



1401 WILSON BOULEVARD
Financial Report
July 31, 2015



Rosslyn Portfolio

Building 1401 Wilson Boulevard

Financial Report

Month Ended July 31, 2015



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SECTION 1

Executive Summary



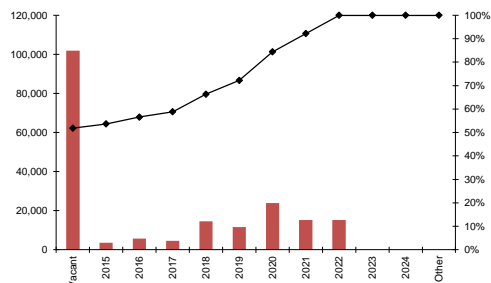
PROPERTY INFORMATION

Property Name	1401 Wilson
Submarket	Rosslyn
Year Built/Renovated	1965
Year Acquired	2007
No. of Stories	12
Asset Quality	B
Total SF	196,467
Leased	49%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
PRMS	15,292	Mar-22
SRA	15,292	Oct-21
CPS Healthcare	12,410	May-20

LEASE EXPIRATION PROFILE



STRATEGY

The asset, was significantly impacted by GSA's BRAC-related termination of approximately 105,000 rsf. MP will continue to seek prospects whom require minimal investment to mitigate recent vacancy. Similar to 1400 Key Blvd, All renewal and new lease tied to redevelopment transactions contain landlord termination rights at the end of 2017, which enable the venture to maximize its optionality.

CRITICAL ISSUES

* Continue relet strategy for groups seeking quick occupancy and minimal tenant improvements.

ASSET-LEVEL DEBT

Appraised Value	\$ 66,000,000	as of	Dec-14	
Senior Debt	\$ 18,715,000	28% LTV	LIBOR + 500	May-17

CASH FLOW PERFORMANCE

Period	Jul-15 YTD	Actual	Budget	PSF
Projected Occupancy		49.0%	54.1%	
Effective Gross Revenue		\$ 2,240,040	\$ 2,057,218	\$ 10
Real Estate Taxes		(230,107)	(428,864)	(2)
Operating Expenses		(1,098,975)	(1,112,868)	(6)
Net Operating Income		910,958	515,486	3
Tenant Improvements		(29,607)	(320,703)	(2)
Leasing Commissions		(87,203)	(152,377)	(1)
Capital Improvements		(31,241)	(3,075,308)	(16)
Total Leasing and Capital		(148,051)	(3,548,388)	(18)
CF before Senior Debt Service		762,907	(3,032,902)	(15)
Senior Debt Service		(472,421)	(529,302)	
DSCR on NOI		1.93x	0.97x	
DSCR on CF before Senior Debt Service		1.61x	0.00x	
CF after Senior Debt Service		\$ 290,486	\$ (3,562,204)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

MP leasing team's objective is to aggressively market the vacancy created by the GSA decision to terminate their occupancy under BRAC. MP will look to lease space to users with low cost capital improvements as quickly as possible and minimize downtime/vacancy to the project.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-15/ Jun-15	Global Voice	P10	4,216	Exp.	\$27.00	3%	4 mos.	\$0	5 yrs.	\$25.53
Mar-15/Mar-15	GSA-SSA	P2	6,624	Renewal	\$39.00	0%	0 mos.	\$0	3 yrs	\$39.00

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Oct-15	Strategy US	10th	3,586	New	No	\$30.00	3%	4 mos.	\$10.00	5 yrs.	\$24.57
___/ Jun-15	Bonnie Doone	1st	2,758	Ren	No	\$30.65	3%	2 mos.	\$0.00	3 yrs.	\$29.17

SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3455

Trial Balance
Monday Production DB
1401 Wilson Boulevard

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Accrual Year to Date Balances for period 07/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	14,900,066.68	
0132-0000	Building	47,183,544.49	
0142-0002	Bldg Impr-Non Escalatable	1,954,640.09	
0142-0020	Bldg Impr-CM Fee	58,546.66	
0145-0001	Bldg Impr-Redvpmt Sft Co	5,400,719.12	
0162-0001	TI-Construction	1,818,431.35	
0162-0002	TI-Space Planning	1,125.00	
0162-0004	TI-Landlord Work	2,404,605.93	
0162-0020	TI-CM Fee	124,157.82	
0202-0001	Def Leasing-Brokerage	1,010,404.86	
0202-0002	Def Leasing-Legal	222,992.63	
0202-0006	Deferred Leas-Monday	837,870.62	
0222-0000	Deferred Financing	286,199.84	
0229-0000	Acc Amort-Def Financing		116,429.03
0250-0000	Def Selling Costs	0.00	
0311-3455	BA9515551267 1401Wilson	299,128.15	
0321-3455	BA9515551355 1401WilsonRT	56,528.15	
0412-0101	Tax and Insurance Reserve	578,020.76	
0412-0102	Required Repairs	2.71	
0412-0103	Replacement Reserve		1,156.91
0412-0104	Leasing Reserve	164,258.99	
0491-0010	Due To/From Managing Agen		30,915.94
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard		9,952.98
0491-3450	I/E-1400 Key Boulevard	66,630.89	
0491-3465	I/E-1515 Wilson Boulevard		10,705.92
0491-3470	I/E-1701 N.Ft. MyerDrive	182,390.92	
0491-3480	I/E-1200 Wilson Boulevard	493.98	
0491-3485	I/E - 1812 N. Moore Street	4,266.48	
0511-0000	Tenant A/R	745,754.47	
0512-0000	Accr Tenant A/R	9,220.13	
0513-0000	Accr Tenant Recovery A/R	10,396.00	
0581-0000	Res for Bad Debts-Billed		110,392.64
0611-1600	Transfer		24,378.00
0632-0000	Prepaid Insurance	4,230.72	
0633-0000	Prepaid Taxes	5,897.31	
0711-0001	Due To/From Partner	21,331.56	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,715,000.00
2511-0000	Accounts Payable Trade		42,171.18
2514-0000	A/P-Seller Obligations		6,930.86
2552-0000	Accr Miscellaneous		75,183.82
2553-0000	Accr Taxes		31,421.89
2556-0000	Accr Interest/Financing		37,882.85
2571-0000	Security Deposits		266,180.92
2572-0001	Tenant LOC		157,193.32
2572-0002	Tenant LOC Offset	157,193.32	
2591-0000	Prepaid Rents		204,194.59
3311-0001	Retained Earnings		9,084,296.72
3341-0001	Distribution	38,131,491.40	
3421-9999	Mbr Contrib-Misc		87,333,705.72
4111-0000	Office Income		1,853,772.84
4111-0001	Office Income Concession	27,480.19	
4121-0000	Retail Income		327,481.77
4311-0000	Oper Exp Rec-Billed		7,256.47
4313-0000	Oper Exp Rec-Prev Yr Adj		9,584.28

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Accrual
Year to Date Balances for period 07/15
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Account	Description	Debit	Credit
4331-0000	R/E Tax Rec-Billed		23,227.93
4332-0000	R/E Tax Rec-Accrual		10,396.00
4333-0000	R/E Tax Rec-Prev Yr Adj	0.01	
4371-0000	Utility Reimb Billed		28,529.08
4521-0000	Int Inc-Bank		109.20
4862-1400	Other Income	24.70	
4862-1600	Carpentry/Repair Income		2,282.06
4862-1700	Card/Access Card Income		100.00
4862-1800	Plumbing Income		156.25
4863-1600	Rubbish Removal		1,132.74
4891-2400	Late Chg Income		2,222.72
4891-2500	Electric Repair Income		1,293.63
5120-0000	Clean-Contract Interior	104,619.66	
5121-0000	Clean- Vacancy Credit		33,783.24
5130-0000	Clean-Window Wash Ext	7,500.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	4,861.71	
5160-0000	Clean-Other	167.91	
5210-0000	Util-Elec-Public Area	123,726.22	
5220-0000	Util-Gas	30,500.75	
5250-0000	Util-Water/Sewer-Water	25,361.93	
5310-0000	R&M-Payroll-Gen'l	121,269.54	
5310-1000	R & M Payroll-OT	13,812.32	
5310-2000	R & M Payroll-Taxes	10,869.83	
5310-4000	R & M -Benefits	23,716.47	
5320-0000	R&M-Elev-Maint Contract	21,350.02	
5322-0000	R&M-Elev-Outside Svs	2,505.89	
5330-0000	R&M-HVAC-Contract Svs	8,665.14	
5332-0000	R&M-HVAC-Water Treatment	6,541.17	
5334-0000	R&M-HVAC-Supplies	4,853.61	
5336-0000	R&M-HVAC-Outside Svs	48,650.45	
5340-0000	R&M-Electrical-Supplies	9,498.26	
5342-0000	R&M-Electrical-Outside Svs	885.43	
5360-0000	R&M-Plumbing-Supplies	2,479.60	
5362-0000	R&M-Plumbing-Outside Svs	950.46	
5372-0000	R&M-Fire/Life Safety-O/S	14,242.18	
5380-0000	R&M-GB Interior-Supplies	7,025.78	
5381-0000	R&M-GB Interior-O/S	28,423.75	
5384-0000	R&M-GB Interior-Pest Cont	2,992.92	
5385-0000	R&M-GB Interior-Plant Mnt	1,045.52	
5388-0000	R&M-GB Exterior	8,305.60	
5390-0000	R&M-Other	12,381.67	
5412-0000	Grounds-Landscape-O/S	11,791.12	
5430-0000	Grounds-Snow Rem-Supplies	2,369.99	
5520-0000	Security-Contract	38,333.62	
5530-0000	Security-Equipment	1,563.17	
5540-0000	Security-Other	612.31	
5610-0000	Mgmt Fee-Current Yr	36,309.79	
5710-0000	Adm-Payroll	61,043.07	
5710-1000	Admi-Payroll taxes	4,399.87	
5710-5000	Admin-Other Payroll Exp	6,884.52	
5710-5555	Deferred Compensation	45,099.34	
5730-0000	Adm-Office Exp-Mgmt Rent	45,019.10	
5732-0000	Adm-Office Exp-Mgmt Exps	4,211.36	
5734-0000	Adm-Office Exp-Phone	4,088.54	
5740-0000	Adm-Office Exp-Equip Leas	1,595.02	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	26.66	

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Accrual Year to Date Balances for period 07/15
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Account	Description	Debit	Credit
5756-0000	Adm-Mgmt Exp-Dues & Subs	881.50	
5758-0001	Office/Lunchroom Supplies	480.77	
5758-0002	Internet/IT Contracts	1,403.28	
5758-0003	Computer Hardware/Software	3,576.66	
5758-0004	Copiers/Office Equipment	520.69	
5758-0005	Phone - Corporate/Teleconferencing	440.86	
5758-0006	Phone - Wireless/Cellular	1,023.16	
5758-0007	Postage/Delivery	225.09	
5758-0008	Car Service	206.04	
5758-0009	Printing/Reproduction	52.82	
5758-0010	Corporate Events/Gifts	181.46	
5758-0011	Temporary Staffing	5,007.17	
5758-0012	Other Corp Admin Exp	1,812.93	
5758-0013	Meals	306.76	
5758-0014	Travel	744.26	
5762-0000	Adm-Mgmt Exp-Meals	1.45	
5772-0000	Adm-Other-Tenant Relation	743.76	
5810-0000	Insurance-Policies	27,189.89	
5810-1000	Insurance-Workers Comp	2,181.78	
5841-0000	License/Fees/Permits	1.98	
6110-0000	Electric - Sep Tenant Chg	27,575.99	
6111-0000	Water/Sewer - Sep Tenant Chg	953.09	
6212-0000	Svs Costs-Misc Bldg	2,933.16	
6214-0000	Svs Costs-Cleaning	556.44	
6312-0000	Parking Exp-Non Operator	49,000.00	
6320-0000	Parking Exp-Misc	12,482.30	
6410-0000	Promotion and Advertising	9,968.42	
6410-4000	Broker Entertainment & Gifts	5.00	
6411-0000	Leasing Meals & Entertainment	3,798.97	
6412-0000	Leasing Miscellaneous	3,790.00	
6630-0000	Legal	17,212.99	
6632-0000	Misc Professional Serv	19,237.16	
6633-0000	Bank & Credit Card Fees	11,058.62	
6634-0000	Charitable Contributions	704.07	
6645-0000	Sales & Use Taxes	722.11	
6646-0000	Bad Debts	15,226.17	
6710-0000	RE Taxes-General	219,953.23	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6730-0000	Personal Property Tax	897.55	
6740-0000	Other Taxes	8,256.22	
8201-0000	Mortgage Interest Expense	472,421.40	
8302-0000	Amort-Def Financing	56,089.10	

Total: 118,559,421.51 118,559,421.51

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Balance Sheet
Monday Production DB
1401 Wilson Boulevard

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

Jul 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	14,900,066.68
Building	47,183,544.49
BLDG IMPROVEMENTS	2,013,186.75
Bldg Impr-Redevelopment	5,400,719.12
TENANT IMPROVEMENTS	4,348,320.10
DEFERRED LEASING	2,071,268.11

Total Direct Investments in Real Property	75,917,105.25
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Indirect Investments in Real Property

Mortgage Note Rec	21,331.56
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Total Indirect Investments in Real Property	21,331.56
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Total Investments in Real Property	75,938,436.81
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Cash and Cash Equivalents

OPERATING CASH	299,128.15
RENT CASH	56,528.15

Total Cash and Cash Equivalents	355,656.30
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Restricted Cash

MORTGAGE ESCROWS	741,125.55
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Total Restricted Cash	741,125.55
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Accounts and Notes Receivable, net

I/E-Unallocated	(30,915.95)
Tenant A/R	745,754.47
Accr Tenant A/R	9,220.13
Accr Tenant Recovery A/R	10,396.00
Res for Bad Debts-Billed	(110,392.64)

Total Accounts and Notes Receivable, net	624,062.01
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	286,199.84
Acc Amort-Def Financing	(116,429.03)

Total Deferred Financing	169,770.81
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Other Assets

Deposits	(24,378.00)
Prepaid Insurance	4,230.72
Prepaid Taxes	5,897.31

Total Other Assets	(14,249.97)
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Total Def Financing & Other Assets	155,520.84
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Balance Sheet
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Jul 2015

TOTAL ASSETS	77,814,801.52
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LIABILITIES AND EQUITY
LIABILITIES

Mortgage Notes Payable	
Mortgage Notes Payable	15,000,000.00
Sr Mezzanine Mtge Pay	3,715,000.00
Jr Mezzanine Mtge Pay	0.00

Total Mortgage Notes Payable	18,715,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	42,171.18
A/P-Seller Obligations	6,930.86
A/P-Tenant	0.00
Accr Miscellaneous	75,183.82
Accr Taxes	31,421.89
Accr Interest/Financing	37,882.85
Accrued Sales Tax	0.00
Deferred Liability	0.00
Security Deposits	266,180.92
Prepaid Rents	204,194.59

Total Accounts Payable, Accrued Exp & Other	663,966.11
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TOTAL LIABILITIES	19,378,966.11
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EQUITY

Partners'/Members' Equity	
PARTNERS CAPITAL	9,084,296.72

Total Partners'/Members' Equity	9,084,296.72
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Partners'/Members' Contributions	
MEMBERS CONTRIB	87,333,705.72

Total Partners'/Members' Contributions	87,333,705.72
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Partners'/Members' Distributions	
PARTNERS DISTRIB	(38,131,491.40)

Total Partners'/Members' Distributions	(38,131,491.40)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	(233,123.37)

Total I/E Adjustments	(233,123.37)
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Current Year Profit (Loss)	382,447.74
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Total Current & Prior Profit (Loss)	382,447.74
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Balance Sheet
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Accrual

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TOTAL EQUITY ACCOUNTS

58,435,835.41

TOTAL LIABILITY AND EQUITY

77,814,801.52

Database:	MONDAYPROD	Comparative Income Statement				Page:	1
ENTITY:	3455	SOP Detail - W/Cash Flow Format				Date:	8/21/2015
Report:	MP_CMPINC	Monday Production DB				Time:	03:53 PM
		1401 Wilson Boulevard					
Accrual							
Report includes an open period. Entries are not final.							
		Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget		
Thru:	Jul 2015	Jul 2015	Variance	Jul 2015	Jul 2015	Variance	

Revenues

Rental Income

Office Income	280,451.62	281,974.39	(1,522.77)	-0.54%	1,853,772.84	1,776,822.03	76,950.81	4.33%
Office Income Concession	(3,665.03)	(32,650.17)	28,985.14	88.77%	(27,480.19)	(102,188.01)	74,707.82	73.11%
Total Office Income	276,786.59	249,324.22	27,462.37	11.01%	1,826,292.65	1,674,634.02	151,658.63	9.06%
Retail Income								
Retail Income	47,391.66	44,192.85	3,198.81	7.24%	327,481.77	317,885.34	9,596.43	3.02%
Total Retail Income	47,391.66	44,192.85	3,198.81	7.24%	327,481.77	317,885.34	9,596.43	3.02%
Total Rental Income	324,178.25	293,517.07	30,661.18	10.45%	2,153,774.42	1,992,519.36	161,255.06	8.09%

Recoveries

Operating Expense Reimb

Oper Exp Rec-Billed	1,039.78	1,033.88	5.90	0.57%	7,256.47	7,215.17	41.30	0.57%
Oper Exp Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	9,584.28	0.00	9,584.28	0.00%
Total Operating Expense Reimb	1,039.78	1,033.88	5.90	0.57%	16,840.75	7,215.17	9,625.58	133.41%

Real Estate Tax Reimb

R/E Tax Rec-Billed	3,345.67	2,795.26	550.41	19.69%	23,227.93	25,669.77	(2,441.84)	-9.51%
R/E Tax Rec-Accrual	1,012.00	0.00	1,012.00	0.00%	10,396.00	0.00	10,396.00	0.00%
R/E Tax Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(0.01)	0.00	(0.01)	0.00%
Total Real Estate Tax Reimb	4,357.67	2,795.26	1,562.41	55.89%	33,623.92	25,669.77	7,954.15	30.99%

Total Recoveries	5,397.45	3,829.14	1,568.31	40.96%	50,464.67	32,884.94	17,579.73	53.46%
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Interest and Other Income

Interest and Dividend Income								
Int Inc-Bank	3.97	16.00	(12.03)	-75.19%	109.20	112.00	(2.80)	-2.50%
Total Interest and Dividend Income	3.97	16.00	(12.03)	-75.19%	109.20	112.00	(2.80)	-2.50%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
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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:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Utility Reimbursement								
Utility Reimb Billed	5,058.39	3,883.00	1,175.39	30.27%	28,529.08	27,181.00	1,348.08	4.96%
Total Utility Reimbursement	5,058.39	3,883.00	1,175.39	30.27%	28,529.08	27,181.00	1,348.08	4.96%
Service Income								
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	3,388.00	(3,388.00)	-100.00%
Other Income	0.00	0.00	0.00	0.00%	(24.70)	0.00	(24.70)	0.00%
Carpentry/Repair Income	0.00	0.00	0.00	0.00%	2,282.06	0.00	2,282.06	0.00%
Card/Access Card Income	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	0.00%
Plumbing Income	156.25	0.00	156.25	0.00%	156.25	0.00	156.25	0.00%
Rubbish Removal	167.52	167.52	0.00	0.00%	1,132.74	1,132.74	0.00	0.00%
Total Service Income	323.77	651.52	(327.75)	-50.31%	3,646.35	4,520.74	(874.39)	-19.34%
Miscellaneous Income								
Late Chg Income	329.96	0.00	329.96	0.00%	2,222.72	0.00	2,222.72	0.00%
Electric Repair Income	0.00	0.00	0.00	0.00%	1,293.63	0.00	1,293.63	0.00%
Total Miscellaneous Income	329.96	0.00	329.96		3,516.35	0.00	3,516.35	
Total Interest and Other Income	5,716.09	4,550.52	1,165.57	25.61%	35,800.98	31,813.74	3,987.24	12.53%
Total Revenue	335,291.79	301,896.73	33,395.06	11.06%	2,240,040.07	2,057,218.04	182,822.03	8.89%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	0.00	(17,959.00)	17,959.00	100.00%	(104,619.66)	(122,575.00)	17,955.34	14.65%
Clean- Vacancy Credit	0.00	5,112.00	(5,112.00)	-100.00%	33,783.24	39,606.00	(5,822.76)	-14.70%
Clean-Window Wash Ext	0.00	0.00	0.00	0.00%	(7,500.00)	(7,500.00)	0.00	0.00%
Clean-Window Wash Int	0.00	0.00	0.00	0.00%	0.00	(1,200.00)	1,200.00	100.00%

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Accrual								
Report includes an open period. Entries are not final.								
	Current Period				Year-To-Date			
Thru:	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Clean-Trash Rem/Recyl-O/S	(730.09)	(544.81)	(185.28)	-34.01%	(4,861.71)	(4,314.62)	(547.09)	-12.68%
Clean-Other	0.00	0.00	0.00	0.00%	(167.91)	(2,500.00)	2,332.09	93.28%
Total Cleaning	(730.09)	(13,391.81)	12,661.72	94.55%	(83,366.04)	(98,983.62)	15,617.58	15.78%
Utilities								
Util-Elec-Public Area	(21,585.05)	(21,546.00)	(39.05)	-0.18%	(123,726.22)	(127,946.00)	4,219.78	3.30%
Util-Gas	(38.31)	(28.00)	(10.31)	-36.82%	(30,500.75)	(56,821.00)	26,320.25	46.32%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(1,000.00)	1,000.00	100.00%
Util-Water/Sewer-Water	(7,546.13)	(7,812.00)	265.87	3.40%	(25,361.93)	(24,913.00)	(448.93)	-1.80%
Total Utilities	(29,169.49)	(29,386.00)	216.51	0.74%	(179,588.90)	(210,680.00)	31,091.10	14.76%
Repair & Maintenance								
R&M-Payroll-Gen'l	(16,235.65)	(17,107.40)	871.75	5.10%	(121,269.54)	(113,849.80)	(7,419.74)	-6.52%
R & M Payroll-OT	(239.11)	(656.00)	416.89	63.55%	(13,812.32)	(4,442.00)	(9,370.32)	-210.95%
R & M Payroll-Taxes	(1,108.88)	(1,359.00)	250.12	18.40%	(10,869.83)	(10,260.00)	(609.83)	-5.94%
R & M -Benefits	(2,312.71)	(2,568.59)	255.88	9.96%	(23,716.47)	(20,765.05)	(2,951.42)	-14.21%
R&M-Elev-Maint Contract	(3,050.00)	(3,050.00)	0.00	0.00%	(21,350.02)	(21,350.00)	(0.02)	0.00%
R&M-Elev-Outside Svs	0.00	(800.00)	800.00	100.00%	(2,505.89)	(8,060.00)	5,554.11	68.91%
R&M-HVAC-Contract Svs	(1,446.16)	(1,542.00)	95.84	6.22%	(8,665.14)	(7,594.00)	(1,071.14)	-14.11%
R&M-HVAC-Water Treatment	(3,375.00)	(741.00)	(2,634.00)	-355.47%	(6,541.17)	(7,187.00)	645.83	8.99%
R&M-HVAC-Supplies	(62.18)	(1,000.00)	937.82	93.78%	(4,853.61)	(9,000.00)	4,146.39	46.07%
R&M-HVAC-Outside Svs	(769.00)	(1,500.00)	731.00	48.73%	(48,650.45)	(48,500.00)	(150.45)	-0.31%
R&M-Electrical-Supplies	(460.41)	(600.00)	139.59	23.27%	(9,498.26)	(9,300.00)	(198.26)	-2.13%
R&M-Electrical-Outside Svs	0.00	(200.00)	200.00	100.00%	(885.43)	(1,900.00)	1,014.57	53.40%
R&M-Struc/Roof-Roof Rep	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	0.00	(400.00)	400.00	100.00%	(2,479.60)	(2,800.00)	320.40	11.44%
R&M-Plumbing-Outside Svs	0.00	(250.00)	250.00	100.00%	(950.46)	(4,050.00)	3,099.54	76.53%
R&M-Flre/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(1,050.00)	1,050.00	100.00%
R&M-Fire/Life Safety-O/S	(2,797.18)	(432.33)	(2,364.85)	-547.00%	(14,242.18)	(7,224.66)	(7,017.52)	-97.13%
R&M-GB Interior-Supplies	(1,438.96)	(575.00)	(863.96)	-150.25%	(7,025.78)	(5,025.00)	(2,000.78)	-39.82%
R&M-GB Interior-O/S	(1,440.00)	(400.00)	(1,040.00)	-260.00%	(28,423.75)	(22,800.00)	(5,623.75)	-24.67%
R&M-GB Interior-Pest Cont	(427.56)	(596.67)	169.11	28.34%	(2,992.92)	(3,698.34)	705.42	19.07%
R&M-GB Interior-Plant Mnt	(198.65)	(197.00)	(1.65)	-0.84%	(1,045.52)	(1,379.00)	333.48	24.18%

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(8,305.60)	(5,000.00)	(3,305.60)	-66.11%
R&M-Other	(1,257.68)	(1,033.00)	(224.68)	-21.75%	(12,381.67)	(13,636.00)	1,254.33	9.20%
License/Fees/Permits	(1.98)	0.00	(1.98)	0.00%	(1.98)	0.00	(1.98)	0.00%
Total Repair & Maintenance	(36,621.11)	(35,157.99)	(1,463.12)	-4.16%	(350,467.59)	(329,370.85)	(21,096.74)	-6.41%
Roads & Grounds								
Grounds-Landscape-O/S	(615.58)	(1,086.00)	470.42	43.32%	(11,791.12)	(20,974.00)	9,182.88	43.78%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,369.99)	(4,000.00)	1,630.01	40.75%
Total Roads & Grounds	(615.58)	(1,086.00)	470.42	43.32%	(14,161.11)	(24,974.00)	10,812.89	43.30%
Security								
Security-Contract	(237.82)	(5,244.20)	5,006.38	95.47%	(38,333.62)	(31,943.40)	(6,390.22)	-20.00%
Security-Equipment	(166.76)	0.00	(166.76)	0.00%	(1,563.17)	(5,690.00)	4,126.83	72.53%
Security-Other	0.00	0.00	0.00	0.00%	(612.31)	0.00	(612.31)	0.00%
Total Security	(404.58)	(5,244.20)	4,839.62	92.29%	(40,509.10)	(37,633.40)	(2,875.70)	-7.64%
Management Fees								
	(4,964.73)	(6,037.61)	1,072.88	17.77%	(36,309.79)	(41,142.11)	4,832.32	11.75%
Total Management Fees	(4,964.73)	(6,037.61)	1,072.88	17.77%	(36,309.79)	(41,142.11)	4,832.32	11.75%
Administrative								
Adm-Payroll	(8,733.86)	(10,148.93)	1,415.07	13.94%	(61,043.07)	(71,042.53)	9,999.46	14.08%
Admi-Payroll taxes	(478.60)	(769.00)	290.40	37.76%	(4,399.87)	(5,955.00)	1,555.13	26.11%
Admin-Other Payroll Exp	(606.68)	(508.46)	(98.22)	-19.32%	(6,884.52)	(3,274.05)	(3,610.47)	-110.28%
Deferred Compensation	0.00	0.00	0.00	0.00%	(45,099.34)	0.00	(45,099.34)	0.00%
Adm-Office Exp-Mgmt Rent	(5,196.41)	(4,837.69)	(358.72)	-7.42%	(45,019.10)	(33,358.98)	(11,660.12)	-34.95%
Adm-Office Exp-Mgmt Exps	(459.58)	(339.00)	(120.58)	-35.57%	(4,211.36)	(2,323.00)	(1,888.36)	-81.29%
Adm-Office Exp-Phone	(584.68)	(270.00)	(314.68)	-116.55%	(4,088.54)	(1,890.00)	(2,198.54)	-116.32%
Adm-Office Exp-Equip Leas	(34.75)	(223.33)	188.58	84.44%	(1,595.02)	(1,563.31)	(31.71)	-2.03%
Adm-Mgmt Exp-Tuition,Educ	0.00	(393.00)	393.00	100.00%	(26.66)	(1,618.00)	1,591.34	98.35%
Adm-Mgmt Exp-Dues & Subs	(43.73)	0.00	(43.73)	0.00%	(881.50)	(2,681.00)	1,799.50	67.12%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.45)	0.00	(1.45)	0.00%

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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:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(264.00)	264.00	100.00%
Adm-Other-Tenant Relation	0.00	(2,350.00)	2,350.00	100.00%	(743.76)	(4,402.00)	3,658.24	83.10%
Adm - Other - Misc	(1,952.63)	(3,055.42)	1,102.79	36.09%	(15,981.95)	(23,547.91)	7,565.96	32.13%
Total Administrative	(18,090.92)	(22,894.83)	4,803.91	20.98%	(189,976.14)	(151,919.79)	(38,056.35)	-25.05%
Insurance								
Insurance-Policies	(3,884.27)	(3,879.94)	(4.33)	-0.11%	(27,189.89)	(27,159.58)	(30.31)	-0.11%
Insurance-Workers Comp	(311.66)	(339.62)	27.96	8.23%	(2,181.78)	(2,377.34)	195.56	8.23%
Total Insurance	(4,195.93)	(4,219.56)	23.63	0.56%	(29,371.67)	(29,536.92)	165.25	0.56%
Total Property Exp-Escalatable	(94,792.43)	(117,418.00)	22,625.57	19.27%	(923,750.34)	(924,240.69)	490.35	0.05%
Real Estate Taxes								
RE Taxes-General	(31,421.89)	(59,859.81)	28,437.92	47.51%	(219,953.23)	(419,018.67)	199,065.44	47.51%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Personal Property Tax	(897.55)	0.00	(897.55)	0.00%	(897.55)	0.00	(897.55)	0.00%
Other Taxes	(1,179.46)	(1,298.09)	118.63	9.14%	(8,256.22)	(8,845.56)	589.34	6.66%
Total Real Estate Taxes	(33,498.90)	(61,157.90)	27,659.00	45.23%	(230,107.00)	(428,864.23)	198,757.23	46.35%
Total Escalatable Expenses	(128,291.33)	(178,575.90)	50,284.57	28.16%	(1,153,857.34)	(1,353,104.92)	199,247.58	14.73%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(5,424.60)	(3,748.00)	(1,676.60)	-44.73%	(27,575.99)	(26,236.00)	(1,339.99)	-5.11%
Water/Sewer - Sep Tenant Chg	(133.79)	(135.00)	1.21	0.90%	(953.09)	(945.00)	(8.09)	-0.86%
Total Non Esc Utilities	(5,558.39)	(3,883.00)	(1,675.39)	-43.15%	(28,529.08)	(27,181.00)	(1,348.08)	-4.96%
Service Costs								
Svs Costs-Misc Bldg	0.00	(545.00)	545.00	100.00%	(2,933.16)	(3,815.00)	881.84	23.12%

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Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jul 2015	Current Period Budget Jul 2015	Variance		Actual Jul 2015	Year-To-Date Budget Jul 2015	Variance	
Svs Costs-Cleaning	0.00	0.00	0.00	0.00%	(556.44)	0.00	(556.44)	0.00%
Total Service Costs	0.00	(545.00)	545.00	100.00%	(3,489.60)	(3,815.00)	325.40	8.53%
Parking Expenses								
Parking Exp-Non Operator	(6,975.00)	(6,925.00)	(50.00)	-0.72%	(49,000.00)	(48,475.00)	(525.00)	-1.08%
Parking Exp-Misc	(460.00)	(3,653.58)	3,193.58	87.41%	(12,482.30)	(27,698.07)	15,215.77	54.93%
Total Parking Expenses	(7,435.00)	(10,578.58)	3,143.58	29.72%	(61,482.30)	(76,173.07)	14,690.77	19.29%
Leasing Costs								
Promotion and Advertising	(3,846.78)	(1,975.00)	(1,871.78)	-94.77%	(9,968.42)	(48,010.00)	38,041.58	79.24%
Broker Entertainment & Gifts	(5.00)	0.00	(5.00)	0.00%	(5.00)	0.00	(5.00)	0.00%
Leasing Meals & Entertainment	0.00	0.00	0.00	0.00%	(3,798.97)	0.00	(3,798.97)	0.00%
Leasing Miscellaneous	(1,540.00)	0.00	(1,540.00)	0.00%	(3,790.00)	0.00	(3,790.00)	0.00%
Total Leasing Costs	(5,391.78)	(1,975.00)	(3,416.78)	-173.00%	(17,562.39)	(48,010.00)	30,447.61	63.42%
Owner Costs								
Legal	(2,717.88)	(1,500.00)	(1,217.88)	-81.19%	(17,212.99)	(10,500.00)	(6,712.99)	-63.93%
Misc Professional Serv	(2,953.52)	0.00	(2,953.52)	0.00%	(19,237.16)	(6,940.00)	(12,297.16)	-177.19%
Bank & Credit Card Fees	(1,476.30)	(1,700.00)	223.70	13.16%	(11,058.62)	(11,900.00)	841.38	7.07%
Charitable Contributions	0.00	0.00	0.00	0.00%	(704.07)	(768.00)	63.93	8.32%
Sales & Use Taxes	(353.12)	0.00	(353.12)	0.00%	(722.11)	(3,340.00)	2,617.89	78.38%
Bad Debts	0.00	0.00	0.00	0.00%	(15,226.17)	0.00	(15,226.17)	0.00%
Total Owner Costs	(7,500.82)	(3,200.00)	(4,300.82)	-134.40%	(64,161.12)	(33,448.00)	(30,713.12)	-91.82%
Total Property Exp-Non Escalatable	(25,885.99)	(20,181.58)	(5,704.41)	-28.27%	(175,224.49)	(188,627.07)	13,402.58	7.11%
Total Operating Expenses	(154,177.32)	(198,757.48)	44,580.16	22.43%	(1,329,081.83)	(1,541,731.98)	212,650.15	13.79%
Net Operating Income (Loss)	181,114.47	103,139.25	77,975.22	75.60%	910,958.24	515,486.06	395,472.18	76.72%

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

Interest Expense								
Mortgage Interest Expense	(69,080.49)	(77,398.00)	8,317.51	10.75%	(472,421.40)	(529,302.00)	56,880.60	10.75%
Total Interest Expense	(69,080.49)	(77,398.00)	8,317.51	10.75%	(472,421.40)	(529,302.00)	56,880.60	10.75%
Amort of Financing Costs								
Amort-Def Financing	(7,950.00)	(7,886.00)	(64.00)	-0.81%	(56,089.10)	(55,202.00)	(887.10)	-1.61%
Total Amort of Financing Costs	(7,950.00)	(7,886.00)	(64.00)	-0.81%	(56,089.10)	(55,202.00)	(887.10)	-1.61%
Net Income(Loss)	104,083.98	17,855.25	86,228.73	482.93%	382,447.74	(69,017.94)	451,465.68	654.13%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	7,950.00	0.00	7,950.00		56,089.10	0.00	56,089.10	
Debt Service Accrual	2,228.41	0.00	2,228.41		0.00	0.00	0.00	
Real Estate Tax Accrual	31,421.89	0.00	31,421.89		31,421.89	0.00	31,421.89	
Real Estate Tax Prepayment	1,179.46	0.00	1,179.46		(5,897.31)	0.00	(5,897.31)	
Insurance Prepayment	4,195.93	0.00	4,195.93		29,310.67	0.00	29,310.67	
Change in Capital Assets:								
Redevelopment Costs	(525.00)	(432,812.67)	432,287.67	99.88%	(18,035.69)	(3,049,558.34)	3,031,522.65	99.41%
Building Improvements	(437.93)	(25,750.00)	25,312.07	98.30%	(13,204.96)	(25,750.00)	12,545.04	48.72%
Tenant Improvements	0.00	0.00	0.00		(29,607.35)	(320,703.38)	291,096.03	90.77%
Leasing Expenses	(21,151.41)	0.00	(21,151.41)		(87,202.80)	(152,377.06)	65,174.26	42.77%
Other Balance Sheet Adjustments:								
Change in A/R	(45,940.38)	0.00	(45,940.38)		(219,351.39)	0.00	(219,351.39)	
Change in A/P	16,352.34	0.00	16,352.34		43,202.36	0.00	43,202.36	
Change in Other Assets	24,378.00	0.00	24,378.00		24,378.00	0.00	24,378.00	
Change in Other Liabilities	57,072.64	0.00	57,072.64		(202,064.25)	0.00	(202,064.25)	
Change in I/C Balances	(131,650.95)	0.00	(131,650.95)		(210,023.58)	0.00	(210,023.58)	
Change in Equity	0.00	0.00	0.00		359,000.00	0.00	359,000.00	

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2015	Budget Jul 2015	Variance		Actual Jul 2015	Budget Jul 2015	Variance	
Total Cash Flow Adjustments	(54,927.00)	0.00	403,635.67	88.02%	(241,985.31)	0.00	3,306,403.47	93.18%
Cash Balances:								
Cash Balance - Beginning of Period	1,047,624.87	0.00	1,047,624.87	0.00%	956,319.42	0.00	956,319.42	0.00%
Net Income/(Loss)	104,083.98	0.00	86,228.73		382,447.74	0.00	451,465.68	
+/- Cash Flow Adjustments	(54,927.00)	0.00	403,635.67		(241,985.31)	0.00	3,306,403.47	
Cash Balance - End of Period	1,096,781.85	0.00	1,537,489.27		1,096,781.85	0.00	4,714,188.58	
Cash Balance Composition:								
Operating Cash	355,656.30	0.00	355,656.30		355,656.30	0.00	355,656.30	
Escrow Cash	741,125.55	0.00	741,125.55		741,125.55	0.00	741,125.55	
Total Cash	1,096,781.85	0.00	1,096,781.85		1,096,781.85	0.00	1,096,781.85	

1401 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended July 31, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>	
Rental Income:					
Rental Income	2,153,774	\$1,992,519	\$161,255	8.09%	A
Recoveries	50,465	32,885	17,580	53.46%	B
Interest and Other Income	35,801	31,814	3,987	12.53%	
Total Rental Income	2,240,040	2,057,218	182,822	8.89%	
Operating Expenses:					
Cleaning	(83,366)	(98,984)	15,618	15.78%	C
Utilities	(179,589)	(210,680)	31,091	14.76%	D
Repairs and Maintenance	(350,468)	(329,371)	(21,097)	-6.41%	E
Roads and Grounds	(14,161)	(24,974)	10,813	43.30%	F
Security	(40,509)	(37,633)	(2,876)	-7.64%	
Management Fees	(36,310)	(41,142)	4,832	11.75%	
Administrative	(189,976)	(151,920)	(38,056)	-25.05%	G
Insurance	(29,372)	(29,537)	165	0.56%	
Real Estate Taxes	(230,107)	(428,864)	198,757	46.35%	H
Non- Escalatable Expenses	(175,224)	(188,627)	13,403	7.11%	I
Professional Services/ Other	-	-	-	0.00%	
Total Expenses	(1,329,082)	(1,541,732)	212,650	13.79%	
Net Operating Income (Loss)	\$910,958	\$515,486	\$395,472	76.72%	
Other Income and Expenses:					
Interest Expense	(472,421)	(529,302)	56,881	10.75%	J
Amortization - Financing Costs	(56,089)	(55,202)	(887)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(528,511)	(584,504)	55,994	9.58%	
Net Income (Loss)	\$382,448	(\$69,018)	\$451,466	-654.13%	

CASH BASIS

Property Activity

Net Income (Loss)	382,448	(69,018)	451,466	-654.13%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(56,089)	(55,202)	(887)	-1.61%	
Capital Expenditures	(13,205)	(25,750)	12,545	48.72%	K
Bldg Impr - Redevelopment Soft Costs	(18,036)	(3,049,558)	3,031,523	99.41%	L
Tenant Improvements	(29,607)	(320,703)	291,096	90.77%	M
Leasing Costs	(87,203)	(152,377)	65,174	42.77%	N
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	359,000	-	359,000	-100.00%	
Other Changes in Assets/Liabilities, Net	(396,845)	-	(396,845)	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Total Property Activity	\$140,462	(\$3,672,609)	\$3,813,071	-103.82%	

Operating Cash Activity

Plus: Beginning of Year Cash Balance	\$ 956,319	(Note A) - Ending Cash consists of:		
Less: Ending Cash Balance (Note A)	1,096,782	Operating & lockbox	355,656	
Total Property Activity	\$ 140,462	Money Market	-	
		Sweep Investment	-	
		Escrows	741,126	
(Distributions)/Contributions	\$ 359,000	Total	\$ 1,096,782	

1401 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended July 31, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	161,255	The positive variance in Rental Income is primarily due to:
		151,659	Budgeted office income is lower than actual due to GS11B-01833 rent posted post 5/8/15 expiration (reversed in August), unbudgeted Triangle Experience lease on the B level, and Mckellar 6 month extension at \$39/sf. (Permanent Variance)
		9,596	Miscellaneous variance
		<u>\$ 161,255</u>	
B	\$	17,580	The positive variance in Recoveries is primarily due to:
		9,584	Budgeted recoverable operating exp is lower than actual due to prior year billing adjustment (Permanent Variance)
		7,995	Miscellaneous variance
		<u>\$ 17,580</u>	
C	\$	15,618	The positive variance in Cleaning is primarily due to:
		12,133	Budgeted Clean-Contract Interior is higher than actual due to payment of Jan 2015 cleaning contract in prior year (Permanent Variance)
		3,485	Miscellaneous variance
		<u>15,618</u>	
D	\$	31,091	The positive variance in Utilities is primarily due to:
			<i>Gas expenses</i>
		4,167	Budgeted natural gas is higher than actual due to over accrual of prior year gas expense (Permanent Variance)
		22,164	Budgeted natural gas is higher than actual due to lower usage in March. 28,634 budgeted therms vs 13,104 actual therms used (Permanent Variance)
		4,761	Miscellaneous variance
		<u>\$ 31,091</u>	
E	\$	(21,097)	The negative variance in Repair & Maintenance is primarily due to:
		(7,420)	Budgeted R&M payroll is lower than actual due to staffing and salary changes occurring after budgeting (Permanent Variance)
		(9,370)	Budget R&M payroll overtime is lower than actual due to additional OT needed for snow removal and one-time projects (Permanent Variance)
		5,554	Budgeted R&M elevator o/s is higher than actual due to misc repairs outside of contract not needed to date and elevator phone line costs that need to be reclassified (Timing Variance)
		(7,018)	Budgeted R&M fire/life safety o/s is lower than actual primarily due to generator repairs for the oil leak and battery replacement and additional fire alarm/sprinkler repairs. This variance should offset over the remainder of the year (Timing Variance)
		(3,306)	Budgeted GB exterior is lower than actual primarily due to glass additional replacements. This cost will be offset over the course of the year (Timing Variance)
		4,146	Budgeted HVAC supplies is greater than actual due to supplies not needed to date. Anticipate utilizing over the course of the year (Timing Variance)
		(5,624)	Budgeted interior o/s is lower than actual due to the front entrance glass door repairs. (Permanent Variance)
		1,940	Miscellaneous variance
		<u>\$ (21,097)</u>	
F	\$	10,813	The positive variance in Roads & Grounds is primarily due to:
		9,183	Budgeted grounds-landscape-o/s is higher than actual primarily due to seasonal planting enhancements completed however not paid to date and sidewalk repairs to be completed in Q3 (Timing Variance)
		1,630	Miscellaneous variance
		<u>\$ 10,813</u>	
G	\$	(38,056)	The negative variance in Administrative is primarily due to:
		(45,099)	Unbudgeted deferred compensation (Permanent Variance)
		7,043	Miscellaneous variance
		<u>\$ (38,056)</u>	
H	\$	198,757	The positive variance in Real Estate Taxes is primarily due to:
		199,065	Budgeted real estate tax higher than actual due to budgeted 61,522,200 assessed valuation at 1.214% tax rate versus actual assessed value of 31,448,100 at 1.199% tax rate (Permanent Variance)
		(308)	Miscellaneous variance
		<u>\$ 198,757</u>	
I	\$	13,403	The positive variance in Non- Escalatable Expenses is primarily due to:
		15,216	Budgeted parking expense miscellaneous is higher than actual. Anticipate utilizing additional expenditures over the course of the year (Timing Variance)
		38,042	Budgeted promotion and advertising is higher than actual due to costs not yet utilized to dates, anticipate using later in the year (Timing Variance)
		(6,713)	Budgeted legal costs are lower than actual due to additional legal fees related to realize Rosslyn and site plan reviews by Walsh Colucci (Permanent Variance)
		(12,297)	Budgeted misc professional service is lower than actual due to a 2014 property appraisal invoice and additional legal and architect fees (Permanent Variance)
		(15,226)	Unbudgeted write off of Kanpai receivables (Permanent Variance)
		(5,618)	Miscellaneous variance
		<u>\$ 13,403</u>	

1401 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended July 31, 2015 (Unaudited)
Accrual Basis

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

J	\$	56,881	The positive variance in Interest Expense is primarily due to:
		56,881	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
		<u>56,881</u>	
K	\$	12,545	The negative variance in Capital Expenditures is primarily due to:
		17,460	Budgeted plaza deck repairs/waterproofing is anticipated to be completed in Q3 (Timing Variance)
		(5,304)	Budgeted garage repairs costs commenced ahead of schedule (Timing Variance)
		389	CM Fees
		0	Miscellaneous variance
		<u>389</u>	
L	\$	3,031,523	The positive variance in Bldg. Impr - Redevelopment Soft Costs is primarily due to:
		3,031,523	Budgeted re-development fees are higher than actual due to costs not yet utilized to date. Project on hold (Timing Variance)
		(0)	Miscellaneous variance
		<u>3,031,523</u>	
M	\$	291,096	The positive variance in Tenant Improvements is primarily due to:
		63,240	Budgeted TI Landlord work for suite 10002 Global Voice is an as is deal (Permanent Variance)
		155,530	Budgeted TI Landlord work for suite 80004 has been moved to 2016 (Permanent Variance)
		(28,215)	Unbudgeted TI for Triangle Experience Group (Permanent Variance)
		62,318	Budgeted TI Landlord work for suite 02204 has been moved to 2016 (Permanent Variance)
		29,745	Budgeted TI Landlord work for suite 01101 has been moved to 2016 (Permanent Variance)
		8,478	CM Fee
		0	Miscellaneous variance
		<u>291,096</u>	
N	\$	65,174	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		(961)	Budgeted leasing commissions for suite 10002 Global Voice has been paid (Permanent Variance)
		15,292	Budgeted leasing commissions for suite 90001 to occur in 2016 (Permanent Variance)
		25,645	Budgeted leasing commissions for suite 80004 to occur in 2016 (Permanent Variance)
		6,309	Budgeted leasing commissions for suite 02204 to occur in 2016 (Permanent Variance)
		28,527	Budgeted leasing commissions for suite 02203 is scheduled to occur in August (Timing Variance)
		5,634	Budgeted leasing commissions for suite 01101 is scheduled to occur in 2016 (Permanent Variance)
		(9,180)	Unbudgeted leasing commissions for Triangle Experience Group (Permanent Variance)
			<i>Monday LCs</i>
		(480)	Budgeted leasing commissions for suite 10002 Global Voice has been paid (Permanent Variance)
		7,646	Budgeted leasing commissions for suite 90001 to occur in 2016 (Permanent Variance)
		12,823	Budgeted leasing commissions for suite 80004 to occur in 2016 (Permanent Variance)
		3,155	Budgeted leasing commissions for suite 02204 to occur in 2016 (Permanent Variance)
		(8,986)	Budgeted leasing commission for suite 02203 Social Security was paid in April (Permanent Variance)
		2,817	Budgeted leasing commissions for suite 01101 is scheduled to occur in 2016 (Permanent Variance)
		(4,590)	Unbudgeted leasing commissions for Triangle Experience Group (Permanent Variance)
			<i>Legal Leasing</i>
		(3,559)	Budgeted leasing legal for suite 10002 Global Voice occurred in June (Permanent Variance)
		3,823	Budgeted leasing legal for suite 90001 to occur in 2016 (Permanent Variance)
		1,951	Budgeted leasing legal for suite 80004 to occur in 2016 (Permanent Variance)
		1,577	Budgeted leasing legal for suite 02204 to occur in 2016 (Permanent Variance)
		(19,068)	Budgeted leasing legal for suite 02203 has been paid (Permanent Variance)
		(416)	Budgeted leasing legal for suite 01101 Kanpai is complete (Permanent Variance)
		(413)	Unbudgeted leasing legal for RCC (Permanent Variance)
		(2,371)	Unbudgeted leasing legal for the Triangle Experience Group lease (Permanent Variance)
		(0)	Miscellaneous variance
		<u>65,175</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database:	MONDAYPROD	Aged Delinquencies	Page:	1
BLDG:	3455	Monday Production DB	Date:	8/21/2015
		1401 Wilson Boulevard	Time:	04:04 PM
		Period: 07/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3455-010478	Bonnie Doone Ventures, LLC	Master Occupant Id: 00002967-3	Exp. Date: 6/30/2016	SQFT: 0				
	Richard Vizard	01103 Current	Day Due: 1	Delq Day: 6				
	202-213-9627	Security Deposit: 33,096.00	Last Payment: 8/5/2015	7,050.01				
7/1/2015	ELS	Electric Submeter	CH	244.61	244.61	0.00	0.00	0.00
7/1/2015	ELS	Electric Submeter	CH	700.70	700.70	0.00	0.00	0.00
7/1/2015	WSR	Water & Sewer	CH	130.92	130.92	0.00	0.00	0.00
	ELS	Electric Submeter		945.31	945.31	0.00	0.00	0.00
	WSR	Water & Sewer		130.92	130.92	0.00	0.00	0.00
	Bonnie Doone Ventures, LLC Total:			1,076.23	1,076.23	0.00	0.00	0.00
3455-010516	Ellumen, Inc.	Master Occupant Id: 00003000-1	Exp. Date: 5/31/2020	SQFT: 0				
	William J. McCollough	12001 Current	Day Due: 1	Delq Day: 6				
		Security Deposit: 0.00	Last Payment: 7/31/2015	56,528.15				
	Additional space Occupant: Ellumen Inc (CPS Healthcare)	Contact: William J. McCollough						
7/31/2015	PPR	Prepaid Rent	CR	-10,658.66	-10,658.66	0.00	0.00	0.00
7/31/2015	PPR	Prepaid Rent	CR	-45,869.49	-45,869.49	0.00	0.00	0.00
	PPR	Prepaid Rent		-56,528.15	-56,528.15	0.00	0.00	0.00
	Ellumen, Inc. Total:			-56,528.15	-56,528.15	0.00	0.00	0.00
3455-010258	Subway Real Estate, LLC	Master Occupant Id: 00003040-1	Exp. Date: 11/30/2020	SQFT: 0				
	Mr. Nabil Asad	01106 Current	Day Due: 1	Delq Day: 6				
	540-659-7812	Security Deposit: 14,651.88	Last Payment: 8/3/2015	5,763.70				
5/23/2014	PPR	Prepaid Rent	CR	-153.96	0.00	0.00	0.00	-153.96
4/1/2015	ELS	Electric Submeter	CH	343.29	0.00	0.00	0.00	343.29
4/1/2015	LPC	Late Pay Charge	CH	312.80	0.00	0.00	0.00	312.80
4/1/2015	RTT	RET True-up	NC	-1,018.51	0.00	0.00	0.00	-1,018.51
	ELS	Electric Submeter		343.29	0.00	0.00	0.00	343.29
	LPC	Late Pay Charge		312.80	0.00	0.00	0.00	312.80
	PPR	Prepaid Rent		-153.96	0.00	0.00	0.00	-153.96
	RTT	RET True-up		-1,018.51	0.00	0.00	0.00	-1,018.51
	Subway Real Estate, LLC Total:			-516.38	0.00	0.00	0.00	-362.42
3455-010349	SRA International, Inc.	Master Occupant Id: 00003089-1	Exp. Date: 8/23/2021	SQFT: 0				
	Justin Friedman	11001 Current	Day Due: 1	Delq Day: 6				
	703-227-7053	Security Deposit: 0.00	Last Payment: 7/29/2015	64,246.43				
6/1/2015	OPT	Operating True-up	NC	-12,513.59	0.00	-12,513.59	0.00	0.00
7/1/2015	ELS	Electric Submeter	CH	1,492.95	1,492.95	0.00	0.00	0.00
7/29/2015	PPR	Prepaid Rent	CR	-64,246.43	-64,246.43	0.00	0.00	0.00
	ELS	Electric Submeter		1,492.95	1,492.95	0.00	0.00	0.00
	OPT	Operating True-up		-12,513.59	0.00	-12,513.59	0.00	0.00
	PPR	Prepaid Rent		-64,246.43	-64,246.43	0.00	0.00	0.00
	SRA International, Inc. Total:			-75,267.07	-62,753.48	-12,513.59	0.00	0.00
3455-010356	Professional Risk Management	Master Occupant Id: 00003094-1	Exp. Date: 3/31/2022	SQFT: 0				
	Joe Detorie	07701 Current	Day Due: 1	Delq Day: 6				
		Security Deposit: 49,699.00	Last Payment: 7/29/2015	54,752.22				
4/1/2015	ELS	Electric Submeter	CH	122.43	0.00	0.00	0.00	122.43
4/1/2015	RTT	RET True-up	NC	-11,289.10	0.00	0.00	0.00	-11,289.10
6/1/2015	ELS	Electric Submeter	CH	252.98	0.00	252.98	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3455	Monday Production DB	Date: 8/21/2015
	1401 Wilson Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
6/1/2015	OPT	Operating True-up	NC	-16,913.22	0.00	-16,913.22	0.00	0.00
7/29/2015	PPR	Prepaid Rent	CR	-54,752.22	-54,752.22	0.00	0.00	0.00

ELS	Electric Submeter		375.41	0.00	252.98	0.00	122.43	0.00
OPT	Operating True-up		-16,913.22	0.00	-16,913.22	0.00	0.00	0.00
PPR	Prepaid Rent		-54,752.22	-54,752.22	0.00	0.00	0.00	0.00
RTT	RET True-up		-11,289.10	0.00	0.00	0.00	-11,289.10	0.00

Professional Risk Management Total: -82,579.13 -54,752.22 -16,660.24 0.00 -11,166.67 0.00

3455-010391		McKellar Corporation		Master Occupant Id: 00003117-1			Exp. Date: 12/31/2015		SQFT: 0	
		Jessica Frost		01105 Current			Day Due: 1		Delq Day: 6	
		(757) 965-4306		Security Deposit: 21,814.84			Last Payment: 8/3/2015		9,000.00	
6/1/2015	OPT	Operating True-up	NC	-4,198.71	0.00	-4,198.71	0.00	0.00	0.00	
7/1/2015	HLD	Holdover Rent	CH	23,147.64	23,147.64	0.00	0.00	0.00	0.00	
7/1/2015	RET	Real Estate Tax	CH	103.26	103.26	0.00	0.00	0.00	0.00	
7/10/2015	PPR	Prepaid Rent	CR	-9,000.00	-9,000.00	0.00	0.00	0.00	0.00	

HLD	Holdover Rent		23,147.64	23,147.64	0.00	0.00	0.00	0.00
OPT	Operating True-up		-4,198.71	0.00	-4,198.71	0.00	0.00	0.00
PPR	Prepaid Rent		-9,000.00	-9,000.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax		103.26	103.26	0.00	0.00	0.00	0.00

McKellar Corporation Total: 10,052.19 14,250.90 -4,198.71 0.00 0.00 0.00

3455-010509		Owens-Illionois General INC.		Master Occupant Id: 00003181-1			Exp. Date: 7/31/2019		SQFT: 0	
		Kandi Owens		10003 Current			Day Due: 1		Delq Day: 6	
		412-208-8223		Security Deposit: 0.00			Last Payment: 8/5/2015		2,983.27	
11/5/2014	PPR	Prepaid Rent	CR	-2,666.54	0.00	0.00	0.00	0.00	0.00	-2,666.54
7/1/2015	RET	Real Estate Tax	CH	34.86	34.86	0.00	0.00	0.00	0.00	0.00

PPR	Prepaid Rent		-2,666.54	0.00	0.00	0.00	0.00	-2,666.54
RET	Real Estate Tax		34.86	34.86	0.00	0.00	0.00	0.00

Owens-Illionois General INC. Total: -2,631.68 34.86 0.00 0.00 0.00 -2,666.54

3455-010560		Farmer, Lumpe & McClelland		Master Occupant Id: 00003217-1			Exp. Date: 4/30/2017		SQFT: 0	
		Donna Roby		08802 Current			Day Due: 1		Delq Day: 6	
		614-601-5199		Security Deposit: 11,573.34			Last Payment: 8/13/2015		401.52	
4/23/2015	PPR	Prepaid Rent	CR	-1,090.50	0.00	0.00	0.00	-1,090.50	0.00	0.00
5/1/2015	LCH	Legal Charge	CH	1,250.00	0.00	0.00	1,250.00	0.00	0.00	0.00
5/8/2015	PPR	Prepaid Rent	CR	-5,786.67	0.00	0.00	-5,786.67	0.00	0.00	0.00

LCH	Legal Charge		1,250.00	0.00	0.00	1,250.00	0.00	0.00
PPR	Prepaid Rent		-6,877.17	0.00	0.00	-5,786.67	-1,090.50	0.00

Farmer, Lumpe & McClelland Total: -5,627.17 0.00 0.00 -4,536.67 -1,090.50 0.00

3455-010562		EMD Strategies LLC		Master Occupant Id: 00003219-1			Exp. Date: 5/31/2017		SQFT: 0	
				08801 Current			Day Due: 1		Delq Day: 6	
				Security Deposit: 6,481.60			Last Payment: 8/10/2015		7,800.84	
5/26/2015	PPR	Prepaid Rent	CR	-80.00	0.00	0.00	-80.00	0.00	0.00	

PPR	Prepaid Rent		-80.00	0.00	0.00	-80.00	0.00	0.00
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EMD Strategies LLC Total: -80.00 0.00 0.00 -80.00 0.00 0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3455	Monday Production DB	Date: 8/21/2015
	1401 Wilson Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3455-010622	Global Voice Hall Inc		Master Occupant Id: 00003262-1		Exp. Date: 9/30/2020		SQFT: 0	
			10002 Current		Day Due: 1 Delq Day:			
			Security Deposit: 31,620.00		Last Payment: 8/10/2015		4,743.00	
7/30/2015	PPR	Prepaid Rent	CR	-9,486.00	-9,486.00	0.00	0.00	0.00

PPR	Prepaid Rent	-9,486.00	-9,486.00	0.00	0.00	0.00	0.00
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Global Voice Hall Inc Total:		-9,486.00	-9,486.00	0.00	0.00	0.00	0.00
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3455-010161	GS11B-00202		Master Occupant Id: GSA003-2		Exp. Date: 9/30/2012		SQFT: 0	
	Ifeoma Ezejiolor		00B01 Inactive		Day Due: 1 Delq Day:			
	202-219-3113		Security Deposit: 0.00		Last Payment: 12/14/2012		73,256.91	
12/1/2012	RET	Real Estate Tax	CH	29,353.63	0.00	0.00	0.00	29,353.63
6/1/2015	RET	Real Estate Tax	CH	85,079.40	0.00	85,079.40	0.00	0.00

RET	Real Estate Tax	114,433.03	0.00	85,079.40	0.00	0.00	29,353.63
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GS11B-00202 Total:		114,433.03	0.00	85,079.40	0.00	0.00	29,353.63
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3455-003521	GS11B-01833	Master Occupant Id: GSA004-1	Exp. Date: 5/8/2010	SQFT: 0
	Anita Gay-Craig	02202 Inactive	Day Due: 1	Delq Day:
	(202) 260-0475	Security Deposit: 0.00	Last Payment: 7/1/2010	822.29
Letter of Credit Info:				

4/1/2012	RNT	Commercial Rent	CH	28.74	0.00	0.00	0.00	28.74
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RNT	Commercial Rent	28.74	0.00	0.00	0.00	0.00	28.74
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GS11B-01833 Total:		28.74	0.00	0.00	0.00	0.00	28.74
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3455-010160	GS11B-01833	Master Occupant Id: GSA004-2	Exp. Date: 5/8/2015	SQFT: 0
	Anita Gay-Craig	02202 Inactive	Day Due: 1	Delq Day:
	(202) 260-0475	Security Deposit: 0.00	Last Payment: 2/20/2014	111.28
Additional space Occupant: GS11B-01833		Contact: Natalie Moneyhun		

4/1/2012	RNT	Commercial Rent	CH	73.69	0.00	0.00	0.00	73.69
5/1/2012	RNT	Commercial Rent	CH	17.75	0.00	0.00	0.00	17.75
5/1/2012	RNT	Commercial Rent	CH	45.52	0.00	0.00	0.00	45.52
6/1/2012	RNT	Commercial Rent	CH	33.84	0.00	0.00	0.00	33.84
7/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
8/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
9/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
10/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
11/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
12/1/2012	RET	Real Estate Tax	CH	780.03	0.00	0.00	0.00	780.03
12/1/2012	RET	Real Estate Tax	CH	9,716.96	0.00	0.00	0.00	9,716.96
12/1/2012	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	15.94
12/3/2012	PPR	Prepaid Rent	CR	-69.32	0.00	0.00	0.00	-69.32
1/1/2013	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	15.94
2/1/2013	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	15.94
3/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
3/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
4/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
4/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
5/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
5/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
5/9/2013	RNT	Commercial Rent	CH	7.19	0.00	0.00	0.00	7.19
5/9/2013	RNT	Commercial Rent	CH	5.33	0.00	0.00	0.00	5.33
6/1/2013	RNT	Commercial Rent	CH	13.69	0.00	0.00	0.00	13.69

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
6/1/2013	RNT	Commercial Rent	CH	18.45	0.00	0.00	0.00	18.45
6/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
6/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
7/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
7/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
8/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
8/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
9/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
9/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
10/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
10/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
11/1/2013	RET	Real Estate Tax	CH	9,157.04	0.00	0.00	0.00	9,157.04
11/1/2013	RET	Real Estate Tax	CH	576.10	0.00	0.00	0.00	576.10
11/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
11/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
12/1/2013	RET	Real Estate Tax	CH	202.68	0.00	0.00	0.00	202.68
12/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
12/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
1/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
1/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
2/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
2/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
3/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
3/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
4/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
4/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
5/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
5/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
6/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
6/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
7/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
7/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
8/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
8/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
9/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
9/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
10/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
10/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
11/1/2014	RET	Real Estate Tax	CH	496.41	0.00	0.00	0.00	496.41
11/1/2014	RET	Real Estate Tax	CH	7,986.19	0.00	0.00	0.00	7,986.19
11/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
11/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
12/1/2014	RET	Real Estate Tax	CH	625.20	0.00	0.00	0.00	625.20
12/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
12/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
1/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
1/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
2/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
2/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
3/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
3/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
4/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	4,972.96	0.00
4/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	12,753.59	0.00
5/1/2015	RNT	Commercial Rent	CH	4,972.96	0.00	4,972.96	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	12,753.59	0.00	0.00
6/1/2015	RNT	Commercial Rent	CH	4,972.96	4,972.96	0.00	0.00	0.00
6/1/2015	RNT	Commercial Rent	CH	12,753.59	0.00	12,753.59	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	4,972.96	4,972.96	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 5
BLDG: 3455	Monday Production DB	Date: 8/21/2015
	1401 Wilson Boulevard	Time: 04:04 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
7/1/2015	RNT Commercial Rent	CH	12,753.59	12,753.59	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-69.32	0.00	0.00	0.00	0.00	-69.32
	RET Real Estate Tax		29,540.61	0.00	0.00	0.00	0.00	29,540.61
	RNT Commercial Rent		514,310.46	17,726.55	17,726.55	17,726.55	17,726.55	443,404.26
GS11B-01833 Total:			543,781.75	17,726.55	17,726.55	17,726.55	17,726.55	472,875.55

3455-003524		GS11B-01781 (SSA)		Master Occupant Id: GSA005-1		Exp. Date: 3/17/2018		SQFT: 0	
		Loretta McGee		02203 Current		Day Due: 1		Delq Day:	
		202-708-4586		Security Deposit: 0.00		Last Payment:		8/3/2015 21,504.25	
Letter of Credit Info:									
12/1/2014	RET	Real Estate Tax	CH	764.14	0.00	0.00	0.00	0.00	764.14
3/18/2015	RNT	Commercial Rent	CH	0.01	0.00	0.00	0.00	0.00	0.01
4/1/2015	RNT	Commercial Rent	CH	34.47	0.00	0.00	0.00	34.47	0.00
5/1/2015	RNT	Commercial Rent	CH	23.75	0.00	0.00	23.75	0.00	0.00
6/1/2015	RNT	Commercial Rent	CH	23.75	0.00	23.75	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	21,528.00	21,528.00	0.00	0.00	0.00	0.00
7/30/2015	PPR	Prepaid Rent	CR	-334.80	-334.80	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-334.80	-334.80	0.00	0.00	0.00	0.00
	RET	Real Estate Tax		764.14	0.00	0.00	0.00	0.00	764.14
	RNT	Commercial Rent		21,609.98	21,528.00	23.75	23.75	34.47	0.01
GS11B-01781 (SSA) Total:				22,039.32	21,193.20	23.75	23.75	34.47	764.15

3455-010173			GS-11B-01637 Ifeoma Ezejiofor 202-219-3113		Master Occupant Id: GSA006-2 06602 Inactive Security Deposit: 0.00		Exp. Date: 5/31/2013 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 8/27/2013 183,894.18		
12/1/2012	RET	Real Estate Tax	CH	11,025.69	0.00	0.00	0.00	0.00	11,025.69
				11,025.69	0.00	0.00	0.00	0.00	11,025.69
GS-11B-01637 Total:				11,025.69	0.00	0.00	0.00	0.00	11,025.69

3455-010171		GS#11B01713 Anita Gay-Craig (202) 260-0473		Master Occupant Id: GSA007-2 08801 Inactive Security Deposit: 0.00			Exp. Date: 5/31/2013 Day Due: 1 Delq Day: Last Payment: 9/1/2013		SQFT: 0 379,526.56
12/1/2012	RET	Real Estate Tax	CH	15,345.96	0.00	0.00	0.00	0.00	15,345.96
12/1/2012	RET	Real Estate Tax	CH	7,226.54	0.00	0.00	0.00	0.00	7,226.54
12/1/2012	RET	Real Estate Tax	CH	47,440.82	0.00	0.00	0.00	0.00	47,440.82
RET Real Estate Tax				70,013.32	0.00	0.00	0.00	0.00	70,013.32
GS#11B01713 Total:				70,013.32	0.00	0.00	0.00	0.00	70,013.32

3455-010454		Rosslyn Children's Center, Inc Parks Talley 703-524-0202		Master Occupant Id: ROS001-3 00A01 Current Security Deposit: 0.00			Exp. Date: 3/31/2019 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 8/4/2015 25,775.06		
5/1/2014	OPT	Operating True-up	CH	1,483.60	0.00	0.00	0.00	0.00	1,483.60
5/1/2014	RTT	RET True-up	CH	341.59	0.00	0.00	0.00	0.00	341.59
	OPT	Operating True-up		1,483.60	0.00	0.00	0.00	0.00	1,483.60
	RTT	RET True-up		341.59	0.00	0.00	0.00	0.00	341.59
Rosslyn Children's Center, Inc Total:				1,825.19	0.00	0.00	0.00	0.00	1,825.19

Database:	MONDAYPROD	Aged Delinquencies	Page:	6
		Monday Production DB	Date:	8/21/2015
BLDG:	3455	1401 Wilson Boulevard	Time:	04:04 PM
		Period: 07/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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ELS	Electric Submeter		3,156.96	2,438.26	252.98	0.00	465.72	0.00
HLD	Holdover Rent		23,147.64	23,147.64	0.00	0.00	0.00	0.00
LCH	Legal Charge		1,250.00	0.00	0.00	1,250.00	0.00	0.00
LPC	Late Pay Charge		312.80	0.00	0.00	0.00	312.80	0.00
OPT	Operating True-up		-32,141.92	0.00	-33,625.52	0.00	0.00	1,483.60
PPR	Prepaid Rent		-204,194.59	-194,347.60	0.00	-5,866.67	-1,090.50	-2,889.82
RET	Real Estate Tax		225,914.91	138.12	85,079.40	0.00	0.00	140,697.39
RNT	Commercial Rent		535,949.18	39,254.55	17,750.30	17,750.30	17,761.02	443,433.01
RTT	RET True-up		-11,966.02	0.00	0.00	0.00	-12,307.61	341.59
WSR	Water & Sewer		130.92	130.92	0.00	0.00	0.00	0.00

BLDG 3455 Total:			541,559.88	-129,238.11	69,457.16	13,133.63	5,141.43	583,065.77
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ELS	Electric Submeter		3,156.96	2,438.26	252.98	0.00	465.72	0.00
HLD	Holdover Rent		23,147.64	23,147.64	0.00	0.00	0.00	0.00
LCH	Legal Charge		1,250.00	0.00	0.00	1,250.00	0.00	0.00
LPC	Late Pay Charge		312.80	0.00	0.00	0.00	312.80	0.00
OPT	Operating True-up		-32,141.92	0.00	-33,625.52	0.00	0.00	1,483.60
PPR	Prepaid Rent		-204,194.59	-194,347.60	0.00	-5,866.67	-1,090.50	-2,889.82
RET	Real Estate Tax		225,914.91	138.12	85,079.40	0.00	0.00	140,697.39
RNT	Commercial Rent		535,949.18	39,254.55	17,750.30	17,750.30	17,761.02	443,433.01
RTT	RET True-up		-11,966.02	0.00	0.00	0.00	-12,307.61	341.59
WSR	Water & Sewer		130.92	130.92	0.00	0.00	0.00	0.00

Grand Total:			541,559.88	-129,238.11	69,457.16	13,133.63	5,141.43	583,065.77
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Database:	MONDAYPROD			Open Status Report				Page:	1	
				Monday Production DB				Date:	8/21/2015	
ENTITY:	3455			1401 Wilson Boulevard				Time:	04:06 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 12/13

Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

3455CMF1013	10/31/2013		GARAGE REPAIRS PROJ	0142-0020	56.66	0.00	56.66			
3455CMF1013	10/31/2013		EMS UPGRADES	0142-0020	236.16	0.00	236.16			
3455CMF1013	10/31/2013		PLZ DECK PAVER REP/W	0142-0020	-2,133.48	0.00	-2,133.48			
3455CMF1013	10/31/2013		STE#10005-VACATE	0162-0020	230.88	0.00	230.88			
3455CMF1013	10/31/2013		PLZ DECK ENHANCEMENT	0142-0020	-2,287.50	0.00	-2,287.50			
3455CMF1013	10/31/2013		10FL RSTRM UPGRADES	0162-0020	33.94	0.00	33.94			
3455CMF1013	10/31/2013		8FL SPEC STE#3 CORR/	0162-0020	84.42	0.00	84.42			
Expense Period 12/13 Total:					-3,778.92	0.00	-3,778.92			

Expense Period: 01/15

Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC

30398	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
Expense Period 01/15 Total:					1,476.00	0.00	1,476.00			

Expense Period: 07/15

Vendor: ARL008 Treasurer, Arlington County

L0187208960	7/15/2015		2015 Bus Tng Prop Bi	6730-0000	897.55	0.00	897.55	8/11/2015	7621	08/15
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Vendor: CAS111 Capitol Airspace Group, LLC

4209	5/31/2015		FAA	0145-0001	525.00	0.00	525.00	8/11/2015	7623	08/15
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Database:	MONDAYPROD			Open Status Report				Page:		2
				Monday Production DB				Date:		8/21/2015
ENTITY:	3455			1401 Wilson Boulevard				Time:		04:06 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: CDW001 CDW DIRECT LLC

ALWF87097	6/15/2015		319- X 230 CHARGER	5758-0003	2.27	0.00	2.27	8/4/2015	13736	08/15
ALWQ89763	7/13/2015		319-SYNOLOGY HD	5758-0003	6.07	0.00	6.07	8/4/2015	13738	08/15
ALWT9967	7/20/2015		319- VA WIFI	5758-0003	2.83	0.00	2.83	8/4/2015	13743	08/15

Vendor: CIN001 CINTAS CORPORATION #145

44F104896	7/15/2015		Uniforms	5390-0000	41.05	0.00	41.05	8/11/2015	7624	08/15
44F105793	7/22/2015		Uniforms	5390-0000	40.48	0.00	40.48	8/11/2015	7624	08/15

Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC

4275	7/22/2015		FireAlarmTesting	5372-0000	1,245.00	0.00	1,245.00	8/11/2015	7625	08/15
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Vendor: COM032 COMCAST

7/21 969423018	7/21/2015		7/21 969423018	5732-0000	102.18	0.00	102.18	8/11/2015	7626	08/15
7/7 951797017	7/7/2015		7/7 951797017	5732-0000	126.21	0.00	126.21	8/11/2015	7626	08/15
7/7 956050014	7/7/2015		7/7 956050014	5732-0000	24.15	0.00	24.15	8/11/2015	7626	08/15

Vendor: ENG003 Engineers Outlet

278292	7/10/2015		Batteries	5340-0000	192.49	0.00	192.49	8/11/2015	7629	08/15
278708	7/21/2015		Battery	5340-0000	29.56	0.00	29.56	8/11/2015	7629	08/15
278709	7/21/2015		HeatPumpHoses	5334-0000	62.18	0.00	62.18	8/11/2015	7629	08/15

Vendor: HEM003 HEM IT, INC

AL1219	6/28/2015		212- HEM IT	5758-0002	139.70	0.00	139.70	8/4/2015	13751	08/15
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Database:	MONDAYPROD		Open Status Report					Page:		3
			Monday Production DB					Date:		8/21/2015
ENTITY:	3455		1401 Wilson Boulevard					Time:		04:06 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: HOM001 HOMEYER CONSULTING SERVICES, INC.

298845	6/30/2015		WtrTreatmentConsulti	5332-0000	3,375.00	0.00	3,375.00	8/11/2015	7631	08/15
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Vendor: KAR001 KARDIN SYSTEMS

AL25053	7/1/2015		334-SKELLY	5758-0003	148.84	0.00	148.84	8/4/2015	13758	08/15
AL25056	7/1/2015		334-SABBASSI	5758-0003	59.53	0.00	59.53	8/4/2015	13760	08/15
AL25057	7/1/2015		334-JBURNS	5758-0003	74.42	0.00	74.42	8/4/2015	13761	08/15
AL26810	7/1/2015		334-SKELLY	5758-0003	37.50	0.00	37.50	8/4/2015	13764	08/15

Vendor: MON_LC MONDAY PROPERTIES SERVICES LLC

3455GVHMC	7/23/2015		GVH Monday Commissio	0202-0006	7,050.47	0.00	7,050.47	8/11/2015	7635	08/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3455_0000000001	7/31/2015		Management Fee	5610-0000	4,964.73	0.00	4,964.73	8/11/2015	7636	08/15
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Vendor: MTB001 Metro Test & Balance, Inc.

300822-1	7/8/2015		10thFlrGlobalVoice	6412-0000	1,540.00	0.00	1,540.00	8/11/2015	7637	08/15
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Vendor: NOV006 Nova Offset Corp

AL56291	7/15/2015		NY business cards	5758-0001	14.33	0.00	14.33	8/4/2015	13766	08/15
AL56293	7/15/2015		Business card master	5758-0001	10.09	0.00	10.09	8/4/2015	13768	08/15

Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7991415	6/16/2015		OEI Strategy	6632-0000	13.20	0.00	13.20	8/11/2015	7639	08/15
7997863	10/20/2014		OEI strategy	6632-0000	151.51	0.00	151.51	8/11/2015	7639	08/15

Database:	MONDAYPROD		Open Status Report					Page:		4
			Monday Production DB					Date:		8/21/2015
ENTITY:	3455		1401 Wilson Boulevard					Time:		04:06 PM
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: REA002 REALDATA MANAGEMENT INC

AL8098K.Q3.15	7/1/2015		335- WEBDOCZ	5758-0003	127.86	0.00	127.86	8/4/2015	13771	08/15
AL8098Z.Q3.15	7/1/2015		7/15-9/15 SVCS	6410-0000	340.11	0.00	340.11	8/4/2015	13772	08/15

Vendor: SCH016 Schneider Electric Building

011096	7/2/2015		July2015 BAS Service	5342-0000	759.50	0.00	759.50	8/17/2015	13829	08/15
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Vendor: SEA005 SEAMLESSWEB PROFESSIONAL

2140221	7/12/2015		Lunch For Eric	5732-0000	68.36	0.00	68.36	8/10/2015	13815	08/15
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Vendor: SEC009 SecurAmerica LLC

INV901094	7/7/2015		June2015SecurityRove	5520-0000	2,441.96	0.00	2,441.96	8/11/2015	7642	08/15
INV901096	7/7/2015		June2015 Rover	5520-0000	2,668.57	0.00	2,668.57	8/11/2015	7642	08/15

Vendor: THO013 Thornton Tomasetti, Inc.

L15002.01-1	7/16/2015		GarageRepairs	0142-0002	307.50	0.00	307.50	8/11/2015	7644	08/15
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Vendor: TIM009 Time Warner Cable

AL07012015	7/1/2015		210- TWC 7/15	5758-0002	7.15	0.00	7.15	8/4/2015	13777	08/15
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Vendor: TSC001 TSC Realty Services LLC

S201512	7/23/2015		GVH Broker Commissio	0202-0001	14,100.94	0.00	14,100.94	8/11/2015	7645	08/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

AL208506	7/9/2015		Realize Rosslyn	6630-0000	2,717.88	0.00	2,717.88	8/4/2015	13783	08/15
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Database:	MONDAYPROD	Open Status Report						Page:	5	
ENTITY:	3455	Monday Production DB						Date:	8/21/2015	
		1401 Wilson Boulevard						Time:	04:06 PM	
All Invoices open at End of Month thru Fiscal Period 07/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: WAS004 WASHINGTON GAS

WT3455072215	7/22/2015		6/18-7/20 361730750	5220-0000	13.27	0.00	13.27	8/11/2015	455072215	08/15
WT3455072215A	7/22/2015		6/18-7/20 3617916204	5220-0000	25.85	0.00	25.85	8/11/2015	55072215A	08/15

Vendor: XER005 Xerox Financial Services LLC

AL346527	7/13/2015		NY - copiers	5758-0004	18.81	0.00	18.81	8/4/2015	13786	08/15
Expense Period 07/15 Total:					44,474.10	0.00	44,474.10			

1401 Wilson Boulevard Total: 42,171.18 0.00 42,171.18

Grand Total: 42,171.18 0.00 42,171.18

Database: MONDAYPROD			Check Register						Page: 1	
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07/15 Through 07/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
7581	7/8/2015	07/15	BAY005	Bay Lighting						
3455	Lights			5340-0000	049105	6/24/2015	7/24/2015	138.55	0.00	138.55
3455	Lights			5340-0000	049162	6/30/2015	7/30/2015	238.36	0.00	238.36
3455	Light Bulbs		345504156	5340-0000	047528	4/14/2015	5/14/2015	328.41	0.00	328.41
3455	MiscLights		345506152	5340-0000	048889	6/15/2015	7/15/2015	577.55	0.00	577.55
Check Total:								1,282.87	0.00	1,282.87
7582	7/8/2015	07/15	CIN001	CINTAS CORPORATION #145						
3455	Uniforms			5390-0000	145230060	4/15/2015	5/15/2015	46.37	0.00	46.37
3455	Uniforms			5390-0000	44F102190	6/24/2015	7/24/2015	40.48	0.00	40.48
3455	Uniforms			5390-0000	44F102191	6/24/2015	7/24/2015	9.66	0.00	9.66
Check Total:								96.51	0.00	96.51
7583	7/8/2015	07/15	DAT003	Datawatch Systems Inc.						
3455	Aug2015FireMonitorin			5372-0000	709170	7/1/2015	7/31/2015	40.00	0.00	40.00
Check Total:								40.00	0.00	40.00
7584	7/8/2015	07/15	ELE012	Elevator Control Service						
3455	June2015 Elev Maint			5320-0000	0183431-IN	6/10/2015	7/10/2015	3,050.00	0.00	3,050.00
Check Total:								3,050.00	0.00	3,050.00
7585	7/8/2015	07/15	EMC002	Emcor Services						
3455	RprOilLeakRplceBatte		345504159	5372-0000	007505408	6/15/2015	7/15/2015	2,110.00	0.00	2,110.00
Check Total:								2,110.00	0.00	2,110.00
7586	7/8/2015	07/15	ENG003	Engineers Outlet						
3455	Gasket			5334-0000	277324	6/19/2015	7/19/2015	140.98	0.00	140.98
Check Total:								140.98	0.00	140.98
7587	7/8/2015	07/15	FAS002	FastSigns						
3455	GarageSigns			0142-0002	272-32132	6/30/2015	7/30/2015	114.26	0.00	114.26
Check Total:								114.26	0.00	114.26
7588	7/8/2015	07/15	ITC	I.T.C. INC						

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ENTITY: 3455		Monday Production DB						Date: 8/21/2015	
		1401 Wilson Boulevard						Time: 04:09 PM	
07/15 Through 07/15									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						
3455	Disposal			5360-0000	44279	6/23/2015	7/23/2015	136.69	136.69
3455	MiscPlumbingSupplies			5360-0000	44316	6/25/2015	7/25/2015	246.58	246.58
						Check Total:		383.27	383.27
7589	7/8/2015	07/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3455	DUE TO MPS			0145-0001	3455DUE053115	6/11/2015	7/11/2015	1,523.75	1,523.75
						Check Total:		1,523.75	1,523.75
7590	7/8/2015	07/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					
3455	Management Fee			5610-0000	3455_0000000001	6/30/2015	6/30/2015	3,306.13	3,306.13
						Check Total:		3,306.13	3,306.13
7591	7/8/2015	07/15	RAM006	RAMCO OF VIRGINIA, INC.					
3455	GarageRepairs			0142-0002	9761579	6/24/2015	7/24/2015	375.00	375.00
						Check Total:		375.00	375.00
7592	7/8/2015	07/15	SEC009	SecurAmerica LLC					
3455	May2015 security rov			5520-0000	INV901069	6/8/2015	7/8/2015	3,687.45	3,687.45
						Check Total:		3,687.45	3,687.45
7593	7/8/2015	07/15	SHA007	Shalom Baranes Associates					
3455	wilson blvd studies			6632-0000	21068	5/14/2015	6/13/2015	400.38	400.38
						Check Total:		400.38	400.38
7594	7/8/2015	07/15	THO013	Thornton Tomasetti, Inc.					
3455	GarageRepairs			0142-0002	L15002.00-3	5/12/2015	6/11/2015	76.84	76.84
3455	GarageRepairs			0142-0002	L15002.00-4	6/9/2015	7/9/2015	30.40	30.40
						Check Total:		107.24	107.24
7595	7/21/2015	07/15	AAP001	AA Painting & Drywall					
3455	12thFlrWomensRR		345506159	5381-0000	0627	6/27/2015	7/27/2015	1,300.00	1,300.00
						Check Total:		1,300.00	1,300.00
7596	7/21/2015	07/15	AIR010	AIR CLEANING TECHNOLOGIES, INC					

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ENTITY: 3455			Monday Production DB						Date: 8/21/2015	
			1401 Wilson Boulevard						Time: 04:09 PM	
07/15 Through 07/15										
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
3455	Filters		345506153	5334-0000	38425	6/25/2015	7/25/2015	376.90	0.00	376.90
							Check Total:	376.90	0.00	376.90
7597	7/21/2015	07/15	CAR026	Carr Business Systems, Inc.						
3455	June2015ExcessPrinti			5740-0000	IN107808	6/26/2015	7/26/2015	34.75	0.00	34.75
							Check Total:	34.75	0.00	34.75
7598	7/21/2015	07/15	CIN001	CINTAS CORPORATION #145						
3455	Uniforms			5390-0000	44F103154	7/1/2015	7/31/2015	40.48	0.00	40.48
3455	Uniforms			5390-0000	44F104027	7/8/2015	8/7/2015	40.48	0.00	40.48
							Check Total:	80.96	0.00	80.96
7599	7/21/2015	07/15	COM032	COMCAST						
3455	6/21 969423018			5732-0000	6/21 969423018	6/21/2015	7/21/2015	102.18	0.00	102.18
							Check Total:	102.18	0.00	102.18
7600	7/21/2015	07/15	DAT004	Datapark USA, Inc.						
3455	ExitMachine		345507153	6320-0000	262916	7/1/2015	7/31/2015	460.00	0.00	460.00
							Check Total:	460.00	0.00	460.00
7601	7/21/2015	07/15	DIS004	Distinctive Plantings						
3455	Jun2015PlantMaint			5385-0000	29959	6/27/2015	7/27/2015	62.73	0.00	62.73
							Check Total:	62.73	0.00	62.73
7602	7/21/2015	07/15	EMC002	Emcor Services						
3455	GeneratorServiceCall		345507152	5372-0000	007505436	6/29/2015	7/29/2015	878.18	0.00	878.18
							Check Total:	878.18	0.00	878.18
7603	7/21/2015	07/15	ENG003	Engineers Outlet						
3455	CeilingTiles		345506157	5380-0000	277893	7/1/2015	7/31/2015	1,186.78	0.00	1,186.78
3455	CableTies			5380-0000	277896	7/1/2015	7/31/2015	74.57	0.00	74.57
							Check Total:	1,261.35	0.00	1,261.35
7604	7/21/2015	07/15	FAS002	FastSigns						

Database: MONDAYPROD		Check Register							Page: 4	
ENTITY: 3455		Monday Production DB							Date: 8/21/2015	
		1401 Wilson Boulevard							Time: 04:09 PM	
07/15 Through 07/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3455	Easels		345007153	5380-0000	272-32148	7/10/2015	8/9/2015	177.61	0.00	177.61
							Check Total:	177.61	0.00	177.61
7605	7/21/2015	07/15	FED007	FEDERAL LOCK & SAFE, INC						
3455	ReKeySuite205			5381-0000	0111592-IN	6/30/2015	7/30/2015	140.00	0.00	140.00
							Check Total:	140.00	0.00	140.00
7606	7/21/2015	07/15	GOT005	Gotham Technologies						
3455	Jul2015HVACWtrTreatr			5332-0000	7465	7/1/2015	7/31/2015	452.31	0.00	452.31
							Check Total:	452.31	0.00	452.31
7607	7/21/2015	07/15	KAS001	KASTLE SYSTEMS						
3455	Mar2015OperationsFee			5520-0000	W0082633	3/30/2015	4/29/2015	99.13	0.00	99.13
3455	Apr2015OperationsFee			5520-0000	W0082633	3/30/2015	4/29/2015	219.50	0.00	219.50
3455	Proximity Cards			5530-0000	SOIN000705	6/30/2015	7/30/2015	166.76	0.00	166.76
							Check Total:	485.39	0.00	485.39
7608	7/21/2015	07/15	KAS002	KASTLE SYSTEMS (VA)						
3455	Apr2015 Operations			5520-0000	548667	3/1/2015	3/31/2015	1,042.24	0.00	1,042.24
3455	Apr2015 Maintenance			5520-0000	548667	3/1/2015	3/31/2015	184.75	0.00	184.75
							Check Total:	1,226.99	0.00	1,226.99
7609	7/21/2015	07/15	KCS001	KCS Landscape Management, Inc.						
3455	July2015LandscpaeMai			5412-0000	15393-04	7/1/2015	7/31/2015	345.58	0.00	345.58
3455	2015HandwaterBeds	345505152		5412-0000	15393-303	7/6/2015	8/5/2015	135.00	0.00	135.00
3455	2015HandwaterAnnuals	345505151		5412-0000	15393-304	7/6/2015	8/5/2015	135.00	0.00	135.00
							Check Total:	615.58	0.00	615.58
7610	7/21/2015	07/15	KEL006	KELCO INSULATION, INC.						
3455	DuctWork		345507154	5336-0000	TM0377-1	7/9/2015	8/8/2015	769.00	0.00	769.00
							Check Total:	769.00	0.00	769.00
7611	7/21/2015	07/15	MAY003	Mayer Brown LLP						
3455	oei strategy			6632-0000	34967621	6/9/2015	7/9/2015	393.61	0.00	393.61

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ENTITY: 3455	Monday Production DB	Date: 8/21/2015								
	1401 Wilson Boulevard	Time: 04:09 PM								
07/15 Through 07/15										
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: 393.61 0.00 393.61

7612 7/21/2015 07/15 MON020 MONDAY PROPERTIES SERVICES, LLC
3455 DUE TO MPS 4/15 0491-0010 WTDTF0415ROSS6/12/2015 7/12/2015 8,203.73 0.00 8,203.73

Check Total: 8,203.73 0.00 8,203.73

7613 7/21/2015 07/15 MONCMF MONDAY PROPERTIES SERVICES LLC
3455 2015 GARAGE REPAIR 0142-0020 3455CMF 062015 7/7/2015 8/6/2015 16.17 0.00 16.17

Check Total: 16.17 0.00 16.17

7614 7/21/2015 07/15 NEW002 CONSTELLATION NEWENERGY, INC
3455 June2015-30187366024 5220-0000 Jun2015-30187 6/23/2015 7/23/2015 1.48 0.00 1.48

Check Total: 1.48 0.00 1.48

7615 7/21/2015 07/15 ORK001 Orkin LLC
3455 June2015PestControl 5384-0000 40227725 7/9/2015 8/8/2015 427.56 0.00 427.56

Check Total: 427.56 0.00 427.56

7616 7/21/2015 07/15 PRO025 IESI-MD Corporation
3455 Jul2015Trash 5152-0000 1300362398 7/1/2015 7/31/2015 505.31 0.00 505.31
3455 June2015Recycle 5152-0000 1300365029 6/30/2015 7/30/2015 224.78 0.00 224.78

Check Total: 730.09 0.00 730.09

7617 7/21/2015 07/15 TEL005 Telco Experts LLC
3455 July2015PhoneLines 5734-0000 1645150701 7/1/2015 7/31/2015 316.62 0.00 316.62
3455 July2015PhoneLines 5734-0000 2049150701 7/1/2015 7/31/2015 268.06 0.00 268.06

Check Total: 584.68 0.00 584.68

7618 7/21/2015 07/15 WBM001 W.B. MASON
3455 Easels 5732-0000 I26728356 7/6/2015 8/5/2015 36.50 0.00 36.50

Check Total: 36.50 0.00 36.50

7619 7/21/2015 07/15 ZEE001 ZEE MEDICAL INC
3455 Medical Supplies 5390-0000 0136129162 3/20/2015 4/19/2015 420.19 0.00 420.19

Database:	MONDAYPROD	Check Register	Page:	6
ENTITY:	3455	Monday Production DB	Date:	8/21/2015
		1401 Wilson Boulevard	Time:	04:09 PM
07/15 Through 07/15				
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: 420.19 0.00 420.19

13558 7/14/2015 07/15 ZAC001 Accenture LLP *** VOID ***
3455 lost in transit 5758-0011 AL1100023983 6/3/2015 7/3/2015
Voided Check
-334.38 0.00 -334.38
Check Total: -334.38 0.00 -334.38

13622 7/6/2015 07/15 ATS002 At Site Real Estate
3455 June2015 BPMS 5390-0000 2015207 6/15/2015 7/15/2015
675.00 0.00 675.00
Check Total: 675.00 0.00 675.00

13627 7/6/2015 07/15 WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C
3455 realize rosslyn 6632-0000 AL207565 6/10/2015 7/10/2015
2,395.20 0.00 2,395.20
Check Total: 2,395.20 0.00 2,395.20

13629 7/13/2015 07/15 AME048 ARIN
3455 209- ARIN FEE 5758-0003 ALSI240652 6/16/2015 7/16/2015
2.07 0.00 2.07
Check Total: 2.07 0.00 2.07

13632 7/13/2015 07/15 COM032 COMCAST
3455 Acct# 05613951384012 5758-0001 ALCOMCAST 7/156/21/2015 7/21/2015
3.86 0.00 3.86
Check Total: 3.86 0.00 3.86

13635 7/13/2015 07/15 MPA004 MDISTRICT PARK 1
3455 7/1/15 Elcon Parkers 5322-0000 122254 6/22/2015 7/22/2015
105.05 0.00 105.05
Check Total: 105.05 0.00 105.05

13636 7/13/2015 07/15 PEA004 Peapod, LLC
3455 Customer ID ox82558 5758-0001 ALk63342602 6/29/2015 7/29/2015
2.24 0.00 2.24
Check Total: 2.24 0.00 2.24

13638 7/13/2015 07/15 RED007 Redirect, Inc.
3455 215-SUPPORT 5758-0002 AL15208 6/5/2015 7/5/2015
82.78 0.00 82.78

Database:	MONDAYPROD	Check Register	Page:	7
ENTITY:	3455	Monday Production DB	Date:	8/21/2015
		1401 Wilson Boulevard	Time:	04:09 PM
07/15 Through 07/15				
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: 82.78 0.00 82.78

13640 **7/13/2015** **07/15** **SAG003** **Sage Communications, LLC**
 3455 Marketing Brochure MNDSRV06155 6410-0000 AL0007381 6/2/2015 7/2/2015 220.60 0.00 220.60

Check Total: 220.60 0.00 220.60

13641 **7/13/2015** **07/15** **SCH016** **Schneider Electric Building**
 3455 June2015 BAS srvc 5342-0000 010917 6/8/2015 7/8/2015 759.50 0.00 759.50

Check Total: 759.50 0.00 759.50

13643 **7/13/2015** **07/15** **SEA005** **SEAMLESSWEB PROFESSIONAL**
 3455 Lunch for R. Mitchel 5758-0013 AL2133518 6/28/2015 7/28/2015 16.67 0.00 16.67

Check Total: 16.67 0.00 16.67

13645 **7/13/2015** **07/15** **SEC009** **SecurAmerica LLC**
 3455 Apr2015SecurityRover 5520-0000 INV901050 5/6/2015 6/5/2015 1,113.01 0.00 1,113.01

Check Total: 1,113.01 0.00 1,113.01

13647 **7/13/2015** **07/15** **SOL007** **The Solutions Group**
 3455 211-TSG 4/15 5758-0002 AL26329 4/16/2015 5/16/2015 22.77 0.00 22.77

Check Total: 22.77 0.00 22.77

13651 **7/13/2015** **07/15** **XER005** **Xerox Financial Services LLC**
 3455 NY - Lease Payment 5758-0004 AL332811 6/12/2015 7/12/2015 23.50 0.00 23.50

Check Total: 23.50 0.00 23.50

13653 **7/13/2015** **07/15** **ZAC001** **Accenture LLP**
 3455 5/15 LEASE ADMIN 5758-0011 AL1100023983 6/3/2015 7/3/2015 334.38 0.00 334.38

Check Total: 334.38 0.00 334.38

13656 **7/20/2015** **07/15** **BIS001** **Bisnow Media**
 3455 Bisnow 3rd Qtr Ad MNDSRV07151 6410-0000 AL01128 7/1/2015 7/31/2015 754.18 0.00 754.18

Database: MONDAYPROD	Check Register							Page: 8		
ENTITY: 3455	Monday Production DB							Date: 8/21/2015		
1401 Wilson Boulevard								Time: 04:09 PM		
07/15 Through 07/15										
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: 754.18 0.00 754.18

13658 **7/20/2015** **07/15** **CAR026** **Carr Business Systems, Inc.**
3455 VA-Customer# 50L400 5758-0009 AL517181 12/18/2014 1/17/2015 47.18 0.00 47.18

Check Total: 47.18 0.00 47.18

13660 **7/20/2015** **07/15** **CIT006** **Recall Total Information Management**
3455 NY-document storage 5758-0001 AL1320002899 6/1/2015 7/1/2015 7.47 0.00 7.47

Check Total: 7.47 0.00 7.47

13667 **7/20/2015** **07/15** **FRE013** **Freshdirect**
3455 NY office fruit 5758-0001 AL201506 7/7/2015 7/22/2015 3.02 0.00 3.02

Check Total: 3.02 0.00 3.02

13671 **7/20/2015** **07/15** **PEA004** **Peapod, LLC**
3455 Customer ID ox82558 5758-0001 ALk63593691 7/6/2015 8/5/2015 2.37 0.00 2.37

Check Total: 2.37 0.00 2.37

13673 **7/20/2015** **07/15** **RED005** **Red Top Cab of Arlington**
3455 Account# 2840200 5758-0008 AL037337 6/30/2015 7/30/2015 0.55 0.00 0.55

Check Total: 0.55 0.00 0.55

13674 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3455 Retainer Fee MNDSRV06156 6410-0000 AL0007287 4/29/2015 5/29/2015 909.61 0.00 909.61

Check Total: 909.61 0.00 909.61

13675 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3455 Sage 7/15 PR MNDSRV07152 6410-0000 AL0007468 7/1/2015 7/31/2015 454.75 0.00 454.75

Check Total: 454.75 0.00 454.75

13677 **7/20/2015** **07/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
3455 VA-Customer# MONPRC 5758-0005 ALSI687423 7/10/2015 8/9/2015 25.36 0.00 25.36

Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3455	Monday Production DB	Date:	8/21/2015
		1401 Wilson Boulevard	Time:	04:09 PM
07/15 Through 07/15				
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: 25.36 0.00 25.36

13680	7/20/2015	07/15	TEL005	Telco Experts LLC				
3455	NY - T1			5758-0005	AL1197150701	7/1/2015	7/28/2015	25.56

Check Total: 25.56 0.00 25.56

13681	7/20/2015	07/15	TEL005	Telco Experts LLC				
3455	VA-Acct# 1775			5758-0005	AL1775150701	7/1/2015	7/31/2015	32.17

Check Total: 32.17 0.00 32.17

13687	7/20/2015	07/15	VER013	VERIZON WIRELESS				
3455	VA-Acct#720396355000			5758-0006	AL9748127483	6/28/2015	7/28/2015	128.26

Check Total: 128.26 0.00 128.26

13692	7/20/2015	07/15	WBM001	W.B. MASON				
3455	NY - Rental Fee			5758-0004	ALIS0372575	6/30/2015	7/30/2015	0.74
3455	NY - Office Supplies			5758-0001	ALIS0372575	6/30/2015	7/30/2015	8.14

Check Total: 8.88 0.00 8.88

13694	7/20/2015	07/15	WBM001	W.B. MASON				
3455	VA-Machine rental			5758-0004	ALIS0372621	6/30/2015	7/30/2015	2.06
3455	VA-Office supplies			5758-0001	ALIS0372621	6/30/2015	7/30/2015	23.12

Check Total: 25.18 0.00 25.18

13695	7/20/2015	07/15	XER005	Xerox Financial Services LLC				
3455	VA-Con#010000055900:			5758-0004	AL340574	7/5/2015	8/4/2015	62.46

Check Total: 62.46 0.00 62.46

13697	7/20/2015	07/15	ZAC001	Accenture LLP				
3455	6/15 LEASE ADMIN			5758-0011	AL1100033625	7/6/2015	8/5/2015	234.07

Check Total: 234.07 0.00 234.07

13699	7/22/2015	07/15	FJI001	Fresh Julienne, Inc.				
3455	NY - new space			5758-0010	07222015	7/22/2015	7/22/2015	20.61

Database:	MONDAYPROD	Check Register	Page:	10
ENTITY:	3455	Monday Production DB	Date:	8/21/2015
		1401 Wilson Boulevard	Time:	04:09 PM
07/15 Through 07/15				
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: 20.61 0.00 20.61

13701 **7/27/2015** **07/15** **ALL019** **Allied Telecom Group LLC**
3455 208-ALLIED JULY 15 5758-0002 AL1036208 7/5/2015 8/4/2015 38.54 0.00 38.54

Check Total: 38.54 0.00 38.54

13703 **7/27/2015** **07/15** **ATS002** **At Site Real Estate**
3455 July2015 BPMS 5390-0000 2015246 7/15/2015 8/14/2015 675.00 0.00 675.00

Check Total: 675.00 0.00 675.00

13708 **7/27/2015** **07/15** **ELE012** **Elevator Control Service**
3455 July215 Elev Maint 5320-0000 0184182-IN 7/10/2015 8/9/2015 3,050.00 0.00 3,050.00

Check Total: 3,050.00 0.00 3,050.00

13711 **7/27/2015** **07/15** **ICO002** **iContact LLC**
3455 Icontact 8/1-8/31 6410-0000 AL5801115 7/10/2015 8/9/2015 6.91 0.00 6.91

Check Total: 6.91 0.00 6.91

13716 **7/27/2015** **07/15** **LOC016** **Local News Now LLC**
3455 12 Weekly Ads 6410-0000 AL1993 7/16/2015 8/15/2015 203.83 0.00 203.83

Check Total: 203.83 0.00 203.83

13717 **7/27/2015** **07/15** **NOR016** **NAIOP Northern Virginia**
3455 Bust Tour Sponsor 6410-0000 AL23453 5/4/2015 6/3/2015 956.79 0.00 956.79

Check Total: 956.79 0.00 956.79

13719 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3455 Customer ID ox82558 5758-0001 ALk63829556 7/13/2015 8/12/2015 2.26 0.00 2.26

Check Total: 2.26 0.00 2.26

13720 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3455 Customer ID ox82558 5758-0001 ALk64075544 7/20/2015 8/19/2015 2.15 0.00 2.15

Database: MONDAYPROD	Check Register							Page: 11		
ENTITY: 3455	Monday Production DB							Date: 8/21/2015		
	1401 Wilson Boulevard							Time: 04:09 PM		
07/15 Through 07/15										
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

<i>Check Total:</i>								2.15	0.00	2.15
13722	7/27/2015	07/15	REA024	Reallogic Analytics Inc						
3455	340-ABSTRACT			5758-0003	AL34266	5/31/2015	6/30/2015	300.00	0.00	300.00
3455	348-ARGUS			5758-0003	AL34266	5/31/2015	6/30/2015	50.00	0.00	50.00
<i>Check Total:</i>								350.00	0.00	350.00
13724	7/27/2015	07/15	RED007	Redirect, Inc.						
3455	215-REDIRECT HD			5758-0002	AL15284	7/1/2015	7/31/2015	256.91	0.00	256.91
<i>Check Total:</i>								256.91	0.00	256.91
13728	7/27/2015	07/15	SOL007	The Solutions Group						
3455	211-TSG 4/15			5758-0002	AL26474	5/1/2015	5/31/2015	16.44	0.00	16.44
<i>Check Total:</i>								16.44	0.00	16.44
13731	7/27/2015	07/15	VIR007	Virginia Newsletters LLC						
3455	Arlington Newsltr Su			5756-0000	AL2015-209	6/6/2015	7/6/2015	43.73	0.00	43.73
<i>Check Total:</i>								43.73	0.00	43.73
13732	7/27/2015	07/15	WAS007	THE WASHINGTON POST						
3455	Acct# 3791437			5758-0012	AL3791437 7/15	7/8/2015	8/7/2015	2.16	0.00	2.16
<i>Check Total:</i>								2.16	0.00	2.16
WT071715	7/17/2015	07/15	ART003	ART PROPERTY ASSOCIATES LLC						
3455	7/15 DRAW REQUEST			0491-3470	WT07172015	7/17/2015	8/16/2015	4,589.84	0.00	4,589.84
<i>Check Total:</i>								4,589.84	0.00	4,589.84
WT072015	7/13/2015	07/15	1701NF	1701 NORTH FORT MEYER						
3455	7/15 REPLACEMENT D			0491-3470	WT07202015	7/20/2015	8/19/2015	58,467.63	0.00	58,467.63
<i>Check Total:</i>								58,467.63	0.00	58,467.63
071515234	7/15/2015	07/15	WEL001	WELLS FARGO BANK						
3455	715 Portfolio Intere			8201-0000	WT617002340715	7/15/2015	8/14/2015	31,250.00	0.00	31,250.00
3455	715 Reserve			0611-1600	WT617002340715	7/15/2015	8/14/2015	101,997.23	0.00	101,997.23

Database: MONDAYPROD	Check Register							Page: 12
ENTITY: 3455	Monday Production DB							Date: 8/21/2015
	1401 Wilson Boulevard							Time: 04:09 PM
07/15 Through 07/15								
Check #	Check Date	Check Pd	Vendor/Alternate					
Entity	Reference		Address ID	Vendor Name	Invoice		Invoice	Discount
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount
								Amount
								Check
								Amount

							Check Total:	133,247.23	0.00	133,247.23
071515236	7/15/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3455	0715 Mezz Loan Pmt			8201-0000	WT417002360715	7/15/2015	8/14/2015	35,602.08	0.00	35,602.08
							Check Total:	35,602.08	0.00	35,602.08
455062215	7/13/2015	07/15	WAS004	WASHINGTON GAS			Hand Check			
3455	5/19-6/18 #361730750			5220-0000	WT3455062215	6/22/2015	7/13/2015	14.07	0.00	14.07
							Check Total:	14.07	0.00	14.07
455070115	7/12/2015	07/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3455	6/1-6/30 #1300989785			0491-3450	WT3455070115	7/1/2015	7/12/2015	19,569.53	0.00	19,569.53
							Check Total:	19,569.53	0.00	19,569.53
55062215A	7/13/2015	07/15	WAS004	WASHINGTON GAS			Hand Check			
3455	5/19-6/18 #361716204			5220-0000	WT3455062215A	6/22/2015	7/13/2015	25.85	0.00	25.85
							Check Total:	25.85	0.00	25.85
55070615A	7/27/2015	07/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3455	5/27-6/25 0913770913			5250-0000	WT3455070615A	7/6/2015	7/27/2015	5,599.94	0.00	5,599.94
							Check Total:	5,599.94	0.00	5,599.94
55070615B	7/27/2015	07/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3455	5/27-6/25 0913810913			5250-0000	WT3455070615B	7/6/2015	7/27/2015	66.35	0.00	66.35
							Check Total:	66.35	0.00	66.35
55STX0615	7/20/2015	07/15	DEP014	Department of Taxation			Hand Check			
3455	6/15 VA SALES TAX DU			6645-0000	3455STX0615	7/20/2015	8/19/2015	353.12	0.00	353.12
							Check Total:	353.12	0.00	353.12
TAMEX0615	7/27/2015	07/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	*** VOID		Voided Check			
3455	to be picked up in			5758-0014	ALAMEXTP0515	5/29/2015	6/28/2015	0.32	0.00	0.32

Database:	MONDAYPROD	Check Register	Page:	13
ENTITY:	3455	Monday Production DB	Date:	8/21/2015
		1401 Wilson Boulevard	Time:	04:09 PM
07/15 Through 07/15				
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

<i>Check Total:</i>	<i>0.32</i>	<i>0.00</i>	<i>0.32</i>
<i>1401 Wilson Boulevard Total:</i>	<i>307,160.39</i>	<i>0.00</i>	<i>307,160.39</i>
<i>Grand Total:</i>	<i>307,160.39</i>	<i>0.00</i>	<i>307,160.39</i>

1401 Wilson	ACCT	SSA 08/07/15	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 8/17/15																
Management Fees	MGMT	AK 8.13.15		5,043	3,143	6,121	7,791	5,941	3,306	4,965	6,322	6,346	7,365	7,371	7,378	71,092	75,924	(4,832)
				5,043	3,143	6,121	7,791	5,941	3,306	4,965	6,322	6,346	7,365	7,371	7,378	71,092	75,924	(4,832)

Redevelopment Cost	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
1401 Redevelopment Soft Costs	9,016	-	3,404	-	-	1,524	525	-	-	-	-	-	14,469	7,573,333	#####
Total DV FEE 1.5%	135	-	51	-	-	23	8	-	-	-	-	-	217	113,600	(113,383)

Leasing Commission - OB																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Global Voice Hall - New Deal	4,216	34551510	Y	-	-	-	-	-	-	14,101	-	-	-	-	-	14,101	13,140	961
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	-	-	-	-	15,292	(15,292)
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	25,645	(25,645)
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	6,309	(6,309)
Suite 02203, GSA 01781 - SOCIAL SECURITY??	2,549	CODE?	Y	-	-	-	-	-	-	-	28,527	-	-	-	-	28,527	28,527	-
Suite 01101, Kanpai				-	-	-	-	-	-	-	-	-	-	-	-	-	5,634	(5,634)
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551504	Y			9,180										9,180	-	9,180
																-	-	-
																-	-	-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 9,180	\$ -	\$ -	\$ -	\$ 14,101	\$ 28,527	\$ -	\$ -	\$ -	\$ -	\$ 51,808	\$ 94,547	\$ (42,739)

Leasing Commission - MPS																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Global Voice Hall - New Deal	4,216	34551511	Y	-	-	-	-	-	-	7,050	-	-	-	-	-	7,050	6,570	480
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	-	-	-	-	7,646	(7,646)
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	12,823	(12,823)
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	3,155	(3,155)
Suite 02203, GSA 01781 - SOCIAL SECURITY	2,549	34551507	Y	-	-	-	23,250	-	-	-	-	-	-	-	-	23,250	14,264	8,986
Suite 01101, Kanpai				-	-	-	-	-	-	-	-	-	-	-	-	-	2,817	(2,817)
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551505	Y			4,590										4,590	-	4,590
All Spice Early Renewal													4,000			4,000	-	4,000
																-		-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 4,590	\$ 23,250	\$ -	\$ -	\$ 7,050	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 38,891	\$ 47,275	\$ (8,384)

Leasing Commission - Legal																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Global Voice Hall	4,216	34551509	Y	-	-	-	-	-	4,613	-	-	-	-	-	-	4,613	1,054	3,559
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	-	-	-	-	3,823	(3,823)
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	1,951	(1,951)
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	1,577	(1,577)
Suite 02203, GSA 01781	2,549	34551506	Y	-	-	11,066	-	8,818	840	-	-	-	-	-	-	20,724	1,656	19,068
Suite 01101, Kanpai		3455KPLG	Y	-	912	-	-	-	-	-	-	-	-	-	-	912	496	416
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551501	Y		2,160			210								2,370	-	2,370
All Spice Early Renewal													1,000			1,000	-	1,000
TOTAL 1401 Wilson	30,125			\$ -	\$ 3,072	\$ 11,066	\$ -	\$ 9,028	\$ 5,452	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 29,619	\$ 10,557	\$ 19,062

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
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Unbudgeted Items

Suite 00B01, Triangle Experience Group	28,215			34551508	Y					28,215									28,215	-	28,215
																			-		

TOTAL 1401 Wilson				-	-	-	-	-	-	28,215	-	-	-	-	-	-	-	-	28,215	66,240	(38,025)
Total CM FEE 3%						-	-	-		846	-	-	-	-	-	-	-	-	846	1,987	(1,141)

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 10002, Global Voice Hall - New Deal	0				Y	-	-	-	-	-	-	-	-	-	-	-	-	-	63,240	(63,240)
Suite 90001, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	122,336	(122,336)
Suite 80004, Vacant	530			34558THS	Y	-	530	-	-	-	-	-	-	-	-	-	-	530	156,060	(155,530)
Suite 02204, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	62,318	(62,318)
Suite 01101, Kanpai	0					-	-	-	-	-	-	-	-	-	-	-	-	-	29,745	(29,745)
																		-	-	-
	0																	-	-	-
																		-		
TOTAL 1401 Wilson	28,745	-	-			-	530	-	-	-	-	-	-	-	-	-	-	530	433,699	(433,169)
Total CM FEE 3%						-	16	-	-	-	-	-	-	-	-	-	-	16	13,011	(12,995)

BI - Non Esc	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
																		-		-
Plaza Deck Repairs/Waterproofing	25,000			34551503	Y	-	7,540	-	-	-	-			17,460	-	-	-	25,000	25,000	-
Garage Repairs	47,124			34551502	Y	-	2,031	-	1,937	-	914	422		20,910	20,910	-	-	47,124	50,000	(2,876)
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
																		-	-	-
TOTAL 1401 Wilson		-	-			-	9,571	-	1,937	-	914	422	-	38,370	20,910	-	-	72,124	75,000	(2,876)
Total CM FEE 3%						-	287	-	58	-	27	13	-	1,151	627	-	-	2,164	2,250	(86)
Total CM Fee						-	303	-	905	-	27	13	-	1,151	627	-	-	3,026	17,248	(14,222)

SECTION 4

Leasing Report


Rent Roll

Stacking Plan

1401 Wilson Boulevard

Leasing Status Report

as of July 31, 2015

BUILDING INFORMATION				
	YR Built:	1965	RSF Office	187,881
	Renovated:	NA	RSF Retail	8,401
	Stories:	12	RSF Storage	185
			Total Building	196,467
	Occupancy:	49%	Vacant Office	101,145
			Vacant Retail	-
			Vacant Storage	185
			Total Vacancy	101,330

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
McKeller Corporation	3,586	1st	Dec-15	
Kanpai	1,983	Ground	May-16	
All-Spice	2,758	Ground	Jun-16	
Rosslyn Tailors	979	Ground	Feb-16	
Marketing Center	648			
Total	9,954			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	101,330	51.58%
2015	4,234	2.16%
2016	5,720	2.91%
2017	4,495	2.29%
2018	4,978	2.53%
2019	11,568	5.89%
thereafter	64,142	32.65%
	196,467	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
10th	3,911	
9th	15,292	Vacant
8th	7,803	Vacant
3-6th	61,168	Office former GSA
2nd	1,525	
2nd	6,686	Office / Storage ready
B Level Storage	185	Storage
B Level	4,760	Former GSA Storage Space
Total	101,330	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
CPS Healthcare/ Ellumen	12,410	P12	May-20	
SRA	15,292	E11	Oct-21	
PRMS	15,292	P7	Mar-22	
Total	42,994			

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
Bonnie Doone		2,758	1st	Jul-15	Edge	3 yrs	\$ 30.65	3.00%	2 months	\$ 29.17	\$ 4.74	\$ 13,064	\$ -	\$ -	\$ -	\$ 13,064	
Total		2,758									\$ -	\$ 13,064	\$ -	\$ -	\$ -	\$ 13,064	

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
Strategy US	New	3,586	10th	Oct-15	C&W	6 yrs	\$ 29.00	2.75%	6 months	\$ 24.57	\$ 10.25	\$ 36,766	\$ 12.00	\$ 43,032	\$ -	\$ -	\$ 79,798
Total		3,586									\$ 36,766		\$ 43,032	\$ -	\$ -	\$ 79,798	

DEALS SIGNED 2015																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
GSA-SSA	Renewal	6,624	P2	Mar-15	N/A	3 yrs	\$ 39.00	0.00%	0 months	\$ 39.00	\$ 7.02	\$ 46,500	\$ -	\$ -	\$ -	\$ -	\$ 46,500
Global Voice	Expansion	4,216	P10	Jul-15	Montview	5 yrs	\$ 27.00	3.00%	4 months	\$ 25.53	\$ 8.76	\$ 36,944	\$ -	\$ -	\$ -	\$ -	\$ 36,944
Total		10,840										\$ 83,444	\$ -	\$ -	\$ -	\$ -	\$ 83,444

DEALS SIGNED 2014																	
Deal Type						Lease Terms					Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
TEG	New	2,970	P B-Level	Mar-15	AY	3 yrs	\$ 25.00	3.00%	0 months	\$ 17.72	\$ 4.64	\$ 13,770	\$ 20.00	\$ 59,400	\$ -	\$ -	\$ 73,170
ASG	New	2,995	8th	Oct-14	None	3 yrs	\$ 35.50	3.00%	3 months	\$ 33.01	\$ 6.58	\$ 19,718	\$ -	\$ -	\$ -	\$ -	\$ 19,718
McKellar	Renewal	3,586	1st	Jan-15	Studley	1 yrs	\$ 38.75	3.00%	0 months	\$ 39.92	\$ 1.20	\$ 4,295	\$ -	\$ -	\$ -	\$ -	\$ 4,295
Farmer, Lumpe, & McLellen	New	1,984	8th	May-14	Cassidy	3 yrs	\$ 35.00	2.75%	3 months	\$ 30.44	\$ 6.47	\$ 12,846	\$ 5.00	\$ 9,920	\$ -	\$ -	\$ 22,766
EMD Strategies	New	2,511	8th	Jun-14	N/A	3 yrs	\$ 35.50	2.75%	2 months	\$ 34.11	\$ 6.57	\$ 16,491	\$ -	\$ -	\$ -	\$ -	\$ 16,491
VIP Cleaners	Renewal	654	1st	Apr-14	NA	5 yrs	\$ 39.00	3.00%	0 months	\$ 40.18	\$ 12.05	\$ 7,884	\$ -	\$ -	\$ -	\$ -	\$ 7,884
Total		14,700										\$ 75,003		\$ 69,320	\$ -	\$ -	\$ 144,323

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

1401 Wilson Boulevard

as of July 31, 2015

[illegible]

Sublease Availability
Direct Availability

Rosslyn Class A
Lease Comparables
as of
July 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Jul-15	2300 Wilson Blvd	E5-P6	Freedom Partners	50,342	12	\$39.75	\$82.50	16	\$25.81
Jul-15	1515 N Courthouse Dr	3rd	NACCRA	15,422	11.25	\$38.50	\$82.50	12	\$25.33
Jun-15	3001 Washington Blvd Clarendon		HDR	23,000	10.83	\$52.00	\$85.00	10	\$36.85
Jun-15	2511 Jefferson Davis Hwy Crystal City		BAM Technologies	11,592	7.83	\$33.50	\$65.00	9	\$19.45
Apr-15	4250 N Fairfax		Nixon Vanderhye	45,040	10.75	43.65	\$70.00	8	\$32.14
Apr-15	1300 N 17th St Rosslyn	19-20th	Promontory	36,000	11.00	\$56.95	\$81.00	17	\$37.30
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									

Rosslyn Class B
Lease Comparables
as of
July 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.L.	Months Free	N.E.R.
Jun-15	1911 N Ft Myer Rosslyn		Rosslyn BID	3,817	10.33	\$32.00	\$72.50	4	\$20.96
May-15	1501 Wilson Blvd	10th	SeKON Enterprise Inc	3,113	5.00	\$40.00	\$57.00	0	\$29.03
May-15	1530 Wilson Blvd	4th	Changeis	2,131	5.50	\$40.00	\$62.00	6	\$23.97
May-15	1530 Wilson Blvd	4th	Remote Medicine	1,712	5.40	\$40.50	\$62.50	5	\$24.94
May-15	1560 Wilson Blvd	4th	Edge Research	4,996	11.00	\$36.50	\$80.00	12	\$22.28
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



Rosslyn Retail
Lease Comparables
as of
July 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

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

Vacant Suites													
3455	-00B02	Vacant		4,760									
3455	-02201	Vacant		377									
3455	-02202	Vacant		1,525									
3455	-02204	Vacant		6,309									
3455	-03301	Vacant		15,292									
3455	-04401	Vacant		15,292									
3455	-05501	Vacant		15,292									
3455	-06601	Vacant		15,292									
3455	-08803	Vacant		7,803									
3455	-09901	Vacant		15,292									
3455	-10004	Vacant		3,911									
3455	-STR01	Vacant		185									

Occupied Suites													
3455	-00A01	Rosslyn Children's Center, Inc	4/1/2012	3/31/2019	9,135	25,791.15	33.88	263.04		RTL	4/1/2016	26,567.63	34.90
										RTL	4/1/2017	27,366.94	35.95
										RTL	4/1/2018	28,189.09	37.03
3455	-00B01	Triangle Experience Group Inc	2/1/2015	1/31/2018	2,970	6,187.50	25.00			RNT	2/1/2016	6,373.13	25.75
										RNT	2/1/2017	6,563.70	26.52
3455	-01101	Kanpai	7/1/2002	5/31/2016	1,983	7,330.06	44.36		-3,165.03	HLD	6/1/2016	14,660.12	88.71
3455	-01102	Marketing Center	7/1/2010	6/30/2011	648								
3455	-01103	Bonnie Doone Ventures, LLC	3/1/2013	6/30/2016	2,758	6,584.72	28.65	297.77	167.52	HLD	7/1/2016	13,169.46	57.30
										RTL	6/1/2016	6,584.72	28.65
										RUB	6/1/2016	175.90	0.77
3455	-01105	McKellar Corporation	12/21/2011	12/31/2015	3,586	32,147.64	107.58	103.26					
3455	-01106	Subway Real Estate, LLC	11/18/2010	11/30/2020	1,379	5,496.46	47.83	759.44		HLD	12/1/2020	7,963.73	69.30
										HLD	12/11/2020	12,741.96	110.88
										OPF	12/1/2015	333.26	2.90
										OPF	12/1/2016	343.60	2.99

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										OPF	12/1/2017	353.94	3.08
										OPF	12/1/2018	364.29	3.17
										OPF	12/1/2019	375.78	3.27
										RTL	12/1/2015	5,660.80	49.26
										RTL	12/1/2016	5,830.87	50.74
										RTL	12/1/2017	6,005.55	52.26
										RTL	12/1/2018	6,185.96	53.83
										RTL	12/1/2019	6,370.98	55.44
3455	-01107	VIP Cleaners	4/1/2014	3/31/2019	654	2,189.27	40.17	98.24		OPF	4/1/2016	101.18	1.86
										OPF	4/1/2017	104.22	1.91
										OPF	4/1/2018	107.35	1.97
										RTL	4/1/2016	2,255.21	41.38
										RTL	4/1/2017	2,322.79	42.62
										RTL	4/1/2018	2,392.55	43.90
3455	-02203	GS11B-01781 (SSA)	3/18/2005	3/17/2018	6,624	21,528.00	39.00			RNT	3/18/2016	21,528.00	39.00
										RNT	3/18/2017	21,528.00	39.00
3455	-07701	Professional Risk Management	3/23/2012	3/31/2022	15,292	54,312.09	42.62	440.13		RNT	4/1/2016	55,943.23	43.90
										RNT	4/1/2017	57,625.35	45.22
										RNT	4/1/2018	59,358.45	46.58
										RNT	4/1/2019	61,142.51	47.98
										RNT	4/1/2020	62,977.55	49.42
										RNT	4/1/2021	64,863.57	50.90
3455	-08800	Atlantic Systems Group	11/1/2014	1/31/2018	2,995	8,860.21	35.50			RNT	11/1/2015	9,127.26	36.57
										RNT	11/1/2016	9,401.80	37.67
										RNT	11/1/2017	9,683.33	38.80
3455	-08801	EMD Strategies LLC	6/20/2014	5/31/2017	2,511	7,800.84	37.28			RNT	7/1/2016	8,190.05	39.14
3455	-08802	Farmer, Lumpe & McClelland	5/27/2014	4/30/2017	1,984	5,945.39	35.96	38.35		RNT	6/1/2016	6,109.07	36.95
3455	-10002	Global Voice Hall Inc	7/1/2015	9/30/2020	4,216	9,486.00	27.00		-9,486.00	CON	8/1/2015	-4,743.00	-13.50
										RNT	7/1/2016	9,770.58	27.81
										RNT	7/1/2017	10,062.19	28.64
										RNT	7/1/2018	10,364.33	29.50
										RNT	7/1/2019	10,677.02	30.39
										RNT	7/1/2020	10,996.73	31.30
3455	-10003	Owens-Illionois General INC.	12/15/2013	7/31/2019	1,779	5,649.81	38.11	34.86		RNT	12/1/2015	5,818.81	39.25
										RNT	12/1/2016	5,993.75	40.43
										RNT	12/1/2017	6,173.13	41.64
										RNT	12/1/2018	6,358.44	42.89
3455	-11001	SRA International, Inc.	8/24/2011	8/23/2021	15,292	54,312.09	42.62	1,434.58		RNT	8/24/2015	55,943.23	43.90
										RNT	8/24/2016	57,625.35	45.22
										RNT	8/24/2017	59,358.45	46.58
										RNT	8/24/2018	61,142.51	47.98
										RNT	8/24/2019	62,977.55	49.42

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										RNT	8/24/2020	64,863.57	50.90
	Additional Space	3455	-10001	2/5/2013	8/31/2018	1,983	6,575.30	39.79	10.57	RNT	2/1/2016	6,771.95	40.98
										RNT	2/1/2017	6,975.20	42.21
										RNT	2/1/2018	7,185.07	43.48
				Total		17,275	60,887.39		1,445.15			0.00	
3455	-12001	Ellumen, Inc.	6/1/2010	5/31/2020	12,410	45,555.04	44.05	248.22		HLD	6/1/2020	76,895.46	74.35
										HLD	7/1/2020	102,527.28	99.14
										RNT	6/1/2016	46,920.14	45.37
										RNT	6/1/2017	48,326.61	46.73
										RNT	6/1/2018	49,774.44	48.13
										RNT	6/1/2019	51,263.64	49.57
	Additional Space	3455	-10005	3/18/2014	5/31/2020	3,311	10,658.66	38.63	66.23	RNT	3/18/2016	10,978.72	39.79
										RNT	3/18/2017	11,307.07	40.98
										RNT	3/18/2018	11,646.44	42.21
										RNT	3/18/2019	11,996.86	43.48
										RNT	3/18/2020	12,355.55	44.78
				Total		15,721	56,213.70		314.45			0.00	
3455	-12002	Assoc of State Drinking Water	11/1/2013	10/31/2020	2,648	8,978.93	40.69	52.79		RNT	11/1/2015	9,248.14	41.91
										RNT	11/1/2016	9,526.18	43.17
										RNT	11/1/2017	9,813.05	44.47
										RNT	11/1/2018	10,106.53	45.80
										RNT	11/1/2019	10,408.85	47.17
3455	-1st_F	Rosslyn Tailors	3/1/2011	2/28/2016	979	3,213.57	39.39	537.97					
Totals:		Occupied Sqft:	48.42%	21 Units	95,137	328,602.73		4,385.45		-12,483.51			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	51.58%	12 Units	101,330								
		Total Sqft:		33 Units	196,467	328,602.73							
Total 1401 Wilson Boulevard:		Occupied Sqft:	48.42%	21 Units	95,137	328,602.73		4,385.45		-12,483.51			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	51.58%	12 Units	101,330								
		Total Sqft:		33 Units	196,467	328,602.73							
Grand Total:		Occupied Sqft:	48.42%	21 Units	95,137	328,602.73		4,385.45		-12,483.51			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	51.58%	12 Units	101,330								
		Total Sqft:		33 Units	196,467	328,602.73							

1401 Wilson Boulevard

Stacking Plan

as of July 31, 2015

Floor	S to S					Current	Re-measured	
12	11' 4"	Ellumen [formerly CPS Healthcare, Inc.] (Ste. 1200): 12,410 sf (\$42.77, 3%) LXP 5/31/2020 Renewals: None Termination: TT / LL right to terminate after year 6 with 270 days notice				ASDWA: 2,648 rsf LXP 10/31/2020 (\$39.50, 2.75%, Nov '06) Renewals: None	15,058	15,292
11	10' 8"	SRA International (Ste. 1100): 15,292 sf (\$44.71, 3%) LXP 8/23/2021 ROFO					15,292	15,292
10	10' 8"	Global Voice Hall 4,216 sf (\$27.00) LXP 9/30/20	Owens Illinois: 1,779 sf (\$37.00) LXP 7/31/19	SRA International (Ste 10001): 1,983 sf (\$38.63, 3%) LXP 8/31/18	Vacant: 3,911 sf	Ellumen: 3,311 sf (\$37.50) LXP 5/31/20	15,200	15,292
9	10' 8"	Vacant: 15,292 sf					15,292	15,292
8	10' 8"	Atlantic Systems Group: 2,995 sf LXP 1/31/18 (\$35.50)	EMD Strategies 2,511 sf LXP 5/31/17 (\$35.50)	Farmer, Lumpe& McClelland 1,984 sf LXP 4/30/17 (\$35.00)	Vacant 7,803 sf		15,293	15,292
7	10' 8"	Professional Risk Management Services, Inc. (Ste. 800): 15,292 sf (\$43.99, 3%) LXP 03/31/2022 ROFO					15,292	15,292
6	10' 8"	Vacant: 15,292 sf					15,292	15,292
5	10' 8"	Vacant: 15,292 sf					15,292	15,292
4	10' 8"	Vacant: 15,292 sf					15,292	15,292
3	10' 8"	Vacant: 15,292 sf					15,292	15,292
2	10' 8"	Vacant: 377 sf	Vacant: 1,525 sf	Social Security Administration (GS 11B-01781): 6,624 rsf (\$26.00,CPI) LXP 03/17/2018 Ren: None Term: After 5 yr firm term w/ 6 mos Right to lease aprx 6,000 sf on ground level at 1812 N Moore		Vacant: 6,309 sf	14,835	15,292
1	12' 8"	Kanpai: 1,983 sf (\$43.07, 4%) LXP 5/31/16	Rosslyn Tailors: 979 sf (\$35.00, 3%) Exp. 2/28/2016 LXP None (d/b/a Elim Boutique)		McKellar Corporation: 3,586 rsf LXP 12/31/15 (\$41.42, Net of Elec.)			
		Marketing Ste.: 648 sf MTM	Bonnie Doone Ventures, LLC: 2,758 sf (\$29.61, 3%,Net of Util) LXP 6/30/16 Renewals: None		Subway: 1,379 sf (Ste. 106): (\$53.46, NNN 3%, \$2.50 CAM) LXP 11/30/2020 LL Termination: After year 7.	VIP: 654 sf LXP 3/31/19 (\$40.75, 3%) Ren: None LL Term option after 12/31/16	11,987	11,806
A-Level	11' 2"	Rosslyn Children's Center (Ste. A100): 9,135 sf (\$35.58, 2.75%) LXP 3/31/19 Termination Option: LL and TT shall have the option to terminate any time after 2010 with 180 days notice Renewals: None				Core Area	9,135	10,851
B-Level	11' 2"	Vacant: 4,760 sf	TEG 2,970sf (\$25.00) LXP 1/31/18		GARAGE		7,730	7,434

Storage

196,282	198,303
185	0
196,467	198,303

RSF Office	187,881
RSF Retail	8,401
RSF Storage	185
Total Building RSF	196,467

Vacant Office	101,145
Vacant Retail	0
Vacant Storage	185
Total Vacancy	101,330

Expiration Key

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

