs								
Legal	(10,962.67)	(1,500.00)	(9,462.67)	-630.84%	(14,093.96)	(3,000.00)	(11,093.96)	-369.80%
Misc Professional Serv	(3,418.41)	(2,400.00)	(1,018.41)	-42.43%	(4,116.14)	(2,400.00)	(1,716.14)	-71.51%
Bank & Credit Card Fees	(1,508.72)	(1,600.00)	91.28	5.71%	(3,082.20)	(3,200.00)	117.80	3.68%
Sales & Use Taxes	(293.22)	(315.00)	21.78	6.91%	(929.53)	(630.00)	(299.53)	-47.54%
Total Owner Costs	(16,183.02)	(5,815.00)	(10,368.02)	-178.30%	(22,221.83)	(9,230.00)	(12,991.83)	-140.76%
Total Property Exp-Non Escalatable	(53,912.78)	(40,985.71)	(12,927.07)	-31.54%	(95,106.64)	(81,270.42)	(13,836.22)	-17.02%
Total Operating Expenses	(245,525.55)	(209,005.73)	(36,519.82)	-17.47%	(469,411.00)	(421,878.33)	(47,532.67)	-11.27%
Net Operating Income (Loss)	177,052.80	207,743.22	(30,690.42)	-14.77%	372,729.73	410,194.57	(37,464.84)	-9.13%
Interest Expense								
Mortgage Interest Expense	(73,888.90)	(84,000.00)	10,111.10	12.04%	(155,694.46)	(177,000.00)	21,305.54	12.04%

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Cash Balances:

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2015	Feb 2015			Feb 2015	Feb 2015		
Cash Balance - Beginning of Period	1,390,758.12	0.00	1,390,758.12	0.00%	1,265,951.98	0.00	1,265,951.98	0.00%
Net Income/(Loss)	94,189.49	0.00	(21,127.73)		199,622.85	0.00	(16,719.72)	
+/- Cash Flow Adjustments	66,504.80	0.00	199,757.25		85,877.58	0.00	219,130.03	
Cash Balance - End of Period	1,551,452.41	0.00	1,569,387.65		1,551,452.41	0.00	1,468,362.30	
Cash Balance Composition:								
Operating Cash	767,350.30	0.00	767,350.30		767,350.30	0.00	767,350.30	
Escrow Cash	784,102.11	0.00	784,102.11		784,102.11	0.00	784,102.11	
Total Cash	1,551,452.41	0.00	1,551,452.41		1,551,452.41	0.00	1,551,452.41	

1400 Key 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	\$660,811	\$659,496	\$1,315	0.20%	
Recoveries	\$10,509	10,313	196	1.90%	
Parking Income	158,635	148,547	10,088	6.79%	A
Interest and Other Income	12,186	13,717	(1,531)	-11.16%	
<b>Total Rental Income</b>	<b>842,141</b>	<b>832,073</b>	<b>10,068</b>	<b>1.21%</b>	
<b>Operating Expenses:</b>					
Cleaning	(26,625)	(30,824)	4,199	13.62%	
Utilities	(72,377)	(55,947)	(16,430)	-29.37%	B
Repairs and Maintenance	(80,689)	(66,416)	(14,273)	-21.49%	C
Roads and Grounds	(1,422)	(3,270)	1,848	56.51%	
Security	(10,690)	(9,790)	(900)	-9.19%	
Management Fees	(15,062)	(16,638)	1,576	9.47%	
Administrative	(54,400)	(44,693)	(9,707)	-21.72%	
Insurance	(7,659)	(7,576)	(84)	-1.11%	
Real Estate Taxes	(105,380)	(105,454)	73	0.07%	
Non- Escalatable Expenses	(95,107)	(81,270)	(13,836)	-17.02%	D
Professional Services/ Other	-	-	-	0.00%	
<b>Total Expenses</b>	<b>(469,411)</b>	<b>(421,878)</b>	<b>(47,533)</b>	<b>-11.27%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$372,730</b>	<b>\$410,195</b>	<b>(\$37,465)</b>	<b>-9.13%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(155,694)	(177,000)	21,306	12.04%	E
Amortization - Financing Costs	(17,412)	(16,852)	(560)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>(173,107)</b>	<b>(193,852)</b>	<b>20,745</b>	<b>10.70%</b>	
<b>Net Income (Loss)</b>	<b>\$199,623</b>	<b>\$216,343</b>	<b>(\$16,720)</b>	<b>-7.73%</b>	
<b>CASH BASIS</b>					
<b>Property Activity</b>					
Net Income (Loss)	199,623	216,343	(16,720)	-7.73%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(17,412)	(16,852)	(560)	-3.33%	
Capital Expenditures	(1,809)	-	(1,809)	100.00%	
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	-	(72,615)	72,615	100.00%	F
Leasing Costs	(1,244)	(60,637)	59,394	97.95%	G
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	106,343	-	106,343	100.00%	
<b>Total Property Activity</b>	<b>\$285,500</b>	<b>\$66,238</b>	<b>\$219,262</b>	<b>331.02%</b>	
<b>Operating Cash Activity</b>					
Plus: Beginning of Year Cash Balance	\$ 1,265,952				(Note A) - Ending Cash consists of:
Less: Ending Cash Balance (Note A)	<u>1,551,452</u>				Operating & lockbox 767,350
<b>Total Property Activity</b>	<b>\$ 285,500</b>				Money Market -
					Sweep Investment -
					Escrows 784,102
<b>(Distributions)/Contributions</b>	<b>\$ -</b>				<b>Total \$ 1,551,452</b>

1400 Key Boulevard  
BUDGET COMPARISON REPORT  
Period Ended February 28, 2015 (Unaudited)

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

**Notes:**

A	\$	<b>10,088</b>	<b>The positive variance in Parking Income is primarily due to:</b>
		10,088	Budgeted parking income is higher than actual due to higher non-tenant daily parking income (Timing Variance)
		-	
		<u>\$ 10,088</u>	
B	\$	<b>(16,430)</b>	<b>The negative variance in Utilities is primarily due to:</b>
			<i>Electric expenses</i>
		(8,896)	Budgeted electricity consumption is lower than actual due to extreme cold weather (Permanent Variance)
			<i>Gas expenses</i>
		(8,785)	Budgeted natural gas consumption is lower than actual due to extreme cold weather (Permanent Variance)
		1,251	Miscellaneous variance
		<u>\$ (16,430)</u>	
C	\$	<b>(14,273)</b>	<b>The negative variance in Repair &amp; Maintenance is primarily due to:</b>
		(5,763)	Budget R&M payroll overtime is lower than actual due to snow removal related OT costs (Permanent Variance)
		(4,002)	Budgeted R&M-GB interior o/s is lower than actual due to common corridor and restroom touchup repairs. This variance will offset over the course of the year (Timing Variance)
		(4,508)	Miscellaneous variance
		<u>\$ (14,273)</u>	
D	\$	<b>(13,836)</b>	<b>The negative variance in Non- Escalatable Expenses is primarily due to:</b>
		(11,094)	Budgeted legal expense is lower than actual due to legal expenses related to Uber Offices. Tenant will be billed back (Timing Variance)
		(2,742)	Miscellaneous variance
		<u>\$ (13,836)</u>	
E	\$	<b>21,306</b>	<b>The positive variance in Interest Expense is primarily due to:</b>
		21,306	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
		<u>\$ 21,306</u>	
F	\$	<b>72,615</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		70,500	Budgeted TI Landlord work for Suite 12001B is now set to occur in Q2 (Timing Variance)
		2,115	CM Fee
		-	Miscellaneous variance
		<u>\$ 72,615</u>	
G	\$	<b>59,394</b>	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<i>Broker LCs</i>
		16,023	Budgeted Suite 12001B leasing commission has been moved to July (Timing Variance)
		16,203	Budgeted Suite 08801 leasing commission has been moved to April (Timing Variance)
		5,171	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in March (Timing Variance)
			<i>Monday LCs</i>
		8,011	Budgeted Suite 12001B leasing commission has been moved to July (Timing Variance)
		8,102	Budgeted Suite 08801 leasing commission has been moved to April (Timing Variance)
		2,585	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in March (Timing Variance)
			<i>Legal Leasing</i>
		1,175	Budgeted Suite 12001B leasing legal has been moved to March (Timing Variance)
		1,188	Budgeted Suite 08801 leasing legal has been moved to March (Timing Variance)
		2,179	Budgeted Suite A06 Curiosity Media leasing legal has been moved to March (Timing Variance)
		(1,244)	Unbudgeted leasing legal for Curiosity Media License (Permanent Variance)
		0	Miscellaneous variance
		<u>\$ 59,394</u>	

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3450	Monday Production DB	Date: 3/20/2015
	1400 Key Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010550	<b>Crown Consulting, Inc.</b> David Carmichael 703-650-0663		Master Occupant Id: 00002941-2 11001 Current Security Deposit: 14,363.06	Exp. Date: 6/30/2019 Day Due: 1 Last Payment: 3/16/2015	SQFT: 0 Delq Day: 6 1,387.08			
5/21/2014	PPR Prepaid Rent	CR	-4,121.53	0.00	0.00	0.00	0.00	-4,121.53
6/11/2014	PPR Prepaid Rent	CR	-437.96	0.00	0.00	0.00	0.00	-437.96
	PPR Prepaid Rent		-4,559.49	0.00	0.00	0.00	0.00	-4,559.49
	<b>Crown Consulting, Inc. Total:</b>		-4,559.49	0.00	0.00	0.00	0.00	-4,559.49
3450-010292	<b>Clark Construction Group</b> Matt Villa 202-207-4350		Master Occupant Id: 00003059-1 STR03 Inactive Security Deposit: 0.00	Exp. Date: 6/30/2012 Day Due: 1 Last Payment: 2/24/2015	SQFT: 0 Delq Day: 1,118.00			
2/24/2015	PPR Prepaid Rent	CR	-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
	<b>Clark Construction Group Total:</b>		-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
3450-010411	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-1 10001 Inactive Security Deposit: 41,058.00	Exp. Date: 4/7/2014 Day Due: 1 Last Payment: 10/20/2014	SQFT: 0 Delq Day: 6 8,317.97			
5/1/2014	RTT RET True-up	NC	-574.63	0.00	0.00	0.00	0.00	-574.63
	RTT RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
	<b>Starfish Retention Solutions Total:</b>		-574.63	0.00	0.00	0.00	0.00	-574.63
3450-010546	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10001 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Last Payment: 3/16/2015	SQFT: 0 Delq Day: 6 680.00			
2/23/2015	PPR Prepaid Rent	CR	-1,500.00	-1,500.00	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-1,500.00	-1,500.00	0.00	0.00	0.00	0.00
	<b>Starfish Retention Solutions Total:</b>		-1,500.00	-1,500.00	0.00	0.00	0.00	0.00
3450-010445	<b>Caitland Construction Company</b> Alvin Hailey 540-349-9291		Master Occupant Id: 00003151-1 STR02 Current Security Deposit: 0.00	Exp. Date: 7/31/2016 Day Due: 1 Last Payment: 3/6/2015	SQFT: 0 Delq Day: 541.50			
12/1/2014	LPC Late Pay Charge	CH	54.15	0.00	0.00	54.15	0.00	0.00
	LPC Late Pay Charge		54.15	0.00	0.00	54.15	0.00	0.00
	<b>Caitland Construction Company Total:</b>		54.15	0.00	0.00	54.15	0.00	0.00
3450-010456	<b>Uber Offices Arlington, LLC</b>		Master Occupant Id: 00003154-1 01101 Current Security Deposit: 0.00	Exp. Date: 9/30/2020 Day Due: 1 Last Payment: 3/10/2015	SQFT: 0 Delq Day: 5 47,666.64			
2/1/2015	RNT Commercial Rent	CH	63.59	63.59	0.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3450	Monday Production DB	Date: 3/20/2015
	1400 Key Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	RNT	Commercial Rent	63.59	63.59	0.00	0.00	0.00	0.00
	<b>Uber Offices Arlington, LLC Total:</b>		63.59	63.59	0.00	0.00	0.00	0.00
3450-010461	<b>Digital Barriers Services Ltd.</b>		Master Occupant Id: 00003155-1		Exp. Date: 2/28/2016		SQFT: 0	
	Ryun Jun		07702 Current		Day Due: 1 Delq Day: 5			
			Security Deposit: 5,443.75		Last Payment: 3/9/2015		5,707.29	
10/1/2014	LPC	Late Pay Charge	CH	280.35	0.00	0.00	0.00	280.35
10/1/2014	OPT	Operating True-up	NC	-357.00	0.00	0.00	0.00	-357.00
1/1/2015	LPC	Late Pay Charge	CH	288.41	0.00	288.41	0.00	0.00
2/19/2015	PPR	Prepaid Rent	CR	-5,707.29	-5,707.29	0.00	0.00	0.00
	LPC	Late Pay Charge		568.76	0.00	288.41	0.00	280.35
	OPT	Operating True-up		-357.00	0.00	0.00	0.00	-357.00
	PPR	Prepaid Rent		-5,707.29	-5,707.29	0.00	0.00	0.00
	<b>Digital Barriers Services Ltd. Total:</b>		-5,495.53	-5,707.29	288.41	0.00	0.00	-76.65
3450-010502	<b>LIVESAFE, INC.</b>		Master Occupant Id: 00003177-1		Exp. Date: 4/30/2015		SQFT: 0	
	Tim Gillons		00A04 Current		Day Due: 1 Delq Day: 6			
	202-569-8687		Security Deposit: 9,999.00		Last Payment: 3/3/2015		5,149.49	
3/17/2014	PPR	Prepaid Rent	CR	-5.05	0.00	0.00	0.00	-5.05
1/16/2015	PPR	Prepaid Rent	CR	-257.73	0.00	-257.73	0.00	0.00
	PPR	Prepaid Rent		-262.78	0.00	-257.73	0.00	-5.05
	<b>LIVESAFE, INC. Total:</b>		-262.78	0.00	-257.73	0.00	0.00	-5.05
3450-010503	<b>CURIOSITY MEDIA, INC.</b>		Master Occupant Id: 00003178-1		Exp. Date: 2/28/2015		SQFT: 0	
	Chris Cummings		00A06 Current		Day Due: 1 Delq Day: 6			
	703-597-3034		Security Deposit: 16,208.01		Last Payment: 3/2/2015		5,624.41	
1/9/2015	PPR	Prepaid Rent	CR	-262.42	0.00	-262.42	0.00	0.00
	PPR	Prepaid Rent		-262.42	0.00	-262.42	0.00	0.00
	<b>CURIOSITY MEDIA, INC. Total:</b>		-262.42	0.00	-262.42	0.00	0.00	0.00
3450-010542	<b>Oblong Industries Inc</b>		Master Occupant Id: 00003205-1		Exp. Date: 4/30/2019		SQFT: 0	
			00A07 Current		Day Due: 1 Delq Day: 6			
			Security Deposit: 9,902.34		Last Payment: 3/2/2015		4,951.17	
2/13/2014	PPR	Prepaid Rent	CR	-4,951.17	0.00	0.00	0.00	-4,951.17
	PPR	Prepaid Rent		-4,951.17	0.00	0.00	0.00	-4,951.17
	<b>Oblong Industries Inc Total:</b>		-4,951.17	0.00	0.00	0.00	0.00	-4,951.17
3450-010565	<b>Alqimi Analytics &amp; Intelligenc</b>		Master Occupant Id: 00003221-1		Exp. Date: 9/30/2017		SQFT: 0	
			00A09 Current		Day Due: 1 Delq Day:			
			Security Deposit: 12,157.50		Last Payment: 2/27/2015		4,052.50	
8/12/2014	PPR	Prepaid Rent	CR	-4,052.50	0.00	0.00	0.00	-4,052.50
2/27/2015	PPR	Prepaid Rent	CR	-4,052.50	-4,052.50	0.00	0.00	0.00
	PPR	Prepaid Rent		-8,105.00	-4,052.50	0.00	0.00	-4,052.50
	<b>Alqimi Analytics &amp; Intelligenc Total:</b>		-8,105.00	-4,052.50	0.00	0.00	0.00	-4,052.50



Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3450	Monday Production DB	Date: 3/20/2015
	1400 Key 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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3450-010567	<b>Gold's Gym, Inc. #46004</b>		Master Occupant Id: GOL001-2		Exp. Date: 9/30/2021		SQFT: 0	
	Brandy Dollenger		00C01 Current		Day Due: 1 Delq Day: 6			
	972-759-7845		Security Deposit: 0.00		Last Payment: 3/2/2015		23,042.78	
5/1/2014	PPR	Prepaid Rent	CR	-314.94	0.00	-314.94	0.00	0.00
11/1/2014	ELS	Electric Submeter	CH	1,539.58	0.00	0.00	0.00	1,539.58
11/1/2014	ELS	Electric Submeter	CH	359.29	0.00	0.00	0.00	359.29
11/1/2014	ELS	Electric Submeter	CH	1,188.83	0.00	0.00	0.00	1,188.83
1/1/2015	LPC	Late Pay Charge	CH	154.39	0.00	154.39	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	1,244.88	1,244.88	0.00	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	190.19	190.19	0.00	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	1.46	1.46	0.00	0.00	0.00
2/1/2015	ENG	Engineering Fee	CH	480.00	480.00	0.00	0.00	0.00

ELS	Electric Submeter	4,524.23	1,436.53	0.00	0.00	3,087.70	0.00
ENG	Engineering Fee	480.00	480.00	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	154.39	0.00	154.39	0.00	0.00	0.00
PPR	Prepaid Rent	-314.94	0.00	-314.94	0.00	0.00	0.00

**Gold's Gym, Inc. #46004 Total:**

4,843.68 1,916.53 -160.55 0.00 3,087.70 0.00

3450-010154		GSA GS 11B-01727		Master Occupant Id: GSA GS 1-2			Exp. Date: 7/31/2014		SQFT: 0		
		Anita Gay-Craig		02201 Inactive			Day Due: 1		Delq Day:		
		(202) 260-0475		Security Deposit: 0.00			Last Payment: 12/18/2014		3,799.31		
Additional space Occupant: GSA GS 11B-01727				Contact: Natalie Moneyhun							
12/1/2012	RET	Real Estate Tax	CH	24,254.34	0.00	0.00	0.00	0.00	24,254.34		
12/1/2012	RET	Real Estate Tax	CH	24,106.02	0.00	0.00	0.00	0.00	24,106.02		
12/1/2012	RET	Real Estate Tax	CH	14,822.59	0.00	0.00	0.00	0.00	14,822.59		
12/1/2013	RET	Real Estate Tax	CH	85.00	0.00	0.00	0.00	0.00	85.00		
4/2/2014	PPR	Prepaid Rent	CR	-62.83	0.00	0.00	0.00	0.00	-62.83		
12/18/2014	PPR	Prepaid Rent	CR	-3,799.31	0.00	0.00	-3,799.31	0.00	0.00		

PPR	Prepaid Rent	-3,862.14	0.00	0.00	-3,799.31	0.00	-62.83
RET	Real Estate Tax	63,267.95	0.00	0.00	0.00	0.00	63,267.95

**GSA GS 11B-01727 Total:**

59,405.81 0.00 0.00 -3,799.31 0.00 63,205.12

3450-010517	<b>GSA GS 11B-01727</b>		Master Occupant Id: GSA GS 1-3		Exp. Date: 7/31/2019		SQFT: 0	
	Anita Gay-Craig		02201 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 3/2/2015		85,049.12	
11/1/2014	RNT	Commercial Rent	CH	89.08	0.00	0.00	89.08	0.00
11/1/2014	RNT	Commercial Rent	CH	89.08	0.00	0.00	89.08	0.00
11/1/2014	RNT	Commercial Rent	CH	71.68	0.00	0.00	71.68	0.00
12/1/2014	PPR	Prepaid Rent	CR	-249.86	0.00	0.00	-249.86	0.00
2/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	24,398.90	24,398.90	0.00	0.00	0.00

PPR	Prepaid Rent	-249.86	0.00	0.00	-249.86	0.00	0.00
RNT	Commercial Rent	85,298.96	85,049.12	0.00	0.00	249.84	0.00

**GSA GS 11B-01727 Total:**

85,049.10 85,049.12 0.00 -249.86 249.84 0.00

3450-010150	<b>GSA 11B-01862</b>		Master Occupant Id: GSA GS11-3		Exp. Date: 7/9/2015		SQFT: 0	
	Anita Gay-Craig		00C02 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 3/2/2015		34,606.90	
12/1/2012	RET	Real Estate Tax	CH	18,614.21	0.00	0.00	0.00	18,614.21
12/1/2012	RET	Real Estate Tax	CH	2,617.10	0.00	0.00	0.00	2,617.10

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3450	Monday Production DB	Date: 3/20/2015
	1400 Key Boulevard	Time: 04:26 PM
	Period: 02/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
2/28/2014	PPR	Prepaid Rent	CR	-245.82	0.00	0.00	0.00	-245.82
8/1/2014	ELS	Electric Submeter	CH	15.33	0.00	0.00	0.00	15.33
9/1/2014	ELS	Electric Submeter	CH	8.54	0.00	0.00	0.00	8.54
10/1/2014	ELS	Electric Submeter	CH	4.84	0.00	0.00	0.00	4.84
12/18/2014	PPR	Prepaid Rent	CR	-1,538.96	0.00	-1,538.96	0.00	0.00
1/1/2015	ELS	Electric Submeter	CH	93.00	0.00	93.00	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	69.43	69.43	0.00	0.00	0.00
2/1/2015	RNT	Commercial Rent	CH	34,606.90	34,606.90	0.00	0.00	0.00

ELS	Electric Submeter	191.14	69.43	93.00	0.00	0.00	28.71
PPR	Prepaid Rent	-1,784.78	0.00	0.00	-1,538.96	0.00	-245.82
RET	Real Estate Tax	21,231.31	0.00	0.00	0.00	0.00	21,231.31
RNT	Commercial Rent	34,606.90	34,606.90	0.00	0.00	0.00	0.00

**GSA 11B-01862 Total:** 54,244.57 34,676.33 93.00 -1,538.96 0.00 21,014.20

3450-010156	<b>GS11B-00191 Dept of Def</b> Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA00191-2 00A10 Inactive Security Deposit: 0.00	Exp. Date: 9/30/2012 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 8/28/2013 27,201.87
Additional space Occupant: GS11B-00191 Dept of Def Contact: Natalie Moneyhun			
4/1/2012	RET	Real Estate Tax	CH 19,214.86 0.00 0.00 0.00 0.00 19,214.86
12/1/2012	RET	Real Estate Tax	CH 24,461.36 0.00 0.00 0.00 0.00 24,461.36

RET	Real Estate Tax	43,676.22	0.00	0.00	0.00	0.00	43,676.22
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**GS11B-00191 Dept of Def Total:** 43,676.22 0.00 0.00 0.00 0.00 43,676.22

3450-003659	<b>MCI Telecommunications Lease</b> Stacey Tedrow (813) 246-4128	Master Occupant Id: MCI001-1 LICS Current Security Deposit: 0.00	Exp. Date: 12/31/2007 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 3/12/2015 315.10
9/1/2014	ELS	Electric Submeter	CH 474.19 0.00 0.00 0.00 0.00 474.19
2/26/2015	PPR	Prepaid Rent	CR -1,444.16 -1,444.16 0.00 0.00 0.00 0.00

ELS	Electric Submeter	474.19	0.00	0.00	0.00	0.00	474.19
PPR	Prepaid Rent	-1,444.16	-1,444.16	0.00	0.00	0.00	0.00

**MCI Telecommunications Lease Total:** -969.97 -1,444.16 0.00 0.00 0.00 474.19

3450-005777	<b>Riverside Research Institute</b> Cheryl Wesley 703-908-2102	Master Occupant Id: Riversid-1 12001 Inactive Security Deposit: 0.00	Exp. Date: 3/31/2014 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 3/26/2014 90.16
<b>Letter of Credit Info:</b>			

10/1/2014	OPT	Operating True-up	NC	-7,173.00	0.00	0.00	0.00	-7,173.00
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OPT	Operating True-up	-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
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**Riverside Research Institute Total:** -7,173.00 0.00 0.00 0.00 0.00 -7,173.00

ELS	Electric Submeter	5,189.56	1,505.96	93.00	0.00	3,087.70	502.90
ENG	Engineering Fee	480.00	480.00	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	777.30	0.00	442.80	54.15	0.00	280.35
OPT	Operating True-up	-7,530.00	0.00	0.00	0.00	0.00	-7,530.00
PPR	Prepaid Rent	-34,122.03	-13,821.95	-835.09	-5,588.13	0.00	-13,876.86
RET	Real Estate Tax	128,175.48	0.00	0.00	0.00	0.00	128,175.48
RNT	Commercial Rent	119,969.45	119,719.61	0.00	0.00	249.84	0.00
RTT	RET True-up	-574.63	0.00	0.00	0.00	0.00	-574.63

**BLDG 3450 Total:** 212,365.13 107,883.62 -299.29 -5,533.98 3,337.54 106,977.24

Database: MONDAYPROD	Aged Delinquencies Monday Production DB 1400 Key Boulevard Period: 02/15	Page: 5 Date: 3/20/2015 Time: 04:26 PM
BLDG: 3450		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	ELS Electric Submeter		5,189.56	1,505.96	93.00	0.00	3,087.70	502.90
	ENG Engineering Fee		480.00	480.00	0.00	0.00	0.00	0.00
	LPC Late Pay Charge		777.30	0.00	442.80	54.15	0.00	280.35
	OPT Operating True-up		-7,530.00	0.00	0.00	0.00	0.00	-7,530.00
	PPR Prepaid Rent		-34,122.03	-13,821.95	-835.09	-5,588.13	0.00	-13,876.86
	RET Real Estate Tax		128,175.48	0.00	0.00	0.00	0.00	128,175.48
	RNT Commercial Rent		119,969.45	119,719.61	0.00	0.00	249.84	0.00
	RTT RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
<b>Grand Total:</b>			212,365.13	107,883.62	-299.29	-5,533.98	3,337.54	106,977.24

Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	1
		<b>Monday Production DB</b>							Date:	3/20/2015
ENTITY:	3450	<b>1400 Key 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: 01/15

**Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC**

30397	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
			Expense Period 01/15 Total:		1,476.00	0.00	1,476.00			

Expense Period: 02/15

**Vendor: ALL019 Allied Telecom Group LLC**

AL1029354	2/5/2015		208 ALLIED FEB	5758-0002	16.39	0.00	16.39	3/9/2015	12977	03/15
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**Vendor: CDW001 CDW DIRECT LLC**

ALSK23764	2/6/2015		319 VA SWITCHES	5758-0003	3.91	0.00	3.91	3/9/2015	12979	03/15
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**Vendor: CIN001 CINTAS CORPORATION #145**

145199563	2/11/2015		Uniforms	5390-0000	41.41	0.00	41.41	3/10/2015	6679	03/15
145199564	2/11/2015		Uniforms	5390-0000	40.70	0.00	40.70	3/10/2015	6679	03/15

**Vendor: CSC001 C S C**

75999963	2/14/2015		2015 Ind Dir Svc Fee	6632-0000	1,200.00	0.00	1,200.00	3/10/2015	6681	03/15
76000224	2/14/2015		2015SrMezzIndDirSvcF	6632-0000	1,200.00	0.00	1,200.00	3/10/2015	6681	03/15

**Vendor: DAT002 DATA MANAGEMENT INC**

AL351599	2/23/2015		333 TIME CLOCK PLUS	5758-0003	124.15	0.00	124.15	3/9/2015	12987	03/15
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**Vendor: DEN005 Deniz Yener**

ALDY2315	2/3/2015		Broker Meals/Cabs	6411-0000	26.87	0.00	26.87	3/9/2015	12988	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:	3450		<b>1400 Key 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: GOT005 Gotham Technologies**

6896	3/1/2015		Mar2015HVACWtrTreatm	5332-0000	397.48	0.00	397.48	3/10/2015	6687	03/15
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**Vendor: GRE020 Greater Washington Board of Trade**

AL03721-C5K3Q9	10/6/2014		Board of Trade Mbrsh	5756-0000	393.54	0.00	393.54	3/9/2015	12995	03/15
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**Vendor: KEL006 KELCO INSULATION, INC.**

TM0056-1	2/16/2015		GaragePipeInsulation	5336-0000	468.00	0.00	468.00	3/10/2015	6689	03/15
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3450_0000000001	2/28/2015		Management Fee	5610-0000	6,126.87	0.00	6,126.87			
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**Vendor: PEA004 Peapod, LLC**

ALk59542657	2/23/2015		Customer ID ox82558	5758-0001	1.83	0.00	1.83	3/9/2015	13000	03/15
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**Vendor: REA024 Reallogic Analytics Inc**

32935	2/6/2015		340 ABSTRACTING	5758-0003	450.00	0.00	450.00	3/10/2015	6693	03/15
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32935	2/6/2015		348 ARGUS	5758-0003	175.00	0.00	175.00	3/10/2015	6693	03/15
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**Vendor: RED005 Red Top Cab of Arlington**

AL020035	2/15/2015		Account # 2840200	5758-0008	3.14	0.00	3.14	3/9/2015	13003	03/15
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**Vendor: RED007 Redirect, Inc.**

AL14939	2/16/2015		215 SCORE CARD	5758-0002	30.40	0.00	30.40	3/9/2015	13005	03/15
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**Vendor: SCH016 Schneider Electric Building**

010034	2/5/2015		Feb2015 BAS	5342-0000	759.42	0.00	759.42	3/10/2015	6694	03/15
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			<b>Monday Production DB</b>					Date:	3/20/2015	
ENTITY:	3450		<b>1400 Key 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: SEA005 SEAMLESSWEB PROFESSIONAL**

1997204	2/22/2015		Staff Meal	5732-0000	155.48	0.00	155.48	3/10/2015	6695	03/15
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**Vendor: THO013 Thornton Tomasetti, Inc.**

L15002.00-1	2/10/2015		Garage Repairs	0142-0002	1,809.07	0.00	1,809.07	3/10/2015	6697	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	0.42	0.00	0.42	3/9/2015	13009	03/15
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**Vendor: TIM007 TIM HELMIG**

ALTHPER215	2/20/2015		Broker Concert Tix	6411-0000	184.49	0.00	184.49	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	5.44	0.00	5.44	3/9/2015	13012	03/15
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**Vendor: USG001 US GREEN BUILDING COUNCIL**

AL90843134	2/18/2015		USGBC Membership	5756-0000	282.28	0.00	282.28	3/9/2015	13019	03/15
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**Vendor: WBM001 W.B. MASON**

IS0324822	1/31/2015		BreakroomSupplies	5732-0000	341.21	0.00	341.21	3/10/2015	6698	03/15
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IS0324822	1/31/2015		ALevel	6420-0000	482.09	0.00	482.09	3/10/2015	6698	03/15
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**Vendor: WIL020 WILKES ARTIS, CHARTERED**

F1529807	2/13/2015		2015 TAX ASSMNT	6716-0000	1,000.00	0.00	1,000.00	3/10/2015	6699	03/15
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**Vendor: WON001 Wonderlic, Inc.**

6369238	2/13/2015		Addtl Svcs R Pottert	5710-5000	5.53	0.00	5.53	3/10/2015	6700	03/15
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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: XER005 Xerox Financial Services LLC**

AL273333	2/10/2015		NY - Lease Payment	5758-0004	7.65	0.00	7.65	3/9/2015	13023	03/15
			Expense Period 02/15 Total:		15,732.77	0.00	15,732.77			
<b>1400 Key Boulevard Total:</b>					<b>17,208.77</b>	<b>0.00</b>	<b>17,208.77</b>			
<b>Grand Total:</b>					<b>17,208.77</b>	<b>0.00</b>	<b>17,208.77</b>			

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BANK:	345001	Monday Production DB	Date:	3/20/2015
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02/15 Through 02/15				
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Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

6636	2/18/2015	02/15	AIR0	Air Cycle Corp.						
3450	LampRecycle		346502159	5342-0000	0122299-IN	1/31/2015	3/2/2015	136.82	0.00	136.82
							Check Total:	136.82	0.00	136.82
6637	2/18/2015	02/15	AIR010	AIR CLEANING TECHNOLOGIES, INC						
3450	Air Filters		3450011516	5334-0000	36711	2/11/2015	3/13/2015	1,357.23	0.00	1,357.23
							Check Total:	1,357.23	0.00	1,357.23
6638	2/18/2015	02/15	AME033	AMERICAN BOILER INC						
3450	EmergencyBoilerCall			5336-0000	36200	1/28/2015	2/27/2015	361.35	0.00	361.35
							Check Total:	361.35	0.00	361.35
6639	2/18/2015	02/15	CAR026	Carr Business Systems, Inc.						
3450	Jul2014ExcessPrintin			5740-0000	462502	7/29/2015	8/28/2015	11.09	0.00	11.09
3450	Aug2014ExcessPrintin			5740-0000	477423	9/3/2014	10/3/2014	4.07	0.00	4.07
3450	Sep2014ExcessPrintin			5740-0000	483033	9/23/2014	10/23/2014	21.70	0.00	21.70
3450	Oct2014ExcessPrintin			5740-0000	495883	10/27/2014	11/26/2014	23.77	0.00	23.77
3450	Nov2014ExcessPrintin			5740-0000	509349	11/25/2014	12/25/2014	38.97	0.00	38.97
							Check Total:	99.60	0.00	99.60
6640	2/18/2015	02/15	CLA007	Classic Concierge						
3450	Tenant Holiday Gifts		345501154	5772-0000	121478	11/18/2014	12/18/2014	2,682.50	0.00	2,682.50
							Check Total:	2,682.50	0.00	2,682.50
6641	2/18/2015	02/15	COM032	COMCAST						
3450	1/21 969423018			5732-0000	1/21 96942301	1/21/2015	2/20/2015	88.87	0.00	88.87
							Check Total:	88.87	0.00	88.87
6642	2/18/2015	02/15	DAT003	Datawatch Systems Inc.						
3450	Dec2014FireMonitorin			5372-0000	654464	11/1/2014	12/1/2014	40.00	0.00	40.00
3450	Mar2015FireMonitorin			5372-0000	674140	1/23/2015	2/22/2015	40.00	0.00	40.00
							Check Total:	80.00	0.00	80.00
6643	2/18/2015	02/15	DIS004	Distinctive Plantings						



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		Bank of America							Time: 04:30 PM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3450	Jan15PlantMaint			5385-0000	29472	1/27/2015	2/26/2015	265.39	0.00	265.39
							Check Total:	265.39	0.00	265.39
6644	2/18/2015	02/15	ELE012	Elevator Control Service						
3450	Jan2015 Elev Maint			5320-0000	0179486-IN	1/10/2015	2/9/2015	2,350.00	0.00	2,350.00
							Check Total:	2,350.00	0.00	2,350.00
6645	2/18/2015	02/15	ENG003	Engineers Outlet						
3450	BLevelPipeRepairPart		345002151	5360-0000	271164	2/3/2015	3/5/2015	393.56	0.00	393.56
3450	ChillerTubeBrushes		3450011515	5334-0000	270920	1/28/2015	2/27/2015	382.02	0.00	382.02
							Check Total:	775.58	0.00	775.58
6646	2/18/2015	02/15	FED007	FEDERAL LOCK & SAFE, INC						
3450	RekeyOblong			5381-0000	0108607-IN	1/5/2015	2/4/2015	178.16	0.00	178.16
3450	ALevelWomensRR		3450011513	5381-0000	0109068-IN	1/26/2015	2/25/2015	344.66	0.00	344.66
3450	ALevelEntryDoor		3450011518	5381-0000	0109298-IN	1/28/2015	2/27/2015	181.34	0.00	181.34
							Check Total:	704.16	0.00	704.16
6647	2/18/2015	02/15	GOT005	Gotham Technologies						
3450	Feb2015HVACWtrTreatr			5332-0000	6779	2/1/2015	3/3/2015	397.48	0.00	397.48
							Check Total:	397.48	0.00	397.48
6648	2/18/2015	02/15	GRNSTN	GREENSTEIN DELORME & LUCHS PC						
3450	Curiosity Med Licens			0202-0002	175330	1/13/2015	2/12/2015	1,243.50	0.00	1,243.50
3450	TheBoeingCompany			6630-0000	175546	1/9/2015	2/8/2015	1,501.00	0.00	1,501.00
3450	UberOffices			6630-0000	175710	1/14/2015	2/13/2015	1,616.40	0.00	1,616.40
3450	UberOffices			6630-0000	175998	2/6/2015	3/8/2015	6,681.50	0.00	6,681.50
3450	TheBoeingCompany			6630-0000	176195	2/6/2015	3/8/2015	4,187.00	0.00	4,187.00
							Check Total:	15,229.40	0.00	15,229.40
6649	2/18/2015	02/15	ITC	I.T.C. INC						
3450	KitchenFaucet			5360-0000	42597	1/26/2015	2/25/2015	20.51	0.00	20.51
3450	StallDoorRepairParts		345001157	5360-0000	42766	2/9/2015	3/11/2015	319.14	0.00	319.14
							Check Total:	339.65	0.00	339.65

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

6650	2/18/2015	02/15	JBUR01	Jennifer Burns							
3450	Staff Lunch			5732-0000	2/2 JBurns	2/2/2015	3/4/2015	7.14	0.00	7.14	
								Check Total:	7.14	0.00	7.14
6651	2/18/2015	02/15	KAS001	KASTLE SYSTEMS							
3450	Mar2015OperationsFee			5520-0000	548402	2/1/2015	3/3/2015	226.00	0.00	226.00	
3450	Jan2015 Operations			5520-0000	545723	1/1/2015	1/31/2015	578.35	0.00	578.35	
3450	Jan2015 Maintenance			5520-0000	545723	1/1/2015	1/31/2015	89.36	0.00	89.36	
								Check Total:	893.71	0.00	893.71
6652	2/18/2015	02/15	KCS001	KCS Landscape Management, Inc.							
3450	Feb2015Landscaping			5412-0000	14392-11	2/1/2015	3/3/2015	135.25	0.00	135.25	
								Check Total:	135.25	0.00	135.25
6653	2/18/2015	02/15	MCC004	THE MCCORMICK GROUP, INC							
3450	Placement Fee B Pott			5758-0011	11679	1/23/2015	2/22/2015	2,625.00	0.00	2,625.00	
								Check Total:	2,625.00	0.00	2,625.00
6654	2/18/2015	02/15	MET077	Metro Consulting Services							
3450	VA Background Checks			5710-5000	1-2015	1/28/2015	2/27/2015	15.75	0.00	15.75	
								Check Total:	15.75	0.00	15.75
6655	2/18/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC							
3450	TRUE UP '14 MGT FEE			5610-0000	2014MGMTFEETL	1/26/2015	2/25/2015	4,838.63	0.00	4,838.63	
3450	DUE TO MGT AGNT 12'			0491-0010	DTF1214ROSS	1/26/2015	2/25/2015	12,455.73	0.00	12,455.73	
								Check Total:	17,294.36	0.00	17,294.36
6656	2/18/2015	02/15	MONCMF	MONDAY PROPERTIES SERVICES LLC							
3450	STE 10001 VACNT			0162-0020	3450CM1114	2/4/2015	3/6/2015	102.24	0.00	102.24	
3450	STE 9000, LCG			0162-0020	3450CM1114	2/4/2015	3/6/2015	1,493.26	0.00	1,493.26	
3450	A LVL GRND FL COM A			0162-0020	3450CM1114	2/4/2015	3/6/2015	45.62	0.00	45.62	
3450	8THFL SHWRM 1/2FL			0162-0020	3450CM1114	2/4/2015	3/6/2015	20.61	0.00	20.61	
3450	UBER LL WK			0162-0020	3450CM1114	2/4/2015	3/6/2015	36.45	0.00	36.45	

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3450	PCR 2,3,6 GRAGE RP			0142-0020	3450CM1114	2/4/2015	3/6/2015	249.25	249.25
3450	ELEV CAB UPGRADES			0142-0020	3450CM1114	2/4/2015	3/6/2015	475.85	475.85
Check Total:								2,423.28	2,423.28
6657	2/18/2015	02/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					
3450	Management Fee			5610-0000	3450_0000000001	9/30/2014	9/30/2014	5,762.55	5,762.55
Check Total:								5,762.55	5,762.55
6658	2/18/2015	02/15	ORK001	Orkin LLC					
3450	Jan2015PestControl			5384-0000	21539387	2/3/2015	3/5/2015	585.24	585.24
Check Total:								585.24	585.24
6659	2/18/2015	02/15	OTJ001	OTJ ARCHITECTS					
3450	8thFITestFit		3450011512	6412-0000	151447	1/31/2015	3/2/2015	2,500.00	2,500.00
Check Total:								2,500.00	2,500.00
6660	2/18/2015	02/15	PIL001	PILLSBURY WINTHROP SHAW PITTMAN LLP					
3450	OEI Strategy			6632-0000	7957928	12/30/2014	1/29/2015	138.60	138.60
3450	OEI Strategy			6632-0000	7961261	1/22/2015	2/21/2015	43.53	43.53
Check Total:								182.13	182.13
6661	2/18/2015	02/15	PRO025	IESI-MD Corporation					
3450	Jan2015Recycling			5152-0000	1300335380	1/31/2015	3/2/2015	208.23	208.23
3450	Feb2015TrashRemoval			5152-0000	1300337636	2/1/2015	3/3/2015	412.94	412.94
Check Total:								621.17	621.17
6662	2/18/2015	02/15	RED013	Red Coats, Inc.					
3450	Feb2015CleaningServi			5120-0000	220054	1/30/2015	3/1/2015	16,382.24	16,382.24
3450	Feb2015GaragePorter			6320-0000	220054	1/30/2015	3/1/2015	688.98	688.98
3450	Feb2015VacancyCredit			5121-0000	220054	1/30/2015	3/1/2015	-3,691.12	-3,691.12
3450	Feb2015Differential			6214-0000	220054	1/30/2015	3/1/2015	201.56	201.56
Check Total:								13,581.66	13,581.66
6663	2/18/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL					

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		Bank of America							Time: 04:30 PM	
02/15 Through 02/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3450	Staff Lunch			5732-0000	1987601	2/1/2015	3/3/2015	14.05	0.00	14.05
3450	Staff Lunch			5732-0000	1968399	1/25/2015	2/24/2015	23.60	0.00	23.60
Check Total:								37.65	0.00	37.65
6664	2/18/2015	02/15	TEL005	Telco Experts LLC						
3450	Feb2015FireMonitor			5372-0000	1639150201	2/1/2015	3/3/2015	332.19	0.00	332.19
3450	Feb2015ElevLines			5322-0000	1639150201	2/1/2015	3/3/2015	110.74	0.00	110.74
3450	Feb2015PhoneLines			5734-0000	1645150201	2/1/2015	3/3/2015	281.57	0.00	281.57
3450	Feb2015PhoneLines			5734-0000	2049150201	2/1/2015	3/3/2015	237.71	0.00	237.71
Check Total:								962.21	0.00	962.21
6665	2/18/2015	02/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3450	OEI Strategy			6632-0000	202536	1/14/2015	2/13/2015	836.28	0.00	836.28
Check Total:								836.28	0.00	836.28
6666	2/18/2015	02/15	XER005	Xerox Financial Services LLC						
3450	Feb2015CopierLease			5740-0000	264173	1/27/2015	2/26/2015	172.86	0.00	172.86
Check Total:								172.86	0.00	172.86
6667	2/24/2015	02/15	AAP001	AA Painting & Drywall						
3450	Lobby&Corridor		345002157	5381-0000	3015	2/4/2015	3/6/2015	1,600.00	0.00	1,600.00
Check Total:								1,600.00	0.00	1,600.00
6668	2/24/2015	02/15	BAY005	Bay Lighting						
3450	Lights			5340-0000	046319	2/13/2015	3/15/2015	358.05	0.00	358.05
Check Total:								358.05	0.00	358.05
6669	2/24/2015	02/15	COM032	COMCAST						
3450	2/7 956050014			5732-0000	2/7 956060014	2/7/2015	3/9/2015	21.74	0.00	21.74
3450	2/7 951797017			5732-0000	2/7 951797017	2/7/2015	3/9/2015	112.42	0.00	112.42
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6670	2/24/2015	02/15	ENG003	Engineers Outlet						
3450	Misc Supplies		3455011517	5334-0000	271502	2/10/2015	3/12/2015	634.81	0.00	634.81

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6671	2/24/2015	02/15	FAS002	FastSigns					
3450	No Smoking Sign			5381-0000	272-31744	2/19/2015	3/21/2015	136.75	0.00 136.75
							Check Total:	136.75	0.00 136.75
6672	2/24/2015	02/15	FED007	FEDERAL LOCK & SAFE, INC					
3450	WeatherStrippingSuit		345002154	5381-0000	0109410-IN	2/11/2015	3/13/2015	310.73	0.00 310.73
							Check Total:	310.73	0.00 310.73
6673	2/24/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3450	DUE TO MGT AGNT 1/1			0491-0010	DTF0115ROSS	2/16/2015	3/18/2015	5,307.37	0.00 5,307.37
							Check Total:	5,307.37	0.00 5,307.37
6674	2/24/2015	02/15	MPA004	MDISTRICT PARK 1					
3450	2/1/15 Elcon Parkers			5322-0000	118613	1/21/2015	2/20/2015	66.08	0.00 66.08
							Check Total:	66.08	0.00 66.08
6675	2/24/2015	02/15	REA024	Realogic Analytics Inc					
3450	348 ARGUS			5758-0003	32664	1/7/2015	2/6/2015	125.00	0.00 125.00
3450	340 ABSTRACTING			5758-0003	32664	1/7/2015	2/6/2015	412.50	0.00 412.50
							Check Total:	537.50	0.00 537.50
6676	2/24/2015	02/15	SEC009	SecurAmerica LLC					
3450	Jan2015SecurityRover			5520-0000	INV900999	2/11/2015	3/13/2015	1,013.95	0.00 1,013.95
3450	Jan2015 Security Rov			5520-0000	INV901001	2/11/2015	3/13/2015	3,169.50	0.00 3,169.50
							Check Total:	4,183.45	0.00 4,183.45
6677	2/24/2015	02/15	TRE004	TREASURER, ARLINGTON COUNTY					
3450	2015 Arlignton BPOLF			6740-0000	L1210087680	2/1/2015	3/3/2015	20,399.61	0.00 20,399.61
							Check Total:	20,399.61	0.00 20,399.61
0RS012915	1/29/2015	02/15	OAK002	OAK HILLS PROPERTY ASSOC, LLC			Hand Check		
3450	1/29/15 1401 W DTF			0491-3455	WT3450RS0129151/29/2015	1/29/2015		31,896.23	0.00 31,896.23

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			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

						Check Total:	31,896.23	0.00	31,896.23
50020215B	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER		Hand Check			
3450	12/31-1/30#163508530			5210-0000	WT3450020215B 2/2/2015	2/13/2015	2,751.63	0.00	2,751.63
						Check Total:	2,751.63	0.00	2,751.63
50020215C	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER		Hand Check			
3450	12/31-1/30#270941940			5210-0000	WT3450020215C 2/2/2015	2/13/2015	472.42	0.00	472.42
						Check Total:	472.42	0.00	472.42
50020215D	2/13/2215	02/15	DOM002	DOMINION VIRGINIA POWER		Hand Check			
3450	12/31-1/30#165228538			5210-0000	WT3450020215D 2/2/2015	2/13/2015	1,371.39	0.00	1,371.39
						Check Total:	1,371.39	0.00	1,371.39
50022515A	2/25/2015	02/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3450	12/17-1/30/15 #91378			5250-0000	WT3450020415A 2/4/2015	2/25/2015	1,747.36	0.00	1,747.36
						Check Total:	1,747.36	0.00	1,747.36
50022515B	2/25/2015	02/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3450	12/17-1/16/15 #91382			5250-0000	WT3450020415B 2/4/2015	2/25/2015	13.04	0.00	13.04
						Check Total:	13.04	0.00	13.04
50STX0115	2/9/2015	02/15	DEP014	Department of Taxation		Hand Check			
3450	208966379 01/15 ST9			6645-0000	WT3450STX0115 2/9/2015	2/20/2015	293.22	0.00	293.22
						Check Total:	293.22	0.00	293.22
						Bank of America Total:	145,718.07	0.00	145,718.07

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				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

002340115	1/15/2015	02/15	WEL001	WELLS FARGO BANK	*** VOID ***	Voided Check			
3450	01-15 PORT INT PYMN			8201-0000	WT617002340115 1/15/2015	1/15/2015	32,291.67	0.00	32,291.67
3450	01-15 RESRVE PYMNT			0611-0000	WT617002340115 1/15/2015	1/15/2015	94,505.48	0.00	94,505.48
3450	incorrect gl			8201-0000	WT617002340115 1/15/2015	1/15/2015	-32,291.67	0.00	-32,291.67
3450	incorrect gl			0611-0000	WT617002340115 1/15/2015	1/15/2015	-94,505.48	0.00	-94,505.48
Check Total:							0.00	0.00	0.00
002340215	2/17/2015	02/15	WEL001	WELLS FARGO BANK		Hand Check			
3450	02-15 PORTF INT PMT			8201-0000	W617002340215 2/15/2015	2/15/2015	32,291.67	0.00	32,291.67
3450	02-15 RESRV PMT			0611-1600	W617002340215 2/15/2015	2/15/2015	94,505.48	0.00	94,505.48
Check Total:							126,797.15	0.00	126,797.15
002360115	1/15/2015	02/15	WEL001	WELLS FARGO BANK		Hand Check			
3450	01-15 MEZZ LOAN INT			8201-0000	WT417002360115 1/15/2015	1/15/2015	49,513.89	0.00	49,513.89
Check Total:							49,513.89	0.00	49,513.89
Bank of America Total:							176,311.04	0.00	176,311.04

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12786	2/3/2015	02/15	ALL019	Allied Telecom Group LLC						
3450	208 INTRNT ACCESS			5758-0002	AL1027949	1/5/2015	2/4/2015	16.85	0.00	16.85
							Check Total:	16.85	0.00	16.85
12792	2/3/2015	02/15	BIS001	Bisnow Media						
3450	Quarterly Inv 1 Bisn		MNDSRV12145	6410-0000	AL-SI-01124	1/1/2015	1/31/2015	918.01	0.00	918.01
							Check Total:	918.01	0.00	918.01
12796	2/3/2015	02/15	CDW001	CDW DIRECT LLC						
3450	319 TS3 ZENTA			5758-0003	ALRZ03105	1/20/2015	2/19/2015	10.13	0.00	10.13
							Check Total:	10.13	0.00	10.13
12804	2/3/2015	02/15	COS004	COSTAR REALTY INFORMATION INC						
3450	CoStar31 Day Sub 942		MNDSRV01159	6410-0000	AL191721PSI	12/31/2014	1/30/2015	191.81	0.00	191.81
							Check Total:	191.81	0.00	191.81
12807	2/3/2015	02/15	EME003	Emergency Communications Network						
3450	326 CODE RED			5758-0003	ALECN018671	1/7/2015	2/6/2015	52.01	0.00	52.01
							Check Total:	52.01	0.00	52.01
12810	2/3/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP						
3450	NY #393411 CAR SERV			5758-0008	AL785979	1/23/2015	2/22/2015	2.61	0.00	2.61
							Check Total:	2.61	0.00	2.61
12812	2/3/2015	02/15	HEM003	HEM IT, INC						
3450	212 HEM IT Q1 2015			5758-0002	AL1171	1/7/2015	2/6/2015	108.02	0.00	108.02
							Check Total:	108.02	0.00	108.02
12813	2/3/2015	02/15	ICO002	iContact LLC						
3450	Icontact Feb Subscri			6410-0000	AL5505597	1/9/2015	2/8/2015	8.82	0.00	8.82
							Check Total:	8.82	0.00	8.82
12815	2/3/2015	02/15	INT023	Interior Foliage Design Inc						
3450	NY #3890 MNTHLY MAI			5758-0012	AL185490	1/12/2015	2/11/2015	0.41	0.00	0.41



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				Discount Amount
				Check Amount

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**12817**    **2/3/2015**    **02/15**    **IRI001**    **IRIDES, LLC \*\*\* VOID \*\*\***    **Voided Check**  
           3450    203-2/1-2/13/15A592    5758-0002    ALPOL-158 CM    1/21/2015    2/20/2015    5.89    0.00    5.89  
           3450    credit memo    5758-0002    ALPOL-158 CM    1/21/2015    2/20/2015    -5.89    0.00    -5.89

Check Total: 0.00 0.00 0.00

**12819**    **2/3/2015**    **02/15**    **ITS001**    **It's My Cooler, LLC**  
           3450    Service agreement    5758-0004    AL9973    1/20/2015    2/19/2015    5.47    0.00    5.47

Check Total: 5.47 0.00 5.47

**12820**    **2/3/2015**    **02/15**    **JBUR01**    **Jennifer Burns**  
           3450    IREM    5772-0000    JBurns01212015    1/21/2015    2/20/2015    4.23    0.00    4.23  
           3450    EngineerBrkfst/Lunch    5732-0000    JBurns01212015    1/21/2015    2/20/2015    11.35    0.00    11.35

Check Total: 15.58 0.00 15.58

**12821**    **2/3/2015**    **02/15**    **LOC016**    **Local News Now LLC**  
           3450    12 Weekly Spons. Art    MNDSRV01156    6410-0000    AL1623    1/16/2015    2/15/2015    242.65    0.00    242.65

Check Total: 242.65 0.00 242.65

**12823**    **2/3/2015**    **02/15**    **MAN027**    **Managed Services 360 LLC**  
           3450    200 PRGRM SUPT IT D    5758-0002    AL3711    1/5/2015    2/4/2015    61.42    0.00    61.42

Check Total: 61.42 0.00 61.42

**12826**    **2/3/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
           3450    Customer ID ox82558    5758-0001    ALk58682636    1/12/2015    2/11/2015    1.95    0.00    1.95

Check Total: 1.95 0.00 1.95

**12828**    **2/3/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
           3450    Customer ID ox82558    5758-0001    ALk58889981    1/20/2015    2/19/2015    1.96    0.00    1.96

Check Total: 1.96 0.00 1.96

**12830**    **2/3/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
           3450    Customer ID ox82558    5758-0001    ALk59058727    1/26/2015    2/25/2015    1.96    0.00    1.96

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12837 2/3/2015 02/15 RED005 Red Top Cab of Arlington  
3450 Account# 2840200 5758-0008 AL018843 1/15/2015 2/14/2015 1.36 0.00 1.36

Check Total: 1.36 0.00 1.36

12839 2/3/2015 02/15 RED007 Redirect, Inc.  
3450 250 SCORE CARD 5758-0002 AL14869 1/15/2015 2/14/2015 34.39 0.00 34.39

Check Total: 34.39 0.00 34.39

12840 2/3/2015 02/15 SAG002 SAGE SOFTWARE, INC.  
3450 309 FAS #2001231694 5758-0003 AL4002630465 12/12/2014 1/11/2015 88.22 0.00 88.22

Check Total: 88.22 0.00 88.22

12844 2/3/2015 02/15 SOL007 The Solutions Group  
3450 200 TSG 10/14 5758-0003 AL24919 11/1/2014 12/1/2014 104.42 0.00 104.42

Check Total: 104.42 0.00 104.42

12846 2/3/2015 02/15 SOL007 The Solutions Group  
3450 200 TSG 11/14 5758-0002 AL25120 12/1/2014 12/31/2014 46.27 0.00 46.27

Check Total: 46.27 0.00 46.27

12849 2/3/2015 02/15 STR009 STRATEGIC PRODUCTS AND SERVICES  
3450 VA-Customer# MONPRC 5758-0005 ALSI640144 1/15/2015 2/14/2015 22.12 0.00 22.12

Check Total: 22.12 0.00 22.12

12852 2/3/2015 02/15 TIM005 TIME WARNER CABLE OF NYC  
3450 NY #815020007031247 5758-0001 AL24716488 1/22/2015 2/21/2015 1.83 0.00 1.83

Check Total: 1.83 0.00 1.83

12854 2/3/2015 02/15 TIM009 Time Warner Cable  
3450 210 #030065301 1/15 5758-0002 AL01012015 1/1/2015 1/31/2015 5.24 0.00 5.24

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Check Total: 5.24 0.00 5.24

12860 2/3/2015 02/15 VED001 Vedder Price PC  
3450 ARL RE TAXES PD 12'1 6630-0000 AL523219 1/13/2015 2/12/2015 13.89 0.00 13.89

Check Total: 13.89 0.00 13.89

12866 2/3/2015 02/15 WBM001 W.B. MASON  
3450 VA-Office supplies 5758-0001 ALIS0315229 12/31/2015 1/30/2016 23.49 0.00 23.49  
3450 VA-Item for K. Recto 5758-0001 ALIS0315229 12/31/2015 1/30/2016 1.04 0.00 1.04  
3450 VA-Rental fee-brewer 5758-0004 ALIS0315229 12/31/2015 1/30/2016 1.98 0.00 1.98

Check Total: 26.51 0.00 26.51

12868 2/3/2015 02/15 XER005 Xerox Financial Services LLC  
3450 NY 010-0007854-002 5758-0004 AL260147 1/13/2015 2/12/2015 7.65 0.00 7.65

Check Total: 7.65 0.00 7.65

12875 2/9/2015 02/15 COM032 COMCAST  
3450 Acct#05613951384012 5758-0001 ALCOMCAST1/15 1/21/2015 2/20/2015 3.58 0.00 3.58

Check Total: 3.58 0.00 3.58

12877 2/9/2015 02/15 DEN005 Deniz Yener  
3450 Lunch/Dinner w/ Brok 6411-0000 ALDY012715 1/27/2015 2/26/2015 46.23 0.00 46.23

Check Total: 46.23 0.00 46.23

12881 2/9/2015 02/15 FIR010 FIRST CORPORATE SEDANS CORP  
3450 NY #393411 CAR SERV 5758-0006 AL787150 2/6/2015 3/8/2015 4.58 0.00 4.58

Check Total: 4.58 0.00 4.58

12883 2/9/2015 02/15 FRE013 Freshdirect  
3450 NY11717338932 MILK/E 5758-0001 AL201501 2/3/2015 3/5/2015 0.96 0.00 0.96

Check Total: 0.96 0.00 0.96

12886 2/9/2015 02/15 JBUR01 Jennifer Burns  
3450 Gas 5430-0000 1/26 JBURNS 1/26/2015 2/25/2015 8.91 0.00 8.91

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Check Total: 8.91 0.00 8.91

**12891**    **2/9/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk59180185    2/2/2015    3/4/2015    1.95    0.00    1.95

Check Total: 1.95 0.00 1.95

**12897**    **2/9/2015**    **02/15**    **RCC001**    **RCC Group, Inc.**  
3450    Lunch 401k meeting    5758-0013    AL1080    1/30/2015    3/1/2015    4.16    0.00    4.16

Check Total: 4.16 0.00 4.16

**12899**    **2/9/2015**    **02/15**    **ROB025**    **Robinson & Cole LLP**  
3450    Legal EE Benefits    5758-0012    50140380    1/7/2015    2/6/2015    26.92    0.00    26.92

Check Total: 26.92 0.00 26.92

**12900**    **2/9/2015**    **02/15**    **ROB025**    **Robinson & Cole LLP**  
3450    Legal Labor&Empl    5758-0012    50140381    1/7/2015    2/6/2015    72.67    0.00    72.67

Check Total: 72.67 0.00 72.67

**12901**    **2/9/2015**    **02/15**    **SCH016**    **Schneider Electric Building**  
3450    Jan2015 BAS    5342-0000    009029    1/9/2015    2/8/2015    759.42    0.00    759.42

Check Total: 759.42 0.00 759.42

**12903**    **2/9/2015**    **02/15**    **SEN002**    **SENTECH PRINTING INC.**  
3450    1099/1096 FORMS    5758-0009    AL9805    1/17/2015    2/16/2015    5.32    0.00    5.32

Check Total: 5.32 0.00 5.32

**12907**    **2/9/2015**    **02/15**    **TEL005**    **Telco Experts LLC**  
3450    NY #1197 INTEGRATED    5758-0005    AL1197150201    2/1/2015    3/3/2015    19.35    0.00    19.35

Check Total: 19.35 0.00 19.35

**12909**    **2/9/2015**    **02/15**    **TEL005**    **Telco Experts LLC**  
3450    Acct# 1775 2/1/15    5758-0005    AL1775150201    2/1/2015    3/3/2015    28.27    0.00    28.27

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				Check Amount

Check Total: 28.27 0.00 28.27

**12910**    **2/9/2015**    **02/15**    **UNI005**    **UNITED PARCEL SERVICE**  
3450    VA 0721WH/A148V1 1/3    5758-0007    AL000A148V1055    1/31/2015    3/2/2015    30.86    0.00    30.86

Check Total: 30.86 0.00 30.86

**12912**    **2/9/2015**    **02/15**    **UNI047**    **United States Green Parking Council**  
3450    PlatinumLvlPartnersh    6320-0000    081814F    9/5/2014    10/5/2014    1,498.00    0.00    1,498.00

Check Total: 1,498.00 0.00 1,498.00

**12913**    **2/9/2015**    **02/15**    **VEN003**    **VENABLE LLP**  
3450    Legal Recapitalizati    6630-0000    AL1546477    12/12/2014    1/11/2015    94.17    0.00    94.17

Check Total: 94.17 0.00 94.17

**12921**    **2/10/2015**    **02/15**    **CAH001**    **CAHILL, AILEEN**  
3450    VA Meals    5762-0000    AC013015    1/30/2015    3/1/2015    1.35    0.00    1.35  
3450    VA Travel    5758-0014    AC013015    1/30/2015    3/1/2015    28.30    0.00    28.30  
3450    VA Taxi    5758-0008    AC013015    1/30/2015    3/1/2015    0.65    0.00    0.65

Check Total: 30.30 0.00 30.30

**12923**    **2/17/2015**    **02/15**    **LAK011**    **LAK Public Relations, Inc.**  
3450    PR 1/15 thru 2/14    MNDSRV011511    6410-0000    AL6447    1/13/2015    2/12/2015    469.23    0.00    469.23

Check Total: 469.23 0.00 469.23

**12924**    **2/17/2015**    **02/15**    **LEA002**    **LEADERSHIP ARLINGTON**  
3450    Monte Carlo Sponsors    6410-0000    ALINV-0316    1/9/2015    2/8/2015    153.40    0.00    153.40

Check Total: 153.40 0.00 153.40

**12927**    **2/17/2015**    **02/15**    **RED005**    **Red Top Cab of Arlington**  
3450    Acct# 2840200    5758-0008    AL019282    1/31/2015    3/2/2015    2.03    0.00    2.03

Check Total: 2.03 0.00 2.03

**12931**    **2/17/2015**    **02/15**    **WAS007**    **THE WASHINGTON POST**  
3450    Acct# 3791437    5758-0012    AL3791437 2/15    2/3/2015    3/5/2015    1.88    0.00    1.88

Database:	MONDAYPROD	Check Register	Page:	15						
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

Check Total: 1.88 0.00 1.88

**12933**    **2/17/2015**    **02/15**    **XER005**    **Xerox Financial Services LLC**  
3450    Con#0100000559003    5758-0004    AL268229    2/5/2015    3/7/2015    52.39    0.00    52.39

Check Total: 52.39 0.00 52.39

**12943**    **2/23/2015**    **02/15**    **INT023**    **Interior Foliage Design Inc**  
3450    NY- Flowers    5758-0012    AL186324    2/10/2015    3/12/2015    0.41    0.00    0.41

Check Total: 0.41 0.00 0.41

**12945**    **2/23/2015**    **02/15**    **MAN027**    **Managed Services 360 LLC**  
3450    250 SUPT FOR IT DEP1    5758-0002    AL3716    1/29/2015    2/28/2015    60.01    0.00    60.01

Check Total: 60.01 0.00 60.01

**12949**    **2/23/2015**    **02/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk59404260    2/9/2015    3/11/2015    1.96    0.00    1.96

Check Total: 1.96 0.00 1.96

**12950**    **2/23/2015**    **02/15**    **RCC001**    **RCC Group, Inc.**  
3450    staff mtg global bid    5732-0000    1077    1/20/2015    2/19/2015    6.57    0.00    6.57

Check Total: 6.57 0.00 6.57

**12953**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
3450    200 REDIRECT HELP    5758-0002    AL14831    1/5/2015    2/4/2015    136.28    0.00    136.28

Check Total: 136.28 0.00 136.28

**12955**    **2/23/2015**    **02/15**    **RED007**    **Redirect, Inc.**  
3450    215 RE DIRECT HELP    5758-0002    AL14902    2/4/2015    3/6/2015    64.01    0.00    64.01

Check Total: 64.01 0.00 64.01

**12956**    **2/23/2015**    **02/15**    **SAG002**    **SAGE SOFTWARE, INC.**  
3450    309 SAGE FAS    5758-0003    AL1002531175    2/4/2015    3/6/2015    88.22    0.00    88.22

Database: MONDAYPROD		Check Register						Page: 16	
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 Address ID	Vendor Name	Invoice		Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
							Check Total:	88.22	0.00
12959	2/23/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL					88.22
3450	VA-Acct#54-003-09688			5758-0013	AL1989179	2/8/2015	3/10/2015	14.24	0.00
							Check Total:	14.24	0.00
12960	2/23/2015	02/15	UNI005	UNITED PARCEL SERVICE					
3450	VA 0721WH/A148V1 2/7			5758-0007	AL000A148V1065	2/7/2015	3/9/2015	11.91	0.00
							Check Total:	11.91	0.00
12963	2/23/2015	02/15	VER013	VERIZON WIRELESS					
3450	VA-Acct#720396355000			5758-0006	AL9739706982	1/28/2015	2/27/2015	131.20	0.00
							Check Total:	131.20	0.00
12967	2/23/2015	02/15	WBM001	W.B. MASON					
3450	Starbucks Machine			5758-0001	ALIS0324760	1/31/2015	3/2/2015	0.22	0.00
3450	Office Supplies			5758-0004	ALIS0324760	1/31/2015	3/2/2015	6.37	0.00
							Check Total:	6.59	0.00
12971	2/23/2015	02/15	WBM001	W.B. MASON					
3450	VA- Coffee rental			5758-0004	ALIS0324813	1/31/2015	3/2/2015	1.85	0.00
3450	VA-Items for M.Smith			5758-0001	ALIS0324813	1/31/2015	3/2/2015	4.15	0.00
3450	VA-Items for K.Recto			5758-0001	ALIS0324813	1/31/2015	3/2/2015	2.59	0.00
3450	VA-Items for office			5758-0001	ALIS0324813	1/31/2015	3/2/2015	35.95	0.00
							Check Total:	44.54	0.00
0115STAMP	2/10/2015	02/15	STA034	Stamps.com, Inc.			Hand Check		
3450	STAMPS - NY LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.68	0.00
3450	STAMPS VA LSE			5758-0004	WT0115STAMP	2/24/2015	2/24/2015	0.95	0.00
3450	STAMPS VA POSTAGE			5758-0007	WT0115STAMP	2/24/2015	2/24/2015	2.37	0.00
							Check Total:	4.00	0.00
							SIGNATURE BANK Total:	5,876.08	0.00

Database: MONDAYPROD			Check Register					Page: 17		
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: 327,905.19 0.00 327,905.19



[illegible]

## **SECTION 4**

Leasing Report


Rent Roll

Stacking Plan

# 1400 Key Boulevard

Leasing Status Report

as of February 28, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1965	RSF Office	152,911
	<b>Renovated:</b>	1994	RSF Retail	17,225
	<b>Stories:</b>	12	RSF Storage	2,836
			<b>Total Building</b>	172,972
	<b>Occupancy:</b>	70.12%	Vacant Office	51,681
			Vacant Retail	0
			Vacant Storage	0
			<b>Total Vacancy</b>	51,681

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
LiveSafe	1,818	A Level	Apr-15	
Curiosity Media	2,026	A Level	Apr-15	
PerformYard	1,415	A Level	Aug-15	
Total	5,259			

EXPIRATION SCHEDULE			
Year	SF	% of Total	
Vacant	51,681	29.88%	
2015	17,607	10.18%	
2016	7,645	4.42%	
2017	11,127	6.43%	
2018	3,597	2.08%	
2019	46,936	27.14%	
thereafter	34,379	19.88%	
	172,972	100.00%	

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
12th Floor	9,400	Partially leased to Curiosity Media
8th Floor	9,506	
6th Floor	9,506	
5th Floor	9,506	
B Level	8,557	
A Level	5,206	
Total	51,681	Common Area

OTHER MAJOR TENANT EXPIRATIONS			
Tenant	SF	Floor	LXP Status
GSA-DOD	10,606		Jul-19
Gold's	17,225		Sep-21
Total	27,831		

LEASES UNDER NEGOTIATION / LOIs																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
LiveSafe	New	4,657	8th	May-15	CRESA	3.3 yrs	\$ 29.00	4.50%	6 months	\$ 24.21	\$ 6.00	\$ 27,962	\$ 2.00	\$ 9,314	\$ 8.00	\$ 37,256	\$ 74,532
DivvyCloud	New	2,026	A-Level	May-15	CRESA	2.1 yrs	\$ 28.50	4.50%	2 months	\$ 26.52	\$ 3.67	\$ 7,439	-	-	-	\$ 7,439	
Total		6,683										\$ 35,401		\$ 9,314		\$ 37,256	\$ 81,971

OUTSTANDING PROPOSALS																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
STS	New	3,750	8th	Jul-15	LPC	5.1 yrs	\$ 29.00	2.75%	5 months	\$ 23.08	\$ 9.38	\$ 35,159	\$ 17.00	\$ 63,750	\$ -	\$ -	\$ 98,909
Total		3,750									\$ 35,159		\$ 63,750		\$ -	\$ -	\$ 98,909

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

DEALS SIGNED 2014																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Curiosity Media	New	4,146	P12	Mar-15		3.0 yrs	\$ 30.00	4.00%	6 months	\$ 25.18	\$ 5.62	\$ 23,296	\$ -	\$ -	\$ -	\$ -	\$ 23,296
PerformYard	New	1,415	A Level #5	Mar-14	None	1.5 yrs	\$ 32.50	3.00%	2 months	\$ 28.92	\$ 2.97	\$ 4,201	\$ -	\$ -	\$ -	\$ -	\$ 4,201
Alqimi	New	1,621	Ground	Jul-14	Summit	3.0 yrs	\$ 30.00	5.00%	3 months	\$ 28.51	\$ 5.67	\$ 9,198	\$ -	\$ -	\$ -	\$ -	\$ 9,198
Oblong Industries	New	1,948	A Level #7	May-14	Summit	5.0 yrs	\$ 31.00	4.00%	5 months	\$ 30.17	\$ 10.07	\$ 19,625	\$ -	\$ -	\$ -	\$ -	\$ 19,625
Starfish	Expansion	4,944	10th	Jan-14	PREP	4.0 yrs	\$ 35.00	3.00%	6 months	\$ 31.09	\$ 8.79	\$ 43,436	\$ -	\$ -	\$ 15.00	\$ 74,160	\$ 117,596
Crown	Renewing	9,481	11th	Apr-14	JM Zell	5.6 yrs	\$ 34.00	3.00%	6 months	\$ 32.54	\$ 12.32	\$ 116,767	\$ -	\$ -	\$ -	\$ -	\$ 116,767
Gold's Gym	Renewal	17,225	C-Level	Oct-14	N/A	7.0 yrs	\$ 15.00	2.00%	0 months	\$ 14.74	\$ 6.69	\$ 115,250	\$ 5.80	\$ 99,905	\$ -	\$ -	\$ 215,155
Total		40,780									\$ 331,773		\$ 99,905		\$ 74,160	\$ -	\$ 505,838

SPACE VACATED 2014					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				





**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

Database: MONDAYPROD  
Bldg Status: Active only  
1400 Key Boulevard

Rent Roll  
1400 Key Boulevard  
2/28/2015

Page: 1  
Date: 3/20/2015  
Time: 04:17 PM

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**

3450	-00C02	GSA 11B-01862	7/10/2015	7/31/2019	10,606								
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**Vacant Suites**

3450	-00A10	Vacant			5,206								
3450	-00B01	Vacant			7,594								
3450	-00B02	Vacant			200								
3450	-00B03	Vacant			763								
3450	-05501	Vacant			9,506								
3450	-06601	Vacant			9,506								
3450	-08801	Vacant			9,506								
3450	-12001	Vacant			9,400								

**Occupied Suites**

3450	-00A01	Boundless Spatial, Inc	2/1/2014	12/31/2016	2,091	5,663.13	32.50					RNT	3/1/2015	5,947.15	34.13
												RNT	3/1/2016	6,245.12	35.84
	Additional Space	3450	-00A02	2/1/2014	12/31/2016	1,744	4,723.33	32.50				RNT	3/1/2015	4,960.23	34.13
												RNT	3/1/2016	5,208.75	35.84
				Total		3,835	10,386.46							0.00	
3450	-00A03	EHR TOTAL SOLUTIONS, LLC	11/1/2013	8/31/2018	1,418	4,016.49	33.99					RNT	8/1/2015	4,137.02	35.01
												RNT	8/1/2016	4,261.09	36.06
												RNT	8/1/2017	4,388.71	37.14
3450	-00A04	LIVESAFE, INC.	9/1/2013	4/30/2015	1,818	5,149.49	33.99								
3450	-00A05	Performyard Inc	3/1/2014	8/31/2015	1,415	3,832.29	32.50					CON	3/1/2015	-4,024.50	-34.13
												RNT	3/1/2015	4,024.50	34.13
3450	-00A06	CURIOSITY MEDIA, INC.	9/1/2013	2/28/2015	2,026	5,618.77	33.28								
3450	-00A07	Oblong Industries Inc	5/1/2014	4/30/2019	1,948	4,951.17	30.50					CON	5/1/2015	-5,149.21	-31.72
												RNT	5/1/2015	5,149.21	31.72
												RNT	5/1/2016	5,355.38	32.99
												RNT	5/1/2017	5,569.66	34.31
												RNT	5/1/2018	5,792.05	35.68
3450	-00A08	Global Voice Hall, Inc.	9/18/2013	9/30/2018	2,179	6,059.99	33.37					RNT	10/1/2015	6,164.75	33.95



Database: MONDAYPROD  
Bldg Status: Active only  
1400 Key Boulevard

Rent Roll  
1400 Key Boulevard  
2/28/2015

Page: 2  
Date: 3/20/2015  
Time: 04:17 PM

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
3450	-00A09	Alqimi Analytics & Intelligenc	8/8/2014	9/30/2017	1,621	4,052.50	30.00			RNT	10/1/2016	6,349.97	34.97
										RNT	10/1/2017	6,540.63	36.02
										CON	1/1/2016	-4,255.13	-31.50
										RNT	10/1/2015	4,255.13	31.50
3450	-00C01	Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00		75.00	RNT	10/1/2016	4,468.56	33.08
										RTL	10/1/2015	21,961.88	15.30
										RTL	10/1/2016	22,401.11	15.61
										RTL	10/1/2017	22,849.14	15.92
										RTL	10/1/2018	23,306.12	16.24
										RTL	10/1/2019	23,772.24	16.56
										RTL	10/1/2020	24,247.68	16.89
3450	-00C02	GSA 11B-01862	7/10/2010	7/9/2015	10,606	34,606.90	39.16						
3450	-01101	Uber Offices Arlington, LLC	4/15/2013	9/30/2020	8,542	22,728.84	31.93			RNT	10/1/2015	23,412.20	32.89
										RNT	10/1/2016	24,116.91	33.88
										RNT	10/1/2017	24,842.98	34.90
										RNT	10/1/2018	25,590.41	35.95
										RNT	10/1/2019	26,359.19	37.03
3450	-02201	GSA GS 11B-01727	8/1/2014	7/31/2019	9,262	30,325.11	39.29						
	Additional Space	3450	-03301	8/1/2014	7/31/2019	9,262	30,325.11	39.29					
	Additional Space	3450	-04401	8/1/2014	7/31/2019	7,452	24,398.90	39.29					
				Total		25,976	85,049.12		0.00			0.00	
3450	-04402	U.S. CREST	1/1/2013	6/30/2016	1,822	5,798.52	38.19			RNT	1/1/2016	5,973.12	39.34
3450	-07701	Health Communications, Inc.	3/29/2010	3/31/2020	7,831	27,173.57	41.64	999.08		HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										RNT	4/1/2015	27,989.30	42.89
										RNT	4/1/2016	28,831.13	44.18
										RNT	4/1/2017	29,699.07	45.51
										RNT	4/1/2018	30,593.11	46.88
										RNT	4/1/2019	31,513.25	48.29
										STR	4/1/2015	782.51	20.87
										STR	4/1/2016	805.99	21.49
										STR	4/1/2017	830.16	22.14
										STR	4/1/2018	855.07	22.80
										STR	4/1/2019	880.72	23.49
										STR	4/1/2015	575.58	20.87
										STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
										STR	4/1/2019	647.82	23.49
Total						8,612	28,492.11		999.08			0.00	

Database: MONDAYPROD  
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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
3450	-07702	Digital Barriers Services Ltd.	3/6/2013	2/28/2016	1,675	5,607.06	40.17	100.23		RNT	4/1/2015	5,775.96	41.38
3450	-09901	LCG, Inc.	4/1/2014	8/15/2019	9,506	27,329.75	34.50			CON	4/1/2015	-14,076.80	-17.77
										CON	4/1/2016	-14,500.61	-18.30
										RNT	4/1/2015	28,153.60	35.54
										RNT	4/1/2016	29,001.22	36.61
										RNT	4/1/2017	29,872.61	37.71
										RNT	4/1/2018	30,767.75	38.84
										RNT	4/1/2019	31,694.59	40.01
3450	-10001	Starfish Retention Solutions	4/8/2014	12/31/2017	4,562	13,305.83	16.80			RNT	4/8/2015	13,705.01	17.30
										RNT	4/8/2016	14,115.59	17.82
										RNT	4/8/2017	14,537.57	18.35
3450	-10002	Starfish Retention Solutions	4/8/2014	12/31/2017	4,944	14,420.00	35.00			RNT	4/8/2015	14,852.60	36.05
										RNT	4/8/2016	15,297.56	37.13
										RNT	4/8/2017	15,754.88	38.24
3450	-11001	Crown Consulting, Inc.	1/1/2014	6/30/2019	9,506	27,741.68	35.02			CON	4/1/2015	-27,741.68	-35.02
										CON	4/1/2016	-28,573.45	-36.07
										CON	4/1/2017	-29,428.99	-37.15
										CON	4/1/2018	-30,308.30	-38.26
										RNT	1/1/2016	28,573.45	36.07
										RNT	1/1/2017	29,428.99	37.15
										RNT	1/1/2018	30,308.30	38.26
										RNT	1/1/2019	31,219.29	39.41
3450	-LICS	MCI Telecommunications Lease	4/8/1998	12/31/2007	330	1,444.16	52.51						
3450	-STR02	Caitland Construction Company	8/6/2012	7/31/2016	313	541.50	20.76						
3450	-STR03	Clark Construction Group	11/1/2010	6/30/2012	1,412							1,118.00	
<b>Totals:</b>		Occupied Sqft:	70.12%	27 Units	121,291	332,663.88		1,099.31				1,193.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	29.88%	8 Units	51,681								
		Total Sqft:		35 Units	172,972	332,663.88							
<b>Total 1400 Key Boulevard:</b>		Occupied Sqft:	70.12%	27 Units	121,291	332,663.88		1,099.31				1,193.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	29.88%	8 Units	51,681								
		Total Sqft:		35 Units	172,972	332,663.88							

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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

**Grand Total:**

Occupied Sqft:	70.12%	27 Units	121,291	332,663.88	1,099.31	1,193.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	29.88%	8 Units	51,681			
Total Sqft:		35 Units	172,972	332,663.88		

Floor	S to S	Current	Re-measured
12	Vacant: 9,400 sf	9,400	9,506
11	Crown Consulting: 9,506 sf (\$34.00, 3%) LXP 6/30/2019 Renewal: None Termination: LL / TT shall have right to terminate anytime after December 31, 2016 with 270 days notice	9,481	9,506
10	Starfish Retention Services: 9,506 sf (\$35.00, 3%) LXP 12/31/17	9,506	9,506
9	LCG: 9,506 sf (\$34.50, 3%) LXP 8/15/19	9,506	9,506
8	Vacant: 9,506 sf	9,506	9,506
7	Health Communications: 7,831 sf (\$44.21, 3%) LXP 3/31/2020 Renewal: None Term: LL / TT right after year 6 with 270 days notice	9,506	9,506
6	Vacant: 9,506 sf	9,506	9,506
5	Vacant: 9,506 sf	9,506	9,506
4	Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,274	9,506
3	Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
2	Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
1	Uber Offices 8,542 sf (\$31.00 3%) LXP 9/30/20	8,542	8,444
A Level	Performyard: 1,415 sf (\$32.50 3%) LXP 09/15	21,466	21,466
A Level	Oblong 1,948 sf (\$30.50) LXP 4/30/19		
B Level	Vacant: 8,557 sf	8,557	11,344
C Level	Gold's Gym: 17,225 sf (\$23.26 3%) LXP 9/30/21	27,831	28,013
D Level	Gararge		

RSF Office	152,886
RSF Retail	17,225
Storage	2,861
Total Building RSF	172,972

Vacant Office	51,681
Vacant Retail	0
Vacant Storage	0
Total Vacancy	51,681

Expiration Key

2015

2016

2017

2018

2019+

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

Storage	170,111	173,828
	2,861	0
	172,972	173,828

