



1501 WILSON BOULEVARD
Financial Report
July 31, 2015



Rosslyn Portfolio

Building 1501 Wilson Boulevard

Financial Report

Month Ended July 31, 2015



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Executive Summary

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Trial Balance

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SECTION 1

Executive Summary



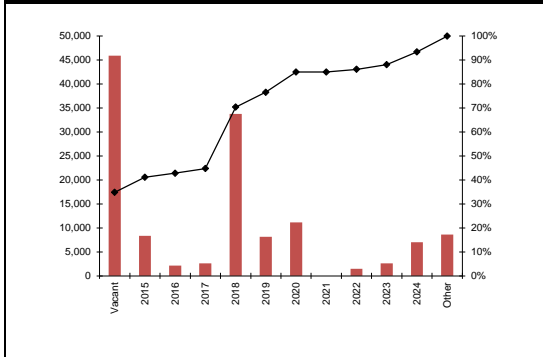
PROPERTY INFORMATION

Property Name	1501 Wilson
Submarket	Rosslyn
Year Built/Renovated	1967
Year Acquired	2007
No. of Stories	13
Asset Quality	B
Total SF	133,233
Leased	69%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

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

LEASE EXPIRATION PROFILE



STRATEGY

Newly repositioned retail spaces, exterior facade and renovated interior common areas together with the full lobby renovation has positioned the asset as a top quality Class B building (together with 1515 Wilson). Given the current competitive landscape, as it relates to space availabilities in the Rosslyn-Ballston Corridor, the MP management team will aggressively market and utilize this on-site amenity base to assist in the lease-up of the approximate 28K rsf of office space available at the project.

The spec suite strategy for the 10th floor have proved effective, with the two constructed suites leased out within 90 days of delivery.

CRITICAL ISSUES

- * Complete Landlord's work tied to ICA Language lease.
- * Finalize Lease negotiations for Health Communications relocations to 5th Floor.
- * Evaluate continuing spec suite construction early 2016

ASSET-LEVEL DEBT

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

CASH FLOW PERFORMANCE

Period	Jul-15 YTD	Actual	Budget	PSF
Projected Occupancy		69.0%	66.5%	
Effective Gross Revenue		2,551,744	2,495,383	\$ 18.73
Real Estate Taxes		(270,170)	(308,175)	(2.31)
Operating Expenses		(1,091,671)	(1,159,081)	(9)
Net Operating Income		1,189,903	1,028,127	8
Tenant Improvements		(760,259)	(3,802,705)	(29)
Leasing Commissions		(732,351)	(487,563)	(4)
Capital Improvements		-159,349.2	-273,980	
Equipment		(10,679)	(139,000)	(1)
Total Leasing and Capital		(1,519,224)	(4,703,248)	(33)
CF before Senior Debt Service		(329,322)	(3,675,121)	(26)
Senior Debt Service		(426,511)	(485,835)	
DSCR on NOI		2.79x	2.12x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service		\$ (755,832)	\$ (4,160,956)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

The majority of the leasing activity in 2015 will be focused on releasing vacancies on the 5th and 10th floors.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Mar-15/Jan-16	ICA Language	P12-E13	17,076	New	\$39.00	2.75%	15 mos.	\$80.00	14 yrs.	\$37.26
May-15/June-15	Sekon	P10	3,113	New	\$40.00	2.75%	0 mos.	\$0.00	5 yrs.	\$42.26
Jun-15/Jun-15	Serka	P10	2,898	New	\$40.00	2.75%	6 mos.	\$0.00	5 yrs.	\$38.26

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/___/___	Health Comm.	P5	5,500	New	No	\$44.00	3.00%	7 mos.	\$65.00	10 yrs.	\$42.86

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3460

Trial Balance
Monday Production DB
1501 Wilson Boulevard

Page: 1
Date: 8/24/2015
Time: 12:52 PM

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	8,509,585.66	
0132-0000	Building	28,488,612.83	
0142-0002	Bldg Impr-Non Escalatable	5,594,866.02	
0142-0020	Bldg Impr-CM Fee	167,734.25	
0152-0001	Equip-Furniture/Fixtures	10,679.33	
0162-0001	TI-Construction	1,870,281.05	
0162-0004	TI-Landlord Work	5,139,412.96	
0162-0020	TI-CM Fee	171,354.95	
0202-0001	Def Leasing-Brokerage	1,097,147.42	
0202-0002	Def Leasing-Legal	191,864.99	
0202-0003	Def Leasing-Other	3,000.00	
0202-0006	Deferred Leas-Monday	757,942.06	
0222-0000	Deferred Financing	229,881.23	
0229-0000	Acc Amort-Def Financing		93,518.00
0250-0000	Def Selling Costs		0.00
0311-3460	BA9515551515 1501&1515	413,150.93	
0321-3460	BA9515551486 1501&1515 RT	18,499.30	
0412-0101	Tax and Insurance Reserve	489,850.81	
0412-0102	Required Repairs	0.01	
0412-0103	Replacement Reserve	1,356.64	
0412-0104	Leasing Reserve		336,288.45
0491-0010	Due To/From Managing Agen		25,188.99
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard		6,376.71
0491-3465	I/E-1515 Wilson Boulevard		8,140,467.22
0491-3470	I/E-1701 N.Ft. MyerDrive	813,414.93	
0491-3480	I/E-1200 Wilson Boulevard	331.20	
0491-3485	I/E - 1812 N. Moore Street	2,699.59	
0511-0000	Tenant A/R	196,278.02	
0512-0000	Accr Tenant A/R	4,885.00	
0513-0000	Accr Tenant Recovery A/R	41,831.23	
0532-0000	Parking Operator A/R	47,926.11	
0561-0000	Other A/R	62,212.71	
0581-0000	Res for Bad Debts-Billed		37,387.15
0632-0000	Prepaid Insurance	3,134.26	
0633-0000	Prepaid Taxes	7,010.17	
0711-0001	Due To/From Partner	14,667.37	
2110-0000	Mortgage Notes Payable		11,145,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,875,000.00
2511-0000	Accounts Payable Trade		176,486.38
2516-0000	Releting Escrow Liabilty		18,967.54
2517-0000	A/P-Tenant	0.00	
2552-0000	Accr Miscellaneous		122,091.91
2553-0000	Accr Taxes		36,914.71
2556-0000	Accr Interest/Financing		34,200.69
2571-0000	Security Deposits		255,014.70
2572-0001	Tenant LOC		602,641.46
2572-0002	Tenant LOC Offset	602,641.46	
2591-0000	Prepaid Rents		110,592.28
3311-0001	Retained Earnings		6,624,798.80
3341-0001	Distribution	27,325,834.46	
3421-9999	Mbr Contrib-Misc		49,918,883.39
4111-0000	Office Income		1,548,420.46
4111-0001	Office Income Concession	56,616.51	
4121-0000	Retail Income		397,189.96
4151-0000	Storage Income		26,048.17

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Trial Balance
Monday Production DB
1501 Wilson Boulevard

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Accrual
Year to Date Balances for period 07/15
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Account	Description	Debit	Credit
4171-0000	Gar/Prkg Income		402,261.00
4311-0000	Oper Exp Rec-Billed		47,186.60
4313-0000	Oper Exp Rec-Prev Yr Adj	18,219.76	
4331-0000	R/E Tax Rec-Billed		36,560.56
4332-0000	R/E Tax Rec-Accrual		41,831.23
4333-0000	R/E Tax Rec-Prev Yr Adj	500.70	
4371-0000	Utility Reimb Billed		89,485.54
4521-0000	Int Inc-Bank		51.51
4861-1000	O/T HVAC Serv Income		741.08
4862-1400	Other Income		891.00
4862-1500	Locks/Keys Income		389.38
4862-1700	Card/Access Card Income		2,640.00
4862-1801	Painting Income		18,312.48
4863-2700	Cleaning		3,307.57
4864-0000	Engineering Reimb		480.00
4891-0000	Misc Other Income		263.98
4891-1100	Back Chg./Repair		4,447.78
4891-2400	Late Chg Income		5,659.91
4891-2500	Electric Repair Income		912.38
5120-0000	Clean-Contract Interior	81,327.32	
5121-0000	Clean- Vacancy Credit		15,628.38
5130-0000	Clean-Window Wash Ext	7,500.00	
5132-0000	Clean-Window Wash Int	1,500.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	7,636.59	
5160-0000	Clean-Other	4,057.83	
5210-0000	Util-Elec-Public Area	99,657.69	
5220-0000	Util-Gas	25,199.52	
5250-0000	Util-Water/Sewer-Water	11,358.93	
5310-0000	R&M-Payroll-Gen'l	81,777.11	
5310-1000	R & M Payroll-OT	11,799.54	
5310-2000	R & M Payroll-Taxes	7,547.88	
5310-4000	R & M -Benefits	17,179.42	
5320-0000	R&M-Elev-Maint Contract	11,900.02	
5322-0000	R&M-Elev-Outside Svs	10,244.43	
5330-0000	R&M-HVAC-Contract Svs	7,758.19	
5332-0000	R&M-HVAC-Water Treatment	3,084.38	
5334-0000	R&M-HVAC-Supplies	2,787.65	
5336-0000	R&M-HVAC-Outside Svs	10,608.19	
5340-0000	R&M-Electrical-Supplies	1,047.87	
5342-0000	R&M-Electrical-Outside Svs	1,215.86	
5360-0000	R&M-Plumbing-Supplies	3,653.31	
5362-0000	R&M-Plumbing-Outside Svs	15,634.00	
5372-0000	R&M-Fire/Life Safety-O/S	32,715.62	
5380-0000	R&M-GB Interior-Supplies	9,926.90	
5381-0000	R&M-GB Interior-O/S	17,051.43	
5384-0000	R&M-GB Interior-Pest Cont	2,605.60	
5385-0000	R&M-GB Interior-Plant Mnt	2,943.04	
5388-0000	R&M-GB Exterior	3,382.50	
5390-0000	R&M-Other	11,134.72	
5412-0000	Grounds-Landscape-O/S	5,644.69	
5430-0000	Grounds-Snow Rem-Supplies	2,218.19	
5432-0000	Grounds-Snow Rem-O/S	2,917.65	
5520-0000	Security-Contract	26,264.79	
5530-0000	Security-Equipment	1,793.46	
5610-0000	Mgmt Fee-Current Yr	47,425.50	
5710-0000	Adm-Payroll	55,998.85	

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Trial Balance
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Accrual Year to Date Balances for period 07/15
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Account	Description	Debit	Credit
5710-1000	Admi-Payroll taxes	4,135.12	
5710-5000	Admin-Other Payroll Exp	6,478.91	
5710-5555	Deferred Compensation	15,429.83	
5730-0000	Adm-Office Exp-Mgmt Rent	25,889.67	
5732-0000	Adm-Office Exp-Mgmt Exps	4,398.82	
5734-0000	Adm-Office Exp-Phone	2,789.37	
5740-0000	Adm-Office Exp-Equip Leas	1,107.36	
5746-0000	Adm-Office Exp-Telecomm	288.47	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	1,770.19	
5756-0000	Adm-Mgmt Exp-Dues & Subs	1,602.87	
5758-0001	Office/Lunchroom Supplies	449.68	
5758-0002	Internet/IT Contracts	1,686.39	
5758-0003	Computer Hardware/Software	3,740.81	
5758-0004	Copiers/Office Equipment	522.33	
5758-0005	Phone - Corporate/Teleconferencing	405.10	
5758-0006	Phone - Wireless/Cellular	812.38	
5758-0007	Postage/Delivery	341.77	
5758-0008	Car Service	162.15	
5758-0009	Printing/Reproduction	48.15	
5758-0010	Corporate Events/Gifts	151.82	
5758-0011	Temporary Staffing	4,172.86	
5758-0012	Other Corp Admin Exp	1,371.58	
5758-0013	Meals	287.49	
5758-0014	Travel	654.94	
5762-0000	Adm-Mgmt Exp-Meals	289.19	
5772-0000	Adm-Other-Tenant Relation	7,224.76	
5810-0000	Insurance-Policies	18,569.04	
5810-1000	Insurance-Workers Comp	2,054.55	
5841-0000	License/Fees/Permits	1.86	
6110-0000	Electric - Sep Tenant Chg	34,838.70	
6111-0000	Water/Sewer - Sep Tenant Chg	12,869.19	
6212-0000	Svs Costs-Misc Bldg	23,523.70	
6214-0000	Svs Costs-Cleaning	3,192.84	
6310-0000	Parking Exp-Operator	132,459.71	
6318-0000	Parking Exp - Mgmt Fee	48,879.17	
6320-0000	Parking Exp-Misc	27,633.62	
6410-0000	Promotion and Advertising	14,452.23	
6410-4000	Broker Entertainment & Gifts	1.87	
6411-0000	Leasing Meals & Entertainment	1,751.45	
6412-0000	Leasing Miscellaneous	9,007.04	
6630-0000	Legal	12,695.46	
6632-0000	Misc Professional Serv	15,568.05	
6633-0000	Bank & Credit Card Fees	15,868.54	
6634-0000	Charitable Contributions	487.38	
6645-0000	Sales & Use Taxes	734.82	
6646-0000	Bad Debts	0.06	
6710-0000	RE Taxes-General	258,402.96	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6730-0000	Personal Property Tax	952.45	
6740-0000	Other Taxes	9,814.21	
8102-0000	Int Exp-Security Deposit	7.89	
8201-0000	Mortgage Interest Expense	426,502.77	
8302-0000	Amort-Def Financing	45,123.18	

Total: 84,202,527.34

84,202,527.34

Database: MONDAYPROD
ENTITY: 3460
Report: MRI_BALST

Balance Sheet
Monday Production DB
1501 Wilson Boulevard

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

Jul 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	8,509,585.66
Building	28,488,612.83
BLDG IMPROVEMENTS	5,762,600.27
EQUIPMENT	10,679.33
TENANT IMPROVEMENTS	7,181,048.96
DEFERRED LEASING	2,049,954.47

Total Direct Investments in Real Property	52,002,481.52
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Indirect Investments in Real Property

Mortgage Note Rec	14,667.37
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Total Indirect Investments in Real Property	14,667.37
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Total Investments in Real Property	52,017,148.89
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Cash and Cash Equivalents

OPERATING CASH	413,150.93
RENT CASH	18,499.30

Total Cash and Cash Equivalents	431,650.23
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Restricted Cash

MORTGAGE ESCROWS	154,919.01
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Total Restricted Cash	154,919.01
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Accounts and Notes Receivable, net

I/E-Unallocated	(25,188.98)
Tenant A/R	196,278.02
Accr Tenant A/R	4,885.00
Accr Tenant Recovery A/R	41,831.23
Parking Operator A/R	47,926.11
Other A/R	62,212.71
Res for Bad Debts-Billed	(37,387.15)

Total Accounts and Notes Receivable, net	290,556.94
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	229,881.23
Acc Amort-Def Financing	(93,518.00)

Total Deferred Financing	136,363.23
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Other Assets

Prepaid Insurance	3,134.26
Prepaid Taxes	7,010.17

Total Other Assets	10,144.43
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Total Def Financing & Other Assets	146,507.66
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Database: MONDAYPROD
ENTITY: 3460
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Balance Sheet
Monday Production DB
1501 Wilson Boulevard

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

Jul 2015

TOTAL ASSETS

53,040,782.73

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

11,145,000.00

Sr Mezzanine Mtge Pay

3,875,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

15,020,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

176,486.38

Reletting Escrow Liability

18,967.54

A/P-Other

0.00

Accr Miscellaneous

122,091.91

Accr Taxes

36,914.71

Accr Interest/Financing

34,200.69

Deferred Liability

0.00

Security Deposits

255,014.70

Prepaid Rents

110,592.28

Total Accounts Payable, Accrued Exp & Other

754,268.21

TOTAL LIABILITIES

15,774,268.21

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

6,624,798.80

Total Partners'/Members' Equity

6,624,798.80

Partners'/Members' Contributions

MEMBERS CONTRIB

49,918,883.39

Total Partners'/Members' Contributions

49,918,883.39

Partners'/Members' Distributions

PARTNERS DISTRIB

(27,325,834.46)

Total Partners'/Members' Distributions

(27,325,834.46)

I/E Adjustments

I/E-RosslynOfficeProp LLC

7,330,398.21

Total I/E Adjustments

7,330,398.21

Current Year Profit (Loss)

718,268.58

Total Current & Prior Profit (Loss)

718,268.58

Database: MONDAYPROD
ENTITY: 3460
Report: MRI_BALST

Balance Sheet
Monday Production DB
1501 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Jul 2015

TOTAL EQUITY ACCOUNTS

37,266,514.52

TOTAL LIABILITY AND EQUITY

53,040,782.73

Database: MONDAYPROD
 ENTITY: 3460
 Report: MP_CMPINC

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

Page: 1
 Date: 8/24/2015
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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	

Revenues

Rental Income

Office Income	236,145.27	239,694.00	(3,548.73)	-1.48%	1,548,420.46	1,594,422.93	(46,002.47)	-2.89%
Office Income Concession	0.00	(23,559.50)	23,559.50	100.00%	(56,616.51)	(112,353.84)	55,737.33	49.61%
Total Office Income	236,145.27	216,134.50	20,010.77	9.26%	1,491,803.95	1,482,069.09	9,734.86	0.66%
Retail Income								
Retail Income	58,735.71	54,514.58	4,221.13	7.74%	397,189.96	380,717.40	16,472.56	4.33%
Total Retail Income	58,735.71	54,514.58	4,221.13	7.74%	397,189.96	380,717.40	16,472.56	4.33%
Storage Income								
Storage Income	3,721.17	3,721.17	0.00	0.00%	26,048.17	26,048.19	(0.02)	0.00%
Storage Income	3,721.17	3,721.17	0.00		26,048.17	26,048.19	(0.02)	0.00%
Total Rental Income	298,602.15	274,370.25	24,231.90	8.83%	1,915,042.08	1,888,834.68	26,207.40	1.39%

Recoveries

Operating Expense Reimb

Oper Exp Rec-Billed	7,642.85	6,780.43	862.42	12.72%	47,186.60	47,415.35	(228.75)	-0.48%
Oper Exp Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(18,219.76)	0.00	(18,219.76)	0.00%
Total Operating Expense Reimb	7,642.85	6,780.43	862.42	12.72%	28,966.84	47,415.35	(18,448.51)	-38.91%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	7,526.49	10,527.83	(3,001.34)	-28.51%	36,560.56	73,694.81	(37,134.25)	-50.39%
R/E Tax Rec-Accrual	5,975.89	0.00	5,975.89	0.00%	41,831.23	0.00	41,831.23	0.00%
R/E Tax Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	(500.70)	0.00	(500.70)	0.00%
Total Real Estate Tax Reimb	13,502.38	10,527.83	2,974.55	28.25%	77,891.09	73,694.81	4,196.28	5.69%
Total Recoveries	21,145.23	17,308.26	3,836.97	22.17%	106,857.93	121,110.16	(14,252.23)	-11.77%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3460	SOP Detail - W/Cash Flow Format						Date: 8/24/2015
Report: MP_CMPINC	Monday Production DB						Time: 11:28 AM
1501 Wilson Boulevard							
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
Garage/Parking Income							
Gar/Prkg Income	57,690.00	64,506.00	(6,816.00)	-10.57%	402,261.00	442,155.00	(39,894.00) -9.02%
Total Garage/Parking Income	57,690.00	64,506.00	(6,816.00)	-10.57%	402,261.00	442,155.00	(39,894.00) -9.02%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Bank	2.65	7.00	(4.35)	-62.14%	51.51	49.00	2.51 5.12%
Total Interest and Dividend Income	2.65	7.00	(4.35)	-62.14%	51.51	49.00	2.51 5.12%
Utility Reimbursement							
Utility Reimb Billed	5,126.96	5,217.00	(90.04)	-1.73%	89,485.54	36,519.00	52,966.54 145.04%
Total Utility Reimbursement	5,126.96	5,217.00	(90.04)	-1.73%	89,485.54	36,519.00	52,966.54 145.04%
Service Income							
O/T HVAC Serv Income	0.00	0.00	0.00	0.00%	741.08	0.00	741.08 0.00%
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	3,388.00	(3,388.00) -100.00%
Other Income	891.00	0.00	891.00	0.00%	891.00	0.00	891.00 0.00%
Locks/Keys Income	0.00	0.00	0.00	0.00%	389.38	0.00	389.38 0.00%
Card/Access Card Income	560.00	0.00	560.00	0.00%	2,640.00	0.00	2,640.00 0.00%
Painting Income	0.00	0.00	0.00	0.00%	18,312.48	0.00	18,312.48 0.00%
Cleaning	469.80	461.00	8.80	1.91%	3,307.57	3,227.00	80.57 2.50%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00 0.00%
Total Service Income	1,920.80	945.00	975.80	103.26%	26,761.51	6,615.00	20,146.51 304.56%
Miscellaneous Income							
Misc Other Income	0.00	0.00	0.00	0.00%	263.98	100.00	163.98 163.98%
Back Chg./Repair	169.40	0.00	169.40	0.00%	4,447.78	0.00	4,447.78 0.00%
Late Chg Income	0.00	0.00	0.00	0.00%	5,659.91	0.00	5,659.91 0.00%
Electric Repair Income	0.00	0.00	0.00	0.00%	912.38	0.00	912.38 0.00%
Total Miscellaneous Income	169.40	0.00	169.40		11,284.05	100.00	11,184.05 11184.05%
Total Interest and Other Income	7,219.81	6,169.00	1,050.81	17.03%	127,582.61	43,283.00	84,299.61 194.76%

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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 Revenue	384,657.19	362,353.51	22,303.68	6.16%	2,551,743.62	2,495,382.84	56,360.78	2.26%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(11,881.07)	(11,876.00)	(5.07)	-0.04%	(81,327.32)	(81,062.00)	(265.32)	-0.33%
Clean- Vacancy Credit	1,966.30	1,898.00	68.30	3.60%	15,628.38	15,314.00	314.38	2.05%
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%	(1,500.00)	(1,200.00)	(300.00)	-25.00%
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(1,000.00)	1,000.00	100.00%
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	(1,151.90)	(638.00)	(513.90)	-80.55%	(7,636.59)	(4,932.00)	(2,704.59)	-54.84%
Clean-Other	0.00	0.00	0.00	0.00%	(4,057.83)	(2,000.00)	(2,057.83)	-102.89%
Total Cleaning	(11,066.67)	(10,616.00)	(450.67)	-4.25%	(86,393.36)	(82,880.00)	(3,513.36)	-4.24%
Utilities								
Util-Elec-Public Area	(16,825.28)	(20,380.00)	3,554.72	17.44%	(99,657.69)	(104,698.00)	5,040.31	4.81%
Util-Gas	(43.96)	(52.00)	8.04	15.46%	(25,199.52)	(23,860.00)	(1,339.52)	-5.61%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Util-Water/Sewer-Water	(4,403.61)	(3,591.00)	(812.61)	-22.63%	(11,358.93)	(13,042.00)	1,683.07	12.90%
Total Utilities	(21,272.85)	(24,023.00)	2,750.15	11.45%	(136,216.14)	(142,100.00)	5,883.86	4.14%
Repair & Maintenance								
R&M-Payroll-Gen'l	(10,967.71)	(11,560.00)	592.29	5.12%	(81,777.11)	(76,918.00)	(4,859.11)	-6.32%
R & M Payroll-OT	(484.08)	(444.00)	(40.08)	-9.03%	(11,799.54)	(3,015.00)	(8,784.54)	-291.36%
R & M Payroll-Taxes	(772.83)	(918.00)	145.17	15.81%	(7,547.88)	(6,934.00)	(613.88)	-8.85%
R & M -Benefits	(1,647.46)	(1,812.60)	165.14	9.11%	(17,179.42)	(14,138.53)	(3,040.89)	-21.51%
R&M-Elev-Maint Contract	(1,700.00)	(1,700.00)	0.00	0.00%	(11,900.02)	(11,900.00)	(0.02)	0.00%
R&M-Elev-Outside Svs	(613.73)	(611.00)	(2.73)	-0.45%	(10,244.43)	(6,427.00)	(3,817.43)	-59.40%
R&M-HVAC-Contract Svs	(1,239.17)	(1,559.67)	320.50	20.55%	(7,758.19)	(7,521.69)	(236.50)	-3.14%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance	
R&M-HVAC-Water Treatment	0.00	(420.00)	420.00	100.00%	(3,084.38)	(2,940.00)	(144.38)	-4.91%
R&M-HVAC-Supplies	(1,722.77)	(1,000.00)	(722.77)	-72.28%	(2,787.65)	(9,000.00)	6,212.35	69.03%
R&M-HVAC-Outside Svs	0.00	(400.00)	400.00	100.00%	(10,608.19)	(79,900.00)	69,291.81	86.72%
R&M-Electrical-Supplies	(228.55)	(500.00)	271.45	54.29%	(1,047.87)	(3,500.00)	2,452.13	70.06%
R&M-Electrical-Outside Svs	(335.70)	0.00	(335.70)	0.00%	(1,215.86)	(500.00)	(715.86)	-143.17%
R&M-Plumbing-Supplies	(1,106.65)	(425.00)	(681.65)	-160.39%	(3,653.31)	(2,975.00)	(678.31)	-22.80%
R&M-Plumbing-Outside Svs	0.00	(150.00)	150.00	100.00%	(15,634.00)	(7,000.00)	(8,634.00)	-123.34%
R&M-Fire/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	(15,607.14)	(518.42)	(15,088.72)	-2910.52%	(32,715.62)	(8,528.94)	(24,186.68)	-283.58%
R&M-GB Interior-Supplies	(1,753.30)	(350.00)	(1,403.30)	-400.94%	(9,926.90)	(3,950.00)	(5,976.90)	-151.31%
R&M-GB Interior-O/S	(1,134.95)	(425.00)	(709.95)	-167.05%	(17,051.43)	(9,975.00)	(7,076.43)	-70.94%
R&M-GB Interior-Pest Cont	(392.60)	(409.00)	16.40	4.01%	(2,605.60)	(3,363.00)	757.40	22.52%
R&M-GB Interior-Plant Mnt	(259.68)	(340.00)	80.32	23.62%	(2,943.04)	(2,380.00)	(563.04)	-23.66%
R&M-GB Exterior	(3,382.50)	0.00	(3,382.50)	0.00%	(3,382.50)	(8,500.00)	5,117.50	60.21%
R&M-Other	(785.84)	(850.00)	64.16	7.55%	(11,134.72)	(13,538.00)	2,403.28	17.75%
License/Fees/Permits	(1.86)	0.00	(1.86)	0.00%	(1.86)	0.00	(1.86)	0.00%
Total Repair & Maintenance	(44,136.52)	(24,542.69)	(19,593.83)	-79.84%	(265,999.52)	(283,954.16)	17,954.64	6.32%
Roads & Grounds								
Grounds-Landscape-O/S	(295.42)	(583.00)	287.58	49.33%	(5,644.69)	(13,067.00)	7,422.31	56.80%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,218.19)	(3,000.00)	781.81	26.06%
Grounds-Snow Rem-O/S	0.00	0.00	0.00	0.00%	(2,917.65)	0.00	(2,917.65)	0.00%
Total Roads & Grounds	(295.42)	(583.00)	287.58	49.33%	(10,780.53)	(16,067.00)	5,286.47	32.90%
Security								
Security-Contract	(198.41)	(7,942.00)	7,743.59	97.50%	(26,264.79)	(44,080.00)	17,815.21	40.42%
Security-Equipment	(113.77)	0.00	(113.77)	0.00%	(1,793.46)	(5,276.00)	3,482.54	66.01%
Total Security	(312.18)	(7,942.00)	7,629.82	96.07%	(28,058.25)	(49,356.00)	21,297.75	43.15%
Management Fees								
	(7,167.00)	(7,246.93)	79.93	1.10%	(47,425.50)	(49,906.68)	2,481.18	4.97%
Total Management Fees	(7,167.00)	(7,246.93)	79.93	1.10%	(47,425.50)	(49,906.68)	2,481.18	4.97%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance	
Administrative								
Adm-Payroll	(7,758.71)	(8,882.00)	1,123.29	12.65%	(55,998.85)	(62,174.00)	6,175.15	9.93%
Admi-Payroll taxes	(469.04)	(673.00)	203.96	30.31%	(4,135.12)	(5,215.00)	1,079.88	20.71%
Admin-Other Payroll Exp	(564.74)	(696.35)	131.61	18.90%	(6,478.91)	(5,768.86)	(710.05)	-12.31%
Deferred Compensation	0.00	0.00	0.00	0.00%	(15,429.83)	0.00	(15,429.83)	0.00%
Adm-Office Exp-Mgmt Rent	(3,890.73)	(3,556.03)	(334.70)	-9.41%	(25,889.67)	(24,512.86)	(1,376.81)	-5.62%
Adm-Office Exp-Mgmt Exps	(568.98)	(306.00)	(262.98)	-85.94%	(4,398.82)	(2,192.00)	(2,206.82)	-100.68%
Adm-Office Exp-Phone	(398.89)	(190.00)	(208.89)	-109.94%	(2,789.37)	(1,330.00)	(1,459.37)	-109.73%
Adm-Office Exp-Equip Leas	(23.71)	(180.00)	156.29	86.83%	(1,107.36)	(1,260.00)	152.64	12.11%
Adm-Office Exp-Telecomm	0.00	0.00	0.00	0.00%	(288.47)	0.00	(288.47)	0.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	(255.00)	255.00	100.00%	(1,770.19)	(1,147.00)	(623.19)	-54.33%
Adm-Mgmt Exp-Dues & Subs	(29.84)	0.00	(29.84)	0.00%	(1,602.87)	(2,165.00)	562.13	25.96%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(289.19)	0.00	(289.19)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(171.00)	171.00	100.00%
Adm-Other-Tenant Relation	(1,039.22)	(4,400.00)	3,360.78	76.38%	(7,224.76)	(28,000.00)	20,775.24	74.20%
Adm - Other - Misc	(1,679.29)	(2,328.00)	648.71	27.87%	(14,807.45)	(17,835.00)	3,027.55	16.98%
Total Administrative	(16,423.15)	(21,466.38)	5,043.23	23.49%	(142,210.86)	(151,770.72)	9,559.86	6.30%
Insurance								
Insurance-Policies	(2,652.72)	(2,605.44)	(47.28)	-1.81%	(18,569.04)	(18,238.07)	(330.97)	-1.81%
Insurance-Workers Comp	(291.33)	(324.36)	33.03	10.18%	(2,054.55)	(2,270.52)	215.97	9.51%
Total Insurance	(2,944.05)	(2,929.80)	(14.25)	-0.49%	(20,623.59)	(20,508.59)	(115.00)	-0.56%
Total Property Exp-Escalatable	(103,617.84)	(99,349.80)	(4,268.04)	-4.30%	(737,707.75)	(796,543.15)	58,835.40	7.39%
Real Estate Taxes								
RE Taxes-General	(36,914.71)	(42,250.67)	5,335.96	12.63%	(258,402.96)	(295,754.69)	37,351.73	12.63%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(2,000.00)	1,000.00	50.00%
Personal Property Tax	(952.45)	0.00	(952.45)	0.00%	(952.45)	0.00	(952.45)	0.00%
Other Taxes	(1,402.03)	(1,512.93)	110.90	7.33%	(9,814.21)	(10,420.42)	606.21	5.82%
Total Real Estate Taxes	(39,269.19)	(43,763.60)	4,494.41	10.27%	(270,169.62)	(308,175.11)	38,005.49	12.33%

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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 Escalatable Expenses	(142,887.03)	(143,113.40)	226.37	0.16%	(1,007,877.37)	(1,104,718.26)	96,840.89	8.77%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(2,159.05)	(1,947.00)	(212.05)	-10.89%	(34,838.70)	(13,629.00)	(21,209.70)	-155.62%
Water/Sewer - Sep Tenant Chg	(2,967.91)	(3,270.00)	302.09	9.24%	(12,869.19)	(22,890.00)	10,020.81	43.78%
Total Non Esc Utilities	(5,126.96)	(5,217.00)	90.04	1.73%	(47,707.89)	(36,519.00)	(11,188.89)	-30.64%
Service Costs								
Svs Costs-Misc Bldg	(414.94)	(400.00)	(14.94)	-3.74%	(23,523.70)	(2,800.00)	(20,723.70)	-740.13%
Svs Costs-Cleaning	(456.12)	(456.12)	0.00	0.00%	(3,192.84)	(3,192.84)	0.00	0.00%
Total Service Costs	(871.06)	(856.12)	(14.94)	-1.75%	(26,716.54)	(5,992.84)	(20,723.70)	-345.81%
Parking Expenses								
Parking Exp-Operator	(17,843.29)	(22,913.00)	5,069.71	22.13%	(132,459.71)	(161,733.00)	29,273.29	18.10%
Parking Exp - Mgmt Fee	(6,920.60)	(6,921.00)	0.40	0.01%	(48,879.17)	(48,447.00)	(432.17)	-0.89%
Parking Exp-Misc	(5,504.77)	(1,774.92)	(3,729.85)	-210.14%	(27,633.62)	(22,942.42)	(4,691.20)	-20.45%
Total Parking Expenses	(30,268.66)	(31,608.92)	1,340.26	4.24%	(208,972.50)	(233,122.42)	24,149.92	10.36%
Leasing Costs								
Promotion and Advertising	(3,327.01)	(3,105.00)	(222.01)	-7.15%	(14,452.23)	(45,235.00)	30,782.77	68.05%
Broker Entertainment & Gifts	(1.87)	0.00	(1.87)	0.00%	(1.87)	0.00	(1.87)	0.00%
Leasing Meals & Entertainment	0.00	(100.00)	100.00	100.00%	(1,751.45)	(700.00)	(1,051.45)	-150.21%
Leasing Miscellaneous	0.00	0.00	0.00	0.00%	(9,007.04)	0.00	(9,007.04)	0.00%
Total Leasing Costs	(3,328.88)	(3,205.00)	(123.88)	-3.87%	(25,212.59)	(45,935.00)	20,722.41	45.11%
Owner Costs								
Legal	(5,377.84)	(2,000.00)	(3,377.84)	-168.89%	(12,695.46)	(14,000.00)	1,304.54	9.32%
Misc Professional Serv	(4,515.35)	0.00	(4,515.35)	0.00%	(15,568.05)	(4,917.14)	(10,650.91)	-216.61%

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jul 2015	Jul 2015			Jul 2015	Jul 2015		
Bank & Credit Card Fees	(2,200.78)	(2,550.00)	349.22	13.69%	(15,868.54)	(21,250.00)	5,381.46	25.32%
Charitable Contributions	0.00	0.00	0.00	0.00%	(487.38)	(501.00)	13.62	2.72%
Sales & Use Taxes	0.00	(100.00)	100.00	100.00%	(734.82)	(300.00)	(434.82)	-144.94%
Bad Debts	0.00	0.00	0.00	0.00%	(0.06)	0.00	(0.06)	0.00%
Total Owner Costs	(12,093.97)	(4,650.00)	(7,443.97)	-160.09%	(45,354.31)	(40,968.14)	(4,386.17)	-10.71%
Total Property Exp-Non Escalatable	(51,689.53)	(45,537.04)	(6,152.49)	-13.51%	(353,963.83)	(362,537.40)	8,573.57	2.36%
Total Operating Expenses	(194,576.56)	(188,650.44)	(5,926.12)	-3.14%	(1,361,841.20)	(1,467,255.66)	105,414.46	7.18%
Net Operating Income (Loss)	190,080.63	173,703.07	16,377.56	9.43%	1,189,902.42	1,028,127.18	161,775.24	15.73%
Interest Expense								
Int Exp-Security Deposit	(1.15)	0.00	(1.15)	0.00%	(7.89)	0.00	(7.89)	0.00%
Mortgage Interest Expense	(62,365.97)	(71,042.00)	8,676.03	12.21%	(426,502.77)	(485,835.00)	59,332.23	12.21%
Total Interest Expense	(62,367.12)	(71,042.00)	8,674.88	12.21%	(426,510.66)	(485,835.00)	59,324.34	12.21%
Amort of Financing Costs								
Amort-Def Financing	(6,385.59)	(6,334.33)	(51.26)	-0.81%	(45,123.18)	(44,340.31)	(782.87)	-1.77%
Total Amort of Financing Costs	(6,385.59)	(6,334.33)	(51.26)	-0.81%	(45,123.18)	(44,340.31)	(782.87)	-1.77%
Net Income(Loss)	121,327.92	96,326.74	25,001.18	25.95%	718,268.58	497,951.87	220,316.71	44.24%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	6,385.59	0.00	6,385.59		45,123.18	0.00	45,123.18	
Debt Service Accrual	2,011.80	0.00	2,011.80		0.00	0.00	0.00	
Real Estate Tax Accrual	36,914.71	0.00	36,914.71		36,914.71	0.00	36,914.71	

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	Current Period				Year-To-Date		
	Actual	Budget			Actual	Budget	
Thru:	Jul 2015	Jul 2015	Variance		Jul 2015	Jul 2015	Variance
Real Estate Tax Prepayment	1,402.03	0.00	1,402.03		(7,010.17)	0.00	(7,010.17)
Insurance Prepayment	2,944.05	0.00	2,944.05		20,562.59	0.00	20,562.59
Other Prepaid Expenses	0.00	0.00	0.00		40.00	0.00	40.00
Change in Capital Assets:							
Building Improvements	(636.82)	(77,250.00)	76,613.18	99.18%	(15,934.92)	(273,980.00)	258,045.08 94.18%
Equipment	0.00	(2,000.00)	2,000.00	100.00%	(10,679.33)	(139,000.00)	128,320.67 92.32%
Tenant Improvements	(146,522.43)	0.00	(146,522.43)		(760,259.15)	(3,802,705.42)	3,042,446.27 80.01%
Leasing Expenses	(73,279.92)	0.00	(73,279.92)		(732,350.80)	(487,562.89)	(244,787.91) -50.21%
Other Balance Sheet Adjustments:							
Change in A/R	(12,469.94)	0.00	(12,469.94)		(147,610.56)	0.00	(147,610.56)
Change in A/P	148,908.50	0.00	148,908.50		26,516.91	0.00	26,516.91
Change in Other Liabilities	18,535.50	0.00	18,535.50		(21,125.66)	0.00	(21,125.66)
Change in I/C Balances	(428,540.16)	0.00	(428,540.16)		308,837.33	0.00	308,837.33
Change in Equity	0.00	0.00	0.00		113,000.00	0.00	113,000.00
Total Cash Flow Adjustments	(444,347.09)	0.00	(365,097.09)	-460.69%	(1,143,975.87)	0.00	3,559,272.44 75.68%
Cash Balances:							
Cash Balance - Beginning of Period	909,588.41	0.00	909,588.41	0.00%	1,012,276.53	0.00	1,012,276.53 0.00%
Net Income/(Loss)	121,327.92	0.00	25,001.18		718,268.58	0.00	220,316.71
+/- Cash Flow Adjustments	(444,347.09)	0.00	(365,097.09)		(1,143,975.87)	0.00	3,559,272.44
Cash Balance - End of Period	586,569.24	0.00	569,492.49		586,569.24	0.00	4,791,865.68
Cash Balance Composition:							
Operating Cash	431,650.23	0.00	431,650.23		431,650.23	0.00	431,650.23
Escrow Cash	154,919.01	0.00	154,919.01		154,919.01	0.00	154,919.01
Total Cash	586,569.24	0.00	586,569.24		586,569.24	0.00	586,569.24

1501 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	\$1,915,042	\$1,888,835	26,207	1.39%	
Recoveries	106,858	121,110	(14,252)	-11.77%	A
Parking Income	402,261	442,155	(39,894)	-9.02%	B
Interest and Other Income	127,583	43,283	84,300	194.76%	C
Total Rental Income	2,551,744	2,495,383	56,361	2.26%	
Operating Expenses:					
Cleaning	(86,393)	(82,880)	(3,513)	-4.24%	
Utilities	(136,216)	(142,100)	5,884	4.14%	
Repairs and Maintenance	(266,000)	(283,954)	17,955	6.32%	D
Roads and Grounds	(10,781)	(16,067)	5,286	32.90%	
Security	(28,058)	(49,356)	21,298	43.15%	E
Management Fees	(47,426)	(49,907)	2,481	4.97%	
Administrative	(142,211)	(151,771)	9,560	6.30%	
Insurance	(20,624)	(20,509)	(115)	-0.56%	
Real Estate Taxes	(270,170)	(308,175)	38,005	12.33%	F
Non- Escalatable Expenses	(353,964)	(362,537)	8,574	2.36%	
Professional Services/ Other	-	-	-	100.00%	
Total Expenses	(1,361,841)	(1,467,256)	105,414	7.18%	
Net Operating Income (Loss)	\$1,189,902	\$1,028,127	\$161,775	15.73%	
Other Income and Expenses:					
Interest Expense	(426,511)	(485,835)	59,324	12.21%	G
Amortization - Financing Costs	(45,123)	(44,340)	(783)	-1.77%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(471,634)	(530,175)	58,541	11.04%	
Net Income (Loss)	\$718,269	\$497,952	\$220,317	44.24%	

CASH BASIS

Property Activity

Net Income (Loss)	718,269	497,952	220,317	44.24%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	45,123	44,340	783	-1.77%	
Capital Expenditures	(15,935)	(273,980)	258,045	94.18%	H
Equipment	(10,679)	(139,000)	128,321	92.32%	I
Tenant Improvements	(760,259)	(3,802,705)	3,042,446	80.01%	J
Leasing Costs	(732,351)	(487,563)	(244,788)	-50.21%	K
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	330,125	-	330,125	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Total Property Activity	(425,707)	(\$4,160,956)	\$3,735,249	-89.77%	

Operating Cash Activity

Plus: Beginning of Year Cash Balance	\$ 1,012,277	(Note A) - Ending Cash consists of:	
Less: Ending Cash Balance (Note A)	586,569	Operating & lockbox	\$ 431,650
Total Property Activity	\$ (425,707)	Money Market	-
		Sweep Investment	-
		Escrows	154,919
(Distributions)/Contributions	\$ -	Total	\$ 586,569

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

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

Notes:

A	\$	(14,252)	The negative variance in Recoveries is primarily due to:
		(18,220)	Budgeted Operating expenses recovery lower due to 2014 recoveries under accrual (Permanent Variance)
		3,968	Miscellaneous variance
		<u>(14,252)</u>	
B	\$	(39,894)	The negative variance in Parking Income is primarily due to:
		(39,894)	Budgeted parking income is higher than actual due to building's occupancy being low and being unable to attract outside customers to avoid disruption with Tetra Tech lease renewal (Permanent Variance)
		<u>(39,894)</u>	
C	\$	84,300	The positive variance in Interest/Other Income is primarily due to:
		57,797	Budgeted utility reimbursement is lower than actual sub-meter usage adjustments for PY and CY for Heavy Seas (Permanent Variance)
		18,312	Budgeted painting income is lower than actual due to unbudgeted GSA service income (Permanent Variance)
		5,660	Budgeted late charge income is lower than actual due to unbudgeted late income charges (Permanent Variance)
		2,531	Miscellaneous variance
		<u>\$ 84,300</u>	
D	\$	17,955	The positive variance in Repairs & Maintenance is primarily due to:
		(4,859)	Budgeted R&M payroll lower than actual due to staffing and salary changes occurring after budgeting (Permanent Variance)
		(8,785)	Budgeted R&M payroll OT lower than actual due to additional costs related to snow removal and one-time projects (Permanent Variance)
		(3,817)	Budgeted R&M-Elev-Outside Svs lower than actual due to an unbudgeted lever replacement on the trash elevator. This variance should offset over the remainder of the year (Timing Variance)
		6,212	Budgeted HVAC supplies are higher than actual due to supplies not needed to date. Anticipated utilizing later in the year (Timing Variance)
		69,292	Budgeted R&M HVAC outside services higher than actual primarily due to the heat exchange installation which is scheduled for August (Timing Variance)
		(8,634)	Budgeted plumbing O/S is lower than actual due to an emergency jetting and pipe replacement on the 8th floor (Permanent Variance)
		(24,187)	Budgeted Fire/Life Safety is lower than actual primarily due to fire alarm system testing which is budgeted later in the year (\$4K) and emergency generator repairs (\$13K) (Permanent Variance)
		(5,977)	Budgeted R&M GB interior supplies lower than actual due to additional misc supplies needed, door closers, balometer, paint. This variance should offset over the course of the year (Timing Variance)
		(7,076)	Budgeted R&M GB interior outside services lower than actual due to additional common corridor touch ups and glass window replacements. This variance should offset over the course of the year (Timing Variance)
		5,118	Budgeted R&M GB exterior higher than actual due to additional umbrellas which are scheduled to arrive in August (Timing Variance)
		668	Miscellaneous variance
		<u>\$ 17,955</u>	
E	\$	21,298	The positive variance in Security Expenses is primarily due to:
		17,815	Budgeted Security is higher than actual due to the lobby desk guard that was budgeted for Q2 but will not occur in 2015 (Permanent Variance)
		3,483	Miscellaneous variance
		<u>\$ 21,298</u>	
F	\$	38,005	The positive variance in Real Estate Tax Expenses is primarily due to:
		37,352	Budgeted real estate tax higher than actual due to budgeted 41,763,400 assessed valuation at 1.214% tax rate and actual assessed value of 36,945,500 at 1.199% tax rate (Permanent Variance)
		654	Miscellaneous variance
		<u>\$ 38,005</u>	
G	\$	59,324	The positive variance in Interest Expense is primarily due to:
		59,332	Budgeted interest expense is higher than actual due to Senior Mezz Loan budgeted at 14.10% actual interest rate is 11.5% (Permanent Variance)
		<u>(8)</u>	Miscellaneous variance
H	\$	258,045	The positive variance in Capital Expenditures is primarily due to:
		99,885	Budgeted Façade lighting project has been cancelled (Permanent Variance)
		43,993	Budgeted Façade lighting project carryover has been cancelled. Credit change order has been received from MPC (Permanent Variance)
		12,102	Budgeted garage repairs to be completed in August (Timing Variance)
		63,195	Budgeted costs for the boiler refurbishment to be paid in September (Timing Variance)
		(414)	Unbudgeted 2014 carryover elevator cab upgrades (Permanent Variance)
		(251)	Unbudgeted 2014 carryover for the elevator modernization (Permanent Variance)
		32,000	Budgeted window film removal/replacement for 2015 has been cancelled (Permanent Variance)
		7,535	CM Fees
		<u>\$ 258,045</u>	

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

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

I	\$	128,321	The positive variance in Equipment is primarily due to:
	\$	128,321	Budgeted equipment is higher than actual due to the new lobby desk and lobby furniture projects being cancelled (Permanent Variance)
	\$	<u>128,321</u>	
J	\$	3,042,446	The positive variance in Tenant Improvements is primarily due to:
		136,071	Budgeted Spinfire TI Carryover is complete however not paid to date (Timing Variance)
		538,200	Budgeted TI for suite 14002 & 14001 (ICA) to occur in Q3/Q4 (Timing Variance)
		541,515	Budgeted TI for suite 12002 is included in the ICA lease above (Permanent Variance)
		12,750	Budgeted TI for suite 09903 has been moved to 2016 (Permanent Variance)
		263,359	Budgeted Sip Wine TI Carryover has been cancelled. Tenant is not moving in (Permanent Variance)
		55,977	Budgeted Sip Wine LL work is complete and will be utilized in a future retail lease deal (Permanent Variance)
		(37,395)	Budgeted Fitness center LL work is completed (Permanent Variance)
		163,274	Budgeted LL work for suite 14002 & 14001 (ICA) to occur in Q3/Q4 (Timing Variance)
		340,000	Budgeted LL work for suite 12002 is included in the ICA lease above (Permanent Variance)
		238,964	Budgeted LL work for suite 10003 to occur in Q4 (Timing Variance)
		227,143	Budgeted LL work for suite 10004 to occur in Q4 (Timing Variance)
		10,760	Budgeted LL work for suite 09902 SSTP has been moved to 2016 (Permanent Variance)
		8,500	Budgeted LL work for suite 09903 has been moved to 2016 (Permanent Variance)
		295,735	Budgeted LL work for suite 50001 Health Communications 50% to occur in 2015 and 50% to occur in 2016 (Permanent Variance)
		275,310	Budgeted LL work for suite 50002 has been moved to 2016 (Permanent Variance)
		(46,941)	Unbudgeted 2014 carryover for the PH Demo (Permanent Variance)
		(1,793)	Unbudgeted 2014 carryover for the 5th floor Demo (Permanent Variance)
		(14,941)	Unbudgeted 2014 carryover for the 10th floor LL work (Permanent Variance)
		(52,533)	Unbudgeted 2014 carryover for the 10th floor spec suites (Permanent Variance)
		(4,303)	Unbudgeted 2014 carryover for the Spinfire LL work (Permanent Variance)
		92,854	CM Fee
		(59)	Miscellaneous variance
	\$	<u><u>3,042,446</u></u>	
K	\$	(244,788)	The negative variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		9,538	Budgeted leasing commissions OB for suite 10001 Sekon (Permanent Variance)
		224	Budgeted leasing commissions OB for suite 10002 (Permanent Variance)
		(5,887)	Budgeted leasing legal for suite 10001 Sekon (Permanent Variance)
		(185)	Budgeted leasing legal for suite 10002 Serka (Permanent Variance)
		4,769	Budgeted leasing commissions MP for suite 10001 Sekon (Permanent Variance)
		111	Budgeted leasing commissions MP for suite 10002 (Permanent Variance)
		(138,770)	Budgeted leasing commissions for landlord broker (MP) for suite 14001 & 14002. Additional costs to be paid in August (Timing Variance)
		(277,540)	Budgeted leasing commissions outside broker for suite 14001 & 14002. Additional costs to be paid in August (Timing Variance)
		28,823	Budgeted leasing commissions OB for suite 10003 to occur in 2016 (Permanent Variance)
		14,411	Budgeted leasing commissions MP for suite 10003 to occur in 2016 (Permanent Variance)
		18,782	Budgeted leasing commissions OB for suite 10004 moved to 2016 (Permanent Variance)
		9,391	Budgeted leasing commissions MP for suite 10004 moved to 2016 (Permanent Variance)
		9,999	Budgeted leasing commissions OB for suite 09902 SSTP to occur in 2016 (Permanent Variance)
		5,000	Budgeted leasing commissions MP for suite 09902 SSTP to occur in 2016 (Permanent Variance)
		97,102	Budgeted leasing commissions OB for suite 12002 included with ICA lease deal for suite 14002/14001 (Permanent Variance)
		48,551	Budgeted leasing commissions MP for suite 12002 included with ICA lease deal for suite 14002/14001 (Permanent Variance)
		3,757	Budgeted leasing commissions OB for suite 09903 to occur in 2016 (Permanent Variance)
		1,878	Budgeted leasing commissions MP for suite 09903 to occur in 2016 (Permanent Variance)
		(37,143)	Unbudgeted leasing commission MP for GSA lease 01456 (Permanent Variance)
		(2,970)	Unbudgeted leasing commission MP for GSA lease 01814 (Permanent Variance)
		(5,855)	Budgeted leasing legal for suite 14001/14002 ICA lease deal (Permanent Variance)
		6,248	Budgeted leasing legal for suite 12002 included with ICA lease deal for suite 14002/14001 (Permanent Variance)
		1,971	Budgeted leasing legal for suite 10003 to occur in 2016 (Permanent Variance)
		1,874	Budgeted leasing legal for suite 10004 moved to 2016 (Permanent Variance)
		(182)	Budgeted leasing legal for suite 09902 SSTP (Permanent Variance)
		638	Budgeted leasing legal for suite 09903 to occur in 2016 (Permanent Variance)
		(36,158)	Unbudgeted leasing commission for Spinfire 2nd payment to outside broker (Permanent Variance)
		(3,165)	Unbudgeted leasing legal for SipWine (Permanent Variance)
		<u><u>(244,788)</u></u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
ENTITY: 3460	Monday Production DB	Date: 8/18/2015
	1501 Wilson Boulevard	Time: 03:48 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3460-010043	County Board of Arlington Cty Jay Freschi 703-228-7433	Master Occupant Id: 00002943-1 11001 Current	Day Due: 1 Last Payment:	Delq Day: 10 8/5/2015	40,717.45
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PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
County Board of Arlington Cty Total:		0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:	-36.46					
	Balance:	-36.46					

3460-010320	The North Highland Company Ken Hollowell 404-975-6736	Master Occupant Id: 00003072-1 09901 Current	Day Due: 1 Last Payment:	Delq Day: 6 8/5/2015	200.00
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4/1/2015	LPC	Late Pay Charge	CH	1,591.85	0.00	0.00	0.00	1,591.85	0.00
4/1/2015	RTT	RET True-up	NC	-3,587.68	0.00	0.00	0.00	-3,587.68	0.00
7/1/2015	ACC	Access Cards	CH	200.00	200.00	0.00	0.00	0.00	0.00

ACC	Access Cards	200.00	200.00	0.00	0.00	0.00	0.00
LPC	Late Pay Charge	1,591.85	0.00	0.00	0.00	1,591.85	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RTT	RET True-up	-3,587.68	0.00	0.00	0.00	-3,587.68	0.00
The North Highland Company Total:		-1,795.83	200.00	0.00	0.00	-1,995.83	0.00
	Prepaid:	-880.21					
	Balance:	-2,676.04					

3460-010357	Roti Mediterranean William J. Post	Master Occupant Id: 00003095-1 01102 Current	Day Due: 1 Last Payment:	Delq Day: 6 8/5/2015	14,101.92
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7/1/2015	ELS	Electric Submeter	CH	1,179.45	1,179.45	0.00	0.00	0.00	0.00
7/1/2015	WSR	Water & Sewer	CH	207.34	207.34	0.00	0.00	0.00	0.00

ELS	Electric Submeter	1,179.45	1,179.45	0.00	0.00	0.00	0.00
WSR	Water & Sewer	207.34	207.34	0.00	0.00	0.00	0.00
Roti Mediterranean Total:		1,386.79	1,386.79	0.00	0.00	0.00	0.00

3460-010490	Heavy Seas Alehouse	Master Occupant Id: 00003169-1 01104 Current	Day Due: 1 Last Payment:	Delq Day: 6 7/10/2015	704.16
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4/1/2014	ELS	Electric Submeter	CH	1,626.48	0.00	0.00	1,626.48	0.00	0.00
5/1/2014	ELS	Electric Submeter	CH	3,833.46	0.00	0.00	3,833.46	0.00	0.00
6/1/2014	ELS	Electric Submeter	CH	3,369.54	0.00	0.00	3,369.54	0.00	0.00
7/1/2014	ELS	Electric Submeter	CH	4,350.10	0.00	0.00	4,350.10	0.00	0.00
8/1/2014	ELS	Electric Submeter	CH	3,919.12	0.00	0.00	3,919.12	0.00	0.00
9/1/2014	ELS	Electric Submeter	CH	3,753.35	0.00	0.00	3,753.35	0.00	0.00
10/1/2014	ELS	Electric Submeter	CH	3,982.03	0.00	0.00	3,982.03	0.00	0.00
11/1/2014	ELS	Electric Submeter	CH	3,507.09	0.00	0.00	3,507.09	0.00	0.00
12/1/2014	ELS	Electric Submeter	CH	3,962.59	0.00	0.00	3,962.59	0.00	0.00
1/1/2015	RET	Real Estate Tax	CH	1,770.83	0.00	0.00	0.00	0.00	1,770.83
3/1/2015	LPC	Late Pay Charge	CH	1,107.94	0.00	0.00	0.00	0.00	1,107.94
4/1/2015	ELS	Electric Submeter	CH	4,384.28	0.00	0.00	4,384.28	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	3,039.46	0.00	0.00	3,039.46	0.00	0.00
6/1/2015	RET	Real Estate Tax	CH	1,770.83	0.00	1,770.83	0.00	0.00	0.00
7/1/2015	RET	Real Estate Tax	CH	1,770.83	1,770.83	0.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
ENTITY: 3460	Monday Production DB	Date: 8/18/2015
	1501 Wilson Boulevard	Time: 03:48 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		39,727.50	0.00	0.00	39,727.50	0.00	0.00
LPC	Late Pay Charge		1,107.94	0.00	0.00	0.00	0.00	1,107.94
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax		5,312.49	1,770.83	1,770.83	0.00	0.00	1,770.83

Heavy Seas Alehouse Total:

46,147.93	1,770.83	1,770.83	39,727.50	0.00	2,878.77
Prepaid:	-6,118.41				
Balance:	40,029.52				

3460-010501	RMC Research Corp. DeAnne Avance 703-558-4800	Master Occupant Id: 00003176-1 04400 Current	Day Due: 1 Last Payment:	Delq Day: 6 8/5/2015	25,375.77
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7/1/2015	ELS	Electric Submeter	CH	80.91	80.91	0.00	0.00	0.00	0.00
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ELS	Electric Submeter			80.91	80.91	0.00	0.00	0.00	0.00
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RMC Research Corp. Total:

80.91	80.91	0.00	0.00	0.00	0.00
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3460-010554	Spinfire Rosslyn LLC Fouad A. Qreitem, CEO (703) 378-1500	Master Occupant Id: 00003211-1 01105 Current	Day Due: 1 Last Payment:	Delq Day: 6 7/30/2015	10,280.94
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7/1/2015	WSR	Water & Sewer	CH	2,056.41	2,056.41	0.00	0.00	0.00	0.00
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PPR	Prepaid Rent			0.00	0.00	0.00	0.00	0.00	0.00
WSR	Water & Sewer			2,056.41	2,056.41	0.00	0.00	0.00	0.00

Spinfire Rosslyn LLC Total:

2,056.41	2,056.41	0.00	0.00	0.00	0.00
Prepaid:	-10,280.94				
Balance:	-8,224.53				

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

0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:	-13,064.46				
Balance:	-13,064.46				

3460-010602	International Communications Alexandra Casey	Master Occupant Id: 00003250-1 12002 New	Day Due: 1 Last Payment:	Delq Day: 4/6/2015	55,497.00
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PPR	Prepaid Rent			0.00	0.00	0.00	0.00	0.00	0.00
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International Communications Total:

0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:	-55,497.00				
Balance:	-55,497.00				

3460-010615	SeKon Enterprise, INC Meagan Gallagher	Master Occupant Id: 00003256-1 10001 Current	Day Due: 1 Last Payment:	Delq Day: 8/3/2015	10,376.67
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7/1/2015	ACC	Access Cards	CH	360.00	360.00	0.00	0.00	0.00	0.00
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ACC	Access Cards			360.00	360.00	0.00	0.00	0.00	0.00
PPR	Prepaid Rent			0.00	0.00	0.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 3
ENTITY: 3460	Monday Production DB	Date: 8/18/2015
	1501 Wilson Boulevard	Time: 03:48 PM
	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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SeKon Enterprise, INC Total:			360.00	360.00	0.00	0.00	0.00	0.00
	Prepaid:		-345.89					
	Balance:		14.11					

3460-010616	Serka Federal Services, LLC	Master Occupant Id: 00003257-1	Day Due: 1	Delq Day:	
	Roy Joun	10002 Current	Last Payment:	7/31/2015	9,660.00

PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
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Serka Federal Services, LLC Total:			0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:		-9,660.00					
	Balance:		-9,660.00					

3460-010168	GS11B-01814	Master Occupant Id: GS-01814-2	Day Due: 1	Delq Day:	
	Anita Gay-Craig (202) 260-0475	12001 Current	Last Payment:	8/3/2015	16,965.72

11/1/2012	RET	Real Estate Tax	CH	3,610.53	0.00	0.00	0.00	0.00	3,610.53
12/1/2012	RET	Real Estate Tax	CH	1,107.70	0.00	0.00	0.00	0.00	1,107.70
6/23/2015	RET	Real Estate Tax	CH	217.94	0.00	217.94	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	8,482.86	8,482.86	0.00	0.00	0.00	0.00

RET	Real Estate Tax			4,936.17	0.00	217.94	0.00	0.00	4,718.23
RNT	Commercial Rent			8,482.86	8,482.86	0.00	0.00	0.00	0.00

GS11B-01814 Total:				13,419.03	8,482.86	217.94	0.00	0.00	4,718.23
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3460-010225	GS #11B-01456	Master Occupant Id: GSA01456-2	Day Due: 1	Delq Day:	
	Anita Gay-Craig (202) 260-0475	06601 Current	Last Payment:	8/14/2015	840.34

12/1/2012	RET	Real Estate Tax	CH	20,460.09	0.00	0.00	0.00	0.00	20,460.09
2/1/2015	ELS	Electric Submeter	CH	369.62	0.00	0.00	0.00	0.00	369.62
4/1/2015	ELS	Electric Submeter	CH	193.32	0.00	0.00	0.00	193.32	0.00
4/1/2015	HVA	O/T HVAC	CH	370.54	0.00	370.54	0.00	0.00	0.00
4/1/2015	STR	Storage Rent	CH	0.02	0.00	0.00	0.00	0.02	0.00
6/23/2015	RET	Real Estate Tax	CH	2,834.26	0.00	2,834.26	0.00	0.00	0.00
7/1/2015	CLN	Cleaning	CH	469.80	469.80	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	35,972.83	35,972.83	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	35,972.83	35,972.83	0.00	0.00	0.00	0.00
7/1/2015	RNT	Commercial Rent	CH	35,979.45	35,979.45	0.00	0.00	0.00	0.00
7/1/2015	STR	Storage Rent	CH	2,000.00	2,000.00	0.00	0.00	0.00	0.00

CLN	Cleaning			469.80	469.80	0.00	0.00	0.00	0.00
ELS	Electric Submeter			562.94	0.00	0.00	0.00	193.32	369.62
HVA	O/T HVAC			370.54	0.00	370.54	0.00	0.00	0.00
PPR	Prepaid Rent			0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax			23,294.35	0.00	2,834.26	0.00	0.00	20,460.09
RNT	Commercial Rent			107,925.11	107,925.11	0.00	0.00	0.00	0.00
STR	Storage Rent			2,000.02	2,000.00	0.00	0.00	0.02	0.00

GS #11B-01456 Total:				134,622.76	110,394.91	3,204.80	0.00	193.34	20,829.71
	Prepaid:			-366.95					
	Balance:			134,255.81					

3460-003512	Miracles Hair Salon	Master Occupant Id: Olym1501-1	Day Due: 1	Delq Day:	6
	Olympia Hantzopoulos (703) 582-6610	01103 Current	Last Payment:	7/24/2015	5,789.75

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ENTITY: 3460	Monday Production DB	Date: 8/18/2015
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	Period: 07/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
Miracles Hair Salon Total:			0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:		-6,119.64					
	Balance:		-6,119.64					

3460-010459	Strategic Science & Tech Plnrs	Master Occupant Id: STRA1501-4	Day Due: 1	Delq Day: 6
	Cory English	09902 Current	Last Payment: 7/31/2015	8,222.30
	703-875-8787			

PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
Strategic Science & Tech Plnrs Total:			0.00	0.00	0.00	0.00	0.00	0.00
	Prepaid:		-8,222.30					
	Balance:		-8,222.30					

ACC	Access Cards	560.00	560.00	0.00	0.00	0.00	0.00
CLN	Cleaning	469.80	469.80	0.00	0.00	0.00	0.00
ELS	Electric Submeter	41,550.80	1,260.36	0.00	39,727.50	193.32	369.62
HVA	O/T HVAC	370.54	0.00	370.54	0.00	0.00	0.00
LPC	Late Pay Charge	2,699.79	0.00	0.00	0.00	1,591.85	1,107.94
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	33,543.01	1,770.83	4,823.03	0.00	0.00	26,949.15
RNT	Commercial Rent	116,407.97	116,407.97	0.00	0.00	0.00	0.00
RTT	RET True-up	-3,587.68	0.00	0.00	0.00	-3,587.68	0.00
STR	Storage Rent	2,000.02	2,000.00	0.00	0.00	0.02	0.00
WSR	Water & Sewer	2,263.75	2,263.75	0.00	0.00	0.00	0.00
ENTITY 3460 Total:		196,278.00	124,732.71	5,193.57	39,727.50	-1,802.49	28,426.71
	Prepaid:	-110,592.26					
	Balance:	85,685.74					

ACC	Access Cards	560.00	560.00	0.00	0.00	0.00	0.00
CLN	Cleaning	469.80	469.80	0.00	0.00	0.00	0.00
ELS	Electric Submeter	41,550.80	1,260.36	0.00	39,727.50	193.32	369.62
HVA	O/T HVAC	370.54	0.00	370.54	0.00	0.00	0.00
LPC	Late Pay Charge	2,699.79	0.00	0.00	0.00	1,591.85	1,107.94
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00
RET	Real Estate Tax	33,543.01	1,770.83	4,823.03	0.00	0.00	26,949.15
RNT	Commercial Rent	116,407.97	116,407.97	0.00	0.00	0.00	0.00
RTT	RET True-up	-3,587.68	0.00	0.00	0.00	-3,587.68	0.00
STR	Storage Rent	2,000.02	2,000.00	0.00	0.00	0.02	0.00
WSR	Water & Sewer	2,263.75	2,263.75	0.00	0.00	0.00	0.00

Grand Total:	196,278.00	124,732.71	5,193.57	39,727.50	-1,802.49	28,426.71
Prepaid:	-110,592.26					
Balance:	85,685.74					

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				Monday Production DB				Date:		8/18/2015
ENTITY:	3460			1501 Wilson Boulevard				Time:		05:46 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: 02/15

Vendor: MPA003 MPARK

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

Expense Period: 03/15

Vendor: MPA003 MPARK

120318	3/20/2015		ELCON Parking	0142-0002	150.00	0.00	150.00			
120318	3/20/2015		ELCON Parking	0142-0002	-150.00	0.00	-150.00			
Expense Period 03/15 Total:					0.00	0.00	0.00			

Expense Period: 07/15

Vendor: ACM001 ACM Services

21477.1PH	7/13/2015		MirrorMasticRemoval	0162-0004	2,800.00	0.00	2,800.00	8/11/2015	8717	08/15
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Vendor: ARL008 Treasurer, Arlington County

L1423721728	7/15/2015		2015 Bus Tng Prop Bi	6730-0000	952.45	0.00	952.45	8/11/2015	8719	08/15
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Vendor: ART004 Art Display Company

79935	7/13/2015		SignRemoval	0142-0002	190.00	0.00	190.00	8/11/2015	8720	08/15
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				Monday Production DB				Date:	8/18/2015	
ENTITY:	3460			1501 Wilson Boulevard				Time:	05:46 PM	
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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: BAY005 Bay Lighting

049502	7/20/2015		LightBulbs	5340-0000	228.55	0.00	228.55	8/11/2015	8721	08/15
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Vendor: BRA007 Compugraphics

32636	7/10/2015		1501 Retail Window G	6410-0000	2,139.44	0.00	2,139.44	8/11/2015	8723	08/15
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Vendor: CDW001 CDW DIRECT LLC

ALWF87097	6/15/2015		319- X 230 CHARGER	5758-0003	1.91	0.00	1.91	8/4/2015	13736	08/15
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ALWQ89763	7/13/2015		319- SYNOLOGY HD	5758-0003	5.12	0.00	5.12	8/4/2015	13738	08/15
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ALWQ96671	7/13/2015		319-SYNOLOGY HD	5758-0003	11.06	0.00	11.06	8/4/2015	13740	08/15
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ALWT9967	7/20/2015		319-VA WIFI	5758-0003	2.34	0.00	2.34	8/4/2015	13743	08/15
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Vendor: CIN001 CINTAS CORPORATION #145

44F104896	7/15/2015		Uniforms	5390-0000	28.01	0.00	28.01	8/11/2015	8725	08/15
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44F105793	7/22/2015		Uniforms	5390-0000	27.61	0.00	27.61	8/11/2015	8725	08/15
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Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC

4246	7/10/2015		ReplacePullStation	5372-0000	373.00	0.00	373.00	8/11/2015	8726	08/15
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4277	7/23/2015		FireAlarmTesting	5372-0000	1,245.00	0.00	1,245.00	8/11/2015	8726	08/15
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Vendor: COM032 COMCAST

7/21 969424016	7/21/2015		7/21 969424016	5732-0000	101.45	0.00	101.45	8/11/2015	8727	08/15
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7/7 976117018	7/7/2015		7/7 976117018	5732-0000	294.54	0.00	294.54	8/11/2015	8727	08/15
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Vendor: DAT004 Datapark USA, Inc.

263302	7/16/2015		GateArm	6320-0000	190.04	0.00	190.04	8/11/2015	8730	08/15
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Database:	MONDAYPROD			Open Status Report				Page:	3	
				Monday Production DB				Date:	8/18/2015	
ENTITY:	3460			1501 Wilson Boulevard				Time:	05:46 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: ENG003 Engineers Outlet

278312	7/13/2015		ChilledWtrFlowSwitch	5334-0000	325.69	0.00	325.69	8/11/2015	8733	08/15
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Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC

179988	7/10/2015		SipWine	6630-0000	3,523.60	0.00	3,523.60	8/11/2015	8735	08/15
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Vendor: HEM003 HEM IT, INC

AL1219	6/28/2015		212- HEM IT	5758-0002	117.78	0.00	117.78	8/4/2015	13751	08/15
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Vendor: ITC I.T.C. INC

44588	7/22/2015		MiscPlumbingParts	5360-0000	589.35	0.00	589.35	8/11/2015	8738	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-SABABASSI	5758-0003	14.89	0.00	14.89	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
AL25671	7/1/2015		334-LMONTES	5758-0003	110.13	0.00	110.13	8/4/2015	13762	08/15
AL26810	7/1/2015		334-SKELLY	5758-0003	37.50	0.00	37.50	8/4/2015	13764	08/15

Vendor: KDK001 KD Kanopy

346034650723	7/23/2015		PlazaUmbrellas	5388-0000	1,692.50	0.00	1,692.50	8/11/2015	8741	08/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3460_0000000001	7/31/2015		Management Fee	5610-0000	6,013.20	0.00	6,013.20	8/11/2015	8743	08/15
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Vendor: MPC001 MPC SERVICES, LLC

34601515-1	6/30/2015		12&PHRR&CorridorICA	0162-0004	122,720.00	0.00	122,720.00	8/6/2015	8716	08/15
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		Monday Production DB							Date:	8/18/2015
ENTITY:	3460	1501 Wilson Boulevard							Time:	05:46 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: NOV006 Nova Offset Corp

AL56291	7/15/2015		NY business cards	5758-0001	13.25	0.00	13.25	8/4/2015	13766	08/15
AL56293	7/15/2015		Business card master	5758-0001	9.33	0.00	9.33	8/4/2015	13768	08/15

Vendor: PAT009 Patricia Hord Graphic Design

305.23.06	7/16/2015		FitnessCenterSigns	0162-0004	1,745.82	0.00	1,745.82	8/11/2015	8746	08/15
305.23.07	7/16/2015		SekonEntrySign	0162-0004	739.00	0.00	739.00	8/11/2015	8746	08/15
305.23.08	7/16/2015		12th&PHSigns	0162-0004	3,955.92	0.00	3,955.92	8/11/2015	8746	08/15

Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7991415	6/16/2015		OEI Strategy	6632-0000	9.01	0.00	9.01	8/11/2015	8747	08/15
7997863	10/20/2014		OEI strategy	6632-0000	103.46	0.00	103.46	8/11/2015	8747	08/15

Vendor: POR008 Porta-King Building Systems

28117	6/23/2015		1501/1515 parkng boo	6320-0000	2,758.26	0.00	2,758.26	8/11/2015	8748	08/15
28117	6/23/2015		offload & anchor	6320-0000	1,417.49	0.00	1,417.49	8/11/2015	8748	08/15

Vendor: REA002 REALDATA MANAGEMENT INC

AL8098K.Q3.15	7/1/2015		335-WEBDOCZ	5758-0003	107.80	0.00	107.80	8/4/2015	13771	08/15
AL8098Z.Q3.15	7/1/2015		7/156-9/15 SVCS	6410-0000	232.04	0.00	232.04	8/4/2015	13772	08/15

Vendor: RED013 Red Coats, Inc.

231620	7/24/2015		Jul2015CleaningServi	5120-0000	11,881.07	0.00	11,881.07	8/11/2015	8751	08/15
231620	7/24/2015		July2015GaragePorter	6320-0000	688.98	0.00	688.98	8/11/2015	8751	08/15
231620	7/24/2015		July2015VacancyCredi	5121-0000	-1,966.30	0.00	-1,966.30	8/11/2015	8751	08/15

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		Monday Production DB							Date:	8/18/2015
ENTITY:	3460	1501 Wilson Boulevard							Time:	05:46 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

231620	7/24/2015		July2015Differential	6214-0000	456.12	0.00	456.12	8/11/2015	8751	08/15
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Vendor: SCH016 Schneider Electric Building

011096	7/2/2015		July2015 BAS Service	5342-0000	759.67	0.00	759.67	8/17/2015	13829	08/15
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Vendor: SEA005 SEAMLESSWEB PROFESSIONAL

2140221	7/12/2015		Lunch For Eric	5732-0000	46.64	0.00	46.64	8/10/2015	13815	08/15
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AL2148433	7/26/2015		NY - A. Cohen dinner	5758-0013	22.38	0.00	22.38	8/4/2015	13774	08/15
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Vendor: SEC009 SecurAmerica LLC

INV901094	7/7/2015		June2015SecurityRove	5520-0000	1,666.00	0.00	1,666.00	8/11/2015	8753	08/15
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INV901096	7/7/2015		June2015 Rover	5520-0000	1,820.14	0.00	1,820.14	8/11/2015	8753	08/15
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Vendor: TIM009 Time Warner Cable

AL07012015	7/1/2015		210-TWC 7/15	5758-0002	6.03	0.00	6.03	8/4/2015	13777	08/15
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Vendor: VER018 The Vertex Companies, Inc.

0021525	5/9/2014		AsbestosInspection	0142-0002	250.00	0.00	250.00	8/11/2015	8757	08/15
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0026100	9/15/2015		Inspection	0162-0004	1,750.00	0.00	1,750.00	8/11/2015	8757	08/15
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0037458	7/15/2015		AsbestosInspection	0162-0004	750.00	0.00	750.00	8/11/2015	8757	08/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

AL208506	7/9/2015		Realize Rosslyn	6630-0000	1,854.24	0.00	1,854.24	8/4/2015	13783	08/15
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Vendor: WAS004 WASHINGTON GAS

WT3460072215	7/22/2015		6/19-7/20 3621085020	5220-0000	15.23	0.00	15.23			
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Database:	MONDAYPROD			Open Status Report				Page:	6	
				Monday Production DB				Date:	8/18/2015	
ENTITY:	3460			1501 Wilson Boulevard				Time:	05:46 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: WBE001 WB Engineers and Consultants

22414	5/19/2015		SipWineLLW	0162-0004	750.00	0.00	750.00	8/11/2015	8758	08/15
22974	7/8/2015		12th&PH RR	0162-0004	668.99	0.00	668.99	8/11/2015	8758	08/15

Vendor: XER005 Xerox Financial Services LLC

AL346527	7/13/2015		NY - copiers	5758-0004	17.39	0.00	17.39	8/4/2015	13786	08/15
Expense Period 07/15 Total:					176,486.38	0.00	176,486.38			

1501 Wilson Boulevard Total: 176,486.38 0.00 176,486.38

Grand Total: 176,486.38 0.00 176,486.38

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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
8653	7/8/2015	07/15	AAP001	AA Painting & Drywall						
3460	FitnessCtrPaint		3460061521	0162-0004	6210	6/21/2015	7/21/2015	750.00	0.00	750.00
							Check Total:	750.00	0.00	750.00
8654	7/8/2015	07/15	BAY005	Bay Lighting						
3460	Lights			5340-0000	048562	6/29/2015	7/29/2015	175.80	0.00	175.80
							Check Total:	175.80	0.00	175.80
8657	7/8/2015	07/15	CAP036	Captivate Network						
3460	Jun2015ElevScreens			5322-0000	0000042646	6/5/2015	7/5/2015	479.60	0.00	479.60
							Check Total:	479.60	0.00	479.60
8658	7/8/2015	07/15	CIN001	CINTAS CORPORATION #145						
3460	Uniforms			5390-0000	145230060	4/15/2015	5/15/2015	31.64	0.00	31.64
3460	Uniforms			5390-0000	44F102190	6/24/2015	7/24/2015	27.60	0.00	27.60
3460	Uniforms			5390-0000	44F102191	6/24/2015	7/24/2015	6.59	0.00	6.59
							Check Total:	65.83	0.00	65.83
8659	7/8/2015	07/15	DAT003	Datawatch Systems Inc.						
3460	Aug2015FireMonitorin			5372-0000	709171	7/1/2015	7/31/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
8661	7/8/2015	07/15	DEL003	DELL MARKETING L.P						
3460	319-LATE FEE			5758-0003	XJPN5N92	6/23/2015	7/23/2015	5.50	0.00	5.50
							Check Total:	5.50	0.00	5.50
8662	7/8/2015	07/15	ELE012	Elevator Control Service						
3460	June2015 Elev Maint			5320-0000	0183431-IN	6/10/2015	7/10/2015	1,700.00	0.00	1,700.00
							Check Total:	1,700.00	0.00	1,700.00
8663	7/8/2015	07/15	ENG003	Engineers Outlet						
3460	MiscSupplies		3460061515	5380-0000	277563	6/24/2015	7/24/2015	1,005.44	0.00	1,005.44
							Check Total:	1,005.44	0.00	1,005.44

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

8664	7/8/2015	07/15	FUN001	FUNCTION ENTERPRISES, INC.							
3460	MiscRoofRepairs		346006153	5388-0000	168	6/25/2015	7/25/2015	1,690.00	0.00	1,690.00	
								Check Total:	1,690.00	0.00	1,690.00
8667	7/8/2015	07/15	LIM002	Limbach							
3460	8thFlrInstallDrain		3460051510	5362-0000	000295408	6/3/2015	7/3/2015	3,349.00	0.00	3,349.00	
3460	7thFlrHVAC		3460031515	6212-0000	000295478	6/9/2015	7/9/2015	359.75	0.00	359.75	
								Check Total:	3,708.75	0.00	3,708.75
8668	7/8/2015	07/15	MONMGT	MONDAY PROPERTIES SERVICES LLC							
3460	Management Fee			5610-0000	3460_0000000001	6/30/2015	6/30/2015	5,593.45	0.00	5,593.45	
								Check Total:	5,593.45	0.00	5,593.45
8670	7/8/2015	07/15	ORK001	Orkin LLC							
3460	FruitFlyVacuum		3460061516	5384-0000	44161880	6/23/2015	7/23/2015	250.00	0.00	250.00	
								Check Total:	250.00	0.00	250.00
8673	7/8/2015	07/15	SEC009	SecurAmerica LLC							
3460	May2015 security rov			5520-0000	INV901069	6/8/2015	7/8/2015	2,472.39	0.00	2,472.39	
								Check Total:	2,472.39	0.00	2,472.39
8674	7/8/2015	07/15	SHA007	Shalom Baranes Associates							
3460	wilson blvd studies			6632-0000	21068	5/14/2015	6/13/2015	273.41	0.00	273.41	
								Check Total:	273.41	0.00	273.41
8675	7/8/2015	07/15	THO013	Thornton Tomasetti, Inc.							
3460	GarageRepairs			0142-0002	L15003.00-4	6/9/2015	7/9/2015	15.91	0.00	15.91	
								Check Total:	15.91	0.00	15.91
8676	7/8/2015	07/15	TWI005	TWIN TOWERS FLORIST							
3460	LobbyFlowers			5385-0000	049186	6/29/2015	7/29/2015	86.56	0.00	86.56	
3460	Lobby Flowers			5385-0000	049353	7/6/2015	8/5/2015	86.56	0.00	86.56	
								Check Total:	173.12	0.00	173.12

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				Invoice Number
				Date
				Due Date
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				Amount
				Discount
				Amount
				Check
				Amount

8678	7/8/2015	07/15	WBE001	WB Engineers and Consultants						
3460	SecurityDesks		3460041521	0152-0001	22499	6/10/2015	7/10/2015	1,300.00	0.00	1,300.00
							Check Total:	1,300.00	0.00	1,300.00
8680	7/21/2015	07/15	CAP036	Captivate Network						
3460	July2015ElevScreens			5322-0000	0000043236	7/8/2015	8/7/2015	479.60	0.00	479.60
							Check Total:	479.60	0.00	479.60
8681	7/21/2015	07/15	CAR026	Carr Business Systems, Inc.						
3460	June2015ExcessPrinti			5740-0000	IN107808	6/26/2015	7/26/2015	23.71	0.00	23.71
							Check Total:	23.71	0.00	23.71
8682	7/21/2015	07/15	CIN001	CINTAS CORPORATION #145						
3460	Uniforms			5390-0000	44F103154	7/1/2015	7/31/2015	27.61	0.00	27.61
3460	Uniforms			5390-0000	44F104027	7/8/2015	8/7/2015	27.61	0.00	27.61
							Check Total:	55.22	0.00	55.22
8684	7/21/2015	07/15	COM032	COMCAST						
3460	6/21 969424016			5732-0000	6/21 969424016	6/21/2015	7/21/2015	101.45	0.00	101.45
							Check Total:	101.45	0.00	101.45
8685	7/21/2015	07/15	EMC002	Emcor Services						
3460	GasPipeReconfigurati			5372-0000	007505434	6/29/2015	7/29/2015	13,100.00	0.00	13,100.00
							Check Total:	13,100.00	0.00	13,100.00
8686	7/21/2015	07/15	ENG003	Engineers Outlet						
3460	MiscSupplies			5380-0000	275562	5/12/2015	6/11/2015	243.49	0.00	243.49
3460	PaintSupplies		346006158	5380-0000	277692	6/25/2015	7/25/2015	302.74	0.00	302.74
3460	Gasket			5334-0000	277812	6/29/2015	7/29/2015	106.00	0.00	106.00
3460	FancoilMotors		3460061518	5334-0000	277895	7/1/2015	7/31/2015	827.86	0.00	827.86
3460	Absorbant			5380-0000	277946	7/1/2015	7/31/2015	80.45	0.00	80.45
3460	ReplacementValve		3460061520	5334-0000	277960	7/2/2015	8/1/2015	463.22	0.00	463.22
							Check Total:	2,023.76	0.00	2,023.76

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
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8687	7/21/2015	07/15	FAS002	FastSigns						
3460	Easels		345007153	5380-0000	272-32148	7/10/2015	8/9/2015	121.18	0.00	121.18
							Check Total:	121.18	0.00	121.18
8688	7/21/2015	07/15	FED007	FEDERAL LOCK & SAFE, INC						
3460	7thFlrLatchProtector		3460061512	6212-0000	0110595-IN	4/30/2015	5/30/2015	360.54	0.00	360.54
3460	ReKeyCylinders		346007157	5381-0000	0111483-IN	6/23/2015	7/23/2015	897.20	0.00	897.20
3460	Keys			5381-0000	0111550-IN	6/29/2015	7/29/2015	159.00	0.00	159.00
							Check Total:	1,416.74	0.00	1,416.74
8689	7/21/2015	07/15	GOT005	Gotham Technologies						
3460	Jul2015HVACWtrTreatr			5332-0000	7466	7/1/2015	7/31/2015	383.78	0.00	383.78
							Check Total:	383.78	0.00	383.78
8690	7/21/2015	07/15	ITC	I.T.C. INC						
3460	MiscPlumbingSupplies		3460061517	5360-0000	44476	7/13/2015	8/12/2015	517.30	0.00	517.30
							Check Total:	517.30	0.00	517.30
8691	7/21/2015	07/15	KAS001	KASTLE SYSTEMS						
3460	Proximity Cards			5530-0000	SOIN000705	6/30/2015	7/30/2015	113.77	0.00	113.77
							Check Total:	113.77	0.00	113.77
8692	7/21/2015	07/15	KAS002	KASTLE SYSTEMS (VA)						
3460	Apr2015 Operations			5520-0000	548667	3/1/2015	3/31/2015	979.99	0.00	979.99
3460	Apr2015 Maintenance			5520-0000	548667	3/1/2015	3/31/2015	152.62	0.00	152.62
							Check Total:	1,132.61	0.00	1,132.61
8693	7/21/2015	07/15	KCS001	KCS Landscape Management, Inc.						
3460	July2015LandscapeMai			5412-0000	15394-04	7/1/2015	7/31/2015	160.42	0.00	160.42
3460	2015Handwatering		346005153	5412-0000	15394-302	7/6/2015	8/5/2015	135.00	0.00	135.00
							Check Total:	295.42	0.00	295.42
8694	7/21/2015	07/15	LOR004	Lord Baltimore Uniform Rental						
3460	FitnessCtrTowels			5772-0000	198562	6/18/2015	7/18/2015	104.62	0.00	104.62

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
3460	FitnessCtrTowels			5772-0000	199712	6/25/2015	7/25/2015	104.62	104.62
							Check Total:	209.24	209.24
8695	7/21/2015	07/15	MAC010	Macrolease Corp					
3460	Jun2015FitnessCtrLea			5772-0000	180745	6/26/2015	7/26/2015	829.98	829.98
							Check Total:	829.98	829.98
8696	7/21/2015	07/15	MAY003	Mayer Brown LLP					
3460	oei strategy			6632-0000	34967621	6/9/2015	7/9/2015	268.78	268.78
							Check Total:	268.78	268.78
8697	7/21/2015	07/15	MON_LC	MONDAY PROPERTIES SERVICES LLC					
3460	Cont Comm GS-01456			0202-0006	3460CON01456M	7/1/2015	7/31/2015	37,143.48	37,143.48
3460	Cont. Comm 01814			0202-0006	3460CON01814M	7/1/2015	7/31/2015	2,969.70	2,969.70
3460	Serka Monday Commiss			0202-0006	3460SERKAMC	7/6/2015	8/5/2015	11,055.58	11,055.58
							Check Total:	51,168.76	51,168.76
8698	7/21/2015	07/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3460	DUE TO MPS 4/15			0491-0010	WTDTF0415ROSS6	12/2015	7/12/2015	7,900.33	7,900.33
							Check Total:	7,900.33	7,900.33
8699	7/21/2015	07/15	MON026	Mona Electric Group, Inc.					
3460	RemoveHiHats		346007155	5342-0000	270266	6/24/2015	7/24/2015	335.70	335.70
							Check Total:	335.70	335.70
8700	7/21/2015	07/15	MONCMF	MONDAY PROPERTIES SERVICES LLC					
3460	GARAGE REPAIRS			0142-0020	3460CMF062015	7/13/2015	8/12/2015	-22.46	-22.46
3460	PH DEMO & WHITEBO)			0162-0020	3460CMF062015	7/13/2015	8/12/2015	222.14	222.14
3460	LL STE 10001 SPEC			0162-0020	3460CMF062015	7/13/2015	8/12/2015	52.50	52.50
3460	LL STE 04401 FITNESS			0162-0020	3460CMF062015	7/13/2015	8/12/2015	520.65	520.65
3460	ICA LEASE			0162-0020	3460CMF062015	7/13/2015	8/12/2015	199.80	199.80
							Check Total:	972.63	972.63
8702	7/21/2015	07/15	NEW002	CONSTELLATION NEWENERGY, INC					

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
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3460	June2015-82937009435			5220-0000	Jun2015-82937	6/23/2015	7/23/2015	29.42	0.00	29.42
							Check Total:	29.42	0.00	29.42
8703	7/21/2015	07/15	ORK001	Orkin LLC						
3460	June2015PestControl			5384-0000	40227633	7/9/2015	8/8/2015	392.60	0.00	392.60
							Check Total:	392.60	0.00	392.60
8704	7/21/2015	07/15	OTJ001	OTJ ARCHITECTS						
3460	12/13 Flr Stair		346007153	0162-0004	156432	6/30/2015	7/30/2015	2,500.00	0.00	2,500.00
3460	NewBuildingStandards		346006155	0162-0004	156458	6/30/2015	7/30/2015	2,550.00	0.00	2,550.00
							Check Total:	5,050.00	0.00	5,050.00
8705	7/21/2015	07/15	PRO025	IESI-MD Corporation						
3460	Jul2015Recycle			5152-0000	1300362399	7/1/2015	7/31/2015	435.49	0.00	435.49
3460	June2015Trash			5152-0000	1300365030	6/30/2015	7/30/2015	753.46	0.00	753.46
							Check Total:	1,188.95	0.00	1,188.95
8706	7/21/2015	07/15	RAD001	Radice Enterprises, LLC						
3460	WoodMaint			5381-0000	871	6/30/2015	7/30/2015	78.75	0.00	78.75
							Check Total:	78.75	0.00	78.75
8707	7/21/2015	07/15	RAM006	RAMCO OF VIRGINIA, INC.						
3460	ICA Corridor-RR			0162-0004	9761396	7/2/2015	8/1/2015	1,005.43	0.00	1,005.43
							Check Total:	1,005.43	0.00	1,005.43
8708	7/21/2015	07/15	RVC001	R & V Contractor, Inc.						
3460	ParkingOffice			6320-0000	3547	7/3/2015	8/2/2015	235.00	0.00	235.00
3460	ParkingOffice			6320-0000	3554	7/11/2015	8/10/2015	215.00	0.00	215.00
							Check Total:	450.00	0.00	450.00
8709	7/21/2015	07/15	TEL005	Telco Experts LLC						
3460	July2015FireMonitor			5372-0000	1630150701	7/1/2015	7/31/2015	134.14	0.00	134.14
3460	July2015ElevLines			5322-0000	1630150701	7/1/2015	7/31/2015	134.13	0.00	134.13
3460	July2015PhoneLines			5734-0000	2049150701	7/1/2015	7/31/2015	182.88	0.00	182.88

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
			P.O. Number						Amount
3460	July2015	PhoneLines		5734-0000	1645150701	7/1/2015	7/31/2015	216.01	216.01
							Check Total:	667.16	667.16
8710	7/21/2015	07/15	TWI005	TWIN TOWERS FLORIST					
3460	Lobby Flowers			5385-0000	049592	7/13/2015	8/12/2015	86.56	86.56
3460	Lobby Flowers			5385-0000	049808	7/17/2015	8/16/2015	86.56	86.56
							Check Total:	173.12	173.12
8711	7/21/2015	07/15	VIK002	VIKA, INC.					
3460	FAA Building Exhibit		346007156	6632-0000	6930	6/22/2015	7/22/2015	2,500.00	2,500.00
							Check Total:	2,500.00	2,500.00
8712	7/21/2015	07/15	WBE001	WB Engineers and Consultants					
3460	SipWine Reimburables			0162-0004	20922	12/8/2014	1/7/2015	142.56	142.56
3460	10th Flr Spec Suites			0162-0004	21251	1/20/2015	2/19/2015	2,275.00	2,275.00
3460	Spinfire LLW			0162-0004	22415	5/19/2015	6/18/2015	750.00	750.00
3460	10thFISpecReimbursab			0162-0004	21251	1/20/2015	2/19/2015	42.83	42.83
							Check Total:	3,210.39	3,210.39
8713	7/21/2015	07/15	WBM001	W.B. MASON					
3460	Easels			5732-0000	126728356	7/6/2015	8/5/2015	24.90	24.90
							Check Total:	24.90	24.90
8714	7/21/2015	07/15	WEI015	Weichert Co. of Virginia					
3460	Broker Serka Commiss			0202-0001	Mon01/2015	7/8/2015	8/7/2015	22,111.16	22,111.16
							Check Total:	22,111.16	22,111.16
13558	7/14/2015	07/15	ZAC001	Accenture LLP *** VOID ***			Voided Check		
3460	lost in transit			5758-0011	AL1100023983	6/3/2015	7/3/2015	-309.30	-309.30
							Check Total:	-309.30	-309.30
13622	7/6/2015	07/15	ATS002	At Site Real Estate					
3460	June2015 BPMS			5390-0000	2015207	6/15/2015	7/15/2015	675.00	675.00

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				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 675.00 0.00 675.00

13627	7/6/2015	07/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3460	realize rosslyn			6632-0000	AL207565	6/10/2015	7/10/2015	1,634.10	0.00	1,634.10

Check Total: 1,634.10 0.00 1,634.10

13629	7/13/2015	07/15	AME048	ARIN						
3460	209- ARIN FEE			5758-0003	ALSI240652	6/16/2015	7/16/2015	1.74	0.00	1.74

Check Total: 1.74 0.00 1.74

13632	7/13/2015	07/15	COM032	COMCAST						
3460	Acct# 05613951384012			5758-0001	ALCOMCAST 7/156/21/2015	7/21/2015		3.62	0.00	3.62

Check Total: 3.62 0.00 3.62

13635	7/13/2015	07/15	MPA004	MDISTRICT PARK 1						
3460	7/1/15 Elcon Parkers			5322-0000	122254	6/22/2015	7/22/2015	70.43	0.00	70.43

Check Total: 70.43 0.00 70.43

13636	7/13/2015	07/15	PEA004	Peapod, LLC						
3460	Customer ID ox82558			5758-0001	ALk63342602	6/29/2015	7/29/2015	2.11	0.00	2.11

Check Total: 2.11 0.00 2.11

13638	7/13/2015	07/15	RED007	Redirect, Inc.						
3460	215-SUPPORT			5758-0002	AL15208	6/5/2015	7/5/2015	69.80	0.00	69.80

Check Total: 69.80 0.00 69.80

13640	7/13/2015	07/15	SAG003	Sage Communications, LLC						
3460	Marketing Brochure		MNDSRV06155	6410-0000	AL0007381	6/2/2015	7/2/2015	82.48	0.00	82.48

Check Total: 82.48 0.00 82.48

13641	7/13/2015	07/15	SCH016	Schneider Electric Building						
3460	June2015 BAS srv			5342-0000	010917	6/8/2015	7/8/2015	759.67	0.00	759.67

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ENTITY:	3460	Monday Production DB	Date:	8/18/2015
		1501 Wilson Boulevard	Time:	06:09 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: 759.67 0.00 759.67

13643 **7/13/2015** **07/15** **SEA005** **SEAMLESSWEB PROFESSIONAL**
3460 Lunch for R. Mitchel 5758-0013 AL2133518 6/28/2015 7/28/2015 15.64 0.00 15.64

Check Total: 15.64 0.00 15.64

13645 **7/13/2015** **07/15** **SEC009** **SecurAmerica LLC**
3460 Apr2015SecurityRover 5520-0000 INV901050 5/6/2015 6/5/2015 759.34 0.00 759.34

Check Total: 759.34 0.00 759.34

13647 **7/13/2015** **07/15** **SOL007** **The Solutions Group**
3460 211- TSG 4/15 5758-0002 AL26329 4/16/2015 5/16/2015 18.86 0.00 18.86

Check Total: 18.86 0.00 18.86

13651 **7/13/2015** **07/15** **XER005** **Xerox Financial Services LLC**
3460 NY - Lease Payment 5758-0004 AL332811 6/12/2015 7/12/2015 21.73 0.00 21.73

Check Total: 21.73 0.00 21.73

13653 **7/13/2015** **07/15** **ZAC001** **Accenture LLP**
3460 5/15 LEASE ADMIN 5758-0011 AL1100023983 6/3/2015 7/3/2015 309.30 0.00 309.30

Check Total: 309.30 0.00 309.30

13656 **7/20/2015** **07/15** **BIS001** **Bisnow Media**
3460 Bisnow 3rd Qtrr Ad MNDSRV07151 6410-0000 AL01128 7/1/2015 7/31/2015 281.99 0.00 281.99

Check Total: 281.99 0.00 281.99

13658 **7/20/2015** **07/15** **CAR026** **Carr Business Systems, Inc.**
3460 VA-Customer# 50L400 5758-0009 AL517181 12/18/2014 1/17/2015 44.26 0.00 44.26

Check Total: 44.26 0.00 44.26

13660 **7/20/2015** **07/15** **CIT006** **Recall Total Information Management**
3460 NY-document storage 5758-0001 AL1320002899 6/1/2015 7/1/2015 6.29 0.00 6.29

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ENTITY:	3460	Monday Production DB	Date:	8/18/2015
		1501 Wilson Boulevard	Time:	06:09 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: 6.29 0.00 6.29

13667 **7/20/2015** **07/15** **FRE013** **Freshdirect**
3460 NY office fruit 5758-0001 AL201506 7/7/2015 7/22/2015 2.80 0.00 2.80

Check Total: 2.80 0.00 2.80

13671 **7/20/2015** **07/15** **PEA004** **Peapod, LLC**
3460 Customer ID ox82558 5758-0001 ALk63593691 7/6/2015 8/5/2015 2.23 0.00 2.23

Check Total: 2.23 0.00 2.23

13673 **7/20/2015** **07/15** **RED005** **Red Top Cab of Arlington**
3460 Account# 2840200 5758-0008 AL037337 6/30/2015 7/30/2015 0.52 0.00 0.52

Check Total: 0.52 0.00 0.52

13674 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3460 Retainer Fee MNDSRV06156 6410-0000 AL0007287 4/29/2015 5/29/2015 340.11 0.00 340.11

Check Total: 340.11 0.00 340.11

13675 **7/20/2015** **07/15** **SAG003** **Sage Communications, LLC**
3460 Sage 7/15 PR MNDSRV07152 6410-0000 AL0007468 7/1/2015 7/31/2015 170.03 0.00 170.03

Check Total: 170.03 0.00 170.03

13677 **7/20/2015** **07/15** **STR009** **STRATEGIC PRODUCTS AND SERVICES**
3460 VA-Customer# MONPRC 5758-0005 ALSI687423 7/10/2015 8/9/2015 23.79 0.00 23.79

Check Total: 23.79 0.00 23.79

13680 **7/20/2015** **07/15** **TEL005** **Telco Experts LLC**
3460 NY - T1 5758-0005 AL1197150701 7/1/2015 7/28/2015 21.55 0.00 21.55

Check Total: 21.55 0.00 21.55

13681 **7/20/2015** **07/15** **TEL005** **Telco Experts LLC**
3460 VA-Acct# 1775 5758-0005 AL1775150701 7/1/2015 7/31/2015 29.86 0.00 29.86

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ENTITY:	3460	Monday Production DB	Date:	8/18/2015
		1501 Wilson Boulevard	Time:	06:09 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: 29.86 0.00 29.86

13687 **7/20/2015** **07/15** **VER013** **VERIZON WIRELESS**
3460 VA-Acct#720396355000 5758-0006 AL9748127483 6/28/2015 7/28/2015 106.27 0.00 106.27

Check Total: 106.27 0.00 106.27

13692 **7/20/2015** **07/15** **WBM001** **W.B. MASON**
3460 NY - Rental Fee 5758-0004 ALIS0372575 6/30/2015 7/30/2015 0.68 0.00 0.68
3460 NY - Office Supplies 5758-0001 ALIS0372575 6/30/2015 7/30/2015 7.54 0.00 7.54

Check Total: 8.22 0.00 8.22

13694 **7/20/2015** **07/15** **WBM001** **W.B. MASON**
3460 VA-Machine rental 5758-0004 ALIS0372621 6/30/2015 7/30/2015 1.94 0.00 1.94
3460 VA-Office supplies 5758-0001 ALIS0372621 6/30/2015 7/30/2015 21.68 0.00 21.68

Check Total: 23.62 0.00 23.62

13695 **7/20/2015** **07/15** **XER005** **Xerox Financial Services LLC**
3460 VA-Con#010000055900 5758-0004 AL340574 7/5/2015 8/4/2015 58.60 0.00 58.60

Check Total: 58.60 0.00 58.60

13697 **7/20/2015** **07/15** **ZAC001** **Accenture LLP**
3460 6/15 LEASE ADMIN 5758-0011 AL1100033625 7/6/2015 8/5/2015 216.51 0.00 216.51

Check Total: 216.51 0.00 216.51

13699 **7/22/2015** **07/15** **FJI001** **Fresh Julianne, Inc.**
3460 NY - new space 5758-0010 07222015 7/22/2015 7/22/2015 19.06 0.00 19.06

Check Total: 19.06 0.00 19.06

13701 **7/27/2015** **07/15** **ALL019** **Allied Telecom Group LLC**
3460 208-ALLIED JULY 15 5758-0002 AL1036208 7/5/2015 8/4/2015 31.93 0.00 31.93

Check Total: 31.93 0.00 31.93

13703 **7/27/2015** **07/15** **ATS002** **At Site Real Estate**
3460 July2015 BPMS 5390-0000 2015246 7/15/2015 8/14/2015 675.00 0.00 675.00

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3460	Monday Production DB	Date:	8/18/2015
		1501 Wilson Boulevard	Time:	06:09 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: 675.00 0.00 675.00

13708 **7/27/2015** **07/15** **ELE012** **Elevator Control Service**
3460 July215 Elev Maint 5320-0000 0184182-IN 7/10/2015 8/9/2015 1,700.00 0.00 1,700.00

Check Total: 1,700.00 0.00 1,700.00

13711 **7/27/2015** **07/15** **ICO002** **iContact LLC**
3460 Icontact 8/1-8/31 6410-0000 AL5801115 7/10/2015 8/9/2015 4.71 0.00 4.71

Check Total: 4.71 0.00 4.71

13716 **7/27/2015** **07/15** **LOC016** **Local News Now LLC**
3460 12 Weekly Ads 6410-0000 AL1993 7/16/2015 8/15/2015 76.21 0.00 76.21

Check Total: 76.21 0.00 76.21

13719 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3460 Customer ID ox82558 5758-0001 ALk63829556 7/13/2015 8/12/2015 2.12 0.00 2.12

Check Total: 2.12 0.00 2.12

13720 **7/27/2015** **07/15** **PEA004** **Peapod, LLC**
3460 Customer ID ox82558 5758-0001 ALk64075544 7/20/2015 8/19/2015 2.02 0.00 2.02

Check Total: 2.02 0.00 2.02

13722 **7/27/2015** **07/15** **REA024** **Realogic Analytics Inc**
3460 340-ABSTRACT 5758-0003 AL34266 5/31/2015 6/30/2015 150.00 0.00 150.00

Check Total: 150.00 0.00 150.00

13724 **7/27/2015** **07/15** **RED007** **Redirect, Inc.**
3460 215- REDIRECT HD 5758-0002 AL15284 7/1/2015 7/31/2015 212.87 0.00 212.87

Check Total: 212.87 0.00 212.87

13728 **7/27/2015** **07/15** **SOL007** **The Solutions Group**
3460 211- TSG 4/15 5758-0002 AL26474 5/1/2015 5/31/2015 13.62 0.00 13.62

Database:	MONDAYPROD	Check Register	Page:	13
ENTITY:	3460	Monday Production DB	Date:	8/18/2015
		1501 Wilson Boulevard	Time:	06:09 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:	13.62	0.00	13.62	
13731	7/27/2015	07/15	VIR007	Virginia Newsletters LLC						
3460	Arlington Newsltr Su			5756-0000	AL2015-209	6/6/2015	7/6/2015	29.84	0.00	29.84
						Check Total:	29.84	0.00	29.84	
13732	7/27/2015	07/15	WAS007	THE WASHINGTON POST						
3460	Acct# 3791437			5758-0012	AL3791437 7/15	7/8/2015	8/7/2015	2.02	0.00	2.02
						Check Total:	2.02	0.00	2.02	
WT071715	7/17/2015	07/15	ART003	ART PROPERTY ASSOCIATES LLC			Hand Check			
3460	7/15 DRAW REQUEST			0491-3470	WT07172015	7/17/2015	8/16/2015	555,839.08	0.00	555,839.08
						Check Total:	555,839.08	0.00	555,839.08	
WT072015	7/13/2015	07/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3460	7/15 REPLACEMENT D			0491-3470	WT07202015	7/20/2015	8/19/2015	73,160.00	0.00	73,160.00
						Check Total:	73,160.00	0.00	73,160.00	
071515234	7/15/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3460	715 Portfolio Intere			8201-0000	WT617002340715	7/15/2015	8/14/2015	23,218.75	0.00	23,218.75
3460	715 Reserve			0611-1600	WT617002340715	7/15/2015	8/14/2015	71,895.61	0.00	71,895.61
3460	715 Reserve			0611-1600	WT617002340715	7/15/2015	8/14/2015	58,477.37	0.00	58,477.37
						Check Total:	153,591.73	0.00	153,591.73	
071515236	7/15/2015	07/15	WEL001	WELLS FARGO BANK			Hand Check			
3460	0715 Mezz Loan Pmt			8201-0000	WT417002360715	7/15/2015	8/14/2015	37,135.42	0.00	37,135.42
						Check Total:	37,135.42	0.00	37,135.42	
60070115B	7/12/2015	07/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3460	6/1-6/30 #1401771405			5210-0000	WT3460070115B	7/1/2015	7/11/2015	17,796.09	0.00	17,796.09
						Check Total:	17,796.09	0.00	17,796.09	
60070615B	7/27/2015	07/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3460	5/27-6/25 9137509133			5220-0000	WT3460070615B	7/6/2015	7/27/2015	5,427.43	0.00	5,427.43

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ENTITY:	3460	Monday Production DB	Date:	8/18/2015
		1501 Wilson Boulevard	Time:	06:09 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:	5,427.43	0.00	5,427.43
T07152015	7/15/2015	07/15	1400OW	1400 Key			Hand Check			
3460	TRANSFER TO GSA AC			0611-1600	WT07152015	7/15/2015	8/14/2015	207.60	0.00	207.60
3460	TRANSFER TO GSA 14			0611-1600	WT07152015	7/15/2015	8/14/2015	1,453.20	0.00	1,453.20
							Check Total:	1,660.80	0.00	1,660.80
TAMEX0615	7/27/2015	07/15	AME007	AMERICAN EXPRESS TRAVEL RELATED	*** VOID		Voided Check			
3460	to be picked up in			5758-0014	ALAMEXTP0515	5/29/2015	6/28/2015	0.27	0.00	0.27
							Check Total:	0.27	0.00	0.27
							1501 Wilson Boulevard Total:	991,012.43	0.00	991,012.43
							Grand Total:	991,012.43	0.00	991,012.43

1501 Wilson	ACCT	UM 08.06.2015	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	af 8/17/15																
Management Fees	MGMT	AK 8.13.15		4,643	6,699	6,473	8,517	6,928	6,999	6,013	7,157	7,012	7,067	7,104	7,105	81,718	86,003	(4,285)
				4,643	6,699	6,473	8,517	6,928	6,999	6,013	7,157	7,012	7,067	7,104	7,105	81,718	86,003	(4,285)

Leasing Commission - OB	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
1501 Wilson																		
ICA Language		34601508	Y	-	-	-	370,559		-		7,841	-	-	-	-	378,400	93,019	285,381
Suite 12002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	97,102	(97,102)
Suite 10001, Vacant - Sekon		34601514	Y	-	-	-	-		26,311		-	-	-	-	-	26,311	35,849	(9,538)
Suite 10002, Vacant - Serka	PLEASE INSERT ACTUAL PAYMENTS FOR SERKA I	34601518	Y	-	-	-	-		-	22,111	-	-	-	-	-	22,111	22,335	(224)
Suite 10003, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	28,823	(28,823)
Suite 10004, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	18,782	(18,782)
Suite 09902, SSTP				-	-	-	-		-	-	-	-	-	-	-	-	9,999	(9,999)
Suite 09903, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	3,757	(3,757)
Suite 50001, Vacant - Health Communications	PLEASE CODE AS COMMITTED - SEE NOTE		Y	-	-	-	-		-	-	-	-	30,000	-	-	30,000	34,142	(4,142)
Suite 50002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	21,517	(21,517)
Sipwine - Original Premises				-	-	-	-		-	-	-	-	-	-	-	-	-	-
Sipwine - Expansion Premises	why no job code? Also note no 2nd payment due to default		Y	-	-	-	-		-	-	-	-	-	-	-	-	-	-
Spinfire 2nd Payment		34601415	Y	-	-	-	-		36,158		-	-	-	-	-	36,158	-	36,158
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 370,559	\$ -	\$ 62,469	\$ 22,111	\$ 7,841	\$ -	\$ 30,000	\$ -	\$ -	\$ 492,980	\$ 365,325	\$ 127,655

Leasing Commission - MPS	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
1501 Wilson																		
ICA Language		34601509	Y	-	-	-	185,280	-	-	-	3,920	-	-	-	-	189,200	46,510	142,690
Suite 12002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	48,551	(48,551)
Suite 10001, Vacant - Sekon		34601513	Y	-	-	-	-		13,156	-	-	-	-	-	-	13,156	17,925	(4,769)
Suite 10002, Vacant - Serka	PLEASE INSERT ACTUAL PAYMENTS FOR SERKA I	34601517	Y	-	-	-	-		-	11,056	-	-	-	-	-	11,056	11,167	(111)
Suite 10003, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	14,411	(14,411)
Suite 10004, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	9,391	(9,391)
Suite 09902, SSTP				-	-	-	-		-	-	-	-	-	-	-	-	5,000	(5,000)
Suite 09903, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	1,878	(1,878)
Suite 50001, Vacant - Health Communications	PLEASE CODE AS COMMITTED - SEE NOTE		Y	-	-	-	-		-	-	-	-	15,000	-	-	15,000	17,071	(2,071)
Suite 50002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	10,759	(10,759)
GSA 01456	Contingent Commission now due	3460LC56	Y	-	-	-	-		-	37,143	-	-	-	-	-	37,143	-	37,143
GSA 01814	Contingent Commission now due	3460LC14	Y	-	-	-	-		-	2,970	-	-	-	-	-	2,970	-	2,970
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 185,280	\$ -	\$ 13,156	\$ 51,169	\$ 3,920	\$ -	\$ 15,000	\$ -	\$ -	\$ 268,524	\$ 182,663	\$ 85,861

Leasing Commission - Legal	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
1501 Wilson																		
ICA Language		34601509	Y	-	-	-	-	12,065	-	-	-	-	-	-	-	12,065	6,210	5,855
Suite 12002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	6,248	(6,248)
Suite 10001, Vacant - Sekon		34601511	Y	-	-	-	-		8,222	-	-	-	-	-	-	8,222	2,335	5,887
Suite 10002, Vacant - Serka		34601512	Y	-	-	-	-		2,359	-	141	-	-	-	-	2,500	2,174	326
Suite 10003, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	1,971	(1,971)
Suite 10004, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	1,874	(1,874)
Suite 09902, SSTP		35601510	Y	-	-	-	-	1,796	-	-	-	-	-	-	-	1,796	1,614	182
Suite 09903, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	638	(638)
Suite 50001, Vacant - Health Communications	PLEASE CODE AS COMMITTED - SEE NOTE		Y	-	-	-	-		-	-	-	-	3,500	-	-	3,500	2,335	1,165
Suite 50002, Vacant				-	-	-	-		-	-	-	-	-	-	-	-	2,174	(2,174)
Unbudgeted:																		
Sip wine		34605WLG	Y	-	-	-	1,600	570	996	-	-	-	-	-	-	3,166	-	3,166
TOTAL 1501 Wilson	-			\$ -	\$ -	\$ -	\$ 1,600	\$ 14,430	\$ 11,577	\$ -	\$ 141	\$ -	\$ 3,500	\$ -	\$ -	\$ 31,248	\$ 27,573	\$ 3,675

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
ICA Language	1,366,080			34601516	Y	-	-	-	-	-	-	-	-	-	455,360	455,360	455,360	1,366,080	1,366,080	-
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Suite 09903, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	12,750	(12,750)
Spinfire Carryover	114,330			34601519		-	-	-	-	-	-	-	114,330	-	-	-	-	114,330	136,071	(21,741)
Sip Wine Carryover	0					-	-	-	-	-	-	-	-	-	-	-	-	-	267,000	(267,000)
Suite 50001, Vacant - Health Communications	PLEASE CODE AS COMMITTED - SEE NOTE				Y	-	-	-	-	-	-	-	-	-	60,000	60,000	60,000	180,000	-	180,000
TOTAL 1501 Wilson						-	-	-	-	-	-	-	114,330	-	515,360	515,360	515,360	1,660,410	1,781,901	(121,491)
	Total CM FEE 3%					-	-	-	-	-	-	-	3,430	-	15,461	15,461	15,461	49,812	53,457	(3,645)

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
ICA Language	508,099	300,310	332,366	34601515	Y	-	-	-	-	-	6,660	130,126	123,771	123,771	123,771	-	-	508,099	885,244	(377,145)
Suite 12002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Suite 10003, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	238,964	(238,964)
Suite 10004, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	227,143	(227,143)
Suite 09902, SSTP	0					-	-	-	-	-	-	-	-	-	-	-	-	-	10,760	(10,760)
Suite 09903, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	8,500	(8,500)
Suite 50001, Vacant - Health Communications	PLEASE CODE AS COMMITTED - SEE NOTE				Y	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000	295,735	(245,735)

Suite 50002, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	275,310	(275,310)
Suite 50003, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	249,660	(249,660)
Suite 50003, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	237,310	(237,310)
Fitness Center	462,394	412,478	439,125	34601411	Y	1,025	94,719	241,999	74,932	30,619	17,355	1,746	-	-	-	-	-	462,394	425,000	37,394
Sip Wine Carryover		61,899		34601414	Y	2,141	14,708		1,500	3,422		893	-	-	-	-	-	22,664	75,000	(52,336)
Unbudgeted:													-	-	-	-	-	-		-
1501 LL Ste PH Demo & Whitebox	207,362	160,459	188,797	34601409	Y	10,083	1,013	6,087	3,790	10,620	7,405	8,956						47,953		47,953
5 FI Demo and VAV				34605DEM	Y	780												780		780
1501 10th Flr LL Work				3460LL10	Y	780		14,161										14,941		14,941
1501 10th fl Spec Suite				34601410	Y		44,776		1,245	1,705	1,750	3,057						52,533		52,533
1501 Spinfire LL Work				34601405	Y		2,378		1,175			750						4,303		4,303
																		-		-
TOTAL 1501 Wilson	1,988,509	300,310	332,366			14,810	157,593	262,247	82,642	46,366	33,170	145,527	123,771	123,771	173,771	-	-	1,163,667	2,928,626	(1,764,959)
Total CM FEE 3%						444	4,728	7,867	2,479	1,391	995	4,366	3,713	3,713	5,213	-	-	34,910	87,859	(52,949)

BI - Non Esc	Full Cost of Proj.	Original	Revised	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
		MPC Job	MPC Job																	
																		-		-
Façade Lighting Project	115			34601408	Y				115			-	-	-	-	-	-	115	100,000	(99,885)
2014 Carry Over Façade Lighting Project (shared cost with 15:	7			34601408	Y	7								-	-	-	-	7	44,000	(43,993)
Boiler Refurbishment	55,105			34601501	Y	-	-	560	280	10,965	-		-	43,300	-	-	-	55,105	75,000	(19,895)
Garage Repairs	15,899			34601502	Y	-	410	-	2,828	-	(749)	409		13,000	-	-	-	15,899	15,000	899
Window Film Removal/Replacement	0			34601503	Y	-				-	-			-	-	-	-	-	32,000	(32,000)
Elevator Cab Upgrades - carryover	414			3460ECRU	Y		414											414	-	414
Elevator Modernization - Carryover				3460ELMO	Y							250		45,832				46,082	-	46,082
																		-		-
																		-		-
																		-		-
TOTAL 1501 Wilson						7	823	560	3,224	10,965	(749)	659	-	102,132	-	-	-	117,622	266,000	(148,378)
Total CM FEE 3%						0	25	17	97	329	(22)	20	-	3,064	-	-	-	3,529	7,980	(4,451)
Total CM Fee						445	4,752	7,884	2,576	1,720	973	4,386	7,143	6,777	20,674	15,461	15,461	88,251	149,296	(61,045)


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1501 Wilson Boulevard

Leasing Status Report

as of July 31, 2015

BUILDING INFORMATION				
	YR Built:	1967	RSF Office	109,118
	Renovated:		RSF Retail	16,173
	Stories:	13	RSF Storage	7,942
			Total Building	133,233
	Occupancy:	68%	Vacant Office	36,408
			Vacant Retail	
			Vacant Storage	5,590
			Total Vacancy	41,998

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
SSTP	2,152	9th	Aug-15	Vacating
Fitness Center	2,301		May-15	
GS11B-01814	2,605		Apr-16	
Total	7,058			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	41,998	31.52%
2015	4,453	3.34%
2016	2,605	1.96%
2017	33,782	25.36%
2018	8,125	6.10%
2019	11,132	8.36%
thereafter	31,138	23.37%
	133,233	100.00%

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
14th Floor	8,596	Leased to ICA
12th	8,480	Leased to ICA
10th	2,498	Spec Suites
10th	2,628	Spec Suites
9th	850	
5th	11,137	White Box
4th	2,219	
Storage (2nd Fl)	2,118	Storage Ready
Storage	3,472	Storage Ready
Total	41,998	

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GS-11B-01456	32,582	6-8	2016-2017	
N. Highland	8,125	P 9	May-18	TT termination right Mar-16
Arlington Cnty	11,132	E 11	Sep-19	
ICA	17,076	P12, E13	Mar-29	
Total	68,915			

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)
Health Communications	New	5,500	P5	Ezra	10.8 yrs	\$ 44.00	3.00%	7 months	\$ 42.86	\$ 33.29	\$ 183,095	\$ 65.00	\$ 357,500	\$ 4.91
Total		5,500								\$ 33.29	\$ 183,095	\$ 65.00	\$ 357,500	\$ 4.91
													\$ 27,005	\$ 567,600

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)
Total		0								\$ -	\$ -	\$ -	\$ -	\$ -

DEALS SIGNED 2015														
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD Broker	Lease Terms					Projected Leasing Costs				
					Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)
Serka	New	2,898	P 10th	Mar-15 Weichert	5.0 yrs	\$ 40.00	2.75%	6 months	\$ 38.26	\$ 12.68	\$ 36,742	\$ -	\$ 90.93	\$ 263,515
ICA Language	New	17,076	P12, E13	Dec-15 CBRE	13.5 yrs	\$ 39.00	2.75%	15 months	\$ 37.26	\$ 37.91	\$ 647,309	\$ 80.00	\$ 1,366,080	\$ 37.48
Sekon	New	3,113	P10	Jun-15 C&W	5.0 yrs	\$ 40.00	2.75%	0 months	\$ 42.26	\$ 12.68	\$ 39,468	\$ -	\$ 90.93	\$ 283,065
Total		23,087								\$ 12.68	\$ 723,519	\$ 80.00	\$ 1,366,080	\$ 37.48
													\$ 1,186,589	\$ 3,276,187

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)
SpinFire	New	2,474	1st	Dec-14 Cushman	10.0 yrs	\$ 46.00	3.00%	0 months	\$ 48.23	\$ 31.64	\$ 78,278	\$ 45.00	\$ 111,330	\$ 77.77
Sip Wine	New	5,391	1st	Dec-14 Cana	10.5 yrs	\$ 44.50	3.00%	0 months	\$ 44.59	\$ 32.14	\$ 173,261	\$ 67.50	\$ 363,893	\$ 49.67
Total		7,865								\$ 31.64	\$ 251,539	\$ 45.00	\$ 475,223	\$ 460,174
													\$ 1,186,936	\$ 382,011

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



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.I.	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

1501 Wilson Boulevard

as of July 31, 2015

[illegible]

Database: MONDAYPROD
Bldg Status: Active only
1501 Wilson Boulevard

Rent Roll
1501 Wilson Boulevard
7/31/2015

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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

New Leases

3460	-12002	International Communications	1/1/2016	3/31/2029	8,480								
3460	-14001	International Communications	1/1/2016	3/31/2029	8,596								

Vacant Suites

3460	-02201	Vacant			2,118								
3460	-04401	Vacant			2,219								
3460	-05501	Vacant			11,137								
3460	-09903	Vacant			850								
3460	-10003	Vacant			2,628								
3460	-10004	Vacant			2,498								
3460	-12002	Vacant			8,480								
3460	-14001	Vacant			8,596								
3460	-ST2AB	Vacant			269								
3460	-STR01	Vacant			1,425								
3460	-STR04	Vacant			590								
3460	-STR05	Vacant			176								
3460	-STR2B	Vacant			1,012								

Occupied Suites

3460	-01102	Roti Mediterranean	1/6/2012	1/31/2022	2,600	10,889.67	50.26	1,668.59			ELS	8/1/2015	570.50	2.63
											OPF	2/1/2016	853.67	3.94
											OPF	2/1/2017	879.67	4.06
											OPF	2/1/2018	905.67	4.18
											OPF	2/1/2019	933.83	4.31
											OPF	2/1/2020	962.00	4.44
											OPF	2/1/2021	990.17	4.57
											RTL	2/1/2016	11,216.83	51.77
											RTL	2/1/2017	11,552.67	53.32
											RTL	2/1/2018	11,899.33	54.92
											RTL	2/1/2019	12,256.83	56.57

Database: MONDAYPROD
Bldg Status: Active only
1501 Wilson Boulevard

Rent Roll
1501 Wilson Boulevard
7/31/2015

Page: 2
Date: 8/18/2015
Time: 05:53 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3460	-01103	Miracles Hair Salon	4/15/1994	8/31/2021	1,500	5,633.75	45.07			RTL	2/1/2020	12,625.17	58.27
										RTL	2/1/2021	13,004.33	60.02
										RTL	4/15/2016	5,802.50	46.42
										RTL	4/15/2017	5,976.25	47.81
										RTL	4/15/2018	6,155.00	49.24
										RTL	4/15/2019	6,340.00	50.72
3460	-01104	Heavy Seas Alehouse	2/28/2014	7/21/2024	5,495	16,027.08	35.00	3,373.54		RTL	4/15/2020	6,530.00	52.24
										RTL	4/15/2021	6,726.25	53.81
										OPF	3/1/2017	1,749.24	3.82
										OPF	3/1/2020	1,904.93	4.16
										OPF	3/1/2023	2,074.36	4.53
										RTL	3/1/2017	17,469.52	38.15
	Additional Space	3460	-STR02	2/28/2014	2/28/2024	677	987.29	17.50		RTL	3/1/2020	19,040.18	41.58
										RTL	3/1/2023	20,752.78	45.32
										STR	2/1/2017	1,076.43	19.08
										STR	2/1/2019	1,172.90	20.79
										STR	2/1/2021	1,278.40	22.66
Total				6,172	17,014.37		3,373.54		0.00				
3460	-01105	Spinfire Rosslyn LLC	12/18/2014	12/31/2024	2,474	8,762.08	42.50	1,518.86		OPF	1/1/2016	744.26	3.61
										OPF	1/1/2017	766.94	3.72
										OPF	1/1/2018	789.62	3.83
										OPF	1/1/2019	812.30	3.94
										OPF	1/1/2020	837.04	4.06
										OPF	1/1/2021	861.78	4.18
										OPF	1/1/2022	888.58	4.31
										OPF	1/1/2023	915.38	4.44
										OPF	1/1/2024	942.18	4.57
										RTL	1/1/2016	9,025.98	43.78
										RTL	1/1/2017	9,296.06	45.09
										RTL	1/1/2018	9,574.38	46.44
										RTL	1/1/2019	9,860.95	47.83
										RTL	1/1/2020	10,155.77	49.26
										RTL	1/1/2021	10,460.90	50.74
									RTL	1/1/2022	10,774.27	52.26	
									RTL	1/1/2023	11,097.95	53.83	
									RTL	1/1/2024	11,429.88	55.44	
3460	-01106	Sip Wine	12/8/2014	5/31/2025	5,391	17,423.13	38.78	-17,423.13		DEF	8/1/2015	6,912.52	15.39
										OPF	5/1/2016	1,621.79	3.61
										OPF	5/1/2017	1,666.72	3.71
										OPF	5/1/2018	1,716.14	3.82
										OPF	5/1/2019	1,770.05	3.94
										OPF	5/1/2020	1,823.96	4.06
										OPF	5/1/2021	1,877.87	4.18
										OPF	5/1/2022	1,931.78	4.30

Database: MONDAYPROD
Bldg Status: Active only
1501 Wilson Boulevard

Rent Roll
1501 Wilson Boulevard
7/31/2015

Page: 3
Date: 8/18/2015
Time: 05:53 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										OPF	5/1/2023	1,990.18	4.43
										OPF	5/1/2024	2,051.59	4.57
										RTL	5/1/2016	17,947.29	39.95
										RTL	5/1/2017	18,487.86	41.15
										RTL	5/1/2018	19,043.29	42.39
										RTL	5/1/2019	19,615.14	43.66
										RTL	5/1/2020	20,203.40	44.97
										RTL	5/1/2021	20,809.45	46.32
										RTL	5/1/2022	21,431.91	47.71
										RTL	5/1/2023	22,073.73	49.13
										RTL	5/1/2024	22,734.89	50.61
3460	-04400 RMC Research Corp.	11/25/2013	11/30/2023	6,515	24,328.10	44.81	203.29			RNT	12/1/2015	25,055.60	46.15
										RNT	12/1/2016	25,804.83	47.53
										RNT	12/1/2017	26,581.20	48.96
										RNT	12/1/2018	27,379.29	50.43
										RNT	12/1/2019	28,199.09	51.94
										RNT	12/1/2020	29,046.04	53.50
										RNT	12/1/2021	29,920.14	55.11
										RNT	12/1/2022	30,815.95	56.76
	Additional Space 3460 -STR03	11/25/2013	11/30/2023	475	733.88	18.54				STR	12/1/2015	755.89	19.10
										STR	12/1/2016	778.57	19.67
										STR	12/1/2017	801.93	20.26
										STR	12/1/2018	825.98	20.87
										STR	12/1/2019	850.76	21.49
										STR	12/1/2020	876.29	22.14
										STR	12/1/2021	902.57	22.80
										STR	12/1/2022	929.65	23.49
			Total	6,990	25,061.98		203.29		0.00				
3460	-06601 GS #11B-01456	3/15/2012	3/14/2017	10,860	35,972.83	39.75			593.31				
	Additional Space 3460 -07701	3/15/2012	3/14/2017	10,860	35,972.83	39.75							
	Additional Space 3460 -08801	3/15/2012	3/14/2017	10,862	35,979.45	39.75							
	Additional Space 3460 -STR06	3/15/2012	3/14/2017	1,200	2,000.00	20.00							
			Total	33,782	109,925.11		0.00		593.31				
3460	-09901 The North Highland Company	5/16/2011	5/31/2018	8,125	30,109.90	44.47	1,460.25			RNT	6/1/2016	31,010.42	45.80
										RNT	6/1/2017	31,938.02	47.17
3460	-09902 Strategic Science & Tech Plnrs	9/1/2013	8/31/2015	2,152	7,627.19	42.53	595.11						
3460	-10001 SeKon Enterprise, INC	6/1/2015	5/31/2020	3,113	10,376.67	40.00				RNT	7/1/2016	10,662.03	41.10
										RNT	7/1/2017	10,955.17	42.23
										RNT	7/1/2018	11,256.09	43.39
										RNT	7/1/2019	11,564.80	44.58
3460	-10002 Serka Federal Services, LLC	6/1/2015	5/31/2020	2,898	9,660.00	40.00				RNT	6/1/2016	9,925.65	41.10

Database: MONDAYPROD
Bldg Status: Active only
1501 Wilson Boulevard

Rent Roll
1501 Wilson Boulevard
7/31/2015

Page: 4
Date: 8/18/2015
Time: 05:53 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										RNT	6/1/2017	10,198.55	42.23
										RNT	6/1/2018	10,478.69	43.39
										RNT	6/1/2019	10,766.07	44.58
3460	-11001 County Board of Arlington Cty	11/2/2009	11/30/2019	11,132	37,635.44	40.57	3,035.26			HLD	11/1/2019	63,104.52	68.02
										HLD	2/1/2020	84,139.36	90.70
										RNT	11/1/2015	38,767.19	41.79
										RNT	11/1/2016	39,926.77	43.04
										RNT	11/1/2017	41,123.46	44.33
										RNT	11/1/2018	42,069.68	45.35
3460	-12001 GS11B-01814	4/5/2011	4/4/2016	2,605	8,482.86	39.08							
3460	-FTCTR Fitness Center	5/1/2015	12/31/2099	2,301									
Totals:		Occupied Sqft:	68.48% 19 Units	91,235	298,602.15		-5,568.23		593.31				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	31.52% 13 Units	41,998									
		Total Sqft:	32 Units	133,233	298,602.15								
Total 1501 Wilson Boulevard:		Occupied Sqft:	68.48% 19 Units	91,235	298,602.15		-5,568.23		593.31				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	31.52% 13 Units	41,998									
		Total Sqft:	32 Units	133,233	298,602.15								
Grand Total:		Occupied Sqft:	68.48% 19 Units	91,235	298,602.15		-5,568.23		593.31				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	31.52% 13 Units	41,998									
		Total Sqft:	32 Units	133,233	298,602.15								

Floor	S to S		Current	Re-measured
PH		Leased to International Communications Associates: 8,596 sf	8,596	8,596
12		<div>GS 11B-01814: 2,605 sf (39.12, CPI) LXP 4/4/2016 Ren: none Term: TT right on 4/4/15 with 1 yr</div> <div>Leased to International Communications Associates: 8,480sf</div>	11,085	11,119
11		County Board of Arlington County: 11,132 sf (\$42.63, 3%) LXD 11/30/2019 Renewal: 5 years at FMV with 14 months notice * Destination Sales occupies 4,602 sf & The Convention Store occupies 3,487 sf under License Agreement with Arlington County*	11,132	11,132
10		<div>Vacant: 2,498 sf</div> <div>Vacant: 2,628 sf</div> <div>Serka Federal Services: 2,898 sf (\$40.00) LXP: 5/31/20</div> <div>SeKon Enterprise: 3,113 sf (\$40) LXP: 5/31/20</div>	11,137	11,132
9		<div>The North Highland Company: 8,125 sf (\$44.48 3%) LXP 5/31/2018 Renewals: None</div> <div>Vacant 850 sf</div> <div>SSTP: 2,152 sf (\$44.51 3%) LXP 8/31/15</div>	11,127	11,132
8		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None	10,862	11,132
7		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None	10,860	11,132
6		Air Force (GS 11B-01456): 10,860 sf TT total sf - 32,582 (\$39.79, CPI) LXP 3/14/2017 Renewals: None	10,860	11,132
5		VACANT: 11,137 sf	11,137	11,132
4		<div>RMC Research: 6,515 sf (\$43.50) LXP 11/30/23</div> <div>Vacant: 2,219 sf</div> <div>Fitness Center: 2,301 SF</div>	11,035	11,096
3		Garage	0	n/a
2		Garage	0	2,118
1		<div>Miracles Hair Salon: 1,500 sf (\$43.76 3%) LXP 8/31/21</div> <div>Roti Mediterranean: 2,600 sf (\$56.59 NNN, 3%) LXP 1/31/2022</div> <div>Spinfire Rosslyn 2,474 sf (\$42.50) LXP: 12/31/24</div> <div>Vacant 5,391 sf</div> <div>Heavy Seas: 6,172 sf (\$38.50) LXP 2/28/24</div>	17,460	15,346
B-Level			GSA-11B-01456: 1,200 sf \$20.00 LXP 3/14/17	1,200 0
			125,291	126,199
			7,942	2,745
			133,233	128,944

RSF Office	109,118
RSF Retail	16,173
RSF Storage	7,942
Total Building RSF	133,233

Vacant Office	36,408
Vacant Retail	
Vacant Storage	5,590
Total Vacancy	41,998

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

Storage

