



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



**Rosslyn Portfolio**

**Building**        1501 Wilson Boulevard

**Financial Report**

**Month Ended March 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Analysis

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**SECTION 3**

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Check Register

Capital Expenditure Analysis

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Leasing Report

Rent Roll

Stacking Plan

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## **SECTION 1**

### Executive Summary



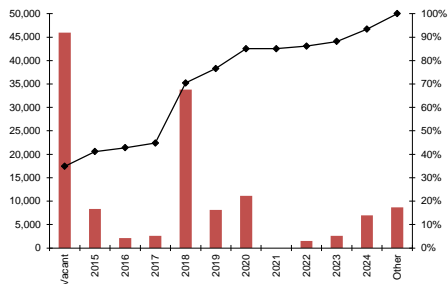
## PROPERTY INFORMATION

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

## MAJOR TENANTS

Tenant Name	SF	LXP
GSA-DOD	32,582	2016-2017
International Communications Assoc.	17,076	Mar-29
RMC Research	11,777	Nov-23
Arlington County	11,132	Sep-19

## LEASE EXPIRATION PROFILE



## STRATEGY

Newly repositioned retail spaces, exterior facade and renovated interior common areas together with the full lobby renovation has positioned the asset as premium, top quality Class B building (together with 1515 Wilson). Given the current competitive landscape, as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to assist in the lease-up of the approximate 27K rsf of office space available at the project.

The spec suite strategy for the 10th floor have proved effective, with the two constructed suites at lease within 60 days of delivery. The remaining two suites (shell condition, but designed) should begin construction once leases are fully ratified.

## CRITICAL ISSUES

- \* Complete Landlord's work tied to ICA Language lease.
- \* Finalize lease negotiations with SeKON and Serka Federal Services on the 10th floor

## ASSET-LEVEL DEBT

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

## CASH FLOW PERFORMANCE

Period	Mar-15 YTD	Actual	Budget	PSF
Projected Occupancy		61.9%	61.9%	
Effective Gross Revenue		1,078,096	1,050,429	\$ 8.02
Real Estate Taxes		(131,958)	(133,138)	(1.02)
Operating Expenses		(467,362)	(481,929)	(4)
Net Operating Income		478,776	435,362	3
Tenant Improvements		(439,822)	(930,162)	(7)
Leasing Commissions		-	(91,785)	(1)
Capital Improvements		(3,337)	(181,280)	(1)
Total Leasing and Capital		(443,159)	(1,203,227)	(9)
CF before Senior Debt Service		35,617	(767,865)	(6)
Senior Debt Service		(181,066)	(206,251)	
DSCR on NOI		2.64x	2.11x	
DSCR on CF before Senior Debt Service		0.20x	0.00x	
CF after Senior Debt Service		\$ (145,448)	\$ (974,116)	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The majority of the leasing activity in 2015 will be focused on releasing vacancies on the 4<sup>th</sup>, 5<sup>th</sup> and 10<sup>th</sup> floors along with completion of the Tenant Fitness Center on the 4th Floor.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-14 / Dec-14	SpinFire	1st Flr.	2,474	New	\$46.00	3.00%	0 mos.	\$45.00	10 yrs.	\$45.41
Mar-15/ Dec-15	ICA Language	P12-E13	17,076	New	\$39.00	2.75%	15 mos.	\$80.00	14 yrs.	\$37.26
Jun-14 / Dec-14	Sip Wine	1st Flr.	5,391	New	\$44.50	3.00%	0 mos.	\$67.50	10.5 yrs.	\$40.34

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
—/ June-15	Sekon	P10	3,113	New	No	\$40.00	2.75%	0 mos.	\$0.00	5 yrs.	\$42.26
—/ Mar-15	Serka	P10	2,898	New	No	\$40.00	2.75%	6 mos.	\$0.00	5 yrs.	\$38.26

## MAJOR CAPITAL PROJECTS

2015

## **SECTION 2**

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3460

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

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Date: 4/21/2015  
Time: 10:11 AM

Accrual Year to Date Balances for period 03/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	8,509,585.66	
0132-0000	Building	28,488,612.83	
0142-0002	Bldg Impr-Non Escalatable	5,580,766.71	
0142-0020	Bldg Impr-CM Fee	169,235.72	
0152-0001	Equip-Furniture/Fixtures	4,608.20	
0162-0001	TI-Construction	1,870,281.05	
0162-0004	TI-Landlord Work	4,831,708.31	
0162-0020	TI-CM Fee	158,622.24	
0202-0001	Def Leasing-Brokerage	642,008.04	
0202-0002	Def Leasing-Legal	164,257.56	
0202-0003	Def Leasing-Other	3,000.00	
0202-0006	Deferred Leas-Monday	508,338.07	
0222-0000	Deferred Financing	229,881.23	
0229-0000	Acc Amort-Def Financing		67,975.64
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	896,395.78	
0321-3460	BA9515551486 1501&1515 RT	43,335.92	
0412-0101	Tax and Insurance Reserve	570,111.35	
0412-0102	Required Repairs		0.00
0412-0103	Replacement Reserve	53,235.75	
0412-0104	Leasing Reserve	27,948.54	
0491-0010	Due To/From Managing Agen		9,633.53
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard		16,250.26
0491-3455	I/E-1401 Wilson Boulevard	1,753.57	
0491-3465	I/E-1515 Wilson Boulevard		7,661,301.60
0491-3470	I/E-1701 N.Ft. MyerDrive	109,944.66	
0511-0000	Tenant A/R	165,211.31	
0512-0000	Accr Tenant A/R	63,850.70	
0513-0000	Accr Tenant Recovery A/R	22,727.30	
0532-0000	Parking Operator A/R	45,276.03	
0581-0000	Res for Bad Debts-Billed		37,387.15
0632-0000	Prepaid Insurance	14,864.70	
0633-0000	Prepaid Taxes	12,618.29	
0711-0001	Due To/From Partner	14,667.37	
2110-0000	Mortgage Notes Payable		11,145,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,875,000.00
2511-0000	Accounts Payable Trade		277,516.93
2516-0000	Releting Escrow Liability		18,967.54
2517-0000	A/P-Tenant		726.54
2552-0000	Accr Miscellaneous		129,065.18
2553-0000	Accr Taxes		126,751.92
2556-0000	Accr Interest/Financing		34,200.69
2571-0000	Security Deposits		223,153.62
2572-0001	Tenant LOC		380,653.46
2572-0002	Tenant LOC Offset	380,653.46	
2591-0000	Prepaid Rents		83,939.28
3311-0001	Retained Earnings		6,624,798.80
3341-0001	Distribution	27,325,834.46	
3421-9999	Mbr Contrib-Misc		49,918,883.39
4111-0000	Office Income		646,085.46
4111-0001	Office Income Concession	39,193.38	
4121-0000	Retail Income		162,323.53
4151-0000	Storage Income		11,163.51
4171-0000	Gar/Prkg Income		161,746.00
4311-0000	Oper Exp Rec-Billed		18,187.58

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Trial Balance  
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Accrual  
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Account	Description	Debit	Credit
4331-0000	R/E Tax Rec-Billed		17,353.29
4332-0000	R/E Tax Rec-Accrual		17,927.67
4371-0000	Utility Reimb Billed		73,383.36
4512-0000	Int Inc-Deposits		10.79
4521-0000	Int Inc-Bank		30.97
4862-1700	Card/Access Card Income		880.00
4863-2700	Cleaning		168.35
4864-0000	Engineering Reimb		480.00
4891-0000	Misc Other Income		68.14
4891-1100	Back Chg./Repair		4,278.38
4891-2400	Late Chg Income		3,202.70
5120-0000	Clean-Contract Interior	34,677.29	
5121-0000	Clean- Vacancy Credit		7,064.16
5152-0000	Clean-Trash Rem/Recyl-O/S	3,714.77	
5160-0000	Clean-Other	1,183.82	
5210-0000	Util-Elec-Public Area	39,049.64	
5220-0000	Util-Gas	18,390.89	
5250-0000	Util-Water/Sewer-Water		133.28
5310-0000	R&M-Payroll-Gen'l	36,257.95	
5310-1000	R & M Payroll-OT	7,144.66	
5310-2000	R & M Payroll-Taxes	4,258.04	
5310-4000	R & M -Benefits	8,562.38	
5320-0000	R&M-Elev-Maint Contract	5,100.00	
5322-0000	R&M-Elev-Outside Svs	3,293.51	
5330-0000	R&M-HVAC-Contract Svs	3,491.01	
5332-0000	R&M-HVAC-Water Treatment	1,535.12	
5334-0000	R&M-HVAC-Supplies	759.46	
5336-0000	R&M-HVAC-Outside Svs	7,988.14	
5342-0000	R&M-Electrical-Outside Svs	699.69	
5360-0000	R&M-Plumbing-Supplies	609.67	
5362-0000	R&M-Plumbing-Outside Svs	12,285.00	
5372-0000	R&M-Fire/Life Safety-O/S	10,556.75	
5380-0000	R&M-GB Interior-Supplies	2,180.36	
5381-0000	R&M-GB Interior-O/S	2,692.80	
5384-0000	R&M-GB Interior-Pest Cont	785.20	
5385-0000	R&M-GB Interior-Plant Mnt	1,038.72	
5390-0000	R&M-Other	7,423.44	
5412-0000	Grounds-Landscape-O/S	481.26	
5430-0000	Grounds-Snow Rem-Supplies	2,213.68	
5520-0000	Security-Contract	11,474.24	
5530-0000	Security-Equipment	399.71	
5610-0000	Mgmt Fee-Current Yr	17,814.47	
5710-0000	Adm-Payroll	24,832.77	
5710-1000	Admi-Payroll taxes	2,232.29	
5710-5000	Admin-Other Payroll Exp	3,845.32	
5710-5555	Deferred Compensation	15,429.83	
5730-0000	Adm-Office Exp-Mgmt Rent	10,434.57	
5732-0000	Adm-Office Exp-Mgmt Exps	1,005.13	
5734-0000	Adm-Office Exp-Phone	1,192.57	
5740-0000	Adm-Office Exp-Equip Leas	665.59	
5746-0000	Adm-Office Exp-Telecomm	288.47	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	1,752.00	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,573.03	
5758-0001	Office/Lunchroom Supplies	179.26	
5758-0002	Internet/IT Contracts	666.74	
5758-0003	Computer Hardware/Software	1,091.22	

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Trial Balance  
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Accrual Year to Date Balances for period 03/15  
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Account	Description	Debit	Credit
5758-0004	Copiers/Office Equipment	215.18	
5758-0005	Phone - Corporate/Teleconferencing	164.85	
5758-0006	Phone - Wireless/Cellular	369.72	
5758-0007	Postage/Delivery	252.22	
5758-0008	Car Service	88.68	
5758-0009	Printing/Reproduction	3.89	
5758-0010	Corporate Events/Gifts	46.63	
5758-0011	Temporary Staffing	3,296.64	
5758-0012	Other Corp Admin Exp	108.10	
5758-0013	Meals	79.75	
5758-0014	Travel	352.83	
5762-0000	Adm-Mgmt Exp-Meals	289.19	
5772-0000	Adm-Other-Tenant Relation	4,080.30	
5810-0000	Insurance-Policies	7,958.16	
5810-1000	Insurance-Workers Comp	873.99	
6110-0000	Electric - Sep Tenant Chg	25,139.53	
6111-0000	Water/Sewer - Sep Tenant Chg	5,051.70	
6212-0000	Svs Costs-Misc Bldg	5,903.01	
6214-0000	Svs Costs-Cleaning	1,368.36	
6310-0000	Parking Exp-Operator	58,353.47	
6318-0000	Parking Exp - Mgmt Fee	21,196.77	
6320-0000	Parking Exp-Misc	9,900.63	
6410-0000	Promotion and Advertising	4,973.14	
6411-0000	Leasing Meals & Entertainment	325.12	
6412-0000	Leasing Miscellaneous	950.00	
6630-0000	Legal	82.77	
6632-0000	Misc Professional Serv	4,161.13	
6633-0000	Bank & Credit Card Fees	7,066.22	
6634-0000	Charitable Contributions	86.48	
6645-0000	Sales & Use Taxes	570.91	
6710-0000	RE Taxes-General	126,751.92	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	4,206.09	
8102-0000	Int Exp-Security Deposit	3.35	
8201-0000	Mortgage Interest Expense	181,062.49	
8302-0000	Amort-Def Financing	19,580.82	
Total:		81,755,692.69	81,755,692.69



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

Mar 2015

#### ASSETS

##### Investments in Real Property

##### Direct Investments in Real Property

Land	8,509,585.66
Building	28,488,612.83
BLDG IMPROVEMENTS	5,750,002.43
EQUIPMENT	4,608.20
TENANT IMPROVEMENTS	6,860,611.60
DEFERRED LEASING	1,317,603.67

Total Direct Investments in Real Property	50,931,024.39
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##### Indirect Investments in Real Property

Mortgage Note Rec	14,667.37
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Total Indirect Investments in Real Property	14,667.37
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Total Investments in Real Property	50,945,691.76
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##### Cash and Cash Equivalents

OPERATING CASH	896,395.78
RENT CASH	43,335.92

Total Cash and Cash Equivalents	939,731.70
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##### Restricted Cash

MORTGAGE ESCROWS	651,295.64
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Total Restricted Cash	651,295.64
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##### Accounts and Notes Receivable, net

I/E-Unallocated	(9,633.52)
Tenant A/R	165,211.31
Accr Tenant A/R	63,850.70
Accr Tenant Recovery A/R	22,727.30
Parking Operator A/R	45,276.03
Res for Bad Debts-Billed	(37,387.15)

Total Accounts and Notes Receivable, net	250,044.67
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##### Deferred Financing & Other Assets

##### Deferred Financing

Deferred Financing	229,881.23
Acc Amort-Def Financing	(67,975.64)

Total Deferred Financing	161,905.59
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##### Other Assets

Prepaid Insurance	14,864.70
Prepaid Taxes	12,618.29

Total Other Assets	27,482.99
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Total Def Financing & Other Assets	189,388.58
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Database: MONDAYPROD  
ENTITY: 3460  
Report: MRI\_BALST

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

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Accrual

Report includes an open period. Entries are not final.

Mar 2015

**TOTAL ASSETS**

52,976,152.35

**LIABILITIES AND EQUITY**

**LIABILITIES**

Mortgage Notes Payable

Mortgage Notes Payable

11,145,000.00

Sr Mezzanine Mtge Pay

3,875,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

15,020,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

277,516.93

Reletting Escrow Liability

18,967.54

A/P-Tenant

726.54

A/P-Other

0.00

Accr Miscellaneous

129,065.18

Accr Taxes

126,751.92

Accr Interest/Financing

34,200.69

Deferred Liability

0.00

Security Deposits

223,153.62

Prepaid Rents

83,939.28

Total Accounts Payable, Accrued Exp & Other

894,321.70

**TOTAL LIABILITIES**

15,914,321.70

**EQUITY**

Partners'/Members' Equity

**PARTNERS CAPITAL**

6,624,798.80

Total Partners'/Members' Equity

6,624,798.80

Partners'/Members' Contributions

**MEMBERS CONTRIB**

49,918,883.39

Total Partners'/Members' Contributions

49,918,883.39

Partners'/Members' Distributions

**PARTNERS DISTRIB**

(27,325,834.46)

Total Partners'/Members' Distributions

(27,325,834.46)

I/E Adjustments

I/E-RosslynOfficeProp LLC

7,565,853.63

Total I/E Adjustments

7,565,853.63

Current Year Profit (Loss)

278,129.29

Total Current & Prior Profit (Loss)

278,129.29

Database: MONDAYPROD  
ENTITY: 3460  
Report: MRI\_BALST

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

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Accrual

Report includes an open period. Entries are not final.

Mar 2015

TOTAL EQUITY ACCOUNTS

37,061,830.65

TOTAL LIABILITY AND EQUITY

52,976,152.35

Database: MONDAYPROD  
 ENTITY: 3460  
 Report: MP\_CMPINC

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

Page: 1  
 Date: 4/20/2015  
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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:	Mar 2015	Mar 2015			Mar 2015	Mar 2015		
<b>Revenues</b>								
Rental Income								
Office Income	215,361.82	215,232.58	129.24	0.06%	646,085.46	645,697.74	387.72	0.06%
Office Income Concession	(13,064.46)	0.00	(13,064.46)	0.00%	(39,193.38)	(26,403.34)	(12,790.04)	-48.44%
Total Office Income	202,297.36	215,232.58	(12,935.22)	-6.01%	606,892.08	619,294.40	(12,402.32)	-2.00%
Retail Income								
Retail Income	54,213.29	54,350.83	(137.54)	-0.25%	162,323.53	162,735.49	(411.96)	-0.25%
Total Retail Income	54,213.29	54,350.83	(137.54)	-0.25%	162,323.53	162,735.49	(411.96)	-0.25%
Storage Income								
Storage Income	3,721.17	3,721.17	0.00	0.00%	11,163.51	11,163.51	0.00	0.00%
Storage Income	3,721.17	3,721.17	0.00		11,163.51	11,163.51	0.00	
Total Rental Income	260,231.82	273,304.58	(13,072.76)	-4.78%	780,379.12	793,193.40	(12,814.28)	-1.62%
<b>Recoveries</b>								
Operating Expense Reimb								
Oper Exp Rec-Billed	6,070.47	6,780.43	(709.96)	-10.47%	18,187.58	20,293.63	(2,106.05)	-10.38%
Total Operating Expense Reimb	6,070.47	6,780.43	(709.96)	-10.47%	18,187.58	20,293.63	(2,106.05)	-10.38%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	5,784.43	10,527.83	(4,743.40)	-45.06%	17,353.29	31,583.49	(14,230.20)	-45.06%
R/E Tax Rec-Accrual	5,975.89	0.00	5,975.89	0.00%	17,927.67	0.00	17,927.67	0.00%
Total Real Estate Tax Reimb	11,760.32	10,527.83	1,232.49	11.71%	35,280.96	31,583.49	3,697.47	11.71%
Total Recoveries	17,830.79	17,308.26	522.53	3.02%	53,468.54	51,877.12	1,591.42	3.07%
Garage/Parking Income								
Gar/Prkg Income	55,754.00	64,506.00	(8,752.00)	-13.57%	161,746.00	186,801.00	(25,055.00)	-13.41%

Database: MONDAYPROD	Comparative Income Statement						Page: 2	
ENTITY: 3460	SOP Detail - W/Cash Flow Format						Date: 4/20/2015	
Report: MP_CMPINC	Monday Production DB						Time: 05:08 PM	
1501 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget		
	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
Total Garage/Parking Income	55,754.00	64,506.00	(8,752.00)	-13.57%	161,746.00	186,801.00	(25,055.00)	-13.41%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Deposits	10.79	0.00	10.79	0.00%	10.79	0.00	10.79	0.00%
Int Inc-Bank	1.20	7.00	(5.80)	-82.86%	30.97	21.00	9.97	47.48%
Total Interest and Dividend Income	11.99	7.00	4.99	71.29%	41.76	21.00	20.76	98.86%
Utility Reimbursement								
Utility Reimb Billed	61,586.66	5,217.00	56,369.66	1080.50%	73,383.36	15,651.00	57,732.36	368.87%
Total Utility Reimbursement	61,586.66	5,217.00	56,369.66	1080.50%	73,383.36	15,651.00	57,732.36	368.87%
Service Income								
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	1,452.00	(1,452.00)	-100.00%
Card/Access Card Income	880.00	0.00	880.00	0.00%	880.00	0.00	880.00	0.00%
Cleaning	0.00	461.00	(461.00)	-100.00%	168.35	1,383.00	(1,214.65)	-87.83%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00	0.00%
Total Service Income	880.00	945.00	(65.00)	-6.88%	1,528.35	2,835.00	(1,306.65)	-46.09%
Miscellaneous Income								
Misc Other Income	0.00	50.00	(50.00)	-100.00%	68.14	50.00	18.14	36.28%
Back Chg./Repair	0.00	0.00	0.00	0.00%	4,278.38	0.00	4,278.38	0.00%
Late Chg Income	1,735.85	0.00	1,735.85	0.00%	3,202.70	0.00	3,202.70	0.00%
Total Miscellaneous Income	1,735.85	50.00	1,685.85	3371.70%	7,549.22	50.00	7,499.22	14998.44%
Total Interest and Other Income	64,214.50	6,219.00	57,995.50	932.55%	82,502.69	18,557.00	63,945.69	344.59%
Total Revenue	398,031.11	361,337.84	36,693.27	10.15%	1,078,096.35	1,050,428.52	27,667.83	2.63%
Operating Expenses								
Escalatable Expenses								

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		1501 Wilson Boulevard						
Accrual								
Report includes an open period. Entries are not final.								
		Current Period			Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	

Property Exp-Escalatable

Cleaning

Clean-Contract Interior	(11,530.56)	(11,531.00)	0.44	0.00%	(34,677.29)	(34,593.00)	(84.29)	-0.24%
Clean- Vacancy Credit	2,354.72	2,540.00	(185.28)	-7.29%	7,064.16	7,620.00	(555.84)	-7.29%
Clean-Supplies/Materials	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
Clean-Trash Rem/Recyl-Sup	0.00	(250.00)	250.00	100.00%	0.00	(250.00)	250.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,868.83)	(904.00)	(964.83)	-106.73%	(3,714.77)	(2,180.00)	(1,534.77)	-70.40%
Clean-Other	(353.33)	(250.00)	(103.33)	-41.33%	(1,183.82)	(1,750.00)	566.18	32.35%
Total Cleaning	(11,398.00)	(10,895.00)	(503.00)	-4.62%	(32,511.72)	(31,653.00)	(858.72)	-2.71%

Utilities

Util-Elec-Public Area	(6,142.40)	(13,066.00)	6,923.60	52.99%	(39,049.64)	(39,958.00)	908.36	2.27%
Util-Gas	(1,738.24)	(6,430.00)	4,691.76	72.97%	(18,390.89)	(19,630.00)	1,239.11	6.31%
Util-Fuel Oil	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(30.08)	(832.00)	801.92	96.38%	133.28	(579.00)	712.28	123.02%
Total Utilities	(7,910.72)	(20,828.00)	12,917.28	62.02%	(57,307.25)	(60,667.00)	3,359.75	5.54%

Repair & Maintenance

R&M-Payroll-Gen'l	(12,762.13)	(11,115.00)	(1,647.13)	-14.82%	(36,257.95)	(32,457.00)	(3,800.95)	-11.71%
R & M Payroll-OT	(1,593.51)	(443.00)	(1,150.51)	-259.71%	(7,144.66)	(1,300.00)	(5,844.66)	-449.59%
R & M Payroll-Taxes	(984.46)	(934.00)	(50.46)	-5.40%	(4,258.04)	(3,402.00)	(856.04)	-25.16%
R & M -Benefits	(2,469.48)	(2,279.24)	(190.24)	-8.35%	(8,562.38)	(5,940.27)	(2,622.11)	-44.14%
R&M-Elev-Maint Contract	(1,700.00)	(1,700.00)	0.00	0.00%	(5,100.00)	(5,100.00)	0.00	0.00%
R&M-Elev-Outside Svs	(2,015.20)	(1,111.00)	(904.20)	-81.39%	(3,293.51)	(2,333.00)	(960.51)	-41.17%
R&M-HVAC-Contract Svs	(1,567.67)	(759.67)	(808.00)	-106.36%	(3,491.01)	(2,883.01)	(608.00)	-21.09%
R&M-HVAC-Water Treatment	(383.78)	(420.00)	36.22	8.62%	(1,535.12)	(1,260.00)	(275.12)	-21.83%
R&M-HVAC-Supplies	(227.26)	(3,000.00)	2,772.74	92.42%	(759.46)	(5,000.00)	4,240.54	84.81%
R&M-HVAC-Outside Svs	(6,158.50)	(650.00)	(5,508.50)	-847.46%	(7,988.14)	(11,450.00)	3,461.86	30.23%
R&M-Electrical-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(1,500.00)	1,500.00	100.00%
R&M-Electrical-Outside Svs	0.00	(250.00)	250.00	100.00%	(699.69)	(250.00)	(449.69)	-179.88%
R&M-Plumbing-Supplies	0.00	(425.00)	425.00	100.00%	(609.67)	(1,275.00)	665.33	52.18%
R&M-Plumbing-Outside Svs	(7,400.00)	(5,150.00)	(2,250.00)	-43.69%	(12,285.00)	(5,450.00)	(6,835.00)	-125.41%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(450.00)	450.00	100.00%

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
R&M-Fire/Life Safety-O/S	(3,238.93)	(2,468.42)	(770.51)	-31.21%	(10,556.75)	(4,005.26)	(6,551.49)	-163.57%
R&M-GB Interior-Supplies	(694.28)	(850.00)	155.72	18.32%	(2,180.36)	(2,050.00)	(130.36)	-6.36%
R&M-GB Interior-O/S	(1,927.00)	(3,925.00)	1,998.00	50.90%	(2,692.80)	(4,775.00)	2,082.20	43.61%
R&M-GB Interior-Pest Cont	0.00	(659.00)	659.00	100.00%	(785.20)	(1,477.00)	691.80	46.84%
R&M-GB Interior-Plant Mnt	(432.80)	(340.00)	(92.80)	-27.29%	(1,038.72)	(1,020.00)	(18.72)	-1.84%
R&M-GB Exterior	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-Other	(1,473.84)	(1,525.00)	51.16	3.35%	(7,423.44)	(9,463.00)	2,039.56	21.55%
Total Repair & Maintenance	(45,028.84)	(39,154.33)	(5,874.51)	-15.00%	(116,661.90)	(103,340.54)	(13,321.36)	-12.89%
Roads & Grounds								
Grounds-Landscape-O/S	(160.42)	(373.00)	212.58	56.99%	(481.26)	(1,119.00)	637.74	56.99%
Grounds-Snow Rem-Supplies	(1,064.18)	0.00	(1,064.18)	0.00%	(2,213.68)	(3,000.00)	786.32	26.21%
Total Roads & Grounds	(1,224.60)	(373.00)	(851.60)	-228.31%	(2,694.94)	(4,119.00)	1,424.06	34.57%
Security								
Security-Contract	(4,275.72)	(7,406.00)	3,130.28	42.27%	(11,474.24)	(13,884.00)	2,409.76	17.36%
Security-Equipment	(399.71)	(388.00)	(11.71)	-3.02%	(399.71)	(388.00)	(11.71)	-3.02%
Security-Other	399.71	0.00	399.71	0.00%	0.00	0.00	0.00	0.00%
Total Security	(4,275.72)	(7,794.00)	3,518.28	45.14%	(11,873.95)	(14,272.00)	2,398.05	16.80%
Management Fees								
	(6,473.18)	(7,226.62)	753.44	10.43%	(17,814.47)	(21,008.15)	3,193.68	15.20%
Total Management Fees	(6,473.18)	(7,226.62)	753.44	10.43%	(17,814.47)	(21,008.15)	3,193.68	15.20%
Administrative								
Adm-Payroll	(7,794.96)	(8,882.00)	1,087.04	12.24%	(24,832.77)	(26,646.00)	1,813.23	6.80%
Admi-Payroll taxes	(481.05)	(686.00)	204.95	29.88%	(2,232.29)	(2,505.00)	272.71	10.89%
Admin-Other Payroll Exp	(694.29)	(1,159.10)	464.81	40.10%	(3,845.32)	(2,872.43)	(972.89)	-33.87%
Deferred Compensation	0.00	0.00	0.00	0.00%	(15,429.83)	0.00	(15,429.83)	0.00%
Adm-Office Exp-Mgmt Rent	(3,702.51)	(3,459.74)	(242.77)	-7.02%	(10,434.57)	(10,379.22)	(55.35)	-0.53%
Adm-Office Exp-Mgmt Exps	(208.48)	(406.00)	197.52	48.65%	(1,005.13)	(968.00)	(37.13)	-3.84%
Adm-Office Exp-Phone	(396.87)	(190.00)	(206.87)	-108.88%	(1,192.57)	(570.00)	(622.57)	-109.22%

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Adm-Office Exp-Equip Leas	(319.28)	(180.00)	(139.28)	-77.38%	(665.59)	(540.00)	(125.59)	-23.26%
Adm-Office Exp-Telecomm	0.00	0.00	0.00	0.00%	(288.47)	0.00	(288.47)	0.00%
Adm-Mgmt Exp-Tuition,Educ	(1,752.00)	0.00	(1,752.00)	0.00%	(1,752.00)	(637.00)	(1,115.00)	-175.04%
Adm-Mgmt Exp-Dues & Subs	0.00	(1,200.00)	1,200.00	100.00%	(1,573.03)	(2,165.00)	591.97	27.34%
Adm-Mgmt Exp-Meals	(288.00)	0.00	(288.00)	0.00%	(289.19)	0.00	(289.19)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(107.00)	107.00	100.00%
Adm-Other-Tenant Relation	(3,896.28)	(1,900.00)	(1,996.28)	-105.07%	(4,080.30)	(18,900.00)	14,819.70	78.41%
Adm - Other - Misc	(1,192.78)	(2,293.00)	1,100.22	47.98%	(6,915.71)	(7,587.00)	671.29	8.85%
Total Administrative	(20,726.50)	(20,355.84)	(370.66)	-1.82%	(74,536.77)	(73,876.65)	(660.12)	-0.89%
Insurance								
Insurance-Policies	(2,652.72)	(2,605.44)	(47.28)	-1.81%	(7,958.16)	(7,816.32)	(141.84)	-1.81%
Insurance-Workers Comp	(291.33)	(324.36)	33.03	10.18%	(873.99)	(973.08)	99.09	10.18%
Total Insurance	(2,944.05)	(2,929.80)	(14.25)	-0.49%	(8,832.15)	(8,789.40)	(42.75)	-0.49%
Total Property Exp-Escalatable	(99,981.61)	(109,556.59)	9,574.98	8.74%	(322,233.15)	(317,725.74)	(4,507.41)	-1.42%
Real Estate Taxes								
RE Taxes-General	(42,250.64)	(42,250.67)	0.03	0.00%	(126,751.92)	(126,752.01)	0.09	0.00%
R/E Taxes-Consultant Fees	0.00	(1,000.00)	1,000.00	100.00%	(1,000.00)	(2,000.00)	1,000.00	50.00%
Other Taxes	(1,402.03)	(1,508.57)	106.54	7.06%	(4,206.09)	(4,385.99)	179.90	4.10%
Total Real Estate Taxes	(43,652.67)	(44,759.24)	1,106.57	2.47%	(131,958.01)	(133,138.00)	1,179.99	0.89%
Total Escalatable Expenses	(143,634.28)	(154,315.83)	10,681.55	6.92%	(454,191.16)	(450,863.74)	(3,327.42)	-0.74%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(16,794.52)	(1,947.00)	(14,847.52)	-762.58%	(25,139.53)	(5,841.00)	(19,298.53)	-330.40%
Water/Sewer - Sep Tenant Chg	(1,600.01)	(3,270.00)	1,669.99	51.07%	(5,051.70)	(9,810.00)	4,758.30	48.50%
Total Non Esc Utilities	(18,394.53)	(5,217.00)	(13,177.53)	-252.59%	(30,191.23)	(15,651.00)	(14,540.23)	-92.90%



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Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Service Costs								
Svs Costs-Misc Bldg	(826.05)	(400.00)	(426.05)	-106.51%	(5,903.01)	(1,200.00)	(4,703.01)	-391.92%
Svs Costs-Cleaning	(456.12)	(456.12)	0.00	0.00%	(1,368.36)	(1,368.36)	0.00	0.00%
Total Service Costs	(1,282.17)	(856.12)	(426.05)	-49.77%	(7,271.37)	(2,568.36)	(4,703.01)	-183.11%
Parking Expenses								
Parking Exp-Operator	(19,215.14)	(24,549.00)	5,333.86	21.73%	(58,353.47)	(70,058.00)	11,704.53	16.71%
Parking Exp - Mgmt Fee	(6,262.83)	(6,921.00)	658.17	9.51%	(21,196.77)	(20,763.00)	(433.77)	-2.09%
Parking Exp-Misc	(3,805.81)	(9,399.92)	5,594.11	59.51%	(9,900.63)	(15,842.75)	5,942.12	37.51%
Total Parking Expenses	(29,283.78)	(40,869.92)	11,586.14	28.35%	(89,450.87)	(106,663.75)	17,212.88	16.14%
Leasing Costs								
Promotion and Advertising	(3,876.80)	(1,910.00)	(1,966.80)	-102.97%	(4,973.14)	(22,215.00)	17,241.86	77.61%
Leasing Meals & Entertainment	(99.41)	(100.00)	0.59	0.59%	(325.12)	(300.00)	(25.12)	-8.37%
Leasing Miscellaneous	(950.00)	0.00	(950.00)	0.00%	(950.00)	0.00	(950.00)	0.00%
Total Leasing Costs	(4,926.21)	(2,010.00)	(2,916.21)	-145.09%	(6,248.26)	(22,515.00)	16,266.74	72.25%
Owner Costs								
Legal	0.00	(2,000.00)	2,000.00	100.00%	(82.77)	(6,000.00)	5,917.23	98.62%
Misc Professional Serv	(2,180.88)	(1,533.57)	(647.31)	-42.21%	(4,161.13)	(2,733.57)	(1,427.56)	-52.22%
Bank & Credit Card Fees	(2,297.39)	(2,550.00)	252.61	9.91%	(7,066.22)	(7,650.00)	583.78	7.63%
Charitable Contributions	(86.48)	(322.00)	235.52	73.14%	(86.48)	(322.00)	235.52	73.14%
Sales & Use Taxes	(192.00)	0.00	(192.00)	0.00%	(570.91)	(100.00)	(470.91)	-470.91%
Total Owner Costs	(4,756.75)	(6,405.57)	1,648.82	25.74%	(11,967.51)	(16,805.57)	4,838.06	28.79%
Total Property Exp-Non Escalatable	(58,643.44)	(55,358.61)	(3,284.83)	-5.93%	(145,129.24)	(164,203.68)	19,074.44	11.62%
Total Operating Expenses	(202,277.72)	(209,674.44)	7,396.72	3.53%	(599,320.40)	(615,067.42)	15,747.02	2.56%

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Thru:	Actual Mar 2015	Current Period Budget Mar 2015	Variance		Actual Mar 2015	Year-To-Date Budget Mar 2015	Variance	
Net Operating Income (Loss)	195,753.39	151,663.40	44,089.99	29.07%	478,775.95	435,361.10	43,414.85	9.97%
Interest Expense								
Int Exp-Security Deposit	(1.15)	0.00	(1.15)	0.00%	(3.35)	0.00	(3.35)	0.00%
Mortgage Interest Expense	(62,365.96)	(71,042.00)	8,676.04	12.21%	(181,062.49)	(206,251.00)	25,188.51	12.21%
Total Interest Expense	(62,367.11)	(71,042.00)	8,674.89	12.21%	(181,065.84)	(206,251.00)	25,185.16	12.21%
Amort of Financing Costs								
Amort-Def Financing	(6,385.59)	(6,334.33)	(51.26)	-0.81%	(19,580.82)	(19,002.99)	(577.83)	-3.04%
Total Amort of Financing Costs	(6,385.59)	(6,334.33)	(51.26)	-0.81%	(19,580.82)	(19,002.99)	(577.83)	-3.04%
Net Income(Loss)	127,000.69	74,287.07	52,713.62	70.96%	278,129.29	210,107.11	68,022.18	32.37%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,385.59	0.00	6,385.59		19,580.82	0.00	19,580.82	
Debt Service Accrual	6,035.41	0.00	6,035.41		0.00	0.00	0.00	
Real Estate Tax Accrual	42,250.64	0.00	42,250.64		126,751.92	0.00	126,751.92	
Real Estate Tax Prepayment	1,402.03	0.00	1,402.03		(12,618.29)	0.00	(12,618.29)	
Insurance Prepayment	2,944.05	0.00	2,944.05		8,832.15	0.00	8,832.15	
Other Prepaid Expenses	0.00	0.00	0.00		40.00	0.00	40.00	
Change in Capital Assets:								
Building Improvements	(2,506.17)	(16,480.00)	13,973.83	84.79%	(3,337.08)	(181,280.00)	177,942.92	98.16%
Equipment	(1,034.70)	(127,000.00)	125,965.30	99.19%	(4,608.20)	(131,000.00)	126,391.80	96.48%
Tenant Improvements	(266,974.51)	(164,137.37)	(102,837.14)	-62.65%	(439,821.79)	(930,162.11)	490,340.32	52.72%
Leasing Expenses	0.00	0.00	0.00		0.00	(91,784.65)	91,784.65	100.00%
Other Balance Sheet Adjustments:								
Change in A/R	(87,425.23)	0.00	(87,425.23)		(91,542.83)	0.00	(91,542.83)	
Change in A/P	264,071.13	0.00	264,071.13		127,547.46	0.00	127,547.46	

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Mar 2015	Mar 2015			Mar 2015	Mar 2015		
Change in Other Liabilities	52,689.77	0.00	52,689.77		(71,939.93)	0.00	(71,939.93)	
Change in I/C Balances	226,240.95	0.00	226,240.95		528,737.29	0.00	528,737.29	
Change in Equity	113,000.00	0.00	113,000.00		113,000.00	0.00	113,000.00	
Total Cash Flow Adjustments	357,078.96	0.00	664,696.33	216.08%	300,621.52	0.00	1,634,848.28	122.53%
Cash Balances:								
Cash Balance - Beginning of Period	1,106,947.69	0.00	1,106,947.69	0.00%	1,012,276.53	0.00	1,012,276.53	0.00%
Net Income/(Loss)	127,000.69	0.00	52,713.62		278,129.29	0.00	68,022.18	
+/- Cash Flow Adjustments	357,078.96	0.00	664,696.33		300,621.52	0.00	1,634,848.28	
Cash Balance - End of Period	1,591,027.34	0.00	1,824,357.63		1,591,027.34	0.00	2,715,146.98	
Cash Balance Composition:								
Operating Cash	939,731.70	0.00	939,731.70		939,731.70	0.00	939,731.70	
Escrow Cash	651,295.64	0.00	651,295.64		651,295.64	0.00	651,295.64	
Total Cash	1,591,027.34	0.00	1,591,027.34		1,591,027.34	0.00	1,591,027.34	

1501 Wilson Boulevard  
**BUDGET COMPARISON REPORT**  
Period Ended March 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

	Year to Date				
	Actual	Budget	\$ Variance	% Variance	
<b>Rental Income:</b>					
Rental Income	\$780,379	\$793,193	(12,814)	-1.62%	
Recoveries	53,469	51,877	1,591	3.07%	
Parking Income	161,746	186,801	(25,055)	-13.41%	A
Interest and Other Income	82,503	18,557	63,946	344.59%	B
<b>Total Rental Income</b>	<b>1,078,096</b>	<b>1,050,429</b>	<b>27,668</b>	<b>2.63%</b>	
<b>Operating Expenses:</b>					
Cleaning	(32,512)	(31,653)	(859)	-2.71%	
Utilities	(57,307)	(60,667)	3,360	5.54%	
Repairs and Maintenance	(116,662)	(103,341)	(13,321)	-12.89%	C
Roads and Grounds	(2,695)	(4,119)	1,424	34.57%	
Security	(11,874)	(14,272)	2,398	16.80%	
Management Fees	(17,814)	(21,008)	3,194	15.20%	
Administrative	(74,537)	(73,877)	(660)	-0.89%	
Insurance	(8,832)	(8,789)	(43)	-0.49%	
Real Estate Taxes	(131,958)	(133,138)	1,180	0.89%	
Non- Escalatable Expenses	(145,129)	(164,204)	19,074	11.62%	D
Professional Services/ Other	-	-	-	100.00%	
<b>Total Expenses</b>	<b>(599,320)</b>	<b>(615,067)</b>	<b>15,747</b>	<b>2.56%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$478,776</b>	<b>\$435,361</b>	<b>\$43,415</b>	<b>9.97%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(181,066)	(206,251)	25,185	12.21%	E
Amortization - Financing Costs	(19,581)	(19,003)	(578)	-3.04%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>(200,647)</b>	<b>(225,254)</b>	<b>24,607</b>	<b>10.92%</b>	
<b>Net Income (Loss)</b>	<b>\$278,129</b>	<b>\$210,107</b>	<b>\$68,022</b>	<b>32.38%</b>	

**CASH BASIS**

**Property Activity**

Net Income (Loss)	278,129	210,107	68,022	32.38%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	19,581	19,003	578	-3.04%	
Capital Expenditures	(3,337)	(181,280)	177,943	98.16%	F
Bldg. Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	(439,822)	(930,162)	490,340	52.72%	G
Leasing Costs	-	(91,785)	91,785	100.00%	H
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	724,200	-	724,200	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
<b>Total Property Activity</b>	<b>578,751</b>	<b>(\$974,117)</b>	<b>\$1,552,867</b>	<b>-159.41%</b>	

**Operating Cash Activity**

Plus: Beginning of Year Cash Balance	\$ 1,012,277
Less: Ending Cash Balance (Note A)	1,591,027
<b>Total Property Activity</b>	<b>\$ 578,751</b>

(Distributions)/Contributions

\$ -

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

Operating & lockbox	\$ 939,732
Money Market	-
Sweep Investment	-
Escrows	651,296
<b>Total</b>	<b>\$ 1,591,027</b>

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

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

**Notes:**

<b>A</b>	<b>\$</b>	<b>(25,055)</b>	<b>The negative variance in Parking Income is primarily due to:</b>
		(25,055)	Budgeted parking income is higher than actual due no movement due to major renewal on hold with Tetra Tech, unable to attract outside business (Permanent Variance)
		<u>(25,055)</u>	
<b>B</b>	<b>\$</b>	<b>63,946</b>	<b>The positive variance in Interest/Other Income is primarily due to:</b>
		57,732	Budgeted utility reimbursement is lower than actual sub-meter usage adjustments for PY and CY (Permanent Variance)
		6,213	Miscellaneous variance
	<b>\$</b>	<u>63,946</u>	
<b>C</b>	<b>\$</b>	<b>(13,321)</b>	<b>The negative variance in Repairs &amp; Maintenance is primarily due to:</b>
		4,240	Budgeted HVAC supplies are higher than actual due to supplies not needed to date. Anticipated utilizing later in the year (Timing Variance)
		(6,835)	Budgeted plumbing O/S is lower than actual due to an emergency jetting and pipe replacement on the 8th floor (Permanent Variance)
		(6,551)	Budgeted Fire/Life Safety is lower than actual primarily due to fire alarm system testing which is budgeted later in the year and emergency generator repairs (Timing Variance)
		(4,175)	Miscellaneous variance
	<b>\$</b>	<u>(13,321)</u>	
<b>D</b>	<b>\$</b>	<b>19,074</b>	<b>The positive variance in Non-Escalatable Expenses is primarily due to:</b>
		17,241	Budgeted promotion and advertising higher than actual due to costs not yet spent to date (Timing Variance)
		(19,298)	Budgeted non escalatable electric is lower than actual due to new account for Heavy Seas that was not budgeted (Permanent Variance)
		11,705	Budgeted parking operator is higher than actual due to change in parking allocation for parking attendants (Permanent Variance)
		9,427	Miscellaneous variance
	<b>\$</b>	<u>19,074</u>	
<b>E</b>	<b>\$</b>	<b>25,185</b>	<b>The positive variance in Interest Expense is primarily due to:</b>
		25,189	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		3.35	Miscellaneous variance
	<b>\$</b>	<u>25,192</u>	
<b>F</b>	<b>\$</b>	<b>177,943</b>	<b>The positive variance in Capital Expenditures is primarily due to:</b>
		100,000	Budgeted Façade lighting project to occur in Q2/Q3 (Timing Variance)
		43,993	Budgeted Façade lighting project carryover to occur in Q2/Q3 (Timing Variance)
		(410)	Budgeted soft costs for garage repairs commenced ahead of schedule (Timing Variance)
		(560)	Budgeted soft costs for the boiler refurbishment commenced ahead of schedule (Timing Variance)
		(414)	Unbudgeted 2014 carryover elevator cab upgrades (Permanent Variance)
		32,000	Budgeted window film removal/replacement to occur later in the year. Pending direction from leasing (Timing Variance)
		3,334	CM Fees
	<b>\$</b>	<u>177,943</u>	
<b>G</b>	<b>\$</b>	<b>490,340</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		136,071	Budgeted Spinfire Carryover is ongoing however not paid to date (Timing Variance)
		264,859	Budgeted Sip Wine Carryover to be spent in Q3 (Timing Variance)
		60,292	Budgeted Sip Wine LL work is ongoing however not paid to date (Timing Variance)
		87,257	Budgeted Fitness center LL work is ongoing however not paid to date (Timing Variance)
		(16,170)	Unbudgeted 2014 carryover for the PH Demo (Permanent Variance)
		(1,793)	Unbudgeted 2014 carryover for the 5th floor Demo (Permanent Variance)
		(14,941)	Unbudgeted 2014 carryover for the 10th floor LL work (Permanent Variance)
		(44,776)	Unbudgeted 2014 carryover for the 10th floor spec suites (Permanent Variance)
		(2,378)	Unbudgeted 2014 carryover for the Spinfire LL work (Permanent Variance)
		21,921	CM Fee
	<b>\$</b>	<u>490,340</u>	
<b>H</b>	<b>\$</b>	<b>91,785</b>	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<i>Broker LCs</i>
		35,849	Budgeted leasing commissions for suite 10001 to occur in Q2 (Timing Variance)
		22,335	Budgeted leasing commissions for suite 10002 to occur in Q2 (Timing Variance)
		2,335	Budgeted leasing legal for suite 10001 to occur in Q2 (Timing Variance)
		2,174	Budgeted leasing legal for suite 10002 to occur in Q2 (Timing Variance)
		17,925	Budgeted leasing commissions for suite 10001 to occur in Q2 (Timing Variance)
		11,167	Budgeted leasing commissions for suite 10002 to occur in Q2 (Timing Variance)
		<u>91,785</u>	

### **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

<b>Spinfire Rosslyn LLC Total:</b>	0.00	0.00	0.00	0.00	0.00	0.00
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Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3460	Monday Production DB	Date: 4/21/2015
	1501 Wilson Boulevard	Time: 10:49 AM
	Period: 03/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Prepaid: -17,763.98  
Balance: -17,763.98

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

3460-010168	<b>GS11B-01814</b> Anita GayCraig (202) 260-0475	Master Occupant Id: GS-01814-2 12001 Current	Day Due: 1 Last Payment:	Delq Day: 4/1/2015	8,492.70
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11/1/2012	RET	Real Estate Tax	CH	3,610.53	0.00	0.00	0.00	0.00	3,610.53
12/1/2012	RET	Real Estate Tax	CH	1,979.47	0.00	0.00	0.00	0.00	1,979.47
3/1/2015	RNT	Commercial Rent	CH	8,492.70	8,492.70	0.00	0.00	0.00	0.00

RET	Real Estate Tax	5,590.00	0.00	0.00	0.00	0.00	5,590.00
RNT	Commercial Rent	8,492.70	8,492.70	0.00	0.00	0.00	0.00

**GS11B-01814 Total:** 14,082.70 8,492.70 0.00 0.00 0.00 5,590.00

3460-010225	<b>GS #11B-01456</b> Anita Gay-Craig (202) 260-0475	Master Occupant Id: GSA01456-2 06601 Current	Day Due: 1 Last Payment:	Delq Day: 4/1/2015	110,048.68
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12/1/2012	RET	Real Estate Tax	CH	31,797.15	0.00	0.00	0.00	0.00	31,797.15
1/1/2015	CLN	Cleaning	CH	168.35	0.00	0.00	168.35	0.00	0.00
1/1/2015	STR	Storage Rent	CH	0.02	0.00	0.00	0.02	0.00	0.00
2/1/2015	ELS	Electric Submeter	CH	369.62	0.00	369.62	0.00	0.00	0.00
2/1/2015	STR	Storage Rent	CH	0.02	0.00	0.02	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	36,014.02	36,014.02	0.00	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	36,014.02	36,014.02	0.00	0.00	0.00	0.00
3/1/2015	RNT	Commercial Rent	CH	36,020.66	36,020.66	0.00	0.00	0.00	0.00
3/1/2015	STR	Storage Rent	CH	2,000.00	2,000.00	0.00	0.00	0.00	0.00

CLN	Cleaning	168.35	0.00	0.00	168.35	0.00	0.00
ELS	Electric Submeter	369.62	0.00	369.62	0.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	31,797.15	0.00	0.00	0.00	0.00	31,797.15
RNT	Commercial Rent	108,048.70	108,048.70	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.04	2,000.00	0.02	0.02	0.00	0.00

**GS #11B-01456 Total:** 142,383.86 110,048.70 369.64 168.37 0.00 31,797.15  
Prepaid: -1,204.43  
Balance: 141,179.43

3460-003512	<b>Miracles Hair Salon</b> Olympia Hantzopoulos (703) 582-6610	Master Occupant Id: Olym1501-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 3/27/2015	5,857.33
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
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**Miracles Hair Salon Total:** 0.00 0.00 0.00 0.00 0.00 0.00  
Prepaid: -5,959.07  
Balance: -5,959.07



Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3460	Monday Production DB	Date:	4/21/2015
		1501 Wilson Boulevard	Time:	10:49 AM
		Period: 03/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010459	<b>Strategic Science &amp; Tech Plnrs</b> Cory English 703-875-8787	Master Occupant Id: STRA1501-4 09902 Current	Day Due: 1 Last Payment:	Delq Day: 6 3/31/2015	8,222.30
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
<b>Strategic Science &amp; Tech Plnrs Total:</b>		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-8,222.30					
	Balance:	-8,222.30					

CLN	Cleaning	168.35	0.00	0.00	168.35	0.00	0.00
ELS	Electric Submeter	2,445.48	0.00	369.62	2,075.86	0.00	0.00
LPC	Late Pay Charge	1,107.94	1,107.94	0.00	0.00	0.00	0.00
OPE	Operating Escalation	1,720.65	573.55	573.55	573.55	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	40,928.81	1,770.83	0.00	1,770.83	0.00	37,387.15
RNT	Commercial Rent	116,541.40	116,541.40	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.04	2,000.00	0.02	0.02	0.00	0.00
WSR	Water & Sewer	298.62	0.00	0.00	298.62	0.00	0.00
<b>BLDG 3460 Total:</b>		165,211.29	121,993.72	943.19	4,887.23	0.00	37,387.15
	Prepaid:	-83,939.26					
	Balance:	81,272.03					

CLN	Cleaning	168.35	0.00	0.00	168.35	0.00	0.00
ELS	Electric Submeter	2,445.48	0.00	369.62	2,075.86	0.00	0.00
LPC	Late Pay Charge	1,107.94	1,107.94	0.00	0.00	0.00	0.00
OPE	Operating Escalation	1,720.65	573.55	573.55	573.55	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	40,928.81	1,770.83	0.00	1,770.83	0.00	37,387.15
RNT	Commercial Rent	116,541.40	116,541.40	0.00	0.00	0.00	0.00
STR	Storage Rent	2,000.04	2,000.00	0.02	0.02	0.00	0.00
WSR	Water & Sewer	298.62	0.00	0.00	298.62	0.00	0.00
<b>Grand Total:</b>		165,211.29	121,993.72	943.19	4,887.23	0.00	37,387.15
	Prepaid:	-83,939.26					
	Balance:	81,272.03					

Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	1	
				<b>Monday Production DB</b>				Date:	4/21/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	10:54 AM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 02/15

**Vendor: MPA003 MPARK**

118483	1/21/2015		ELCONParking-Credit	0142-0002	-153.67	0.00	-153.67			
118483	1/21/2015		ELCONParking	0142-0002	153.67	0.00	153.67			
119422	2/20/2015		ELCON Parking	0142-0002	76.83	0.00	76.83			
119422	2/20/2015		ELCON Parking	0142-0002	-76.83	0.00	-76.83			
Expense Period 02/15 Total:					0.00	0.00	0.00			

Expense Period: 03/15

**Vendor: AAP001 AA Painting & Drywall**

2020	2/22/2015		BoothGuard	6320-0000	1,900.00	0.00	1,900.00	4/7/2015	8456	04/15
2022	2/22/2015		10thFlrBathroom	5381-0000	850.00	0.00	850.00	4/7/2015	8456	04/15

**Vendor: AME050 American Combustion Industries, Inc**

SRVCE020127	3/11/2015		InletAdjustment&Setu	5336-0000	526.00	0.00	526.00	4/7/2015	8458	04/15
SRVCE020222	3/16/2015		LeakCheck	5336-0000	4,909.00	0.00	4,909.00	4/7/2015	8458	04/15

**Vendor: DEL002 DELAWARE SECRETARY OF STATE**

AL3949574-2015	3/25/2015		ArtPrpAssc2014DELLCF	6632-0000	150.00	0.00	150.00	4/13/2015	13166	04/15
AL5128035-2015	3/25/2015		Ros15JrMzz2014DELLCF	6632-0000	150.00	0.00	150.00	4/13/2015	13169	04/15
AL5128036-2015	3/25/2015		Ros15SrMzz2014DELLCF	6632-0000	150.00	0.00	150.00	4/13/2015	13170	04/15

**Vendor: DEN005 Deniz Yener**

ALDY032415	3/24/2015		Broker Events	6411-0000	11.91	0.00	11.91	4/6/2015	13141	04/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	2	
				<b>Monday Production DB</b>				Date:	4/21/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	10:54 AM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: ELE012 Elevator Control Service**

0181043-IN	3/10/2015		March20115 Elev Main	5320-0000	1,700.00	0.00	1,700.00	4/7/2015	8462	04/15
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**Vendor: ENG003 Engineers Outlet**

273454	3/25/2015		Tile	5380-0000	342.06	0.00	342.06	4/7/2015	8463	04/15
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**Vendor: EXT002 EXTINGUISH FIRE CORPORATION**

5274-S	3/27/2015		RplceFlrControlValve	5372-0000	887.00	0.00	887.00	4/7/2015	8464	04/15
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**Vendor: GOT005 Gotham Technologies**

7032	4/1/2015		Apr2015HVACWtrTreatm	5332-0000	383.78	0.00	383.78	4/7/2015	8466	04/15
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**Vendor: KBUR01 Kevin Burns**

KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	3.53	0.00	3.53	4/6/2015	13144	04/15
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**Vendor: MAY003 Mayer Brown LLP**

34932741	3/16/2015		OEI Strategy	6632-0000	267.00	0.00	267.00	4/13/2015	13174	04/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

DTF0215ROSS	3/16/2015		DUE TO MPS 2/15	0491-0010	7,898.92	0.00	7,898.92	4/7/2015	8467	04/15
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**Vendor: MPA003 MPARK**

120318	3/20/2015		ELCON Parking	0142-0002	150.00	0.00	150.00			
120318	3/20/2015		ELCON Parking	0142-0002	-150.00	0.00	-150.00			

**Vendor: MPA004 MDISTRICT PARK 1**

118769	2/20/2015		3/1/15 Elcon Parkers	5322-0000	70.43	0.00	70.43			
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	3	
				<b>Monday Production DB</b>				Date:	4/21/2015	
ENTITY:	3460			<b>1501 Wilson Boulevard</b>				Time:	10:54 AM	
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

118842	2/20/2015		Jan,Feb,Mar2015 Elco	5322-0000	59.59	0.00	59.59			
Vendor: MPC001 MPC SERVICES, LLC										
34601411-2	2/28/2015		4th Flr Fitness Cent	0162-0004	237,180.00	0.00	237,180.00			
Vendor: NAT024 National Association of Power										
3460011512	3/16/2015		LowPressureBoilerCla	5754-0000	876.00	0.00	876.00	4/7/2015	8469	04/15
3460011517	3/16/2015		Low Pressure Boilers	5754-0000	876.00	0.00	876.00	4/7/2015	8469	04/15
Vendor: PEA004 Peapod, LLC										
ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	1.81	0.00	1.81	4/6/2015	13146	04/15
Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP										
7971294	3/24/2015		OEI Strategy	6632-0000	61.12	0.00	61.12			
Vendor: PRO025 IESI-MD Corporation										
1300342520	2/28/2015		Feb2015TrashRemoval	5152-0000	1,051.56	0.00	1,051.56	4/7/2015	8471	04/15
1300345566	4/1/2015		Apr2015Recycling	5152-0000	230.50	0.00	230.50	4/7/2015	8471	04/15
Vendor: QUI007 iPROMOTEU										
AL872556QM	2/5/2015		VDay spec suite mail	6410-0000	1,527.30	0.00	1,527.30	4/6/2015	13148	04/15
Vendor: REA002 REALDATA MANAGEMENT INC										
AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	171.14	0.00	171.14	4/6/2015	13149	04/15
Vendor: RED013 Red Coats, Inc.										
221966	2/27/2015		Mar2015CleaningServi	5120-0000	11,530.56	0.00	11,530.56	4/7/2015	8472	04/15
221966	2/27/2015		Mar2015GaragePorter	6320-0000	688.98	0.00	688.98	4/7/2015	8472	04/15

Database: MONDAYPROD		Open Status Report Monday Production DB 1501 Wilson Boulevard							Page: 4 Date: 4/21/2015 Time: 10:54 AM	
ENTITY: 3460										
All Invoices open at End of Month thru Fiscal Period 03/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
221966	2/27/2015		Mar2015VacancyCredit	5121-0000	-2,354.72	0.00	-2,354.72	4/7/2015	8472	04/15
221966	2/27/2015		Mar2015Differential	6214-0000	456.12	0.00	456.12	4/7/2015	8472	04/15
223875	3/25/2015		PressureWashSidewalk	5160-0000	353.33	0.00	353.33	4/7/2015	8472	04/15
Vendor: REM004 REMLU, INC										
REM 15-017	3/12/2015		EAPprog QtyJan-Mar20	5372-0000	1,250.00	0.00	1,250.00	4/13/2015	13183	04/15
Vendor: SEC009 SecurAmerica LLC										
INV901016	3/11/2015		Feb2015SecurityRover	5520-0000	690.31	0.00	690.31	4/7/2015	8473	04/15
INV901018	3/11/2015		Feb2015 Rovers	5520-0000	2,476.15	0.00	2,476.15	4/7/2015	8473	04/15
Vendor: TIM007 TIM HELMIG										
ALTHPers0315	3/17/2015		Cab from airport	5758-0008	0.36	0.00	0.36	4/6/2015	13151	04/15
ALTHPers0315	3/17/2015		Broker Event GLove	6411-0000	26.67	0.00	26.67	4/6/2015	13151	04/15
Vendor: TWI005 TWIN TOWERS FLORIST										
045647	3/30/2015		Lobby Flowers	5385-0000	86.56	0.00	86.56	4/7/2015	8474	04/15
Vendor: UNI005 UNITED PARCEL SERVICE										
AL000A148V1135	3/28/2015		VA 0721WH/A148V1 3/2	5758-0007	59.27	0.00	59.27	4/6/2015	13152	04/15
AL000A9826T135	3/28/2015		NY 0721WH/A9826T 3/2	5758-0007	18.69	0.00	18.69	4/6/2015	13153	04/15
Expense Period 03/15 Total:					277,516.93	0.00	277,516.93			
1501 Wilson Boulevard Total:					277,516.93	0.00	277,516.93			
Grand Total:					277,516.93	0.00	277,516.93			

Database: MONDAYPROD		Check Register							Page: 1	
ENTITY: 3460		Monday Production DB							Date: 4/21/2015	
		1501 Wilson Boulevard							Time: 11:33 AM	
03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Due Date	Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date		Amount	Amount	Amount
			P.O. Number							
8391	3/10/2015	03/15	AAP001	AA Painting & Drywall						
3460	Lobby&Corridor		3460021517	0162-0004	2915	2/10/2015	3/12/2015	1,400.00	0.00	1,400.00
							Check Total:	1,400.00	0.00	1,400.00
8392	3/10/2015	03/15	CAP036	Captivate Network						
3460	Mar2015ElevScreens			5322-0000	0000040977	3/4/2015	4/3/2015	479.60	0.00	479.60
							Check Total:	479.60	0.00	479.60
8393	3/10/2015	03/15	CIN001	CINTAS CORPORATION #145						
3460	Uniforms			5390-0000	145199563	2/11/2015	3/13/2015	31.72	0.00	31.72
3460	Uniforms			5390-0000	145199564	2/11/2015	3/13/2015	31.17	0.00	31.17
3460	Uniforms			5390-0000	145202932	2/18/2015	3/20/2015	47.33	0.00	47.33
3460	Uniforms			5390-0000	145206303	2/25/2015	3/27/2015	25.73	0.00	25.73
							Check Total:	135.95	0.00	135.95
8394	3/10/2015	03/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3460	ReFeedStrobe1stFlr			5372-0000	4029	2/27/2015	3/29/2015	170.00	0.00	170.00
							Check Total:	170.00	0.00	170.00
8395	3/10/2015	03/15	COM032	COMCAST						
3460	2/21 969424016			5732-0000	2/21 969424016	2/21/2015	3/23/2015	101.45	0.00	101.45
							Check Total:	101.45	0.00	101.45
8396	3/10/2015	03/15	DAT003	Datawatch Systems Inc.						
3460	Apr2015FireMonitorin			5372-0000	681961	3/1/2015	3/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
8397	3/10/2015	03/15	ELE012	Elevator Control Service						
3460	Feb2015 Elevator Mai			5320-0000	0180328-IN	2/10/2015	3/12/2015	1,700.00	0.00	1,700.00
							Check Total:	1,700.00	0.00	1,700.00
8398	3/10/2015	03/15	ENG003	Engineers Outlet						
3460	Cable		346002155	5380-0000	271521	2/10/2015	3/12/2015	454.10	0.00	454.10
3460	SaltBags		3460021521	5430-0000	272190	2/25/2015	3/27/2015	532.09	0.00	532.09

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3460	Monday Production DB	Date:	4/21/2015
		1501 Wilson Boulevard	Time:	11:33 AM
03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 986.19 0.00 986.19

**8399**    **3/10/2015**    **03/15**    **GBS001**    **GB Shades, LLC**  
          3460    New Window Blinds    3460111416    0162-0004    4665    2/26/2015    3/28/2015    3,330.00    0.00    3,330.00  
          3460    Blinds       5381-0000    484    3/3/2015    4/2/2015    185.00    0.00    185.00

Check Total: 3,515.00 0.00 3,515.00

**8401**    **3/10/2015**    **03/15**    **GOT005**    **Gotham Technologies**  
          3460    Mar2015HVACWtrTreatr    5332-0000    6898    3/1/2015    3/31/2015    383.78    0.00    383.78

Check Total: 383.78 0.00 383.78

**8402**    **3/10/2015**    **03/15**    **JAM011**    **James J. Madden, Inc.**  
          3460    8thFlrPipeReplacemen    346002156    5362-0000    22338    2/25/2015    3/27/2015    1,400.00    0.00    1,400.00  
          3460    Jetting 3in Drain    3460111414    5362-0000    22346    2/25/2015    3/27/2015    4,250.00    0.00    4,250.00

Check Total: 5,650.00 0.00 5,650.00

**8403**    **3/10/2015**    **03/15**    **KCS001**    **KCS Landscape Management, Inc.**  
          3460    Mar2015Landscaping    5412-0000    14394-12    3/1/2015    3/31/2015    160.42    0.00    160.42

Check Total: 160.42 0.00 160.42

**8405**    **3/10/2015**    **03/15**    **MAY003**    **Mayer Brown LLP**  
          3460    OEI Strategy    6632-0000    3486870    10/20/2014    11/18/2014    534.99    0.00    534.99  
          3460    OEI Strategy    6632-0000    34923004    2/25/2015    3/27/2015    268.23    0.00    268.23

Check Total: 803.22 0.00 803.22

**8406**    **3/10/2015**    **03/15**    **MPA011**    **Mary Parker Arch. & Interior Photo**  
          3460    1501 spec suite phot    3460021523    6410-0000    1505    2/11/2015    3/13/2015    1,700.00    0.00    1,700.00

Check Total: 1,700.00 0.00 1,700.00

**8407**    **3/10/2015**    **03/15**    **MPC001**    **MPC SERVICES, LLC**  
          3460    FitnessCtrFloor&wall    346002153    0162-0004    15002-1    2/28/2015    3/30/2015    2,220.00    0.00    2,220.00  
          3460    12&PHDemo&WhiteBox       0162-0004    34601409-6    2/28/2015    3/30/2015    4,037.96    0.00    4,037.96  
          3460    10th Flr Spec Suites       0162-0004    34601410-6    2/28/2015    3/30/2015    9,431.32    0.00    9,431.32

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ENTITY:	3460	Monday Production DB							Date:	4/21/2015
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03/15 Through 03/15										
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: 15,689.28 0.00 15,689.28

**8409**    **3/10/2015**    **03/15**    **OTJ001**    **OTJ ARCHITECTS**  
3460    FitnessCtrConstructi    346012144    0162-0004    151442    1/31/2015    3/2/2015    2,113.84    0.00    2,113.84

Check Total: 2,113.84 0.00 2,113.84

**8411**    **3/10/2015**    **03/15**    **PRO025**    **IESI-MD Corporation**  
3460    Mar2015Recycle    5152-0000    1300340322    3/1/2015    3/31/2015    230.50    0.00    230.50

Check Total: 230.50 0.00 230.50

**8412**    **3/10/2015**    **03/15**    **REA024**    **Realogic Analytics Inc**  
3460    340 ABSTRACT    5758-0003    32931    2/6/2015    3/8/2015    225.00    0.00    225.00  
3460    348 ARGUS    5758-0003    32931    2/6/2015    3/8/2015    87.50    0.00    87.50

Check Total: 312.50 0.00 312.50

**8414**    **3/10/2015**    **03/15**    **SCH016**    **Schneider Electric Building**  
3460    Feb2015 BAS    5342-0000    010034    2/5/2015    3/7/2015    759.67    0.00    759.67

Check Total: 759.67 0.00 759.67

**8416**    **3/10/2015**    **03/15**    **SEA005**    **SEAMLESSWEB PROFESSIONAL**  
3460    Staff Meal    5732-0000    1997204    2/22/2015    3/24/2015    119.08    0.00    119.08  
3460    Staff Meal    5732-0000    2016543    3/1/2015    3/31/2015    31.45    0.00    31.45

Check Total: 150.53 0.00 150.53

**8417**    **3/10/2015**    **03/15**    **TEL005**    **Telco Experts LLC**  
3460    Mar2015FireMonitor    5372-0000    1630150301    3/1/2015    3/31/2015    133.93    0.00    133.93  
3460    Mar2015ElevLines    5322-0000    1630150301    3/1/2015    3/31/2015    133.92    0.00    133.92  
3460    Mar2015PhoneLines    5734-0000    2049150301    3/1/2015    3/31/2015    181.21    0.00    181.21  
3460    Mar2015PhoneLines    5734-0000    1645150301    3/1/2015    3/31/2015    215.66    0.00    215.66

Check Total: 664.72 0.00 664.72

**8418**    **3/10/2015**    **03/15**    **TWI005**    **TWIN TOWERS FLORIST**  
3460    Lobby Flowers    5385-0000    044679    3/2/2015    4/1/2015    86.56    0.00    86.56  
3460    Lobby Flowers    5385-0000    044888    3/9/2015    4/8/2015    86.56    0.00    86.56



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ENTITY:	3460	Monday Production DB	Date:	4/21/2015
		1501 Wilson Boulevard	Time:	11:33 AM
03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 173.12 0.00 173.12

**8420 3/10/2015 03/15 WBE001 WB Engineers and Consultants**

3460	4thFlrFitnessCenter	0162-0004	21259	1/20/2015	2/19/2015	354.40	0.00	354.40
3460	Fitness Center	0162-0004	21507	2/18/2015	3/20/2015	350.33	0.00	350.33

Check Total: 704.73 0.00 704.73

**8421 3/10/2015 03/15 WBM001 W.B. MASON**

3460	BreakroomSupplies	5732-0000	IS0324822	1/31/2015	3/2/2015	261.32	0.00	261.32
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Check Total: 261.32 0.00 261.32

**8423 3/10/2015 03/15 WIL020 WILKES ARTIS, CHARTERED**

3460	2015 TAX ASSMNT	6716-0000	F1529804	2/13/2015	3/15/2015	1,000.00	0.00	1,000.00
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Check Total: 1,000.00 0.00 1,000.00

**8424 3/10/2015 03/15 WON001 Wonderlic, Inc.**

3460	Addtl Svcs R Pottert	5710-5000	6369238	2/13/2015	3/15/2015	4.12	0.00	4.12
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Check Total: 4.12 0.00 4.12

**8425 3/10/2015 03/15 XER005 Xerox Financial Services LLC**

3460	Mar2015CopierLease	5740-0000	277966	2/24/2015	3/26/2015	264.79	0.00	264.79
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Check Total: 264.79 0.00 264.79

**8426 3/11/2015 03/15 MONCMF MONDAY PROPERTIES SERVICES LLC**

3460	BI FACADE LIGHTING	0142-0020	3460CM201502	3/4/2015	4/3/2015	-0.01	0.00	-0.01
3460	GARAGE REPAIRS	0142-0020	3460CM201502	3/4/2015	4/3/2015	12.29	0.00	12.29
3460	INT ELEV CAB RENO&S	0142-0020	3460CM201502	3/4/2015	4/3/2015	12.41	0.00	12.41
3460	SPINFIRE LLWK STE 1	0162-0020	3460CM201502	3/4/2015	4/3/2015	71.33	0.00	71.33
3460	LL STE PH DEMO&WH	0162-0020	3460CM201502	3/4/2015	4/3/2015	30.38	0.00	30.38
3460	LL STE 10001 SPEC ST	0162-0020	3460CM201502	3/4/2015	4/3/2015	1,343.28	0.00	1,343.28
3460	STE 04401 FITNSS FCL	0162-0020	3460CM201502	3/4/2015	4/3/2015	2,841.57	0.00	2,841.57
3460	SIP WINE LL WORK	0162-0020	3460CM201502	3/4/2015	4/3/2015	441.25	0.00	441.25

Check Total: 4,752.50 0.00 4,752.50

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ENTITY: 3460			Monday Production DB						Date: 4/21/2015	
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03/15 Through 03/15										
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
8428	3/25/2015	03/15	MAC010	Macrolease Corp						
3460	Lease Deposit			5772-0000	346003252015	3/25/2015	4/24/2015	3,614.92	0.00	3,614.92
							Check Total:	3,614.92	0.00	3,614.92
8429	3/27/2015	03/15	ATS002	At Site Real Estate						
3460	Jan2015 BPMS			5390-0000	2015015	1/23/2015	2/22/2015	750.00	0.00	750.00
3460	Feb2015 BPM srvc			5390-0000	2015058	2/15/2015	3/17/2015	605.17	0.00	605.17
							Check Total:	1,355.17	0.00	1,355.17
8432	3/27/2015	03/15	CAR026	Carr Business Systems, Inc.						
3460	Feb2015ExcessPrintin			5740-0000	IN06983	2/24/2015	3/26/2015	15.17	0.00	15.17
3460	Jan2015ExcessPrintin			5740-0000	537840	2/4/2015	3/6/2015	20.14	0.00	20.14
3460	Jan2015ExcessPrintin			5740-0000	537840	2/4/2015	3/6/2015	19.18	0.00	19.18
							Check Total:	54.49	0.00	54.49
8434	3/27/2015	03/15	CIN001	CINTAS CORPORATION #145						
3460	Uniforms			5390-0000	145186047	1/14/2015	2/13/2015	23.98	0.00	23.98
3460	Uniforms			5390-0000	145189412	1/21/2015	2/20/2015	23.98	0.00	23.98
3460	Uniforms			5390-0000	145192801	1/28/2015	2/27/2015	23.98	0.00	23.98
3460	Uniforms			5390-0000	145192802	1/28/2015	2/27/2015	46.87	0.00	46.87
3460	Uniforms			5390-0000	145196202	2/4/2015	3/6/2015	23.98	0.00	23.98
3460	Uniforms			5390-0000	145209731	3/4/2015	4/3/2015	25.73	0.00	25.73
3460	Uniforms			5390-0000	145213124	3/11/2015	4/10/2015	25.73	0.00	25.73
3460	Uniforms			5390-0000	145213125	3/11/2015	4/10/2015	65.92	0.00	65.92
3460	Uniforms			5390-0000	145213126	3/11/2015	4/10/2015	45.73	0.00	45.73
3460	Uniforms			5390-0000	145216528	3/18/2015	4/17/2015	25.73	0.00	25.73
							Check Total:	331.63	0.00	331.63
8435	3/27/2015	03/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3460	MainFirePanel			5372-0000	4036	3/9/2015	4/8/2015	170.00	0.00	170.00
3460	AdjustFlowSwitch			5372-0000	4038	3/9/2015	4/8/2015	245.00	0.00	245.00
							Check Total:	415.00	0.00	415.00
8437	3/27/2015	03/15	DAT004	Datapark USA, Inc.						
3460	ServiceLabor			6320-0000	235903	1/31/2015	3/2/2015	182.86	0.00	182.86
3460	ServiceLabor			6320-0000	235904	1/31/2015	3/2/2015	121.91	0.00	121.91

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ENTITY: 3460			Monday Production DB						Date: 4/21/2015	
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03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
			P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3460	HelpDesk			6320-0000	236998	2/28/2015	3/30/2015	67.88	0.00	67.88
3460	ExitMachine			6320-0000	237966	3/19/2015	4/18/2015	62.44	0.00	62.44
3460	ServiceLabor		3460031517	6320-0000	237640	3/13/2015	4/12/2015	594.42	0.00	594.42
3460	Intercom		3460031511	6320-0000	236809	1/31/2015	3/2/2015	187.32	0.00	187.32
Check Total:								1,216.83	0.00	1,216.83
8438	3/27/2015	03/15	ENG003	Engineers Outlet						
3460	MiscSupplies			5380-0000	272855	3/11/2015	4/10/2015	121.40	0.00	121.40
3460	Valve&Cap			5334-0000	272926	3/12/2015	4/11/2015	124.76	0.00	124.76
3460	LockOutSystem			5380-0000	273186	3/18/2015	4/17/2015	230.82	0.00	230.82
3460	Belt			5334-0000	273189	3/18/2015	4/17/2015	102.50	0.00	102.50
3460	Salt Bags		346003152	5430-0000	237087	3/17/2015	4/16/2015	532.09	0.00	532.09
Check Total:								1,111.57	0.00	1,111.57
8440	3/27/2015	03/15	FOX001	Fox Architects LLC						
3460	10thFlr Test Fit			6412-0000	10579.07	9/9/2014	10/9/2014	950.00	0.00	950.00
Check Total:								950.00	0.00	950.00
8441	3/27/2015	03/15	JAM011	James J. Madden, Inc.						
3460	Snaking 3in Drain		3460111413	5362-0000	22454	2/28/2015	3/30/2015	1,750.00	0.00	1,750.00
Check Total:								1,750.00	0.00	1,750.00
8442	3/27/2015	03/15	JOS005	Joseph Neto & Associates						
3460	2014ElevInspections			5322-0000	1316841	3/10/2015	4/9/2015	1,271.66	0.00	1,271.66
Check Total:								1,271.66	0.00	1,271.66
8443	3/27/2015	03/15	KAS002	KASTLE SYSTEMS (VA)						
3460	Mar2015 Maintenance			5520-0000	548150	2/1/2015	3/3/2015	152.62	0.00	152.62
3460	Mar2015 Operations			5520-0000	548150	2/1/2015	3/3/2015	979.99	0.00	979.99
Check Total:								1,132.61	0.00	1,132.61
8444	3/27/2015	03/15	LIM002	Limbach						
3460	SteamCheck\Valve		346003158	5336-0000	000294817	2/24/2015	3/26/2015	723.50	0.00	723.50
Check Total:								723.50	0.00	723.50

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ENTITY: 3460	Monday Production DB	Date: 4/21/2015					
	1501 Wilson Boulevard	Time: 11:33 AM					
03/15 Through 03/15							
Check #	Check Date	Check Pd	Vendor/Alternate	Invoice	Invoice	Discount	Check
Entity	Reference		Address ID	Date	Amount	Amount	Amount
			P.O. Number	Due Date			
			Vendor Name				
			Account Number	Invoice Number			

8445	3/27/2015	03/15	MON026	Mona Electric Group, Inc.						
3460	Suite819CircuitRepai		346002154	6212-0000	264263	2/25/2015	3/27/2015	476.80	0.00	476.80
							Check Total:	476.80	0.00	476.80
8446	3/27/2015	03/15	MONCMF	MONDAY PROPERTIES SERVICES LLC						
3460	ELEV MOD RETAINAGE			0142-0020	3460CM1214	3/16/2015	4/15/2015	1,921.48	0.00	1,921.48
							Check Total:	1,921.48	0.00	1,921.48
8447	3/27/2015	03/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3460	Management Fee			5610-0000	3460_0000000001	2/28/2015	2/28/2015	5,626.51	0.00	5,626.51
							Check Total:	5,626.51	0.00	5,626.51
8448	3/27/2015	03/15	OTJ001	OTJ ARCHITECTS						
3460	12-13FlrStairDrawing		346002159	0162-0004	152445	2/28/2015	3/30/2015	2,048.73	0.00	2,048.73
3460	4thFlrFitnessCenter		3460021510	0162-0004	152448	2/28/2015	3/30/2015	608.58	0.00	608.58
3460	Main Lobby Desk		3460021511	0152-0001	152478	2/28/2015	3/30/2015	584.10	0.00	584.10
3460	Lobby Desk		346001154	0152-0001	152478	2/28/2015	3/30/2015	450.60	0.00	450.60
							Check Total:	3,692.01	0.00	3,692.01
8449	3/27/2015	03/15	RAM006	RAMCO OF VIRGINIA, INC.						
3460	FitnessCenter			0162-0004	9760998	3/16/2015	4/15/2015	515.88	0.00	515.88
							Check Total:	515.88	0.00	515.88
8450	3/27/2015	03/15	RVC001	R & V Contractor, Inc.						
3460	DrywallFix		3460021525	5381-0000	3130	3/14/2015	4/13/2015	892.00	0.00	892.00
							Check Total:	892.00	0.00	892.00
8453	3/27/2015	03/15	TWI005	TWIN TOWERS FLORIST						
3460	Lobby Flowers			5385-0000	045105	3/16/2015	4/15/2015	86.56	0.00	86.56
3460	Lobby Flowers			5385-0000	045386	3/23/2015	4/22/2015	86.56	0.00	86.56
							Check Total:	173.12	0.00	173.12
8454	3/27/2015	03/15	WBE001	WB Engineers and Consultants						

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3460	4thFlrFitnessCenter			0162-0004	21590	3/12/2015	4/11/2015	447.50	0.00	447.50
3460	BoilerRefurbishment			0142-0002	21593	3/12/2015	4/11/2015	560.00	0.00	560.00
							Check Total:	1,007.50	0.00	1,007.50
8455	3/27/2015	03/15	ZEE001	ZEE MEDICAL INC						
3460	MedicalSupplies		3460031520	5390-0000	0136129164	3/20/2015	4/19/2015	463.98	0.00	463.98
							Check Total:	463.98	0.00	463.98
12977	3/9/2015	03/15	ALL019	Allied Telecom Group LLC						
3460	208 ALLIED FEB			5758-0002	AL1029354	2/5/2015	3/7/2015	14.39	0.00	14.39
							Check Total:	14.39	0.00	14.39
12979	3/9/2015	03/15	CDW001	CDW DIRECT LLC						
3460	319 VA SWITCHES			5758-0003	ALSK23764	2/6/2015	3/8/2015	3.75	0.00	3.75
							Check Total:	3.75	0.00	3.75
12984	3/9/2015	03/15	COM032	COMCAST						
3460	Acct# 05613951384012			5758-0001	ALCOMCAST3/15	2/21/2015	3/23/2015	3.07	0.00	3.07
							Check Total:	3.07	0.00	3.07
12987	3/9/2015	03/15	DAT002	DATA MANAGEMENT INC						
3460	333 TIME CLOCK PLUS			5758-0003	AL351599	2/23/2015	3/25/2015	120.27	0.00	120.27
							Check Total:	120.27	0.00	120.27
12988	3/9/2015	03/15	DEN005	Deniz Yener						
3460	Broker Meals/Cabs			6411-0000	ALDY2315	2/3/2015	3/5/2015	11.12	0.00	11.12
							Check Total:	11.12	0.00	11.12
12995	3/9/2015	03/15	GRE020	Greater Washington Board of Trade						
3460	Board of Trade Mbrsh			5756-0000	AL03721-C5K3Q9	10/6/2014	11/5/2014	301.41	0.00	301.41
							Check Total:	301.41	0.00	301.41
13000	3/9/2015	03/15	PEA004	Peapod, LLC						
3460	Customer ID ox82558			5758-0001	ALk59542657	2/23/2015	3/25/2015	1.77	0.00	1.77

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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: 1.77 0.00 1.77

<b>13003</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>RED005</b>	<b>Red Top Cab of Arlington</b>						
3460	Account # 2840200			5758-0008	AL020035	2/15/2015	3/17/2015	3.04	0.00	3.04

Check Total: 3.04 0.00 3.04

<b>13005</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>						
3460	215 SCORE CARD			5758-0002	AL14939	2/16/2015	3/18/2015	29.19	0.00	29.19

Check Total: 29.19 0.00 29.19

<b>13009</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>TIM005</b>	<b>TIME WARNER CABLE OF NYC</b>						
3460	2.22 TO 3.21.15			5758-0001	AL24835084	2/22/2015	3/24/2015	0.77	0.00	0.77

Check Total: 0.77 0.00 0.77

<b>13010</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>TIM007</b>	<b>TIM HELMIG</b>						
3460	Broker Concert Tix			6411-0000	ALTHPER215	2/20/2015	3/22/2015	76.38	0.00	76.38

Check Total: 76.38 0.00 76.38

<b>13012</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>TIM009</b>	<b>Time Warner Cable</b>						
3460	210 2/1/15 #03006530			5758-0002	AL02012015	2/1/2015	3/3/2015	5.22	0.00	5.22

Check Total: 5.22 0.00 5.22

<b>13019</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>USG001</b>	<b>US GREEN BUILDING COUNCIL</b>						
3460	USGBC Membership			5756-0000	AL90843134	2/18/2015	3/20/2015	216.20	0.00	216.20

Check Total: 216.20 0.00 216.20

<b>13020</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>WAL008</b>	<b>WALSH, COLUCCI, LUBELEY &amp; WALSH P.C</b>						
3460	Realize Rosslyn			6632-0000	AL203433	2/10/2015	3/12/2015	574.54	0.00	574.54

Check Total: 574.54 0.00 574.54

<b>13023</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>XER005</b>	<b>Xerox Financial Services LLC</b>						
3460	NY - Lease Payment			5758-0004	AL273333	2/10/2015	3/12/2015	14.15	0.00	14.15

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

Check Total: 14.15 0.00 14.15

<b>13025</b>	<b>3/13/2015</b>	<b>03/15</b>	<b>ICO002</b>	<b>iContact LLC</b>					
3460	3/1-3/31 Monthly Ad			6410-0000	AL5557962	2/10/2015	3/12/2015	5.48	5.48

Check Total: 5.48 0.00 5.48

<b>13026</b>	<b>3/13/2015</b>	<b>03/15</b>	<b>ICO002</b>	<b>iContact LLC</b>					
3460	Icontact 4/1-4/30			6410-0000	AL5606268	3/10/2015	4/9/2015	3.65	3.65

Check Total: 3.65 0.00 3.65

<b>13029</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>CIT006</b>	<b>CITISTORAGE INC.</b>					
3460	NY #2510 STORAGE FE			5758-0001	AL0790834	2/2/2015	3/4/2015	3.49	3.49

Check Total: 3.49 0.00 3.49

<b>13030</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>CSC001</b>	<b>C S C</b>					
3460	2015 Ind Dir Svc Fee			6632-0000	AL75999432	2/14/2015	3/16/2015	600.00	600.00

Check Total: 600.00 0.00 600.00

<b>13031</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>CSC001</b>	<b>C S C</b>					
3460	2015SrMezzIndDirSvcF			6632-0000	AL76000226	2/14/2015	3/16/2015	600.00	600.00

Check Total: 600.00 0.00 600.00

<b>13035</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>FRE013</b>	<b>Freshdirect</b>					
3460	NY 11717338932-20150			5758-0001	AL201502	3/3/2015	3/18/2015	2.74	2.74

Check Total: 2.74 0.00 2.74

<b>13039</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>LAK011</b>	<b>LAK Public Relations, Inc.</b>					
3460	2/15-3/14 PR Service		MNDSRV02153	6410-0000	AL6503	2/10/2015	3/12/2015	469.23	469.23

Check Total: 469.23 0.00 469.23

<b>13046</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>					
3460	Account #1197			5758-0005	AL1197150301	3/1/2015	3/31/2015	17.90	17.90

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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: 17.90 0.00 17.90

<b>13048</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>				
3460	VA-Acct# 1775 3/1/15			5758-0005	AL1775150301	3/1/2015	3/31/2015	27.24

Check Total: 27.24 0.00 27.24

<b>13052</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>VER013</b>	<b>VERIZON WIRELESS</b>				
3460	VA-Acct#720396355000			5758-0006	AL9741394070	2/28/2015	3/30/2015	123.21

Check Total: 123.21 0.00 123.21

<b>13057</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>				
3460	NY C2012992 OFF/ADM			5758-0004	ALIS0334023	2/28/2015	3/30/2015	0.41
3460	NY C2012992 OFF/ADM			5758-0001	ALIS0334023	2/28/2015	3/30/2015	9.88

Check Total: 10.29 0.00 10.29

<b>13060</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>XER005</b>	<b>Xerox Financial Services LLC</b>				
3460	VA-Con#010000055900			5758-0004	AL283094	3/5/2015	4/4/2015	46.83

Check Total: 46.83 0.00 46.83

<b>13062</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>ALL019</b>	<b>Allied Telecom Group LLC</b>				
3460	208 INTRNT ACCESS			5758-0002	AL1030658	3/5/2015	4/4/2015	14.39

Check Total: 14.39 0.00 14.39

<b>13067</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>				
3460	319 SPARE HD'S			5758-0003	ALSS10104	2/24/2015	3/26/2015	9.34

Check Total: 9.34 0.00 9.34

<b>13069</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>				
3460	319 HD AND RAM			5758-0003	ALSS30748	2/24/2015	3/26/2015	19.16

Check Total: 19.16 0.00 19.16

<b>13070</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>DEN005</b>	<b>Deniz Yener</b>				
3460	Broker Events/Meals			6411-0000	ALDY031215	3/13/2015	4/12/2015	6.86



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				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 6.86 0.00 6.86

<b>13074</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>SCH016</b>	<b>Schneider Electric Building</b>				
3460	March2015 BAS			5342-0000	010232	3/6/2015	4/5/2015	759.67

Check Total: 759.67 0.00 759.67

<b>13077</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>SEA005</b>	<b>SEAMLESSWEB PROFESSIONAL</b>				
3460	Staff Lunch			5732-0000	AL2018163	3/8/2015	4/7/2015	43.48
3460	SnowRemovalFood			5732-0000	AL2018163	3/8/2015	4/7/2015	32.10
3460	Lunch for N. Morrill			5758-0013	AL2018163	3/8/2015	4/7/2015	13.68

Check Total: 89.26 0.00 89.26

<b>13087</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>CEL003</b>	<b>Celine Van Der Linden-Petty Cash</b>				
3460	misc. office supplie			5758-0001	ALPC03/20/15	3/20/2015	4/19/2015	0.63
3460	lunch reception cove			5758-0013	ALPC03/20/15	3/20/2015	4/19/2015	0.36

Check Total: 0.99 0.00 0.99

<b>13095</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>CIT006</b>	<b>CITISTORAGE INC.</b>				
3460	NY 2510 STORAGE FEI			5758-0001	AL0795598	3/2/2015	4/1/2015	3.53

Check Total: 3.53 0.00 3.53

<b>13104</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>HEM003</b>	<b>HEM IT, INC</b>				
3460	212 HEM Q1			5758-0002	AL1191	3/4/2015	4/3/2015	99.87

Check Total: 99.87 0.00 99.87

<b>13106</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>INT023</b>	<b>Interior Foliage Design Inc</b>				
3460	NY 3980 APRIL MANTN			5758-0012	AL187259	3/12/2015	4/11/2015	0.79

Check Total: 0.79 0.00 0.79

<b>13109</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>KAS004</b>	<b>Kaseya US Sales LLC</b>				
3460	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	88.77

Check Total: 88.77 0.00 88.77

<b>13110</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>NOV006</b>	<b>Nova Offset Corp</b>				
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3460	B.C for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	9.03	9.03
							Check Total:	9.03	9.03
13112	3/30/2015	03/15	PEA004	Peapod, LLC					
3460	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	1.75	1.75
							Check Total:	1.75	1.75
13114	3/30/2015	03/15	PEA004	Peapod, LLC					
3460	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	1.74	1.74
							Check Total:	1.74	1.74
13116	3/30/2015	03/15	QUI006	Quick Messenger Services of DC Inc					
3460	1501 Courier Charges			6411-0000	AL0567972	2/2/2015	3/4/2015	11.60	11.60
							Check Total:	11.60	11.60
13117	3/30/2015	03/15	QUI006	Quick Messenger Services of DC Inc					
3460	1501 Courier Charges			6411-0000	AL0568822	3/2/2015	4/1/2015	18.87	18.87
							Check Total:	18.87	18.87
13119	3/30/2015	03/15	RED005	Red Top Cab of Arlington					
3460	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	2.27	2.27
							Check Total:	2.27	2.27
13123	3/30/2015	03/15	SOL007	The Solutions Group					
3460	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	12.93	12.93
							Check Total:	12.93	12.93
13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC					
3460	NY #8150200070312472			5758-0001	AL249538334	3/22/2015	4/21/2015	0.81	0.81
							Check Total:	0.81	0.81
13127	3/30/2015	03/15	TIM009	Time Warner Cable					
3460	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	6.76	6.76

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03/15 Through 03/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

						Check Total:	6.76	0.00	6.76	
13128	3/30/2015	03/15	TRE003	State Corporation Commission						
3460	2015VAAnnualLLCRegF			6632-0000	ALT0270712-15	2/1/2015	3/3/2015	25.00	0.00	25.00
						Check Total:	25.00	0.00	25.00	
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE						
3460	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	0.76	0.00	0.76
						Check Total:	0.76	0.00	0.76	
13135	3/30/2015	03/15	WBM001	W.B. MASON						
3460	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	33.42	0.00	33.42
3460	Rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	1.81	0.00	1.81
						Check Total:	35.23	0.00	35.23	
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC						
3460	NY 010-0007854-002			5758-0004	AL288664	3/13/2015	4/2/2015	14.15	0.00	14.15
						Check Total:	14.15	0.00	14.15	
WT032415	3/24/2015	03/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3460	03-15 Req Repair Dra			0491-3470	WT03172015	3/24/2015	3/24/2015	562.92	0.00	562.92
						Check Total:	562.92	0.00	562.92	
021515236	2/17/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3460	02-15 MEZZ LOAN INT			8201-0000	WT41700236-215	2/15/2015	2/15/2015	38,373.26	0.00	38,373.26
						Check Total:	38,373.26	0.00	38,373.26	
031615234	3/16/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			
3460	0315Portfolio Intere			8201-0000	WT617002340315	3/16/2015	3/16/2015	21,670.83	0.00	21,670.83
3460	0315 Reserve Payment			0611-1600	WT617002340315	3/16/2015	3/16/2015	71,895.61	0.00	71,895.61
3460	0315 Reserve Payment			0611-1600	WT617002340315	3/16/2015	3/16/2015	58,477.37	0.00	58,477.37
						Check Total:	152,043.81	0.00	152,043.81	
031615236	3/16/2015	03/15	WEL001	WELLS FARGO BANK			Hand Check			

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
3460	0315 MezzLoan Intere			8201-0000	WT417002360315	3/16/2015	3/16/2015	34,659.72	0.00	34,659.72
							Check Total:	34,659.72	0.00	34,659.72
111420115	3/10/2015	03/15	ZAC001	Accenture LLP			Hand Check			
3460	207 01/15 LSE ADMIN			5758-0011	VC1000751145	2/12/2015	3/14/2015	296.30	0.00	296.30
							Check Total:	296.30	0.00	296.30
34600306b	3/25/2015	03/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3460	1/16-2/23/15 #091375			5250-0000	WT3460030615B	3/6/2015	3/25/2015	2,568.88	0.00	2,568.88
							Check Total:	2,568.88	0.00	2,568.88
60030315A	3/7/2015	03/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3460	1/29-2/27/15 7909804			5210-0000	WT3460030315A	3/3/2015	3/7/2015	4,573.41	0.00	4,573.41
							Check Total:	4,573.41	0.00	4,573.41
60030315B	3/13/2015	03/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3460	1/28-2/26/15 1401771			5210-0000	WT3460030315B	3/2/2015	3/13/2015	16,520.42	0.00	16,520.42
							Check Total:	16,520.42	0.00	16,520.42
60STX0215	3/20/2015	03/15	DEP014	Department of Taxation			Hand Check			
3460	2/15 208966454F			6645-0000	WT3450STX0215	3/20/2015	3/20/2015	192.00	0.00	192.00
3460	2/15 208966454F			0491-3465	WT3450STX0215	3/20/2015	3/20/2015	168.00	0.00	168.00
							Check Total:	360.00	0.00	360.00
MEX012015	2/2/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3460	01/2015 EXPENSES			5758-0003	WTAMEX012015	1/28/2015	2/2/2015	2.27	0.00	2.27
3460	01/2015 EXPENSES			5758-0008	WTAMEX012015	1/28/2015	2/2/2015	17.21	0.00	17.21
3460	01/2015 EXPENSES			5758-0013	WTAMEX012015	1/28/2015	2/2/2015	5.52	0.00	5.52
3460	01/2015 EXPENSES			5758-0014	WTAMEX012015	1/28/2015	2/2/2015	75.19	0.00	75.19
3460	01/2015 EXPENSES			6411-0000	WTAMEX012015	1/28/2015	2/2/2015	15.88	0.00	15.88
							Check Total:	116.07	0.00	116.07
MEX022015	3/6/2015	03/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3460	02/2015 EXPENSES			5758-0001	WTAMEX022015	2/28/2015	3/6/2015	4.67	0.00	4.67

Database: MONDAYPROD			Check Register						Page: 16	
ENTITY: 3460			Monday Production DB						Date: 4/21/2015	
			1501 Wilson Boulevard						Time: 11:33 AM	
03/15 Through 03/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3460	319 02/2015 EXPENSES			5758-0003	WTAMEX022015	2/28/2015	3/6/2015	6.24	0.00	6.24
3460	02/2015 EXPENSES			5758-0008	WTAMEX022015	2/28/2015	3/6/2015	13.35	0.00	13.35
3460	02/2015 EXPENSES			5758-0012	WTAMEX022015	2/28/2015	3/6/2015	19.32	0.00	19.32
3460	02/2015 EXPENSES			5758-0013	WTAMEX022015	2/28/2015	3/6/2015	8.38	0.00	8.38
3460	02/2015 EXPENSES			5758-0014	WTAMEX022015	2/28/2015	3/6/2015	84.08	0.00	84.08
3460	02/2015 EXPENSES			5762-0000	WTAMEX022015	2/28/2015	3/6/2015	288.00	0.00	288.00
3460	02/2015 EXPENSES			5772-0000	WTAMEX022015	2/28/2015	3/6/2015	281.36	0.00	281.36
3460	02/2015 EXPENSES			6411-0000	WTAMEX022015	2/28/2015	3/6/2015	7.62	0.00	7.62
3460	02/2015 EXPENSES			6634-0000	WTAMEX022015	2/28/2015	3/6/2015	86.48	0.00	86.48
Check Total:								799.50	0.00	799.50
1501 Wilson Boulevard Total:								328,397.04	0.00	328,397.04
Grand Total:								328,397.04	0.00	328,397.04

1501 Wilson	ACCT	AC 4/3/15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	AF 4/12/15																
Management Fees	MGMT	AK 4/13/15		4,643	5,627	5,358	7,205	7,187	7,260	7,247	7,187	7,038	7,120	7,291	7,460	80,622	86,003	(5,381)
				4,643	5,627	5,358	7,205	7,187	7,260	7,247	7,187	7,038	7,120	7,291	7,460	80,622	86,003	(5,381)

Leasing Commission - OB																		
1501 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant		1	Y	-	-	-	378,400	-	-	-	-	-	-	-	-	378,400	93,019	285,381
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	97,102	(97,102)
Suite 10001, Vacant				-	-	-	25,200	-	-	-	-	-	-	-	-	25,200	35,849	(10,649)
Suite 10002, Vacant				-	-	-	25,200	-	-	-	-	-	-	-	-	25,200	22,335	2,865
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	28,823	-	-	28,823	28,823	-
Suite 10004, Vacant				-	-	-	-	-	-	-	-	-	18,782	-	-	18,782	18,782	-
Suite 09902, SSTP				-	-	-	-	-	-	-	-	-	9,999	-	-	9,999	9,999	-
Suite 09903, Vacant				-	-	-	-	-	-	-	-	-	3,757	-	-	3,757	3,757	-
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	34,142	-	-	34,142	34,142	-
Suite 50002, Vacant				-	-	-	-	-	-	-	-	-	21,517	-	-	21,517	21,517	-
Sipwine - Original Premises																		-
Sipwine - Expansion Premises		1	Y				27,168					27,168				54,337		54,337
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 455,968	\$ -	\$ -	\$ -	\$ -	\$ 27,168	\$ 117,020	\$ -	\$ -	\$ 600,157	\$ 365,325	234,832

Leasing Commission - MPS																		
1501 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant		1	Y	-	-	-	189,200	-	-	-	-	-	-	-	-	189,200	46,510	142,690
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	48,551	(48,551)
Suite 10001, Vacant				-	-	-	12,600	-	-	-	-	-	-	-	-	12,600	17,925	(5,325)
Suite 10002, Vacant				-	-	-	12,600	-	-	-	-	-	-	-	-	12,600	11,167	1,433
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	14,411	-	-	14,411	14,411	-
Suite 10004, Vacant				-	-	-	-	-	-	-	-	-	9,391	-	-	9,391	9,391	-
Suite 09902, SSTP				-	-	-	-	-	-	-	-	-	5,000	-	-	5,000	5,000	-
Suite 09903, Vacant				-	-	-	-	-	-	-	-	-	1,878	-	-	1,878	1,878	-
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	17,071	-	-	17,071	17,071	-
Suite 50002, Vacant				-	-	-	-	-	-	-	-	-	10,759	-	-	10,759	10,759	-
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 214,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,510	\$ -	\$ -	\$ 272,910	\$ 182,663	90,247

Leasing Commission - Legal																		
1501 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant		1	Y	-	-	-	7,500	-	-	-	-	-	-	-	-	7,500	6,210	1,290
Suite 12002, Vacant				-	-	-	-	-	-	-	-	-	-	-	-	-	6,248	(6,248)
Suite 10001, Vacant				-	-	-	2,500	-	-	-	-	-	-	-	-	2,500	2,335	165
Suite 10002, Vacant				-	-	-	2,500	-	-	-	-	-	-	-	-	2,500	2,174	326
Suite 10003, Vacant				-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	1,971	529
Suite 10004, Vacant				-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	1,874	626
Suite 09902, SSTP				-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	1,614	886
Suite 09903, Vacant				-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	638	1,862
Suite 50001, Vacant				-	-	-	-	-	-	-	-	-	2,335	-	-	2,335	2,335	-
Suite 50002, Vacant				-	-	-	-	-	-	-	-	-	2,174	-	-	2,174	2,174	-
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,509	\$ -	\$ -	\$ 27,009	\$ 27,573	(564)

TI - Construction	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant	1,368,000			1	Y	-	-	-	-	-	-	342,000	342,000	342,000	342,000	-	-	1,368,000	538,200	829,800
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	541,515	(541,515)	
Suite 09903, Vacant	12,750					-	-	-	-	-	-	-	-	-	12,750	-	-	12,750	12,750	-
Spinfire Carryover	114,330			Y		-	-	-	-	57,165	57,165	-	-	-	-	-	-	114,330	136,071	(21,741)
Sip Wine Carryover	363,893					-	-	-	-	-	-	90,973	90,973	90,973	90,973	-	-	363,893	267,000	96,893
TOTAL 1501 Wilson						-	-	-	-	57,165	57,165	432,973	432,973	432,973	445,723	-	-	1,858,973	1,495,536	363,437
	Total CM FEE 3%					-	-	-	-	1,715	1,715	12,989	12,989	12,989	13,372	-	-	55,769	44,866	10,903

TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 14002, 14001, Vacant	640,000			1	Y	-	-	-	-	160,000	160,000	160,000	160,000		-	-	-	640,000	300,000	340,000
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	340,000	(340,000)
Suite 10003, Vacant	238,964					-	-	-	-	-	-	59,741	59,741	59,741	59,741	-	-	238,964	238,964	-
Suite 10004, Vacant	227,143					-	-	-	-	-	-	56,786	56,786	56,786	56,786	-	-	227,143	227,143	-
Suite 09902, SSTP	0					-	-	-	-	-	-	-	-	-	-	-	-	-	10,760	(10,760)

Suite 09903, Vacant	0				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,500	(8,500)
Suite 50001, Vacant					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	295,735	(295,735)
Suite 50002, Vacant	0				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	275,310	(275,310)
Suite 50003, Vacant	0				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	249,660	(249,660)
Suite 50003, Vacant	0				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	237,310	(237,310)
Fitness Center	436,969	417,270		34601411	Y	1,025	94,719	241,999	49,613	49,613		-	-	-	-	-	-	-	436,969	425,000	11,969
Sip Wine Carryover		61,899		34601414	Y	2,141	14,708			28,500	28,500	-	-	-	-	-	-	-	73,850	75,000	(1,150)
Unbudgeted:																			-		-
1501 LL Ste PH Demo & Whitebox	207,362	160,459	188,797	34601409	Y	10,083	1,013	6,087	10,096										27,279		27,279
5 Fl Demo and VAV				34605DEM	Y	780													780		780
1501 10th Flr LL Work				3460LL10	Y	780		14,161											14,941		14,941
1501 10th fl Spec Suite				34601410	Y		44,776												44,776		44,776
1501 Spinfire LL Work				34601405	Y		2,378												2,378		2,378
																			-		-
TOTAL 1501 Wilson	2,965,080	-	-			14,810	157,593	262,247	59,709	238,113	188,500	276,527	276,527	116,527	116,527	-	-	-	1,707,079	2,683,382	(976,302)
Total CM FEE 3%						444	4,728	7,867	1,791	7,143	5,655	8,296	8,296	3,496	3,496	-	-	-	51,212	80,501	(29,289)

BI - Non Esc	Full Cost of Proj.	Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
		MPC Job	MPC Job																	
Façade Lighting Project	100,000			34601408	Y							-	50,000	50,000	-	-	-	100,000	100,000	-
2014 Carry Over Façade Lighting Project (shared cost with 151	44,000			34601408	Y	7						-	22,000	21,993	-	-	-	44,000	44,000	0
Boiler Refurbishment	75,000			34601501	Y	-	-	560	-	-	-	74,440	-	-	-	-	-	75,000	75,000	-
Garage Repairs	15,000			34601502	Y	-	410	-	-	-	14,590	-	-	-	-	-	-	15,000	15,000	-
Window Film Removal/Replacement	32,000			34601503	Y	-				-	-	16,000	16,000	-	-	-	-	32,000	32,000	-
Elevator Cab Upgrades - carryover	414			3460ECRU	Y		414											414	-	414
Elevator Modernization - Carryover				3460ELMO	Y							11,400						11,400	-	11,400
																		-	-	-
																		-	-	-
<b>TOTAL 1501 Wilson</b>						<b>7</b>	<b>823</b>	<b>560</b>	<b>-</b>	<b>-</b>	<b>14,590</b>	<b>101,840</b>	<b>88,000</b>	<b>71,993</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>277,814</b>	<b>266,000</b>	<b>11,814</b>
<b>Total CM FEE 3%</b>						<b>0</b>	<b>25</b>	<b>17</b>	<b>-</b>	<b>-</b>	<b>438</b>	<b>3,055</b>	<b>2,640</b>	<b>2,160</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,334</b>	<b>7,980</b>	<b>354</b>
<b>Total CM Fee</b>						<b>445</b>	<b>4,752</b>	<b>7,884</b>	<b>1,791</b>	<b>8,858</b>	<b>7,808</b>	<b>24,340</b>	<b>23,925</b>	<b>18,645</b>	<b>16,867</b>	<b>-</b>	<b>-</b>	<b>115,316</b>	<b>133,348</b>	<b>(18,032)</b>

## **SECTION 4**


Leasing Report  
Rent Roll  
Stacking Plan



# 1501 Wilson Boulevard

Leasing Status Report

as of March 31, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1967	RSF Office	108,653
	<b>Renovated:</b>		RSF Retail	16,173
	<b>Stories:</b>	13	RSF Storage	7,942
			<b>Total Building</b>	<b>132,768</b>
	<b>Occupancy:</b>	62.46%	Vacant Office	44,255
			Vacant Retail	
			Vacant Storage	5,590
			<b>Total Vacancy</b>	<b>49,845</b>

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

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	49,845	37.54%
2015	2,152	1.62%
2016	2,605	1.96%
2017	33,782	25.44%
2018	8,125	6.12%
2019	11,132	8.38%
thereafter	25,127	18.93%
	132,768	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
14th Floor	8,280	Leased to ICA
12th	8,331	Leased to ICA
10th	3,113	Spec Suites
	2,898	Spec Suites
	2,498	Spec Suites
	2,628	Spec Suites
9th	850	
5th	11,137	White Box
4th	4,520	Fitness Center /
Storage (2nd Fl)	2,118	Storage Ready
Storage	3,472	Storage Ready
Total	49,845	

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

LEASES UNDER NEGOTIATION / LOIS																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Serka	New	2,898	P 10th	Mar-15 Weichert	5.0 yrs	\$ 40.00	2.75%	6 months	\$ 38.26	\$ 12.68	\$ 36,742	\$ -	\$ 90.93	\$ 263,515	\$	300,257
Sekon	New	3,113	P10	Jun-15 C&W	5.0 yrs	\$ 40.00	2.75%	0 months	\$ 42.26	\$ 12.68	\$ 39,468	\$ -	\$ 90.93	\$ 283,065	\$	322,533
Total		6,011									\$ 76,210	\$ -		\$ 546,580	\$	622,790

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

DEALS SIGNED 2015																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs						
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI	TI Total	LL (\$/psf)	LL Total	Total
ICA Language	New	17,076	P12, E13	Dec-15 CBRE	13.5 yrs	\$ 39.00	2.75%	15 months	\$ 37.26	\$ 37.91	\$ 647,309	\$ 80.00	\$ 1,366,080	\$ 37.48	\$ 640,008	\$ 2,653,397
Total		17,076								\$ 647,309		\$ 1,366,080		\$ 640,008	\$ 2,653,397	

DEALS SIGNED 2014																									
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs															
					Term	Start	Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total								
SpinFire	New	2,474	1st	Dec-14 Cushman	10.0 yrs	\$	46.00	3.00%	0 months	\$	48.23	\$	31.64	\$	78,278	\$	45.00	\$	111,330	\$	77.77	\$	192,403	\$	382,011
Sip Wine	New	5,391	1st	Dec-14 Cana	10.5 yrs	\$	44.50	3.00%	0 months	\$	44.59	\$	32.14	\$	173,261	\$	67.50	\$	363,893	\$	49.67	\$	267,771	\$	804,925
Total		7,865											\$	251,539			\$	475,223			\$	460,174		\$	1,186,936

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



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

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
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		



**Rosslyn Retail**

Lease Comparables










as of

March 31, 2015

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

*1501 Wilson Boulevard*

*as of March 31, 2015*

50											50
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	OWNED ASSET										
											
	1501 Wilson Blvd. 1967	Metro Center 1700 N Moore 1979	1616 N Fort Myer Dr. 1974	Gateway - South 1901 N Fort Myer Dr. 1968	Gateway - North 1911 N Fort Myer Dr. 1970/1999	1550 Wilson Blvd. 1984	1320 N Courthouse 1992	3033 Wilson 1987	1555 Wilson Blvd. 1980/1998		
		1,930									
		4,066									
		6,600									
		8,512									
		13,352									
			19409								
			19409		4,272						
	11,137		2417		6,356						
	850										
			2467	4,844							
					8,448						
	11,137			2,029		7,916					
	4,520					11,154				7,662	
						21,987				19,358	
						3,137				14,510	
	2,118	10,793				7,780					
		11,946									

Database: MONDAYPROD  
Bldg Status: Active only  
1501 Wilson Boulevard

Rent Roll  
1501 Wilson Boulevard  
3/31/2015

Page: 1  
Date: 4/21/2015  
Time: 11:27 AM

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

**New Leases**

3460	-12002	International Communications	1/1/2016	3/31/2027	8,480								
3460	-14001	International Communications	1/1/2016	3/31/2027	8,596								

**Vacant Suites**

3460	-02201	Vacant			2,118								
3460	-04401	Vacant			4,520								
3460	-05501	Vacant			3,113								
3460	-05502	Vacant			2,898								
3460	-05503	Vacant			2,628								
3460	-05504	Vacant			2,498								
3460	-09903	Vacant			850								
3460	-10001	Vacant			3,113								
3460	-10002	Vacant			2,898								
3460	-10003	Vacant			2,628								
3460	-10004	Vacant			2,498								
3460	-12002	Vacant			8,480								
3460	-14001	Vacant			8,596								
3460	-ST2AB	Vacant			269								
3460	-STR01	Vacant			1,425								
3460	-STR04	Vacant			590								
3460	-STR05	Vacant			176								
3460	-STR2B	Vacant			1,012								

**Occupied Suites**

3460	-01102	Roti Mediterranean	1/6/2012	1/31/2022	2,600	10,889.67	50.26	1,668.59			OPF	2/1/2016	853.67	3.94
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Database: MONDAYPROD  
Bldg Status: Active only  
1501 Wilson Boulevard

Rent Roll  
1501 Wilson Boulevard  
3/31/2015

Page: 2  
Date: 4/21/2015  
Time: 11:27 AM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----							
										Cat	Date	Monthly Amount	PSF				
										OPF	2/1/2017	879.67	4.06				
										OPF	2/1/2018	905.67	4.18				
										OPF	2/1/2019	933.83	4.31				
										OPF	2/1/2020	962.00	4.44				
										OPF	2/1/2021	990.17	4.57				
										RTL	2/1/2016	11,216.83	51.77				
										RTL	2/1/2017	11,552.67	53.32				
										RTL	2/1/2018	11,899.33	54.92				
										RTL	2/1/2019	12,256.83	56.57				
										RTL	2/1/2020	12,625.17	58.27				
										RTL	2/1/2021	13,004.33	60.02				
3460	-01103	Miracles Hair Salon	4/15/1994	8/31/2021	1,500	5,470.00	43.76							RTL	4/15/2015	5,633.75	45.07
														RTL	4/15/2016	5,802.50	46.42
														RTL	4/15/2017	5,976.25	47.81
														RTL	4/15/2018	6,155.00	49.24
														RTL	4/15/2019	6,340.00	50.72
														RTL	4/15/2020	6,530.00	52.24
														RTL	4/15/2021	6,726.25	53.81
3460	-01104	Heavy Seas Alehouse	2/28/2014	7/21/2024	5,495	16,027.08	35.00	3,373.54						OPF	3/1/2017	1,749.24	3.82
														OPF	3/1/2020	1,904.93	4.16
														OPF	3/1/2023	2,074.36	4.53
														RTL	3/1/2017	17,469.52	38.15
														RTL	3/1/2020	19,040.18	41.58
														RTL	3/1/2023	20,752.78	45.32
	Additional Space	3460	-STR02	2/28/2014	2/28/2024	677	987.29	17.50						STR	2/1/2017	1,076.43	19.08
														STR	2/1/2019	1,172.90	20.79
														STR	2/1/2021	1,278.40	22.66

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Date: 4/21/2015  
Time: 11:27 AM



Database: MONDAYPROD  
Bldg Status: Active only  
1501 Wilson Boulevard

Rent Roll  
1501 Wilson Boulevard  
3/31/2015

Page: 4  
Date: 4/21/2015  
Time: 11:27 AM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3460	-09901	The North Highland Company	5/16/2011	5/31/2018	8,125	29,229.69	43.17	1,460.25		RNT	6/1/2015	30,109.90	44.47
										RNT	6/1/2016	31,010.42	45.80
										RNT	6/1/2017	31,938.02	47.17
3460	-09902	Strategic Science & Tech Plnrs	9/1/2013	8/31/2015	2,152	7,627.19	42.53	595.11					
3460	-11001	County Board of Arlington Cty	11/2/2009	11/30/2019	11,132	37,635.44	40.57	3,035.26		HLD	11/1/2019	63,104.52	68.02
										HLD	2/1/2020	84,139.36	90.70
										RNT	11/1/2015	38,767.19	41.79
										RNT	11/1/2016	39,926.77	43.04
										RNT	11/1/2017	41,123.46	44.33
										RNT	11/1/2018	42,069.68	45.35
3460	-12001	GS11B-01814	4/5/2011	4/4/2016	2,605	8,492.70	39.12						
<b>Totals:</b>		Occupied Sqft:	62.24%	16 Units	82,923	277,531.36		11,854.90				-17,423.13	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	37.76%	18 Units	50,310								
		Total Sqft:		34 Units	133,233	277,531.36							
<b>Total 1501 Wilson Boulevard:</b>		Occupied Sqft:	62.24%	16 Units	82,923	277,531.36		11,854.90				-17,423.13	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	37.76%	18 Units	50,310								
		Total Sqft:		34 Units	133,233	277,531.36							
<b>Grand Total:</b>		Occupied Sqft:	62.24%	16 Units	82,923	277,531.36		11,854.90				-17,423.13	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	37.76%	18 Units	50,310								
		Total Sqft:		34 Units	133,233	277,531.36							

Floor	S to S		Current	Re-measured
PH		Leased to International Communications Associates: 8,596 sf	8,280	8,596
12		<div>GS 11B-01814: 2,605 sf (39.12, CPI) LXP 4/4/2016 Ren: none Term: TT right on 4/4/15 with 1 yr</div> <div>Leased to International Communications Associates: 8,480sf</div>	10,936	11,119
11		County Board of Arlington County: 11,132 sf (\$42.63, 3%) LXD 11/30/2019 Renewal: 5 years at FMV with 14 months notice *Destination Sales occupies 4,602 sf & The Convention Store occupies 3,487 sf under License Agreement with Arlington County*	11,132	11,132
10		<div>Vacant: 2,498 sf</div> <div>Vacant: 2,628sf</div> <div>Vacant: 2,898 sf</div> <div>Vacant: 3,113 sf</div>	11,137	11,132
9		<div>The North Highland Company: 8,125 sf (\$44.48 3%) LXP 5/31/2018 Renewals: None</div> <div>Vacant 850 sf</div> <div>SSTP: 2,152 sf (\$44.51 3%) LXP 8/31/15</div>	11,127	11,132
8		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None Termination: Tenant right on 3/14/2016 with notice by 3/14/2015	10,862	11,132
7		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None Termination: Tenant right on 3/14/2016 with notice by 3/14/2015	10,860	11,132
6		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None Termination: Tenant right on 3/14/2016 with notice by 3/14/2015	10,860	11,132
5		VACANT: 11,137 sf	11,137	11,132
4		<div>RMC Research: 6,515 sf (\$43.50) LXP 11/30/23</div> <div>Vacant: 4,520 sf</div>	11,035	11,096
3		Garage	0	n/a
2		Garage	0	2,118
1		<div>Miracles Hair Salon: 1,500 sf (\$43.76 3%) LXP 8/31/21</div> <div>Roti Mediterranean: 2,600 sf (\$56.59 NNN, 3%) LXP 1/31/2022</div> <div>Spinfire Rosslyn 2,474 sf (\$42.50) LXP: 12/31/24</div> <div>Sip Wine 5,391 sf (\$44.50) LXP: 5/31/25</div> <div>Heavy Seas: 6,172 sf (\$38.50) LXP 2/28/24</div>	17,460	15,346
B-Level			GSA-11B-01456: 1,200 sf \$20.00 LXP 3/14/17	1,200 0
			124,826	126,199
			7,942	2,745
			132,768	128,944

RSF Office	107,366
RSF Retail	17,460
RSF Storage	7,942
Total Building RSF	132,768

Vacant Office	44,255
Vacant Retail	
Vacant Storage	5,590
Total Vacancy	49,845

Expiration Key

20152016201720182019+

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

Storage

