



1515 WILSON BOULEVARD
Financial Report
January 31, 2015



Rosslyn Portfolio

Building 1515 Wilson Boulevard

Financial Report

Month Ended January 31, 2015



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SECTION 1

Executive Summary



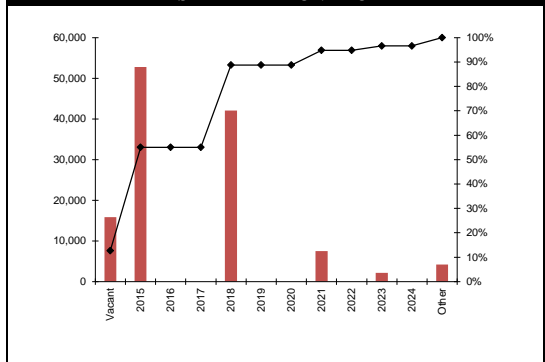
PROPERTY INFORMATION

Property Name	1515 Wilson
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	12
Asset Quality	B
Total SF	125,573
Leased	88%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
Tetra Tech	51,920	Nov-15
GSA-DoD	23,628	Oct-13
GSA-DoD	15,783	Oct-18

LEASE EXPIRATION PROFILE



STRATEGY

The newly repositioned retail spaces, exterior facade and renovated interior common areas together with 2012's full lobby renovation has positioned the asset as premium, top quality Class B building (together with 1501 Wilson). Given the current competitive landscape as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to absorb the approximate 12k rsf of current vacant office space.

CRITICAL ISSUES

* Proactively manage Tetra Tech relationship and pursue renewal opportunity.

ASSET-LEVEL DEBT

Appraised Value	\$ 40,900,000	as of	Dec-14
Senior Debt	\$ 20,375,000	50% LTV	LIBOR + 548 May-17

CASH FLOW PERFORMANCE

Period	Jan-15 YTD	Actual	Budget	PSF
Projected Occupancy		87.8%	84.1%	
Effective Gross Revenue		358,985	354,980	\$ 3
Real Estate Taxes		(31,275)	(31,275)	(0)
Operating Expenses		(133,802)	(117,016)	(1)
Net Operating Income		193,908	206,689	2
Tenant Improvements		-	-	-
Leasing Commissions		(0)	(24,720)	(0)
Capital Improvements		(7)	(74,160)	(1)
Total Leasing and Capital		(7)	(98,880)	(1)
CF before Senior Debt Service		193,901	107,809	1
Senior Debt Service		(111,677)	(131,266)	
DSCR on NOI		1.74x	1.57x	
DSCR on CF before Senior Debt Service		1.74x	0.82x	
CF after Senior Debt Service		\$ 82,224	\$ (23,457)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The property is 88% leased. The potential leasing exposure of 52,000 rsf due to Tetra Tech (AMTI)'s lease termination right in June 2013 has lapsed, however, the natural LXD of November 2015 is quickly approaching. Continuing to monitor and maintain frequent communication with Tetra Tech is a primary focus of the MP leasing property management teams.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Dec-14/ Oct-13	GSA DoD	5th-6th	23,628	Renewal	\$38.00	0.00%	2 mos.	\$5.00	5 yrs.	\$36.75

LEASE PROPOSALS

Date / LCD	Tenant	Suite	Type	SF	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Nov-15	Tetra Tech	9th-12th	Renewal	52,784	No	\$37.00	2.50%	5 mos.	\$30.00	5 yrs.	\$27.61

MAJOR CAPITAL PROJECTS

2015 Budget



SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3465

Trial Balance
Monday Production DB
1515 Wilson Boulevard

Page: 1
Date: 3/2/2015
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Accrual Year to Date Balances for period 01/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	9,221,652.46	
0132-0000	Building	30,872,488.67	
0142-0002	Bldg Impr-Non Escalatable	4,804,343.32	
0142-0020	Bldg Impr-CM Fee	143,068.58	
0162-0001	TI-Construction	633,522.60	
0162-0004	TI-Landlord Work	1,261,753.25	
0162-0020	TI-CM Fee	54,015.47	
0202-0001	Def Leasing-Brokerage	360,098.52	
0202-0002	Def Leasing-Legal	69,044.10	
0202-0006	Deferred Leas-Monday	357,020.71	
0222-0000	Deferred Financing	310,981.94	
0229-0000	Acc Amort-Def Financing		74,206.42
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	0.00	
0491-0010	Due To/From Managing Agen		4,646.16
0491-0025	Due to/from Monday	12,869.21	
0491-3430	I/E-1000 Wilson Boulevard		12,435.92
0491-3435	I/E-1100 Wilson Boulevard	15,554.15	
0491-3450	I/E-1400 Key Boulevard	44,887.62	
0491-3455	I/E-1401 Wilson Boulevard	57,838.97	
0491-3460	I/E-1501 Wilson Boulevard	7,399,275.97	
0491-3470	I/E-1701 N.Ft. MyerDrive		0.02
0511-0000	Tenant A/R	276,376.83	
0512-0000	Accr Tenant A/R	24,906.11	
0513-0000	Accr Tenant Recovery A/R	21,330.32	
0581-0000	Res for Bad Debts-Billed		157,413.30
0632-0000	Prepaid Insurance	23,808.81	
0711-0001	Due To/From Partner	14,656.92	
2110-0000	Mortgage Notes Payable		11,625,000.00
2122-0000	Sr Mezzanine Mtge Pay		8,750,000.00
2511-0000	Accounts Payable Trade		35,530.34
2514-0000	A/P-Seller Obligations		35,004.42
2517-0000	A/P-Tenant		6,136.39
2552-0000	Accr Miscellaneous		129,558.04
2553-0000	Accr Taxes		31,275.27
2556-0000	Accr Interest/Financing		61,241.32
2562-0000	Deferred Liability		2,747.49
2571-0000	Security Deposits		203,302.63
2591-0000	Prepaid Rents		212,939.54
3311-0001	Retained Earnings		4,385,363.11
3341-0001	Distribution	19,280,438.69	
3421-9999	Mbr Contrib-Misc		49,459,489.77
4111-0000	Office Income		320,206.95
4121-0000	Retail Income		23,417.65
4151-0000	Storage Income		3,311.16
4311-0000	Oper Exp Rec-Billed		4,803.44
4331-0000	R/E Tax Rec-Billed		1,017.62
4332-0000	R/E Tax Rec-Accrual		1,640.76
4371-0000	Utility Reimb Billed		3,679.85
4521-0000	Int Inc-Bank		13.23
4862-1500	Locks/Keys Income		894.24
5120-0000	Clean-Contract Interior	11,900.34	
5121-0000	Clean- Vacancy Credit		750.98
5152-0000	Clean-Trash Rem/Recyl-O/S	849.50	
5160-0000	Clean-Other	304.98	
5210-0000	Util-Elec-Public Area	17,477.13	

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5220-0000	Util-Gas	8,488.83	
5250-0000	Util-Water/Sewer-Water	866.92	
5310-0000	R&M-Payroll-Gen'l	12,293.56	
5310-1000	R & M Payroll-OT	861.25	
5310-2000	R & M Payroll-Taxes	1,592.35	
5310-4000	R & M -Benefits	2,304.33	
5320-0000	R&M-Elev-Maint Contract	1,500.00	
5322-0000	R&M-Elev-Outside Svs	922.75	
5330-0000	R&M-HVAC-Contract Svs	1,163.67	
5332-0000	R&M-HVAC-Water Treatment	773.64	
5336-0000	R&M-HVAC-Outside Svs	441.00	
5360-0000	R&M-Plumbing-Supplies	437.63	
5372-0000	R&M-Fire/Life Safety-O/S	12,137.00	
5381-0000	R&M-GB Interior-O/S	4,992.02	
5384-0000	R&M-GB Interior-Pest Cont	424.24	
5385-0000	R&M-GB Interior-Plant Mnt	329.76	
5388-0000	R&M-GB Exterior	1,476.00	
5390-0000	R&M-Other	5,243.00	
5412-0000	Grounds-Landscape-O/S	155.00	
5430-0000	Grounds-Snow Rem-Supplies	1,142.68	
5520-0000	Security-Contract	4,019.84	
5540-0000	Security-Other	398.60	
5610-0000	Mgmt Fee-Current Yr	9,562.31	
5710-0000	Adm-Payroll	8,857.55	
5710-1000	Admi-Payroll taxes	794.06	
5710-5000	Admin-Other Payroll Exp	2,222.53	
5730-0000	Adm-Office Exp-Mgmt Rent	3,245.68	
5732-0000	Adm-Office Exp-Mgmt Exps	305.95	
5734-0000	Adm-Office Exp-Phone	378.98	
5740-0000	Adm-Office Exp-Equip Leas	257.16	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,012.15	
5758-0001	Office/Lunchroom Supplies	47.06	
5758-0002	Internet/IT Contracts	249.35	
5758-0003	Computer Hardware/Software	175.41	
5758-0004	Copiers/Office Equipment	69.96	
5758-0005	Phone - Corporate/Teleconferencing	71.76	
5758-0006	Phone - Wireless/Cellular	122.15	
5758-0007	Postage/Delivery	45.21	
5758-0008	Car Service	43.69	
5758-0010	Corporate Events/Gifts	45.45	
5758-0011	Temporary Staffing	296.30	
5758-0012	Other Corp Admin Exp	5.23	
5758-0013	Meals	229.28	
5758-0014	Travel	164.98	
5772-0000	Adm-Other-Tenant Relation	175.23	
5810-0000	Insurance-Policies	2,732.52	
5810-1000	Insurance-Workers Comp	646.50	
6110-0000	Electric - Sep Tenant Chg	3,285.78	
6111-0000	Water/Sewer - Sep Tenant Chg	394.07	
6212-0000	Svs Costs-Misc Bldg	844.08	
6214-0000	Svs Costs-Cleaning	551.75	
6312-0000	Parking Exp-Non Operator	750.00	
6320-0000	Parking Exp-Misc	759.21	
6410-0000	Promotion and Advertising	421.48	
6411-0000	Leasing Meals & Entertainment	108.36	
6412-0000	Leasing Miscellaneous	793.89	

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Accrual

Year to Date Balances for period 01/15
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Account	Description	Debit	Credit
6420-0000	Lease Obligations	11.85	
6630-0000	Legal	10.13	
6632-0000	Misc Professional Serv	1,750.00	
6645-0000	Sales & Use Taxes	619.99	
6710-0000	RE Taxes-General	29,749.27	
6740-0000	Other Taxes	1,526.00	
8102-0000	Int Exp-Security Deposit	2.00	
8201-0000	Mortgage Interest Expense	111,675.35	
8302-0000	Amort-Def Financing	8,587.12	
Total:		75,546,026.02	75,546,026.02

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Balance Sheet
Monday Production DB
1515 Wilson Boulevard

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

Jan 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land 9,221,652.46

Building 30,872,488.67

BLDG IMPROVEMENTS 4,947,411.90

TENANT IMPROVEMENTS 1,949,291.32

DEFERRED LEASING 786,163.33

Total Direct Investments in Real Property 47,777,007.68

Indirect Investments in Real Property

Mortgage Note Rec 14,656.92

Total Indirect Investments in Real Property 14,656.92

Total Investments in Real Property 47,791,664.60

Accounts and Notes Receivable, net

I/E-Unallocated 8,223.05

Tenant A/R 276,376.83

Accr Tenant A/R 24,906.11

Accr Tenant Recovery A/R 21,330.32

Res for Bad Debts-Billed (157,413.30)

Total Accounts and Notes Receivable, net 173,423.01

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing 310,981.94

Acc Amort-Def Financing (74,206.42)

Total Deferred Financing 236,775.52

Other Assets

Deposits 0.00

Prepaid Insurance 23,808.81

Prepaid Taxes 0.00

Total Other Assets 23,808.81

Total Def Financing & Other Assets 260,584.33

TOTAL ASSETS 48,225,671.94

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable 11,625,000.00

Sr Mezzanine Mtge Pay 8,750,000.00

Jr Mezzanine Mtge Pay 0.00

Total Mortgage Notes Payable 20,375,000.00

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Jan 2015

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade	35,530.34
A/P-Seller Obligations	35,004.42
A/P-Tenant	6,136.39
Accr Miscellaneous	129,558.04
Accr Taxes	31,275.27
Accr Interest/Financing	61,241.32
Deferred Liability	2,747.49
Security Deposits	203,302.63
Prepaid Rents	212,939.54

Total Accounts Payable, Accrued Exp & Other	717,735.44
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TOTAL LIABILITIES	21,092,735.44
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EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL	4,385,363.11
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Total Partners'/Members' Equity	4,385,363.11
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Partners'/Members' Contributions

MEMBERS CONTRIB	49,459,489.77
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Total Partners'/Members' Contributions	49,459,489.77
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Partners'/Members' Distributions

PARTNERS DISTRIB	(19,280,438.69)
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Total Partners'/Members' Distributions	(19,280,438.69)
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I/E Adjustments

I/E-RosslynOfficeProp LLC	(7,505,120.77)
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Total I/E Adjustments	(7,505,120.77)
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Current Year Profit (Loss)	73,643.08
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Total Current & Prior Profit (Loss)	73,643.08
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TOTAL EQUITY ACCOUNTS	27,132,936.50
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TOTAL LIABILITY AND EQUITY	48,225,671.94
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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1515 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Revenues								
Rental Income								
Office Income	320,206.95	320,276.95	(70.00)	-0.02%	320,206.95	320,276.95	(70.00)	-0.02%
Total Office Income	320,206.95	320,276.95	(70.00)	-0.02%	320,206.95	320,276.95	(70.00)	-0.02%
Retail Income								
Retail Income	23,417.65	23,417.65	0.00	0.00%	23,417.65	23,417.65	0.00	0.00%
Total Retail Income	23,417.65	23,417.65	0.00		23,417.65	23,417.65	0.00	
Storage Income	3,311.16	3,243.26	67.90	2.09%	3,311.16	3,243.26	67.90	2.09%
Storage Income	3,311.16	3,243.26	67.90	2.09%	3,311.16	3,243.26	67.90	2.09%
Total Rental Income	346,935.76	346,937.86	(2.10)	0.00%	346,935.76	346,937.86	(2.10)	0.00%
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Billed	4,803.44	2,763.95	2,039.49	73.79%	4,803.44	2,763.95	2,039.49	73.79%
Total Operating Expense Reimb	4,803.44	2,763.95	2,039.49	73.79%	4,803.44	2,763.95	2,039.49	73.79%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	1,017.62	1,978.13	(960.51)	-48.56%	1,017.62	1,978.13	(960.51)	-48.56%
R/E Tax Rec-Accrual	1,640.76	0.00	1,640.76	0.00%	1,640.76	0.00	1,640.76	0.00%
Total Real Estate Tax Reimb	2,658.38	1,978.13	680.25	34.39%	2,658.38	1,978.13	680.25	34.39%
Total Recoveries	7,461.82	4,742.08	2,719.74	57.35%	7,461.82	4,742.08	2,719.74	57.35%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Bank	13.23	44.00	(30.77)	-69.93%	13.23	44.00	(30.77)	-69.93%

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Total Interest and Dividend Income	13.23	44.00	(30.77)	-69.93%	13.23	44.00	(30.77)	-69.93%
Utility Reimbursement								
Utility Reimb Billed	3,679.85	2,933.00	746.85	25.46%	3,679.85	2,933.00	746.85	25.46%
Total Utility Reimbursement	3,679.85	2,933.00	746.85	25.46%	3,679.85	2,933.00	746.85	25.46%
Service Income								
Locks/Keys Income	894.24	0.00	894.24	0.00%	894.24	0.00	894.24	0.00%
Cleaning	0.00	223.00	(223.00)	-100.00%	0.00	223.00	(223.00)	-100.00%
Total Service Income	894.24	223.00	671.24	301.00%	894.24	223.00	671.24	301.00%
Miscellaneous Income								
Misc Other Income	0.00	100.00	(100.00)	-100.00%	0.00	100.00	(100.00)	-100.00%
Total Miscellaneous Income	0.00	100.00	(100.00)	-100.00%	0.00	100.00	(100.00)	-100.00%
Total Interest and Other Income	4,587.32	3,300.00	1,287.32	39.01%	4,587.32	3,300.00	1,287.32	39.01%
Total Revenue	358,984.90	354,979.94	4,004.96	1.13%	358,984.90	354,979.94	4,004.96	1.13%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(11,900.34)	(11,900.00)	(0.34)	0.00%	(11,900.34)	(11,900.00)	(0.34)	0.00%
Clean- Vacancy Credit	750.98	718.00	32.98	4.59%	750.98	718.00	32.98	4.59%
Clean-Trash Rem/Recyl-O/S	(849.50)	(637.50)	(212.00)	-33.25%	(849.50)	(637.50)	(212.00)	-33.25%
Clean-Other	(304.98)	0.00	(304.98)	0.00%	(304.98)	0.00	(304.98)	0.00%
Total Cleaning	(12,303.84)	(11,819.50)	(484.34)	-4.10%	(12,303.84)	(11,819.50)	(484.34)	-4.10%

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Comparative Income Statement
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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Utilities								
Util-Elec-Public Area	(17,477.13)	(13,650.00)	(3,827.13)	-28.04%	(17,477.13)	(13,650.00)	(3,827.13)	-28.04%
Util-Gas	(8,488.83)	(6,191.00)	(2,297.83)	-37.12%	(8,488.83)	(6,191.00)	(2,297.83)	-37.12%
Util-Water/Sewer-Water	(866.92)	(982.00)	115.08	11.72%	(866.92)	(982.00)	115.08	11.72%
Total Utilities	(26,832.88)	(20,823.00)	(6,009.88)	-28.86%	(26,832.88)	(20,823.00)	(6,009.88)	-28.86%
Repair & Maintenance								
R&M-Payroll-Gen'l	(12,293.56)	(10,608.00)	(1,685.56)	-15.89%	(12,293.56)	(10,608.00)	(1,685.56)	-15.89%
R & M Payroll-OT	(861.25)	(421.00)	(440.25)	-104.57%	(861.25)	(421.00)	(440.25)	-104.57%
R & M Payroll-Taxes	(1,592.35)	(1,345.00)	(247.35)	-18.39%	(1,592.35)	(1,345.00)	(247.35)	-18.39%
R & M -Benefits	(2,304.33)	(1,593.69)	(710.64)	-44.59%	(2,304.33)	(1,593.69)	(710.64)	-44.59%
R&M-Elev-Maint Contract	(1,500.00)	(1,500.00)	0.00	0.00%	(1,500.00)	(1,500.00)	0.00	0.00%
R&M-Elev-Outside Svs	(922.75)	(808.00)	(114.75)	-14.20%	(922.75)	(808.00)	(114.75)	-14.20%
R&M-HVAC-Contract Svs	(1,163.67)	(1,163.67)	0.00	0.00%	(1,163.67)	(1,163.67)	0.00	0.00%
R&M-HVAC-Water Treatment	(773.64)	(447.00)	(326.64)	-73.07%	(773.64)	(447.00)	(326.64)	-73.07%
R&M-HVAC-Supplies	0.00	(200.00)	200.00	100.00%	0.00	(200.00)	200.00	100.00%
R&M-HVAC-Outside Svs	(441.00)	(350.00)	(91.00)	-26.00%	(441.00)	(350.00)	(91.00)	-26.00%
R&M-Electrical-Supplies	0.00	(400.00)	400.00	100.00%	0.00	(400.00)	400.00	100.00%
R&M-Plumbing-Supplies	(437.63)	(250.00)	(187.63)	-75.05%	(437.63)	(250.00)	(187.63)	-75.05%
R&M-Plumbing-Outside Svs	0.00	(300.00)	300.00	100.00%	0.00	(300.00)	300.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(150.00)	150.00	100.00%
R&M-Fire/Life Safety-O/S	(12,137.00)	(1,331.50)	(10,805.50)	-811.53%	(12,137.00)	(1,331.50)	(10,805.50)	-811.53%
R&M-GB Interior-Supplies	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
R&M-GB Interior-O/S	(4,992.02)	(225.00)	(4,767.02)	-2118.68%	(4,992.02)	(225.00)	(4,767.02)	-2118.68%
R&M-GB Interior-Pest Cont	(424.24)	(473.00)	48.76	10.31%	(424.24)	(473.00)	48.76	10.31%
R&M-GB Interior-Plant Mnt	(329.76)	(340.00)	10.24	3.01%	(329.76)	(340.00)	10.24	3.01%
R&M-GB Exterior	(1,476.00)	0.00	(1,476.00)	0.00%	(1,476.00)	0.00	(1,476.00)	0.00%
R&M-Other	(5,243.00)	(5,845.00)	602.00	10.30%	(5,243.00)	(5,845.00)	602.00	10.30%
Total Repair & Maintenance	(46,892.20)	(28,250.86)	(18,641.34)	-65.99%	(46,892.20)	(28,250.86)	(18,641.34)	-65.99%
Roads & Grounds								
Grounds-Landscape-O/S	(155.00)	(155.00)	0.00	0.00%	(155.00)	(155.00)	0.00	0.00%
Grounds-Snow Rem-Supplies	(1,142.68)	(2,000.00)	857.32	42.87%	(1,142.68)	(2,000.00)	857.32	42.87%
Total Roads & Grounds	(1,297.68)	(2,155.00)	857.32	39.78%	(1,297.68)	(2,155.00)	857.32	39.78%

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Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Security								
Security-Contract	(4,019.84)	(3,456.00)	(563.84)	-16.31%	(4,019.84)	(3,456.00)	(563.84)	-16.31%
Security-Other	(398.60)	0.00	(398.60)	0.00%	(398.60)	0.00	(398.60)	0.00%
Total Security	(4,418.44)	(3,456.00)	(962.44)	-27.85%	(4,418.44)	(3,456.00)	(962.44)	-27.85%
Management Fees								
	(9,562.31)	(7,098.72)	(2,463.59)	-34.70%	(9,562.31)	(7,098.72)	(2,463.59)	-34.70%
Total Management Fees	(9,562.31)	(7,098.72)	(2,463.59)	-34.70%	(9,562.31)	(7,098.72)	(2,463.59)	-34.70%
Administrative								
Adm-Payroll	(8,857.55)	(8,683.00)	(174.55)	-2.01%	(8,857.55)	(8,683.00)	(174.55)	-2.01%
Admi-Payroll taxes	(794.06)	(1,034.00)	239.94	23.21%	(794.06)	(1,034.00)	239.94	23.21%
Admin-Other Payroll Exp	(2,222.53)	(604.34)	(1,618.19)	-267.76%	(2,222.53)	(604.34)	(1,618.19)	-267.76%
Adm-Office Exp-Mgmt Rent	(3,245.68)	(3,454.79)	209.11	6.05%	(3,245.68)	(3,454.79)	209.11	6.05%
Adm-Office Exp-Mgmt Exps	(305.95)	(326.00)	20.05	6.15%	(305.95)	(326.00)	20.05	6.15%
Adm-Office Exp-Phone	(378.98)	(240.00)	(138.98)	-57.91%	(378.98)	(240.00)	(138.98)	-57.91%
Adm-Office Exp-Equip Leas	(257.16)	(95.00)	(162.16)	-170.69%	(257.16)	(95.00)	(162.16)	-170.69%
Adm-Mgmt Exp-Tuition,Educ	0.00	(621.00)	621.00	100.00%	0.00	(621.00)	621.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(1,012.15)	(922.00)	(90.15)	-9.78%	(1,012.15)	(922.00)	(90.15)	-9.78%
Adm-Other-Community Relat	0.00	(102.00)	102.00	100.00%	0.00	(102.00)	102.00	100.00%
Adm-Other-Tenant Relation	(175.23)	0.00	(175.23)	0.00%	(175.23)	0.00	(175.23)	0.00%
Adm - Other - Misc	(1,565.83)	(2,701.00)	1,135.17	42.03%	(1,565.83)	(2,701.00)	1,135.17	42.03%
Total Administrative	(18,815.12)	(18,783.13)	(31.99)	-0.17%	(18,815.12)	(18,783.13)	(31.99)	-0.17%
Insurance								
Insurance-Policies	(2,732.52)	(2,681.58)	(50.94)	-1.90%	(2,732.52)	(2,681.58)	(50.94)	-1.90%
Insurance-Workers Comp	(646.50)	(679.49)	32.99	4.86%	(646.50)	(679.49)	32.99	4.86%
Total Insurance	(3,379.02)	(3,361.07)	(17.95)	-0.53%	(3,379.02)	(3,361.07)	(17.95)	-0.53%
Total Property Exp-Escalatable	(123,501.49)	(95,747.28)	(27,754.21)	-28.99%	(123,501.49)	(95,747.28)	(27,754.21)	-28.99%

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Real Estate Taxes								
RE Taxes-General	(29,749.27)	(29,749.25)	(0.02)	0.00%	(29,749.27)	(29,749.25)	(0.02)	0.00%
Other Taxes	(1,526.00)	(1,526.22)	0.22	0.01%	(1,526.00)	(1,526.22)	0.22	0.01%
Total Real Estate Taxes	(31,275.27)	(31,275.47)	0.20	0.00%	(31,275.27)	(31,275.47)	0.20	0.00%
Total Escalatable Expenses	(154,776.76)	(127,022.75)	(27,754.01)	-21.85%	(154,776.76)	(127,022.75)	(27,754.01)	-21.85%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(3,285.78)	(2,555.00)	(730.78)	-28.60%	(3,285.78)	(2,555.00)	(730.78)	-28.60%
Water/Sewer - Sep Tenant Chg	(394.07)	(378.00)	(16.07)	-4.25%	(394.07)	(378.00)	(16.07)	-4.25%
Total Non Esc Utilities	(3,679.85)	(2,933.00)	(746.85)	-25.46%	(3,679.85)	(2,933.00)	(746.85)	-25.46%
Service Costs								
Svs Costs-Misc Bldg	(844.08)	0.00	(844.08)	0.00%	(844.08)	0.00	(844.08)	0.00%
Svs Costs-Cleaning	(551.75)	(223.00)	(328.75)	-147.42%	(551.75)	(223.00)	(328.75)	-147.42%
Svc Costs - Cleaning - NonBillable	0.00	(330.79)	330.79	100.00%	0.00	(330.79)	330.79	100.00%
Total Service Costs	(1,395.83)	(553.79)	(842.04)	-152.05%	(1,395.83)	(553.79)	(842.04)	-152.05%
Parking Expenses								
Parking Exp-Non Operator	(750.00)	(250.00)	(500.00)	-200.00%	(750.00)	(250.00)	(500.00)	-200.00%
Parking Exp-Misc	(759.21)	(4,834.91)	4,075.70	84.30%	(759.21)	(4,834.91)	4,075.70	84.30%
Total Parking Expenses	(1,509.21)	(5,084.91)	3,575.70	70.32%	(1,509.21)	(5,084.91)	3,575.70	70.32%
Leasing Costs								
Promotion and Advertising	(421.48)	(10,305.00)	9,883.52	95.91%	(421.48)	(10,305.00)	9,883.52	95.91%
Leasing Meals & Entertainment	(108.36)	(100.00)	(8.36)	-8.36%	(108.36)	(100.00)	(8.36)	-8.36%
Leasing Miscellaneous	(793.89)	0.00	(793.89)	0.00%	(793.89)	0.00	(793.89)	0.00%
Lease Obligations	(11.85)	0.00	(11.85)	0.00%	(11.85)	0.00	(11.85)	0.00%

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Total Leasing Costs	(1,335.58)	(10,405.00)	9,069.42	87.16%	(1,335.58)	(10,405.00)	9,069.42	87.16%
Owner Costs								
Legal	(10.13)	(2,000.00)	1,989.87	99.49%	(10.13)	(2,000.00)	1,989.87	99.49%
Misc Professional Serv	(1,750.00)	0.00	(1,750.00)	0.00%	(1,750.00)	0.00	(1,750.00)	0.00%
Sales & Use Taxes	(619.99)	(291.67)	(328.32)	-112.57%	(619.99)	(291.67)	(328.32)	-112.57%
Total Owner Costs	(2,380.12)	(2,291.67)	(88.45)	-3.86%	(2,380.12)	(2,291.67)	(88.45)	-3.86%
Total Property Exp-Non Escalatable	(10,300.59)	(21,268.37)	10,967.78	51.57%	(10,300.59)	(21,268.37)	10,967.78	51.57%
Total Operating Expenses	(165,077.35)	(148,291.12)	(16,786.23)	-11.32%	(165,077.35)	(148,291.12)	(16,786.23)	-11.32%
Net Operating Income (Loss)	193,907.55	206,688.82	(12,781.27)	-6.18%	193,907.55	206,688.82	(12,781.27)	-6.18%
Interest Expense								
Int Exp-Security Deposit	(2.00)	0.00	(2.00)	0.00%	(2.00)	0.00	(2.00)	0.00%
Mortgage Interest Expense	(111,675.35)	(131,266.00)	19,590.65	14.92%	(111,675.35)	(131,266.00)	19,590.65	14.92%
Total Interest Expense	(111,677.35)	(131,266.00)	19,588.65	14.92%	(111,677.35)	(131,266.00)	19,588.65	14.92%
Amort of Financing Costs								
Amort-Def Financing	(8,587.12)	(8,587.12)	0.00	0.00%	(8,587.12)	(8,587.12)	0.00	0.00%
Total Amort of Financing Costs	(8,587.12)	(8,587.12)	0.00		(8,587.12)	(8,587.12)	0.00	
Net Income(Loss)	73,643.08	66,835.70	6,807.38	10.19%	73,643.08	66,835.70	6,807.38	10.19%

CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Depreciation/Amortization	8,587.12	0.00	8,587.12		8,587.12	0.00	8,587.12	
Real Estate Tax Accrual	31,275.27	0.00	31,275.27		31,275.27	0.00	31,275.27	
Insurance Prepayment	3,379.02	0.00	3,379.02		3,379.02	0.00	3,379.02	
Other Prepaid Expenses	4,285.14	0.00	4,285.14		4,285.14	0.00	4,285.14	
Change in Capital Assets:								
Building Improvements	(6.96)	(74,160.00)	74,153.04	99.99%	(6.96)	(74,160.00)	74,153.04	99.99%
Tenant Improvements	(0.02)	(24,720.00)	24,719.98	100.00%	(0.02)	(24,720.00)	24,719.98	100.00%
Other Balance Sheet Adjustments:								
Change in A/R	(51,045.44)	0.00	(51,045.44)		(51,045.44)	0.00	(51,045.44)	
Change in A/P	12,970.17	0.00	12,970.17		12,970.17	0.00	12,970.17	
Change in Other Liabilities	171,625.91	0.00	171,625.91		171,625.91	0.00	171,625.91	
Change in I/C Balances	(254,576.22)	0.00	(254,576.22)		(254,576.22)	0.00	(254,576.22)	
Total Cash Flow Adjustments	(73,506.01)	0.00	25,373.99	25.66%	(73,506.01)	0.00	25,373.99	25.66%
Cash Balances:								
Net Income/(Loss)	73,643.08	0.00	6,807.38		73,643.08	0.00	6,807.38	
+/- Cash Flow Adjustments	(73,506.01)	0.00	25,373.99		(73,506.01)	0.00	25,373.99	
Cash Balance - End of Period	137.07	0.00	32,181.37		137.07	0.00	32,181.37	
Cash Balance Composition:								
Escrow Cash	0.00	0.00	0.00		0.00	0.00	0.00	
Total Cash	0.00	0.00	0.00		0.00	0.00	0.00	

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BUDGET COMPARISON REPORT
Period Ended January 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	346,936	\$346,938	(2)	0.00%
Recoveries	7,462	4,742	2,720	57.35%
Parking Income	-	-	-	100.00%
Interest and Other Income	4,587	3,300	1,287	39.01%
Total Rental Income	358,985	354,980	4,005	1.13%
Operating Expenses:				
Cleaning	(12,304)	(11,820)	(484)	-4.10%
Utilities	(26,833)	(20,823)	(6,010)	-28.86%
Repairs and Maintenance	(46,892)	(28,251)	(18,641)	-65.99%
Roads and Grounds	(1,298)	(2,155)	857	39.78%
Security	(4,418)	(3,456)	(962)	-27.85%
Management Fees	(9,562)	(7,099)	(2,464)	-34.70%
Administrative	(18,815)	(18,783)	(32)	-0.17%
Insurance	(3,379)	(3,361)	(18)	-0.53%
Real Estate Taxes	(31,275)	(31,275)	0	0.00%
Non- Escalatable Expenses	(10,301)	(21,268)	10,968	51.57%
Professional Services/ Other	-	-	-	100.00%
Total Expenses	(165,077)	(148,291)	(16,786)	-11.32%
Net Operating Income (Loss)	\$193,908	\$206,689	(\$12,781)	-6.18%
Other Income and Expenses:				
Interest Expense	(111,677)	(131,266)	19,589	14.92%
Amortization - Financing Costs	(8,587)	(8,587)	-	0.00%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
Total Other Income (Expenses)	(120,264)	(139,853)	19,589	14.01%
Net Income (Loss)	\$73,643	\$66,836	\$6,807	10.19%
<u>CASH BASIS</u>				
<u>Property Activity</u>				
Net Income (Loss)	73,643	66,836	6,807	10.19%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	8,587	8,587	-	0.00%
Capital Expenditures	(7)	(74,160)	74,153	99.99%
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%
Tenant Improvements	(0)	(24,720)	24,720	100.00%
Leasing Costs	-	-	-	100.00%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	(82,223)	-	(82,223)	100.00%
Lender Escrow Reimbursements	-	-	-	0.00%
Total Property Activity	-	(\$23,457)	\$23,457	-100.00%
<u>Operating Cash Activity</u>				
Plus: Beginning of Year Cash Balance	\$ -		(Note A) - Ending Cash consists of:	
Less: Ending Cash Balance (Note A)	-		Operating & lockbox	\$ -
Total Property Activity	\$ -		Money Market	-
			Sweep Investment	-
			Escrows	-
(Distributions)/Contributions	\$ -		Total	\$ -

1515 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended January 31, 2015 (Unaudited)
Accrual Basis

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

Notes:

A	\$	(18,641)	The positive variance in Repair & Maintenance is primarily due to:
		(10,806)	Budgeted R&M fire/life safety outside services is lower than actual due to Arlington County systems testing and associated testing and repairs. These costs will be offset over the course of the year. (Timing Variance)
		(4,767)	Budgeted R&M GB interior supplies are lower than actual due to glass window replacements and locksmith services. These costs will offset with the budget over the course of the year (Timing Variance)
		(3,069)	Miscellaneous variance
		<u>\$ (18,641)</u>	
B	\$	10,968	The negative variance in Non-Escalatable Expenses is primarily due to:
		9,884	Budgeted promotion and advertising higher than actual due to cost not spent to date. Anticipate spending over the course of the year (Timing Variance)
		1,084	Miscellaneous variance
		<u>\$ 10,968</u>	
C	\$	19,589	The negative variance in Interest Expense is primarily due to:
		19,591	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		(2)	Miscellaneous variance
		<u>\$ 19,589</u>	
D	\$	74,153	The positive variance in Capital Expenditure is primarily due to:
		49,993	Budgeted façade lighting project is higher than actual due to lighting project to occur in Q2 (Timing Variance)
		22,000	Budgeted 2014 carryover façade lighting project is higher than actual due to lighting project to occur in Q2 (Timing Variance)
		2,160	CM Fee
		<u>\$ 74,153</u>	
E	\$	24,720	The positive variance in Tenant Improvements is primarily due to:
		24,000	Budgeted Tetra Tech Window Film Removal is on hold pending direction from leasing (Timing Variance)
		720	CM Fee
		<u>\$ 24,720</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3465-010397	G. LaVecchia & McIntire Greg L. LaVecchia DMD	Master Occupant Id: 00003119-1 01103 Current	Day Due: 1 Last Payment:	Delq Day: 4 2/3/2015	999.11
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
G. LaVecchia & McIntire Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-16,146.51					
	Balance:	-16,146.51					

3465-010444	Tom Yum Rosslyn	Master Occupant Id: 00003150-1 01101 Current	Day Due: 1 Last Payment:	Delq Day: 5 2/6/2015	10,125.75
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Tom Yum Rosslyn Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-1,624.30					
	Balance:	-1,624.30					

3465-010573	GSA 11P-12637 Anita Gay-Craig (202) 260-0475	Master Occupant Id: 00003226-1 06601 Current	Day Due: 1 Last Payment:	Delq Day: 2/2/2015	75,957.44
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1/1/2015	RNT	Commercial Rent	CH	37,851.00	37,851.00	0.00	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	37,851.00	37,851.00	0.00	0.00	0.00	0.00

PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RNT	Commercial Rent	75,702.00	75,702.00	0.00	0.00	0.00	0.00
GSA 11P-12637 Total:		75,702.00	75,702.00	0.00	0.00	0.00	0.00
	Prepaid:	-544.13					
	Balance:	75,157.87					

3465-010219	Tetra Tech Mr. John Coon 703-841-2677	Master Occupant Id: Advance-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 2/20/2015	162,452.85
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10/1/2014	OPT	Operating True-up	NC	-5,002.00	0.00	0.00	0.00	-5,002.00	0.00
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OPT	Operating True-up	-5,002.00	0.00	0.00	0.00	-5,002.00	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Tetra Tech Total:		-5,002.00	0.00	0.00	0.00	-5,002.00	0.00
	Prepaid:	-162,452.85					
	Balance:	-167,454.85					

3465-004081	Tetra Tech Mr. John Coon 703-841-2677	Master Occupant Id: AMTSTR-1 STR01 Current	Day Due: 1 Last Payment:	Delq Day: 6 2/20/2015	980.00
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
Tetra Tech Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-980.00					
	Balance:	-980.00					

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3465	Monday Production DB	Date: 2/25/2015
	1515 Wilson Boulevard	Time: 11:55 AM
	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3465-003457	GSA 11B-30114 Anita Gay-Craig (202) 260-0475			Master Occupant Id: GSA 11B--1 07702 Inactive		Day Due: 1	Delq Day:	
						Last Payment:	6/27/2014	759.21
Additional space Occupant:			GSA 11B-30114		Contact:			
11/1/2012	RET	Real Estate Tax	CH	75,078.30	0.00	0.00	0.00	75,078.30
12/1/2012	RET	Real Estate Tax	CH	59,700.97	0.00	0.00	0.00	59,700.97
12/1/2012	RET	Real Estate Tax	CH	22,634.04	0.00	0.00	0.00	22,634.04

RET Real Estate Tax	157,413.31	0.00	0.00	0.00	0.00	157,413.31
GSA 11B-30114 Total:	157,413.31	0.00	0.00	0.00	0.00	157,413.31

3465-010169		GSA 11B-30114 Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA 11B--2 07702 Current		Day Due: 1 Last Payment:		Delq Day: 2/10/2015 13,115.57	
Additional space Occupant: GSA 11B-30114				Contact: Terry Reid					
7/1/2014	RNT	Commercial Rent	NC	-3,940.11	0.00	0.00	0.00	0.00	-3,940.11
1/1/2015	ELS	Electric Submeter	CH	889.27	889.27	0.00	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	12,568.50	12,568.50	0.00	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	37,411.00	37,411.00	0.00	0.00	0.00	0.00

ELS Electric Submeter	889.27	889.27	0.00	0.00	0.00	0.00
PPR Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RNT Commercial Rent	46,039.39	49,979.50	0.00	0.00	0.00	-3,940.11
GSA 11B-30114 Total:	46,928.66	50,868.77	0.00	0.00	0.00	-3,940.11
Prepaid:	-31,191.75					
Balance:	15,736.91					

3465-010247	Meta Engineers, P.C. Mr. Paul McDonald 202-898-1188	Master Occupant Id: MET001-2 07701 Current	Day Due: 1 Last Payment:	Delq Day: 2/11/2015	6 28,679.71			
5/1/2014	OPT Operating True-up	CH	880.05	0.00	0.00	0.00	0.00	880.05
1/1/2015	OPE Operating Escalation	CH	454.81	454.81	0.00	0.00	0.00	0.00

OPE Operating Escalation	454.81	454.81	0.00	0.00	0.00	0.00
OPT Operating True-up	880.05	0.00	0.00	0.00	0.00	880.05
Meta Engineers, P.C. Total:	1,334.86	454.81	0.00	0.00	0.00	880.05

ELS Electric Submeter	889.27	889.27	0.00	0.00	0.00	0.00
OPE Operating Escalation	454.81	454.81	0.00	0.00	0.00	0.00
OPT Operating True-up	-4,121.95	0.00	0.00	0.00	-5,002.00	880.05
PPR Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET Real Estate Tax	157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT Commercial Rent	121,741.39	125,681.50	0.00	0.00	0.00	-3,940.11
BLDG 3465 Total:	276,376.83	127,025.58	0.00	0.00	-5,002.00	154,353.25
Prepaid:	-212,939.54					
Balance:	63,437.29					

ELS Electric Submeter	889.27	889.27	0.00	0.00	0.00	0.00
OPE Operating Escalation	454.81	454.81	0.00	0.00	0.00	0.00
OPT Operating True-up	-4,121.95	0.00	0.00	0.00	-5,002.00	880.05
PPR Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET Real Estate Tax	157,413.31	0.00	0.00	0.00	0.00	157,413.31
RNT Commercial Rent	121,741.39	125,681.50	0.00	0.00	0.00	-3,940.11

Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3465	Monday Production DB	Date:	2/25/2015
		1515 Wilson Boulevard	Time:	11:55 AM
		Period: 01/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Grand Total:	276,376.83	127,025.58	0.00	0.00	-5,002.00	154,353.25
Prepaid:	-212,939.54					
Balance:	63,437.29					

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	2/25/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:16 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

Vendor: ALL019 Allied Telecom Group LLC

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	14.69	0.00	14.69	2/3/2015	12786	02/15
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Vendor: BIS001 Bisnow Media

AL-SI-01124	1/1/2015		Quarterly Inv 1 Bism	6410-0000	345.89	0.00	345.89	2/3/2015	12792	02/15
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Vendor: CDW001 CDW DIRECT LLC

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

121478	11/18/2014		Tenant Holiday Gifts	5772-0000	2,307.50	0.00	2,307.50	2/18/2015	8338	02/15
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Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC

30394	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
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Vendor: COM032 COMCAST

1/21 969424	1/21/2015		1/21 969424016	5732-0000	92.01	0.00	92.01	2/18/2015	8339	02/15
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Vendor: COS004 COSTAR REALTY INFORMATION INC

AL191721PSI	12/31/2014		CoStar31 Day Sub 942	6410-0000	72.27	0.00	72.27	2/3/2015	12804	02/15
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Vendor: DAT003 Datawatch Systems Inc.

674139	1/23/2015		Mar2015FireMonitorin	5372-0000	40.00	0.00	40.00	2/18/2015	8340	02/15
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Vendor: ELE012 Elevator Control Service

0179486-IN	1/10/2015		Jan2015 Elev Maint	5320-0000	1,500.00	0.00	1,500.00	2/18/2015	8341	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	2/25/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:16 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: EME003 Emergency Communications Network

ALECN018671	1/7/2015		326 CODE RED	5758-0003	49.30	0.00	49.30	2/3/2015	12807	02/15
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Vendor: FED007 FEDERAL LOCK & SAFE, INC

0109067-IN	1/26/2015		11thFIMensRR	5381-0000	1,092.02	0.00	1,092.02	2/18/2015	8344	02/15
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0109282-IN	1/23/2015		DoorCloserReplacemen	6212-0000	844.08	0.00	844.08	2/18/2015	8344	02/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	1.88	0.00	1.88	2/3/2015	12810	02/15
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Vendor: GOT005 Gotham Technologies

6782	2/1/2015		Feb2015HVACWtrTreamn	5332-0000	386.82	0.00	386.82	2/18/2015	8345	02/15
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Vendor: HEM003 HEM IT, INC

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	102.40	0.00	102.40	2/3/2015	12812	02/15
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Vendor: ICO002 iContact LLC

AL5505597	1/9/2015		Icontact Feb Subscri	6410-0000	3.32	0.00	3.32	2/3/2015	12813	02/15
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Vendor: INT023 Interior Foliage Design Inc

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

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	5.13	0.00	5.13	2/3/2015	12817	02/15
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*** Check #12817 was VOIDED in Check Period 02/15 ***

Vendor: ITS001 It's My Cooler,LLC

AL9973	1/20/2015		Service agreement	5758-0004	5.15	0.00	5.15	2/3/2015	12819	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	2/25/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:16 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: JBUR01 Jennifer Burns

JBurns01212015	1/21/2015		IREM	5772-0000	3.09	0.00	3.09	2/3/2015	12820	02/15
JBurns01212015	1/21/2015		EngineerBrkfst/Lunch	5732-0000	8.28	0.00	8.28	2/3/2015	12820	02/15

Vendor: KAS001 KASTLE SYSTEMS

545723	1/1/2015		Jan2015 Operations	5520-0000	779.17	0.00	779.17	2/18/2015	8348	02/15
545723	1/1/2015		Jan2015 Maintenance	5520-0000	142.59	0.00	142.59	2/18/2015	8348	02/15

Vendor: MAN027 Managed Services 360 LLC

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	54.54	0.00	54.54	2/3/2015	12823	02/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

2014MGMTFEETI	1/26/2015		TRUE UP '14 MGT FEE	5610-0000	2,828.59	0.00	2,828.59	2/18/2015	8354	02/15
DTF1214ROSS	1/26/2015		DUE TO MGT AGNT 12'1	0491-0010	10,765.72	0.00	10,765.72	2/18/2015	8354	02/15

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3465_0000000001	9/30/2014		Management Fee	5610-0000	9,562.31	0.00	9,562.31	2/18/2015	8357	02/15
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Vendor: MPA006 MDISTRICT PARK 15

118479	1/21/2015		PRKN FEB'15 CO. VAN	6312-0000	500.00	0.00	500.00	2/18/2015	8358	02/15
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Vendor: PEA004 Peapod, LLC

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	1.84	0.00	1.84	2/3/2015	12826	02/15
ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	1.84	0.00	1.84	2/3/2015	12828	02/15
ALK59058727	1/26/2015		Customer ID ox82558	5758-0001	1.85	0.00	1.85	2/3/2015	12830	02/15

Database:	MONDAYPROD		Open Status Report					Page:		4
			Monday Production DB					Date:		2/25/2015
ENTITY:	3465		1515 Wilson Boulevard					Time:		12:16 PM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: RED005 Red Top Cab of Arlington

AL018843	1/15/2015		Account# 2840200	5758-0008	1.29	0.00	1.29	2/3/2015	12837	02/15
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Vendor: RED007 Redirect, Inc.

AL14869	1/15/2015		250 SCORE CARD	5758-0002	30.54	0.00	30.54	2/3/2015	12839	02/15
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Vendor: SAG002 SAGE SOFTWARE, INC.

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

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

AL24919	11/1/2014		200 TSG 10/14	5758-0003	84.43	0.00	84.43	2/3/2015	12844	02/15
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AL25120	12/1/2014		200 TSG 11/14	5758-0002	37.41	0.00	37.41	2/3/2015	12846	02/15
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Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	20.87	0.00	20.87	2/3/2015	12849	02/15
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Vendor: TIM005 TIME WARNER CABLE OF NYC

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	1.33	0.00	1.33	2/3/2015	12852	02/15
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Vendor: TIM009 Time Warner Cable

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	4.64	0.00	4.64	2/3/2015	12854	02/15
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Vendor: TWI005 TWIN TOWERS FLORIST

043160	1/26/2015		Lobby Flowers	5385-0000	82.44	0.00	82.44	2/18/2015	8371	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	2/25/2015	
ENTITY:	3465		1515 Wilson Boulevard					Time:	12:16 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: UNI005 UNITED PARCEL SERVICE

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

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

AL523219	1/13/2015		ARL RE TAXES PD 12'1	6630-0000	10.13	0.00	10.13	2/3/2015	12860	02/15
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Vendor: WBE001 WB Engineers and Consultants

21253	1/20/2015		FacadeLghtReimbursab	0142-0002	6.96	0.00	6.96	2/18/2015	8373	02/15
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Vendor: WBM001 W.B. MASON

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	18.66	0.00	18.66	2/3/2015	12866	02/15
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ALIS0315229	12/31/2015		VA-Item for K. Recto	5758-0001	0.83	0.00	0.83	2/3/2015	12866	02/15
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ALIS0315229	12/31/2015		VA-Rental fee-brewer	5758-0004	1.57	0.00	1.57	2/3/2015	12866	02/15
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Vendor: XER005 Xerox Financial Services LLC

264173	1/27/2015		Feb2015CopierLease	5740-0000	126.09	0.00	126.09	2/18/2015	8375	02/15
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AL260147	1/13/2015		NY 010-0007854-002	5758-0004	14.15	0.00	14.15	2/3/2015	12868	02/15
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Expense Period 01/15 Total:	35,530.34	0.00	35,530.34
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1515 Wilson Boulevard Total:	35,530.34	0.00	35,530.34
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Grand Total:	35,530.34	0.00	35,530.34
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Database: MONDAYPROD		Check Register						Page: 1	
ENTITY: 3465		Monday Production DB						Date: 2/27/2015	
		1515 Wilson Boulevard						Time: 04:40 PM	
01/15 Through 01/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	
								Amount	
8280	1/6/2015	01/15	WAS004	WASHINGTON GAS					
3465	11/17-12/18#36210850			5220-0000	346512222014	12/22/2014	1/12/2015	3,463.20	
3465	8/18-9/18#3621085020			5220-0000	WT3465091914	9/19/2014	9/19/2014	39.12	
3465	9/18-10/16#362108502			5220-0000	WT3465102014	10/20/2014	10/20/2014	45.44	
3465	10/16-11/17#36210850			5220-0000	WT3465111914	11/19/2014	11/19/2014	1,372.12	
3465	7/18-8/18#3621085020			5220-0000	WT3465082014	8/20/2014	8/20/2014	37.22	
3465	WNA CREDIT			5220-0000	WT3465082014	8/20/2014	8/20/2014	-1,110.78	
						Check Total:		3,846.32	
								0.00	
								3,846.32	
8282	1/13/2015	01/15	AIR010	AIR CLEANING TECHNOLOGIES, INC					
3465	Air Filters		346012142	5334-0000	36292	12/31/2014	1/30/2015	277.35	
						Check Total:		277.35	
								0.00	
								277.35	
8283	1/13/2015	01/15	AME033	AMERICAN BOILER INC					
3465	BoilerRepairModMotor		3460111410	5336-0000	35926	12/17/2014	1/16/2015	964.83	
						Check Total:		964.83	
								0.00	
								964.83	
8284	1/13/2015	01/15	CIN001	CINTAS CORPORATION #145					
3465	Uniforms			5390-0000	145172555	1/17/2014	2/16/2014	22.83	
3465	Uniforms			5390-0000	145175929	12/24/2014	1/23/2015	29.30	
3465	Uniforms			5390-0000	145175930	12/24/2014	1/23/2015	9.43	
3465	Uniforms			5390-0000	145175931	12/24/2014	1/23/2015	26.66	
3465	Uniforms			5390-0000	145175932	12/24/2014	1/23/2015	42.95	
3465	Uniforms			5390-0000	145179291	12/31/2014	1/30/2015	22.83	
3465	Uniforms			5390-0000	145182679	1/7/2015	2/6/2015	29.30	
						Check Total:		183.30	
								0.00	
								183.30	
8285	1/13/2015	01/15	COM032	COMCAST					
3465	12/21 969424016			5732-0000	12/21 96942401	12/21/2014	1/20/2015	92.01	
						Check Total:		92.01	
								0.00	
								92.01	
8286	1/13/2015	01/15	COM052	Commodities Export & Management					
3465	CoDetectorTest&Repai		346510144	5372-0000	3465101514	10/15/2014	11/14/2014	595.00	
						Check Total:		595.00	
								0.00	
								595.00	

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3465	Monday Production DB	Date:	2/27/2015
		1515 Wilson Boulevard	Time:	04:40 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

8288	1/13/2015	01/15	ENE003	Energy Watch, Inc.						
3465	QtrlyEnergySrvJanMar			5390-0000	4150	12/2/2014	1/1/2015	195.73	0.00	195.73
							Check Total:	195.73	0.00	195.73
8290	1/13/2015	01/15	EXT002	EXTINGUISH FIRE CORPORATION						
3465	ExercisedFHV's		3450121410	5372-0000	5199-S	12/22/2014	1/21/2015	306.43	0.00	306.43
3465	4thFlStairwayB		3465121420	5372-0000	5229-S	1/8/2015	2/7/2015	485.00	0.00	485.00
3465	VlveRplcmnt1FlStairA		346501152	5372-0000	5230-S	1/8/2015	2/7/2015	310.00	0.00	310.00
							Check Total:	1,101.43	0.00	1,101.43
8293	1/13/2015	01/15	GOT005	Gotham Technologies						
3465	Jan15HVACWtrTreatmn			5336-0000	6651	1/1/2015	1/31/2015	386.82	0.00	386.82
							Check Total:	386.82	0.00	386.82
8294	1/13/2015	01/15	HIL006	Hillmann Consulting, LLC						
3465	2014 IAQ Database			5390-0000	7629	12/31/2014	1/30/2015	1,240.00	0.00	1,240.00
							Check Total:	1,240.00	0.00	1,240.00
8295	1/13/2015	01/15	KCS001	KCS Landscape Management, Inc.						
3465	Jan2015Landscaping			5412-0000	14395-10	1/1/2015	1/31/2015	155.00	0.00	155.00
							Check Total:	155.00	0.00	155.00
8296	1/13/2015	01/15	MON026	Mona Electric Group, Inc.						
3465	3rdFlTraceCircuits		3465111415	5342-0000	261513	12/26/2014	1/25/2015	229.50	0.00	229.50
							Check Total:	229.50	0.00	229.50
8297	1/13/2015	01/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3465	Management Fee			5610-0000	3465_0000000001	12/31/2014	12/31/2014	3,007.24	0.00	3,007.24
							Check Total:	3,007.24	0.00	3,007.24
8298	1/13/2015	01/15	MPC001	MPC SERVICES, LLC						
3465	Facade Lighting			0142-0002	34651408-4	12/30/2014	1/29/2015	19,169.81	0.00	19,169.81
							Check Total:	19,169.81	0.00	19,169.81

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8299	1/13/2015	01/15	NEX004	Next Generation Security Concepts						
3465	1/1/15-3/318/15 cctv			5540-0000	120114-11	12/1/2014	12/31/2014	398.60	0.00	398.60
							Check Total:	398.60	0.00	398.60
8300	1/13/2015	01/15	PRO025	IESI-MD Corporation						
3465	Dec2014Compactor			5152-0000	1300329353	12/31/2014	1/30/2015	630.00	0.00	630.00
3465	Jan2015Recycling			5152-0000	1300331751	1/1/2015	1/31/2015	219.50	0.00	219.50
							Check Total:	849.50	0.00	849.50
8303	1/13/2015	01/15	RED013	Red Coats, Inc.						
3465	AfterPartyClean		346501151	6412-0000	217467	12/19/2014	1/18/2015	1,183.91	0.00	1,183.91
3465	AMTIDayMaid		346501155	6412-0000	217907	12/24/2014	1/23/2015	1,328.72	0.00	1,328.72
							Check Total:	2,512.63	0.00	2,512.63
8304	1/13/2015	01/15	SEC009	SecurAmerica LLC						
3465	Dec2014SecurityRover			5520-0000	INV900978	1/7/2015	2/6/2015	793.99	0.00	793.99
3465	Dec2014 security rov			5520-0000	INV900980	1/7/2015	2/6/2015	2,304.09	0.00	2,304.09
							Check Total:	3,098.08	0.00	3,098.08
8305	1/13/2015	01/15	TEL005	Telco Experts LLC						
3465	Jan2015FireMonitor			5372-0000	1681150101	1/1/2015	1/31/2015	346.57	0.00	346.57
3465	Jan2015PhoneLines			5734-0000	2049150101	1/1/2015	1/31/2015	173.62	0.00	173.62
3465	Jan2015ElevLines			5322-0000	1681150101	1/1/2015	1/31/2015	346.56	0.00	346.56
3465	Jan2015PhoneLines			5734-0000	1645150101	1/1/2015	1/31/2015	205.36	0.00	205.36
							Check Total:	1,072.11	0.00	1,072.11
8306	1/13/2015	01/15	TOY002	To Your Taste Catering, LLC						
3465	TenantCateredMeal		3465121417	5772-0000	15933	12/10/2014	1/9/2015	4,990.48	0.00	4,990.48
3465	TenantCateredMeal		3465121418	5772-0000	15934	12/10/2014	1/9/2015	4,990.48	0.00	4,990.48
3465	TenantHolidayBreakfa		3465121419	5772-0000	15935	12/10/2014	1/9/2015	4,806.75	0.00	4,806.75
							Check Total:	14,787.71	0.00	14,787.71
8307	1/13/2015	01/15	TRE011	Treasurer, Arlington County						
3465	Systems Testing			5372-0000	14-9028a-0826	12/23/2014	1/22/2015	260.00	0.00	260.00

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Check Total: 260.00 0.00 260.00

8308	1/13/2015	01/15	TWI005	TWIN TOWERS FLORIST				
3465	LobbyFlowers			5385-0000	042418	12/29/2014	1/28/2015	82.44
3465	LobbyFlowers			5385-0000	042546	1/3/2015	2/2/2015	82.44

Check Total: 164.88 0.00 164.88

8309	1/13/2015	01/15	WBM001	W.B. MASON				
3465	ALevelCoffee			6420-0000	IS0315238	12/31/2014	1/30/2015	473.53
3465	BreakroomSupplies			5732-0000	IS0315238	12/31/2014	1/30/2015	37.17

Check Total: 510.70 0.00 510.70

8310	1/13/2015	01/15	XER005	Xerox Financial Services LLC				
3465	Jan2015CopierLease			5740-0000	250993	12/27/2014	1/26/2015	126.09

Check Total: 126.09 0.00 126.09

8311	1/26/2015	01/15	ORK001	Orkin LLC				
3465	Pest Control		3465111412	6632-0000	21554032	11/22/2014	12/22/2014	1,750.00

Check Total: 1,750.00 0.00 1,750.00

8313	1/26/2015	01/15	AME033	AMERICAN BOILER INC				
3465	GasValve&Regulator		3465011511	5336-0000	36044	1/5/2015	2/4/2015	441.00

Check Total: 441.00 0.00 441.00

8314	1/26/2015	01/15	CAP036	Captivate Network				
3465	Jan2015ElevScreens			5322-0000	0000039356	1/6/2015	2/5/2015	508.64

Check Total: 508.64 0.00 508.64

8315	1/26/2015	01/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC				
3465	HoseValveAnnualTesti		346510146	5372-0000	3970	1/13/2015	2/12/2015	437.00

Check Total: 437.00 0.00 437.00

8316	1/26/2015	01/15	COM032	COMCAST				
3465	1/1 964068025			5732-0000	1/1 964068025	1/1/2015	1/31/2015	55.51

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Check Total: 55.51 0.00 55.51

8317 **1/26/2015** **01/15** **DAT004** **Datapark USA, Inc.**
3465 grg HolidayModeSept1 MNDSRV01151 6320-0000 16547. 12/16/2014 1/15/2015 32.00 0.00 32.00

Check Total: 32.00 0.00 32.00

8318 **1/26/2015** **01/15** **ENG003** **Engineers Outlet**
3465 StrapOnThermometer 346512149 5334-0000 269814 12/30/2014 1/29/2015 2,438.00 0.00 2,438.00
3465 SaltBags 346501157 5430-0000 270294 1/14/2015 2/13/2015 1,142.68 0.00 1,142.68

Check Total: 3,580.68 0.00 3,580.68

8319 **1/26/2015** **01/15** **ITC** **I.T.C. INC**
3465 TrapPrimingSupplies 346001156 5360-0000 42462 1/14/2015 2/13/2015 437.63 0.00 437.63

Check Total: 437.63 0.00 437.63

8320 **1/26/2015** **01/15** **JOH015** **JOHN J. KIRLIN INC**
3465 Jan2015MaintInspecti 5330-0000 001283 1/1/2015 1/31/2015 404.00 0.00 404.00

Check Total: 404.00 0.00 404.00

8321 **1/26/2015** **01/15** **MAY003** **Mayer Brown LLP**
3465 OEI Strategy 6632-0000 34891632 12/16/2014 1/15/2015 253.71 0.00 253.71
3465 OEI Strategy 6632-0000 34905486 1/9/2014 2/8/2014 253.82 0.00 253.82

Check Total: 507.53 0.00 507.53

8322 **1/26/2015** **01/15** **MONCMF** **MONDAY PROPERTIES SERVICES LLC**
3465 BI FACADE LIGHTING 0142-0020 3465CM201412 1/14/2015 2/13/2015 580.94 0.00 580.94
3465 CRTYRD ENHANCMT 0142-0020 3465CM201412 1/14/2015 2/13/2015 32.85 0.00 32.85
3465 INTR ELEV CAB&SEC 0142-0020 3465CM201412 1/14/2015 2/13/2015 619.26 0.00 619.26
3465 ELEV MOD 0142-0020 3465CM201412 1/14/2015 2/13/2015 22.50 0.00 22.50
3465 TI LNDLRD WORK 0162-0020 3465CM201412 1/14/2015 2/13/2015 0.02 0.00 0.02

Check Total: 1,255.57 0.00 1,255.57

8323 **1/26/2015** **01/15** **MPA004** **MDISTRICT PARK 1**
3465 Jan2015 Elcon Parker 5322-0000 116997 12/19/2014 1/18/2015 67.55 0.00 67.55

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				Discount
				Amount
				Check
				Amount

Check Total: 67.55 0.00 67.55

8324 1/26/2015 01/15 MPA006 MDISTRICT PARK 15
3465 1 RSRV PRKN 6312-0000 117645 12/19/2014 1/18/2015 250.00 0.00 250.00

Check Total: 250.00 0.00 250.00

8325 1/26/2015 01/15 ORK001 Orkin LLC
3465 Dec2014PestControl 5384-0000 14712821 1/12/2015 2/11/2015 424.24 0.00 424.24

Check Total: 424.24 0.00 424.24

8326 1/26/2015 01/15 RED013 Red Coats, Inc.
3465 PaperTowelDispenser 6412-0000 218962 1/8/2015 2/7/2015 202.81 0.00 202.81
3465 Garage&BLevel 5160-0000 218963 1/8/2015 2/7/2015 304.98 0.00 304.98

Check Total: 507.79 0.00 507.79

8327 1/26/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
3465 Staff Lunch 5732-0000 1960424 1/11/2015 2/10/2015 20.97 0.00 20.97

Check Total: 20.97 0.00 20.97

8328 1/26/2015 01/15 TRE011 Treasurer, Arlington County
3465 Systems Testing 5372-0000 13-9028a-0847 12/6/2013 1/5/2015 3,120.00 0.00 3,120.00

Check Total: 3,120.00 0.00 3,120.00

8329 1/26/2015 01/15 TWI005 TWIN TOWERS FLORIST
3465 LobbyFlowers 5385-0000 042752 1/10/2015 2/9/2015 82.44 0.00 82.44

Check Total: 82.44 0.00 82.44

8330 1/26/2015 01/15 UNI025 UNIVERSAL BUILDING SERVICES, INC
3465 10thFIRReplaceGlass 346501158 5381-0000 124641 1/4/2015 2/3/2015 3,900.00 0.00 3,900.00

Check Total: 3,900.00 0.00 3,900.00

8332 1/26/2015 01/15 WON001 Wonderlic, Inc.
3465 Additional Svcs 5710-5000 6366851 1/16/2015 2/15/2015 1.21 0.00 1.21

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				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 1.21 0.00 1.21

12694	1/9/2015	01/15	SAF010	Safway Holdings, Inc.	*** VOID ***	Voided Check			
3465	incorrect vendor			5758-0003	AL4002630465	12/12/2014	1/11/2015	-140.27	0.00
								-140.27	0.00
								-140.27	0.00

Check Total: -140.27 0.00 -140.27

12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN					
3465	VA Travel			5758-0014	AC121914	12/19/2014	1/18/2015	18.75	0.00
3465	VA Taxi			5758-0014	AC121914	12/19/2014	1/18/2015	0.44	0.00
3465	VA Meals			5758-0013	AC121914	12/19/2014	1/18/2015	0.06	0.00
								19.25	0.00

Check Total: 19.25 0.00 19.25

12702	1/12/2015	01/15	AOB001	AOBA					
3465	AOBA2015 Member due			5756-0000	2015-8330-A	12/19/2014	1/18/2015	891.24	0.00
3465	BOMA IRS regulations			5756-0000	2015-8330-A	12/19/2014	1/18/2015	41.39	0.00
								932.63	0.00

Check Total: 932.63 0.00 932.63

12703	1/12/2015	01/15	AOB001	AOBA					
3465	METPAC 2015			5756-0000	2015-8331-B	12/19/2014	1/18/2015	70.07	0.00
								70.07	0.00

Check Total: 70.07 0.00 70.07

12705	1/12/2015	01/15	CAL006	Caliper Management Inc					
3465	Caliper Advisor MCl			5710-5000	I1358090	4/21/2014	5/21/2014	11.48	0.00
								11.48	0.00

Check Total: 11.48 0.00 11.48

12708	1/12/2015	01/15	EMH001	EDWARD M HINCHEY					
3465	AUSTIN'S YR END REV			5758-0014	EMH01152015	1/15/2015	2/14/2015	35.67	0.00
3465	AUSTIN/EMH LUNCH			5758-0013	EMH01152015	1/15/2015	2/14/2015	2.08	0.00
3465	CAR SERVICE			5758-0013	EMH01152015	1/15/2015	2/14/2015	3.69	0.00
								41.44	0.00

Check Total: 41.44 0.00 41.44

12712	1/12/2015	01/15	INS004	INSTITUTE OF REAL ESTATE MGMT					
3465	kevin,jenn,kari regi			5756-0000	VA01062015	1/6/2015	2/5/2015	9.45	0.00

9.45

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				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 9.45 0.00 9.45

12715	1/12/2015	01/15	KBUR01	Kevin Burns				
3465	parking			5758-0012	KB1515	1/5/2015	2/4/2015	0.82
3465	parking			5758-0012	KB1515	1/5/2015	2/4/2015	0.82

Check Total: 1.64 0.00 1.64

12718	1/12/2015	01/15	MEL004	Melissa Bennett Clark				
3465	Phone Bill			5758-0006	ALMBC1214	12/31/2014	1/30/2015	11.69
3465	Cab for holiday part			5758-0008	ALMBC1214	12/31/2014	1/30/2015	0.60

Check Total: 12.29 0.00 12.29

12720	1/12/2015	01/15	MPA004	MDISTRICT PARK 1				
3465	Parking validations			6320-0000	AL117093	12/19/2014	1/18/2015	38.23

Check Total: 38.23 0.00 38.23

12722	1/12/2015	01/15	PEA004	Peapod, LLC				
3465	Customer ID ox82558			5758-0001	ALk58279778	12/22/2014	1/21/2015	1.65

Check Total: 1.65 0.00 1.65

12723	1/12/2015	01/15	REA021	Real Capital Analytics, Inc				
3465	11/2014-11/2015			5758-0012	AL0003792	12/17/2014	1/16/2015	138.98

Check Total: 138.98 0.00 138.98

12728	1/12/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL				
3465	Friday lunch			5758-0013	AL1941022	12/21/2014	1/20/2015	9.75

Check Total: 9.75 0.00 9.75

12735	1/12/2015	01/15	VED001	Vedder Price PC				
3465	11/14 ARL RE TAXES			6630-0000	AL522007	12/22/2014	1/21/2015	154.17

Check Total: 154.17 0.00 154.17

12737	1/13/2015	01/15	4IM001	4IMPRINT				
3465	Bags for Vday candy			5772-0000	10009275	1/8/2015	2/7/2015	17.54

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01/15 Through 01/15				
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				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 17.54 0.00 17.54

12738 1/13/2015 01/15 ORI003 Oriental Trading Mail Service
3465 Tenant Vday Candy 5772-0000 OW1815 1/8/2015 2/7/2015 154.60 0.00 154.60

Check Total: 154.60 0.00 154.60

12740 1/20/2015 01/15 CAR026 Carr Business Systems, Inc.
3465 Dec2014ExcessPrintin 5740-0000 518876 12/23/2014 1/22/2015 4.98 0.00 4.98

Check Total: 4.98 0.00 4.98

12743 1/20/2015 01/15 CIT006 CITISTORAGE INC.
3465 NY 2510 STORAGE FEI 5758-0001 AL0785993 1/2/2015 2/1/2015 1.67 0.00 1.67

Check Total: 1.67 0.00 1.67

12746 1/20/2015 01/15 COM032 COMCAST
3465 Acct# 05613951384012 5758-0001 ALCOMCAST12/1+12/21/2014 1/20/2015 2.87 0.00 2.87

Check Total: 2.87 0.00 2.87

12749 1/20/2015 01/15 FIR010 FIRST CORPORATE SEDANS CORP
3465 NY #393411 CAR SERV 5758-0008 AL784819 1/7/2015 2/6/2015 1.35 0.00 1.35

Check Total: 1.35 0.00 1.35

12751 1/20/2015 01/15 FRE013 Freshdirect
3465 NY 11717338932 OFF/A 5758-0001 AL201412 12/2/2014 1/1/2015 1.65 0.00 1.65

Check Total: 1.65 0.00 1.65

12753 1/20/2015 01/15 INT023 Interior Foliage Design Inc
3465 NY 3980 PLANT MANT 5758-0012 AL184735 1/2/2015 2/1/2015 0.76 0.00 0.76

Check Total: 0.76 0.00 0.76

12755 1/20/2015 01/15 PEA004 Peapod, LLC
3465 Customer ID ox82558 5758-0001 ALk58420997 12/29/2014 1/28/2015 1.65 0.00 1.65

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01/15 Through 01/15				
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Entity	Reference		Address ID	Vendor Name
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				Date
				Due Date
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				Check Amount

Check Total: 1.65 0.00 1.65

12757 1/20/2015 01/15 PEA004 Peapod, LLC
3465 Customer ID ox82558 5758-0001 ALk58541963 1/5/2015 2/4/2015 1.63 0.00 1.63

Check Total: 1.63 0.00 1.63

12759 1/20/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
3465 NY 54-003-02105 MILK 5758-0001 AL1959000 1/4/2015 2/3/2015 0.22 0.00 0.22

Check Total: 0.22 0.00 0.22

12761 1/20/2015 01/15 TEL005 Telco Experts LLC
3465 NY #1197 INTGRATED 5758-0005 AL1197150101 1/1/2015 1/31/2015 18.58 0.00 18.58

Check Total: 18.58 0.00 18.58

12763 1/20/2015 01/15 TEL005 Telco Experts LLC
3465 VA-Acct#1775 1 /1 /1 5758-0005 AL1775150101 1/1/2015 1/31/2015 32.31 0.00 32.31

Check Total: 32.31 0.00 32.31

12769 1/20/2015 01/15 WBM001 W.B. MASON
3465 NY C2012992 RENTAL 5758-0004 ALIS0315177 12/31/2014 1/30/2015 0.42 0.00 0.42
3465 NY C2012992 OFF/ADM 5758-0001 ALIS0315177 12/31/2014 1/30/2015 9.37 0.00 9.37

Check Total: 9.79 0.00 9.79

12771 1/20/2015 01/15 XER005 Xerox Financial Services LLC
3465 VA-Con#010000055900 5758-0004 AL253801 1/5/2015 2/4/2015 46.62 0.00 46.62

Check Total: 46.62 0.00 46.62

12775 1/26/2015 01/15 CAH001 CAHILL, AILEEN
3465 VA Airfare 5758-0014 AC01132015 1/13/2015 2/12/2015 19.71 0.00 19.71
3465 VA Taxi 5758-0008 AC01132015 1/13/2015 2/12/2015 0.49 0.00 0.49
3465 VA Meals 5758-0013 AC01132015 1/13/2015 2/12/2015 0.34 0.00 0.34

Check Total: 20.54 0.00 20.54

12779 1/26/2015 01/15 RED005 Red Top Cab of Arlington

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3465	Account# 2840200			5758-0008	AL018444	12/31/2015	1/30/2016	3.07	3.07
							Check Total:	3.07	3.07
12782	1/26/2015	01/15	VER013	VERIZON WIRELESS					
3465	VA-Acct#720396355000			5758-0006	AL9738008472	12/28/2014	1/27/2015	108.01	108.01
							Check Total:	108.01	108.01
12784	1/26/2015	01/15	WAS007	THE WASHINGTON POST					
3465	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	2.07	2.07
							Check Total:	2.07	2.07
00740710A	1/21/2015	01/15	ZAC001	Accenture LLP			Hand Check		
3465	207 PD 12'14 LSE ADM			5758-0011	VC1000740710A	1/7/2015	2/6/2015	296.30	296.30
							Check Total:	296.30	296.30
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.			Hand Check		
3465	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.25	1.25
3465	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	0.80	0.80
3465	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	29.87	29.87
							Check Total:	31.92	31.92
65010515A	1/26/2015	01/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3465	11/21-12/23/14#09136			5250-0000	WT3465010515A	1/5/2015	1/26/2015	1,212.72	1,212.72
							Check Total:	1,212.72	1,212.72
65123114A	1/11/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3465	11/25-12/29#24519865			5210-0000	WT3465123114A	12/31/2014	1/11/2015	18,330.95	18,330.95
							Check Total:	18,330.95	18,330.95
65123114B	1/5/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3465	11/25-12/29#12369139			5210-0000	WT3465123114B	12/31/2014	1/5/2015	2,532.29	2,532.29
							Check Total:	2,532.29	2,532.29
H14735369	1/7/2015	01/15	DIR005	Direct Energy Business, LLC			Hand Check		

Database: MONDAYPROD		Check Register							Page: 12	
ENTITY: 3465		Monday Production DB							Date: 2/27/2015	
		1515 Wilson Boulevard							Time: 04:40 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3465	11/18-12/18 #577596			5220-0000	WTH14735369.	12/23/2014	1/7/2015	4,186.93	0.00	4,186.93
3465	11/18-12/18 #577596			0491-3460	WTH14735369.	12/23/2014	1/7/2015	4,153.57	0.00	4,153.57
Check Total:								8,340.50	0.00	8,340.50
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3465	12/2014 EXPENSES			5758-0006	WTAMEX122014	12/28/2014	1/27/2015	0.89	0.00	0.89
3465	12/2014 EXPENSES			5758-0008	WTAMEX122014	12/28/2014	1/27/2015	35.01	0.00	35.01
3465	12/2014 EXPENSES			5758-0010	WTAMEX122014	12/28/2014	1/27/2015	45.45	0.00	45.45
3465	12/2014 EXPENSES			5758-0013	WTAMEX122014	12/28/2014	1/27/2015	213.36	0.00	213.36
3465	12/2014 EXPENSES			5758-0014	WTAMEX122014	12/28/2014	1/27/2015	90.41	0.00	90.41
3465	12/2014 EXPENSES			6411-0000	WTAMEX122014	12/28/2014	1/27/2015	108.36	0.00	108.36
3465	12/2014 EXPENSES			6412-0000	WTAMEX122014	12/28/2014	1/27/2015	591.08	0.00	591.08
Check Total:								1,084.56	0.00	1,084.56
1515 Wilson Boulevard Total:								106,568.31	0.00	106,568.31
Grand Total:								106,568.31	0.00	106,568.31

1515 Wilson	ACCT	4-Feb		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
	LEASING	10-Feb																	
Management Fees	MGMT	AK 2.10.15		9,562	7,097	7,097	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	84,733	82,270	2,463	
				9,562	7,097	7,097	7,104	7,102	7,102	7,124	7,146	7,160	7,171	7,169	3,899	84,733	82,270	2,463	
Leasing Commission - OB																			
1515 Wilson	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	362,000	-	-	-	-	-	-	-	-	362,000	368,785	(6,785)	
Suite 08801, Vacant				-	-	-	-	-	-	-	41,605	-	-	-	-	41,605	41,605	-	
Suite 01102, Vacant				-	-	-	-	-	-	-	17,813	-	-	-	-	17,813	17,813	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ 362,000	\$ -	\$ -	\$ -	\$ 59,418	\$ -	\$ -	\$ -	\$ -	\$ 421,418	\$ 428,203	(6,785)	
Leasing Commission - CO																			
1515 Wilson	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
Suite 01102, Vacant				-	-	-	-	-	-	-	17,813	-	-	-	-	17,813	17,813	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ -	\$ -	\$ -	\$ -	\$ 17,813	\$ 17,813	-	
Leasing Commission - MPS																			
1515 Wilson	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	181,000	-	-	-	-	-	-	-	-	181,000	184,393	(3,393)	
Suite 08801, Vacant				-	-	-	-	-	-	-	20,802	-	-	-	-	20,802	20,802	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ 181,000	\$ -	\$ -	\$ -	\$ 20,802	\$ -	\$ -	\$ -	\$ -	\$ 201,802	\$ 205,195	(3,393)	
Leasing Commission - Legal																			
1515 Wilson	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech				-	-	-	12,980	-	-	-	-	-	-	-	-	12,980	12,980	-	
Suite 08801, Vacant				-	-	-	-	-	-	-	2,991	-	-	-	-	2,991	2,991	-	
Suite 01102, Vacant				-	-	-	-	-	-	-	3,192	-	-	-	-	3,192	3,192	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson	-			\$ -	\$ -	\$ -	\$ 12,980	\$ -	\$ -	\$ -	\$ 6,183	\$ -	\$ -	\$ -	\$ -	\$ 19,163	\$ 19,163	-	
TI - Construction	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	2,076,800				-	-	-	-	-	-	-	-	-	-	2,076,800	-	2,076,800	-	
Suite 08801, Vacant	388,830				-	-	-	-	-	-	-	388,830	-	-	388,830	-	388,830	-	
Suite 01102, Vacant	95,760				-	-	-	-	-	-	-	95,760	-	-	95,760	-	95,760	-	
	0				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1515 Wilson					-	-	-	-	-	-	-	95,760	388,830	-	2,076,800	-	2,561,390	-	
	Total CM FEE 3%				-	-	-	-	-	-	-	2,873	11,665	-	62,304	-	76,842	-	
TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Tetra Tech Window Film Removal/Replacement	48,000				-	24,000	24,000	-	-	-	-	-	-	-	-	-	48,000	48,000	-
Suite 09901, 03301, 1000, 111001, 12001, Tetra Tech	1,080,000				-	-	-	-	-	-	-	270,000	270,000	270,000	270,000	-	1,080,000	1,080,000	-
Suite 08801, Vacant	125,000				-	-	-	-	-	-	-	125,000	-	-	-	-	125,000	125,000	-
Suite 08802, Vacant	75,000				-	-	-	-	-	-	-	75,000	-	-	-	-	75,000	75,000	-
Suite 01102, Vacant	50,000				-	-	-	-	-	-	-	50,000	-	-	-	-	50,000	50,000	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1515 Wilson	3,939,390	-	-		-	24,000	24,000	-	-	-	-	520,000	270,000	270,000	270,000	-	1,378,000	1,378,000	-
	Total CM FEE 3%				-	720	720	-	-	-	-	15,600	8,100	8,100	8,100	-	41,340	41,340	-
BI - Non Esc	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Window Film Removal/Replacement	8,000				-	8,000	-	-	-	-	-	-	-	-	-	-	8,000	8,000	-
Façade Lighting Project	100,007			34651408	7	-	50,000	50,000	-	-	-	-	-	-	-	-	100,007	100,000	7
Garage Repairs	15,000				-	-	-	-	-	15,000	-	-	-	-	-	-	15,000	15,000	-
2014 Carry Over Façade Lighting Project (shared cost with 1501)	44,000				-	-	22,000	22,000	-	-	-	-	-	-	-	-	44,000	44,000	-
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1515 Wilson		-	-		7	8,000	72,000	72,000	-	15,000	-	-	-	-	-	-	167,007	167,000	7
	Total CM FEE 3%				0	240	2,160	2,160	-	450	-	-	-	-	-	-	5,010	5,010	0
	Total CM Fee				0	960	2,880	2,160	-	450	-	18,473	19,765	8,100	70,404	-	123,192	123,192	0


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1515 Wilson Boulevard

Leasing Status Report

as of January 31, 2015

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	112,990
	Renovated:		RSF Retail	8,392
	Stories:	12	RSF Storage	4,191
			Total Building	125,573
	Occupancy:	87.83%	Vacant Office	11,964
			Vacant Retail	1,596
			Vacant Storage	1,727
			Total Vacancy	15,287

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9th - 12th	Nov-15	
Total	52,784			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	15,287	12.17%
2015	52,784	42.03%
2016		0.00%
2017	1,600	1.27%
2018	42,093	33.52%
2019		0.00%
thereafter	13,809	11.00%
	125,573	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
8th	11,964	White Box
1st	1,727	Storage
1st	1,596	Vacant
Total	15,287	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Tetra Tech	52,784	9-PH	Nov-15	
GSA-DoD	15,783	4th, P7	Oct-18	
Total	68,567			

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		0								\$ -		\$ -		\$ -	\$ -

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
Tetra Tech	Renewal	52,784	9th -PH	CBRE	5 yrs	\$ 37.00	2.50%	5 months	\$27.61	\$ 12.60	\$ 665,214	\$ 30.00	\$ 1,583,520	\$ 5.00	\$ 263,920
Total		52,784								\$ 665,214		\$ 1,583,520		\$ 263,920	\$ 2,512,654

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

DEALS SIGNED 2014															
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs					
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
GSA DoD	Renewal	23,628	5th-6th	Oct-13 NA	5 yrs	\$ 38.00	0.00%	2 months	\$36.75	\$ 5.61	\$ 132,435	\$ -	\$ -	\$ 5.00	\$ 118,140
Total		23,628								\$ 132,435		\$ -		\$ 118,140	\$ 250,575

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



1515 Wilson Boulevard

as of January 31, 2015



MONDAY
PROPERTIES

Rosslyn Class A
Lease Comparables
as of January 31, 2015

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

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

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 * * Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER	1	\$36.95 **
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488 72,748 rsf Expansion 144,740 rsf Extension	15.00	\$35.50	\$75.00 * * Expansion Only	9 *	
Jun-14	4601 N Fairfax Dr		Novacare	2,897	5.00	\$39.50	\$8.00	5	\$37.45
May-14	1530 Wilson Blvd Rosslyn		International Society for Technology in Education	4,829	5.50	\$40.50	\$50.00	5	\$28.04
May-14	1777 N Kent St Rosslyn *Pending Deal*		Nathan Associates	28,000	11.00	\$48.00	\$95.00	12	\$30.40
Apr-14	2000 N 14th St Courthouse		Unirisc	6,789	11.00	\$39.00	*LCD 12/15* \$7.50	4	\$39.81
Jan-14	1820 N Ft Myer Rosslyn		Art Institutes	74,557	8.50	\$38.50	\$40.00 *-TI can be allocated toward rent		\$34.84
Jan-14	4040 N Fairfax Dr Ballston		Marymount University	87,000	13.00	\$35.75	\$65.00	14	\$24.36

Rosslyn Retail

Lease Comparables

as of January 31, 2015 #

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

Database: MONDAYPROD
Bldg Status: Active only
1515 Wilson Boulevard

Rent Roll
1515 Wilson Boulevard
1/31/2015

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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													
3465	-01102	Vacant		1,596									
3465	-08801	Vacant		5,982									
3465	-08802	Vacant		5,982									
3465	-STR02	Vacant		1,727									
Occupied Suites													
3465	-01101	Tom Yum Rosslyn	6/14/2013	6/30/2023	2,181	7,488.10	41.20	1,199.07		OPF	7/1/2015	676.11	3.72
										OPF	7/1/2016	696.10	3.83
										OPF	7/1/2017	716.10	3.94
										OPF	7/1/2018	737.91	4.06
										OPF	7/1/2019	759.72	4.18
										OPF	7/1/2020	783.34	4.31
										OPF	7/1/2021	806.97	4.44
										OPF	7/1/2022	830.60	4.57
										RTL	7/1/2015	7,712.74	42.44
										RTL	7/1/2016	7,944.13	43.71
										RTL	7/1/2017	8,182.45	45.02
										RTL	7/1/2018	8,427.92	46.37
										RTL	7/1/2019	8,680.76	47.76
										RTL	7/1/2020	8,941.18	49.19
										RTL	7/1/2021	9,209.42	50.67
										RTL	7/1/2022	9,485.70	52.19
3465	-01103	G. LaVecchia & McIntire	10/1/2012	11/30/2027	4,095	16,140.70	47.30	215.96		RTL	10/1/2015	16,407.30	48.08
										RTL	10/1/2016	16,898.70	49.52
										RTL	10/1/2017	17,407.16	51.01
										RTL	10/1/2018	17,929.28	52.54
										RTL	10/1/2019	18,468.45	54.12
										RTL	10/1/2020	19,021.28	55.74
										RTL	10/1/2021	19,591.16	57.41
										RTL	10/1/2022	20,178.11	59.13
										RTL	10/1/2023	20,782.13	60.90
										RTL	10/1/2024	21,406.61	62.73
										RTL	10/1/2025	22,048.16	64.61
										RTL	10/1/2026	22,710.19	66.55
										STR	2/1/2015	217.48	0.64
										STR	2/1/2016	224.01	0.66
										STR	2/1/2017	230.73	0.68
										STR	2/1/2018	237.65	0.70
										STR	2/1/2019	244.78	0.72
										STR	2/1/2020	252.12	0.74
										STR	2/1/2021	259.69	0.76

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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
										STR	2/1/2022	267.48	0.78
										STR	2/1/2023	275.50	0.81
										STR	2/1/2024	283.77	0.83
										STR	2/1/2025	292.28	0.86
										STR	2/1/2026	301.05	0.88
3465	-01104 Monday Properties	3/8/2013	4/30/2018	2,404	8,253.73	41.20			-8,253.73	MFA	4/1/2015	-1,742.09	-8.70
										MFA	4/1/2016	-1,794.22	-8.96
										MFA	4/1/2017	-1,848.00	-9.22
										RA3	4/1/2015	-2,336.39	-11.66
										RA3	4/1/2016	-2,406.31	-12.01
										RA3	4/1/2017	-2,478.42	-12.37
										RA4	4/1/2015	-2,676.48	-13.36
										RA4	4/1/2016	-2,756.57	-13.76
										RA4	4/1/2017	-2,839.18	-14.17
										RA5	4/1/2015	-1,747.19	-8.72
										RA5	4/1/2016	-1,799.48	-8.98
										RA5	4/1/2017	-1,853.41	-9.25
										RNT	4/1/2015	8,502.15	42.44
										RNT	4/1/2016	8,756.57	43.71
										RNT	4/1/2017	9,019.01	45.02
3465	-06601 GSA 11P-12637	10/28/2013	10/27/2018	11,953	37,978.72	38.13							
	Additional Space 3465	-05501	10/30/2013	10/27/2018	11,953	37,978.72	38.13						
			Total		23,906	75,957.44	0.00					0.00	
3465	-07701 Meta Engineers, P.C.	7/1/2011	6/30/2021	7,533	26,415.72	42.08	1,809.18			RNT	7/1/2015	27,206.69	43.34
										RNT	7/1/2016	28,022.76	44.64
										RNT	7/1/2017	28,863.95	45.98
										RNT	7/1/2018	29,730.24	47.36
										RNT	7/1/2019	30,621.65	48.78
										RNT	7/1/2020	31,538.16	50.24
3465	-07702 GSA 11B-30114	10/28/2013	10/27/2018	3,969	12,568.50	38.00							
	Additional Space 3465	-04401	10/28/2013	10/27/2018	11,814	37,411.00	38.00					227.58	
			Total		15,783	49,979.50	0.00					227.58	
3465	-09901 Tetra Tech	12/1/1999	11/30/2015	11,449	33,909.18	35.54				HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465	-03301	8/1/2010	11/30/2015	10,943	38,492.00	42.21	2,596.85		RNT	8/1/2015	39,650.14	43.48
	Additional Space 3465	-10001	12/1/1999	11/30/2015	11,449	33,909.18	35.54			HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465	-11001	12/1/1999	11/30/2015	11,449	33,909.18	35.54			HLD	12/1/2015	95,154.00	99.73
										RNT	12/1/2015	0.00	0.00
	Additional Space 3465	-12001	12/1/1999	11/30/2015	6,630	19,636.46	35.54						
			Total		51,920	159,856.00	2,596.85					0.00	

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										Cat	Date	Monthly Amount	PSF
3465	-STR01 Tetra Tech	12/1/1999	11/30/2015	864	980.00	13.61							
3465	-STR1A Arlington Transporation Ptnrs	11/1/2011	6/30/2017	1,600	2,331.16	17.48				STR	11/1/2015	2,401.09	18.01
										STR	11/1/2016	2,473.13	18.55
Totals:		Occupied Sqft:	87.83% 15 Units	110,286	347,402.35		5,821.06		-8,026.15				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	12.17% 4 Units	15,287									
		Total Sqft:	19 Units	125,573	347,402.35								
Total 1515 Wilson Boulevard:		Occupied Sqft:	87.83% 15 Units	110,286	347,402.35		5,821.06		-8,026.15				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	12.17% 4 Units	15,287									
		Total Sqft:	19 Units	125,573	347,402.35								
Grand Total:		Occupied Sqft:	87.83% 15 Units	110,286	347,402.35		5,821.06		-8,026.15				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	12.17% 4 Units	15,287									
		Total Sqft:	19 Units	125,573	347,402.35								

Floor	S to S					Current	Re-measured
PH	16'	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewal: 1, 5 year option w/ 12 months notice - [ROFO on entire Building]				6,630	7,738
11	11' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
10	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
9	10' 8"	Tetra Tech [AMTI] (Ste. 1100): 51,920 sf (\$36.25, 3.25%) LXP 11/30/2015 Renewals: 1, 5 year option w/ 12 months notice [ROFO on entire Building]				11,449	11,964
8	10' 8"	Vacant: 11,964 sf				11,964	11,964
7	10' 8"	Meta Engineers (Ste. 710): 7,533 sf (\$44.24, 3.5%) LXP 6/30/2021 Renewals: 2, 5 year options w/ 12 months notice [ROFO on balance of 7th floor]		DOD - Chemical Demilitarization (GS 11B-30114) (Ste 720): 3,969 sf TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Ren: None Term: TT right in 2017		11,502	11,964
6	10' 8"	Selective Service (GS 11B-30114): 11,953 sf (\$38.00,CPI) LXP 10/29/2018 Renewals: None				11,953	11,964
5	10' 8"	Selective Service (GS 11B-30114): 11,953 sf (\$38.00, CPI) LXP 10/29/2018 Renewals: None				11,953	11,964
4	10' 8"	DOD - General Counsel (GS 11B-30114): 11,814 sf, TT total sf - 15,783 (\$38.00, CPI) LXP 10/27/2018 Renewals: None Termination: TT right on 10/27/2017 with notice by 10/27/2016				11,814	11,964
3	10' 8"	Tetra Tech [AMTI] (Ste. 300): 51,920 sf (\$40.88, 3%) LXP 11/30/2015 Renewals: None Termination: None				10,943	10,943
2	10' 2"	GARAGE				0	0
1	11' 10"	Tom Yum: 2,181 sf -(\$44.81 LXP 6/30/23	Vacant: 1,596 sf	Dr. LeVechia 4,095 sf (\$45.32, 3%) LXP 11/30/2027 Renewals: None	Monday Properties: 2,404 sf LXP 4/30/18	10,276	12,543
						121,382	126,936
						4,191	303
						125,573	127,239

RSF Office	112,990
RSF Retail	8,392
RSF Storage	4,191
Total Building RSF	125,573

Vacant Office	11,964
Vacant Retail	1,596
Vacant Storage	1,727
Total Vacancy	15,287

Expiration Key

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

Storage

121,382	126,936
4,191	303
125,573	127,239

