



1701 NORTH FORT MYER DRIVE
Financial Report
January 31, 2015



Rosslyn Portfolio

Building 1701 N. Ft. Myer Drive

Financial Report

Month Ended January 31, 2015



SECTION 1

Executive Summary

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Analysis

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

SECTION 4

Leasing Report

Rent Roll

Stacking Plan

SECTION 1

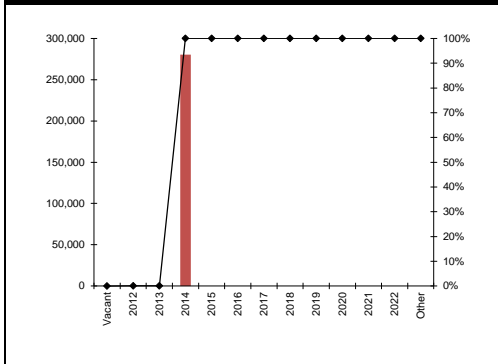
Executive Summary

**PROPERTY INFORMATION**

Property Name	1701 N. Ft. Myer
Submarket	Rosslyn
Year Built/Renovated	1970
Year Acquired	2007
No. of Stories	13
Asset Quality	B
Total SF	280,259
Leased	100%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
GSA-State Dept.	280,259	Feb-15

LEASE EXPIRATION PROFILE**STRATEGY**

MP Management team is currently in discussions with the Dept of State 4.5 year firm term from 7/1/14, renewal in place at 1701 N Fort Myer.

For the longer term, the project will compete in the market place for the Dept of State 343K sf requirement via a long-term extension at 1701 N Fort Myer and expansion into 1200 Wilson Boulevard. It is expected this deal would require the landlord to implement an extensive capital improvement program to meet GSA sustainability and occupancy requirements plus deliver market concessions in order to achieve a long-term lease (10 years or more).

CRITICAL ISSUES

* Successfully complete negotiations for a 5-year renewal

* Continue to market building in conjunction with 1200 Wilson Blvd as a potential campus complex for State Department.

ASSET-LEVEL DEBT

Appraised Value	\$ 101,000,000	as of	Dec-14
Senior Debt	\$ 29,910,000	30% LTV	LIBOR + 548 May-17

CASH FLOW PERFORMANCE

Period	Jan-15 YTD	Actual	Budget	PSF
Projected Occupancy		100.0%	100.0%	
Effective Gross Revenue		\$ 853,942	\$ 972,003	\$ 3
Real Estate Taxes		(108,903)	(108,903)	(0)
Operating Expenses		(189,519)	(196,204)	(1)
Net Operating Income		555,520	666,896	2
Capital Improvements		-	-	-
Tenant Improvements		-	-	-
Leasing Commissions		-	-	-
Total Leasing and Capital		-	-	-
CF before Senior Debt Service		555,520	666,896	2
Senior Debt Service		(92,755)	(100,949)	
DSCR on NOI		5.99x	6.61x	
DSCR on CF before Senior Debt Service		5.99x	6.61x	
CF after Senior Debt Service		\$ 462,765	\$ 565,947	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

Preliminary renewal discussions have commenced in connection with an expected long term renewal and potential expansion into 1200 Wilson Boulevard. FD Stonewater has been hired as the leasing agent for government relet only.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-14 / Jul - 14	GSA	All	280,259	Renewal	\$34.01	0.00%	0 mos.	\$0.00	0.5 yrs.	\$34.01

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Jul-14	GSA	All	280,259	Renewal	No	\$38.00	0.00%	0 mos.	\$0.00	5 yrs.	\$38.00

MAJOR CAPITAL PROJECTS

2015

SECTION 2

Trial Balance

Balance Sheet

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3470

Trial Balance
Monday Production DB
1701 N Ft Myer Drive

Page: 1
Date: 3/2/2015
Time: 11:48 AM

Accrual Year to Date Balances for period 01/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	18,406,470.46	
0132-0000	Building	104,303,332.62	
0142-0002	Bldg Impr-Non Escalatable	2,007,378.13	
0142-0020	Bldg Impr-CM Fee	60,221.48	
0202-0002	Def Leasing-Legal	4,696.25	
0202-0006	Deferred Leas-Monday	35,743.53	
0222-0000	Deferred Financing	456,312.68	
0229-0000	Acc Amort-Def Financing		109,137.29
0250-0000	Def Selling Costs	0.00	
0311-3470	BA9515551400 1701 N.FtMey	2,048,644.68	
0412-0101	Tax and Insurance Reserve	554,053.84	
0412-0102	Required Repairs	2,814.31	
0412-0103	Replacement Reserve	46,722.17	
0412-0104	Leasing Reserve	420,498.38	
0491-0010	Due To/From Managing Agen		6,958.74
0491-0025	Due to/from Monday	10,007.60	
0491-3401	I/E-Rosslyn Series	2,848.69	
0491-3430	I/E-1000 Wilson Boulevard	632,381.31	
0491-3435	I/E-1100 Wilson Boulevard	705,000.00	
0491-3450	I/E-1400 Key Boulevard		72,531.95
0491-3455	I/E-1401 Wilson Boulevard	152,357.76	
0491-3460	I/E-1501 Wilson Boulevard		215,183.03
0491-3465	I/E-1515 Wilson Boulevard	0.02	
0511-0000	Tenant A/R	836,236.32	
0512-0000	Accr Tenant A/R	15,500.00	
0513-0000	Accr Tenant Recovery A/R	409,634.40	
0561-0000	Other A/R	46,624.26	
0632-0000	Prepaid Insurance	41,931.06	
0711-0001	Due To/From Partner	10,465.98	
2110-0000	Mortgage Notes Payable		26,250,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,660,000.00
2511-0000	Accounts Payable Trade		68,039.45
2552-0000	Accr Miscellaneous		97,560.53
2553-0000	Accr Taxes		108,902.78
2556-0000	Accr Interest/Financing		50,865.42
2562-0000	Deferred Liability		2,788.39
2591-0000	Prepaid Rents		50,203.94
3311-0001	Retained Earnings		32,764,066.11
3341-0001	Distribution	71,210,352.71	
3421-9999	Mbr Contrib-Misc		138,513,850.05
4111-0000	Office Income		794,205.78
4171-0000	Gar/Prkg Income		49,457.00
4371-0000	Utility Reimb Billed		9,242.03
4521-0000	Int Inc-Bank		29.86
4864-0000	Engineering Reimb		160.00
4891-1000	Antenna Income		692.13
4891-1100	Back Chg./Repair		154.78
5120-0000	Clean-Contract Interior	26,346.87	
5152-0000	Clean-Trash Rem/Recyl-O/S	1,525.00	
5210-0000	Util-Elec-Public Area	26,229.62	
5220-0000	Util-Gas	9,911.89	
5250-0000	Util-Water/Sewer-Water	7,057.41	
5310-0000	R&M-Payroll-Gen'l	20,298.98	
5310-1000	R & M Payroll-OT	1,432.34	
5310-2000	R & M Payroll-Taxes	2,552.08	
5310-4000	R & M -Benefits	2,296.60	

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Trial Balance
Monday Production DB
1701 N Ft Myer Drive

Page: 2
Date: 3/2/2015
Time: 11:48 AM

Accrual
Year to Date Balances for period 01/15
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Account	Description	Debit	Credit
5320-0000	R&M-Elev-Maint Contract	3,157.00	
5322-0000	R&M-Elev-Outside Svs	713.16	
5330-0000	R&M-HVAC-Contract Svs	759.42	
5332-0000	R&M-HVAC-Water Treatment	784.30	
5336-0000	R&M-HVAC-Outside Svs	602.00	
5340-0000	R&M-Electrical-Supplies	86.88	
5360-0000	R&M-Plumbing-Supplies	138.89	
5372-0000	R&M-Fire/Life Safety-O/S	1,683.53	
5380-0000	R&M-GB Interior-Supplies	127.20	
5384-0000	R&M-GB Interior-Pest Cont	442.60	
5390-0000	R&M-Other	5,601.24	
5412-0000	Grounds-Landscape-O/S	127.58	
5520-0000	Security-Contract	51.21	
5610-0000	Mgmt Fee-Current Yr	17,062.37	
5710-0000	Adm-Payroll	13,794.05	
5710-1000	Admi-Payroll taxes	1,254.32	
5710-5000	Admin-Other Payroll Exp	2,918.02	
5730-0000	Adm-Office Exp-Mgmt Rent	456.12	
5732-0000	Adm-Office Exp-Mgmt Exps	233.90	
5746-0000	Adm-Office Exp-Telecomm	420.74	
5756-0000	Adm-Mgmt Exp-Dues & Subs	2,297.91	
5758-0001	Office/Lunchroom Supplies	76.82	
5758-0002	Internet/IT Contracts	376.80	
5758-0003	Computer Hardware/Software	244.00	
5758-0004	Copiers/Office Equipment	132.41	
5758-0005	Phone - Corporate/Teleconferencing	144.06	
5758-0006	Phone - Wireless/Cellular	188.77	
5758-0007	Postage/Delivery	41.78	
5758-0008	Car Service	82.89	
5758-0010	Corporate Events/Gifts	67.29	
5758-0011	Temporary Staffing	296.30	
5758-0012	Other Corp Admin Exp	9.65	
5758-0013	Meals	29.85	
5758-0014	Travel	300.92	
5772-0000	Adm-Other-Tenant Relation	6.87	
5810-0000	Insurance-Policies	5,522.95	
5810-1000	Insurance-Workers Comp	421.17	
5841-0000	License/Fees/Permits	122.83	
6110-0000	Electric - Sep Tenant Chg	9,242.03	
6320-0000	Parking Exp-Misc	67.76	
6630-0000	Legal	19,761.34	
6633-0000	Bank & Credit Card Fees	1,615.31	
6645-0000	Sales & Use Taxes	404.15	
6710-0000	RE Taxes-General	104,757.78	
6740-0000	Other Taxes	4,145.00	
8201-0000	Mortgage Interest Expense	92,754.57	
8302-0000	Amort-Def Financing	12,624.09	
Total:		202,824,029.25	202,824,029.25

Database: MONDAYPROD
ENTITY: 3470
Report: MRI_BALST

Corporate Balance Sheet
Monday Production DB
1701 N Ft Myer Drive

Page: 1
Date: 3/2/2015
Time: 11:51 AM

Accrual

Report includes an open period. Entries are not final.

Jan 2015

Assets

Cash	3,072,733.38
Receivables	1,271,836.70
Current Assets	1,296,476.98
Building and Other Depreciable Assets	124,817,842.47
Intangible Assets	456,312.68
Accumulated Amortization	(109,137.29)

Total Assets	130,806,064.92
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Liabilities

Accounts Payable	68,039.45
Mortgage/Notes Payable	29,910,000.00
Accrued Expenses	257,328.73
Deferred Income	52,992.33

Total Liabilities	30,288,360.51
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Partners Capital and Prior Year Earnings	100,067,563.45
Current Year Earnings	450,140.96

Total Partners Capital and Earnings	100,517,704.41
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Total Liabilities and Equity	130,806,064.92
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Page: 1
Date: 2/27/2015
Time: 12:07 PM

Report includes an open period. Entries are not final.

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Database: MONDAYPROD	Comparative Income Statement SOP Detail - W/Cash Flow Format Monday Production DB 1701 N Ft Myer Drive							Page: 2
ENTITY: 3470								Date: 2/27/2015
Report: MP_CMPINC								Time: 12:07 PM
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jan 2015	Current Period Budget Jan 2015	Variance		Actual Jan 2015	Year-To-Date Budget Jan 2015	Variance	
Antenna Income	692.13	692.13	0.00	0.00%	692.13	692.13	0.00	0.00%
Back Chg./Repair	154.78	3,850.00	(3,695.22)	-95.98%	154.78	3,850.00	(3,695.22)	-95.98%
Total Miscellaneous Income	846.91	4,542.13	(3,695.22)	-81.35%	846.91	4,542.13	(3,695.22)	-81.35%
Total Interest and Other Income	10,278.80	11,704.13	(1,425.33)	-12.18%	10,278.80	11,704.13	(1,425.33)	-12.18%
Total Revenue	853,941.58	972,002.88	(118,061.30)	-12.15%	853,941.58	972,002.88	(118,061.30)	-12.15%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(26,346.87)	(26,346.87)	0.00	0.00%	(26,346.87)	(26,346.87)	0.00	0.00%
Clean-Trash Rem/Recyl-O/S	(1,525.00)	(1,525.00)	0.00	0.00%	(1,525.00)	(1,525.00)	0.00	0.00%
Total Cleaning	(27,871.87)	(27,871.87)	0.00		(27,871.87)	(27,871.87)	0.00	
Utilities								
Util-Elec-Public Area	(26,229.62)	(25,610.00)	(619.62)	-2.42%	(26,229.62)	(25,610.00)	(619.62)	-2.42%
Util-Gas	(9,911.89)	(11,906.00)	1,994.11	16.75%	(9,911.89)	(11,906.00)	1,994.11	16.75%
Util-Water/Sewer-Water	(7,057.41)	(3,390.00)	(3,667.41)	-108.18%	(7,057.41)	(3,390.00)	(3,667.41)	-108.18%
Total Utilities	(43,198.92)	(40,906.00)	(2,292.92)	-5.61%	(43,198.92)	(40,906.00)	(2,292.92)	-5.61%
Repair & Maintenance								
R&M-Payroll-Gen'l	(20,298.98)	(21,738.00)	1,439.02	6.62%	(20,298.98)	(21,738.00)	1,439.02	6.62%
R & M Payroll-OT	(1,432.34)	(863.00)	(569.34)	-65.97%	(1,432.34)	(863.00)	(569.34)	-65.97%
R & M Payroll-Taxes	(2,552.08)	(2,746.00)	193.92	7.06%	(2,552.08)	(2,746.00)	193.92	7.06%
R & M -Benefits	(2,296.60)	(2,542.61)	246.01	9.68%	(2,296.60)	(2,542.61)	246.01	9.68%
R&M-Elev-Maint Contract	(3,157.00)	(3,157.00)	0.00	0.00%	(3,157.00)	(3,157.00)	0.00	0.00%
R&M-Elev-Outside Svs	(713.16)	(561.47)	(151.69)	-27.02%	(713.16)	(561.47)	(151.69)	-27.02%
R&M-HVAC-Contract Svs	(759.42)	(759.42)	0.00	0.00%	(759.42)	(759.42)	0.00	0.00%
R&M-HVAC-Water Treatment	(784.30)	(2,835.90)	2,051.60	72.34%	(784.30)	(2,835.90)	2,051.60	72.34%

Database: MONDAYPROD
 ENTITY: 3470
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

Page: 3
 Date: 2/27/2015
 Time: 12:07 PM

Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
R&M-HVAC-Supplies	0.00	(1.00)	1.00	100.00%	0.00	(1.00)	1.00	100.00%
R&M-HVAC-Outside Svs	(602.00)	(500.00)	(102.00)	-20.40%	(602.00)	(500.00)	(102.00)	-20.40%
R&M-Electrical-Supplies	(86.88)	(1,000.00)	913.12	91.31%	(86.88)	(1,000.00)	913.12	91.31%
R&M-Plumbing-Supplies	(138.89)	(880.00)	741.11	84.22%	(138.89)	(880.00)	741.11	84.22%
R&M-Fire/Life Safety-O/S	(1,683.53)	(467.75)	(1,215.78)	-259.92%	(1,683.53)	(467.75)	(1,215.78)	-259.92%
R&M-GB Interior-Supplies	(127.20)	(200.00)	72.80	36.40%	(127.20)	(200.00)	72.80	36.40%
R&M-GB Interior-Pest Cont	(442.60)	(442.60)	0.00	0.00%	(442.60)	(442.60)	0.00	0.00%
R&M-Other	(5,601.24)	(6,351.00)	749.76	11.81%	(5,601.24)	(6,351.00)	749.76	11.81%
License/Fees/Permits	(122.83)	0.00	(122.83)	0.00%	(122.83)	0.00	(122.83)	0.00%
Total Repair & Maintenance	(40,799.05)	(45,045.75)	4,246.70	9.43%	(40,799.05)	(45,045.75)	4,246.70	9.43%
Roads & Grounds								
Grounds-Landscape-O/S	(127.58)	(128.00)	0.42	0.33%	(127.58)	(128.00)	0.42	0.33%
Grounds-Snow Rem-Supplies	0.00	(750.00)	750.00	100.00%	0.00	(750.00)	750.00	100.00%
Grounds-Snow Rem-O/S	0.00	(3,500.00)	3,500.00	100.00%	0.00	(3,500.00)	3,500.00	100.00%
Total Roads & Grounds	(127.58)	(4,378.00)	4,250.42	97.09%	(127.58)	(4,378.00)	4,250.42	97.09%
Security								
Security-Contract	(51.21)	(60.00)	8.79	14.65%	(51.21)	(60.00)	8.79	14.65%
Total Security	(51.21)	(60.00)	8.79	14.65%	(51.21)	(60.00)	8.79	14.65%
Management Fees								
	(17,062.37)	(19,439.76)	2,377.39	12.23%	(17,062.37)	(19,439.76)	2,377.39	12.23%
Total Management Fees	(17,062.37)	(19,439.76)	2,377.39	12.23%	(17,062.37)	(19,439.76)	2,377.39	12.23%
Administrative								
Adm-Payroll	(13,794.05)	(11,280.00)	(2,514.05)	-22.29%	(13,794.05)	(11,280.00)	(2,514.05)	-22.29%
Admi-Payroll taxes	(1,254.32)	(1,334.00)	79.68	5.97%	(1,254.32)	(1,334.00)	79.68	5.97%
Admin-Other Payroll Exp	(2,918.02)	(1,104.31)	(1,813.71)	-164.24%	(2,918.02)	(1,104.31)	(1,813.71)	-164.24%
Adm-Office Exp-Mgmt Rent	(456.12)	(2,332.76)	1,876.64	80.45%	(456.12)	(2,332.76)	1,876.64	80.45%
Adm-Office Exp-Mgmt Exps	(233.90)	0.00	(233.90)	0.00%	(233.90)	0.00	(233.90)	0.00%
Adm-Office Exp-Phone	0.00	(355.00)	355.00	100.00%	0.00	(355.00)	355.00	100.00%

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
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Page: 4
 Date: 2/27/2015
 Time: 12:07 PM

Accrual

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Adm-Office Exp-Telecomm	(420.74)	(306.25)	(114.49)	-37.38%	(420.74)	(306.25)	(114.49)	-37.38%
Adm-Mgmt Exp-Tuition,Educ	0.00	(778.00)	778.00	100.00%	0.00	(778.00)	778.00	100.00%
Adm-Mgmt Exp-Dues & Subs	(2,297.91)	(2,447.00)	149.09	6.09%	(2,297.91)	(2,447.00)	149.09	6.09%
Adm-Other-Community Relat	0.00	(229.00)	229.00	100.00%	0.00	(229.00)	229.00	100.00%
Adm-Other-Tenant Relation	(6.87)	0.00	(6.87)	0.00%	(6.87)	0.00	(6.87)	0.00%
Adm - Other - Misc	(1,991.54)	(3,663.25)	1,671.71	45.63%	(1,991.54)	(3,663.25)	1,671.71	45.63%
Total Administrative	(23,373.47)	(23,829.57)	456.10	1.91%	(23,373.47)	(23,829.57)	456.10	1.91%
Insurance								
Insurance-Policies	(5,522.95)	(5,415.64)	(107.31)	-1.98%	(5,522.95)	(5,415.64)	(107.31)	-1.98%
Insurance-Workers Comp	(421.17)	(454.19)	33.02	7.27%	(421.17)	(454.19)	33.02	7.27%
Total Insurance	(5,944.12)	(5,869.83)	(74.29)	-1.27%	(5,944.12)	(5,869.83)	(74.29)	-1.27%
Total Property Exp-Escalatable	(158,428.59)	(167,400.78)	8,972.19	5.36%	(158,428.59)	(167,400.78)	8,972.19	5.36%
Real Estate Taxes								
RE Taxes-General	(104,757.78)	(104,757.75)	(0.03)	0.00%	(104,757.78)	(104,757.75)	(0.03)	0.00%
Other Taxes	(4,145.00)	(4,144.93)	(0.07)	0.00%	(4,145.00)	(4,144.93)	(0.07)	0.00%
Total Real Estate Taxes	(108,902.78)	(108,902.68)	(0.10)	0.00%	(108,902.78)	(108,902.68)	(0.10)	0.00%
Total Escalatable Expenses	(267,331.37)	(276,303.46)	8,972.09	3.25%	(267,331.37)	(276,303.46)	8,972.09	3.25%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(9,242.03)	(7,147.00)	(2,095.03)	-29.31%	(9,242.03)	(7,147.00)	(2,095.03)	-29.31%
Total Non Esc Utilities	(9,242.03)	(7,147.00)	(2,095.03)	-29.31%	(9,242.03)	(7,147.00)	(2,095.03)	-29.31%
Service Costs								
Svs Costs-Misc Bldg	0.00	(3,500.00)	3,500.00	100.00%	0.00	(3,500.00)	3,500.00	100.00%

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Comparative Income Statement
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Page: 5
 Date: 2/27/2015
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Accrual

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jan 2015	Jan 2015			Jan 2015	Jan 2015		
Total Service Costs	0.00	(3,500.00)	3,500.00	100.00%	0.00	(3,500.00)	3,500.00	100.00%
Parking Expenses								
Parking Exp-Misc	(67.76)	0.00	(67.76)	0.00%	(67.76)	0.00	(67.76)	0.00%
Total Parking Expenses	(67.76)	0.00	(67.76)		(67.76)	0.00	(67.76)	
Leasing Costs								
Promotion and Advertising	0.00	(1,515.00)	1,515.00	100.00%	0.00	(1,515.00)	1,515.00	100.00%
Tenant Relations	0.00	(75.00)	75.00	100.00%	0.00	(75.00)	75.00	100.00%
Lease Obligations	0.00	(12,500.00)	12,500.00	100.00%	0.00	(12,500.00)	12,500.00	100.00%
Total Leasing Costs	0.00	(14,090.00)	14,090.00	100.00%	0.00	(14,090.00)	14,090.00	100.00%
Owner Costs								
Legal	(19,761.34)	(2,083.00)	(17,678.34)	-848.70%	(19,761.34)	(2,083.00)	(17,678.34)	-848.70%
Bank & Credit Card Fees	(1,615.31)	(1,650.00)	34.69	2.10%	(1,615.31)	(1,650.00)	34.69	2.10%
Sales & Use Taxes	(404.15)	(333.33)	(70.82)	-21.25%	(404.15)	(333.33)	(70.82)	-21.25%
Total Owner Costs	(21,780.80)	(4,066.33)	(17,714.47)	-435.64%	(21,780.80)	(4,066.33)	(17,714.47)	-435.64%
Total Property Exp-Non Escalatable	(31,090.59)	(28,803.33)	(2,287.26)	-7.94%	(31,090.59)	(28,803.33)	(2,287.26)	-7.94%
Total Operating Expenses	(298,421.96)	(305,106.79)	6,684.83	2.19%	(298,421.96)	(305,106.79)	6,684.83	2.19%
Net Operating Income (Loss)	555,519.62	666,896.09	(111,376.47)	-16.70%	555,519.62	666,896.09	(111,376.47)	-16.70%
Interest Expense								
Mortgage Interest Expense	(92,754.57)	(100,949.00)	8,194.43	8.12%	(92,754.57)	(100,949.00)	8,194.43	8.12%
Total Interest Expense	(92,754.57)	(100,949.00)	8,194.43	8.12%	(92,754.57)	(100,949.00)	8,194.43	8.12%
Amort of Financing Costs								

Page: 6
Date: 2/27/2015
Time: 12:07 PM

Report includes an open period. Entries are not final.

Cash Balance Composition:

Database: MONDAYPROD
ENTITY: 3470
Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1701 N Ft Myer Drive

Page: 7
Date: 2/27/2015
Time: 12:07 PM

Accrual

Report includes an open period. Entries are not final.

	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jan 2015	Jan 2015	Variance	Jan 2015	Jan 2015	Variance
Operating Cash	2,048,644.68	0.00	2,048,644.68	2,048,644.68	0.00	2,048,644.68
Escrow Cash	1,024,088.70	0.00	1,024,088.70	1,024,088.70	0.00	1,024,088.70
Total Cash	3,072,733.38	0.00	3,072,733.38	3,072,733.38	0.00	3,072,733.38

1701 N. Fort Myer Drive
BUDGET COMPARISON REPORT
Period Ended January 31, 2015 (Unaudited)
Accrual Basis
(Variations 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	\$ 794,206	\$ 910,842	(116,636)	-12.81%	A
Recoveries	-	-	-	100.00%	
Parking Income	49,457	49,457	-	0.00%	
Interest and Other Income	10,279	11,704	(1,425)	-12.18%	
Total Rental Income	853,942	972,003	(118,061)	-12.15%	
Operating Expenses:					
Cleaning	(27,872)	(27,872)	-	0.00%	
Utilities	(43,199)	(40,906)	(2,293)	-5.61%	
Repairs and Maintenance	(40,799)	(45,046)	4,247	9.43%	
Roads and Grounds	(128)	(4,378)	4,250	97.09%	
Security	(51)	(60)	9	14.65%	
Management Fees	(17,062)	(19,440)	2,377	12.23%	
Administrative	(23,373)	(23,830)	456	1.91%	
Insurance	(5,944)	(5,870)	(74)	-1.27%	
Real Estate Taxes	(108,903)	(108,903)	(0)	0.00%	
Non- Escalatable Expenses	(31,091)	(28,803)	(2,287)	-7.94%	
Professional Services/ Other	-	-	-	100.00%	
Total Expenses	(298,422)	(305,107)	6,685	2.19%	
Net Operating Income (Loss)	\$555,520	\$666,896	(\$111,376)	-16.70%	
Other Income and Expenses:					
Interest Expense	(92,755)	(100,949)	8,194	8.12%	
Amortization - Financing Costs	(12,624)	(12,624)	-	0.00%	
Total Other Income (Expenses)	(105,379)	(113,573)	8,194	7.22%	
Net Income (Loss)	\$450,141	\$553,323	(\$103,182)	-18.65%	

CASH BASIS

Property Activity

Net Income (Loss)	450,141	553,323	(103,182)	-18.65%
<i>Non-Cash Adjustments to Net Income/(Loss):</i>				
Depreciation/Amortization	12,624	12,624	-	0.00%
Capital Expenditures	-	-	-	100.00%
Tenant Improvements	-	-	-	100.00%
Leasing Costs	-	-	-	100.00%
Deferred Selling Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	288,260	-	288,260	100.00%
Total Property Activity	751,025	\$565,947	\$185,078	32.70%

Operating Cash Activity

Plus: Beginning of Year Cash Balance	2,321,709	(Note A) - Ending Cash consists of:		
Less: Ending Cash Balance (Note A)	3,072,733	Operating & lockbox		2,048,645
Total Property Activity	\$ 751,025	Escrows		1,024,089
		Total	\$	3,072,733
(Distributions)/Contributions	\$ -			

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

A \$ (116,636) The negative variance in Rental Income is primarily due to:
 (116,636) Budgeted is lower than actual due to actual rent not being increased to \$39/sf as budgeted (Permanent Variance)
 \$ (116,636)

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

BCI	Back Charge Inc	2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning	613.26	0.00	0.00	613.26	0.00	0.00
ENG	Engineering Fee	1,280.00	0.00	0.00	0.00	640.00	640.00
GAR	Garage	49,457.00	49,457.00	0.00	0.00	0.00	0.00
HVA	O/T HVAC	15,657.18	0.00	0.00	0.00	15,657.18	0.00
PPR	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00

Database:	MONDAYPROD	Aged Delinquencies	Page:	2
		Monday Production DB	Date:	2/27/2015
BLDG:	3470	1701 N. Ft. Myer Drive	Time:	10:57 AM
		Period: 01/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		-11,656.05	0.00	-11,656.05	0.00	0.00	0.00
RNT	Commercial Rent		794,205.78	794,205.78	0.00	0.00	0.00	0.00

BLDG 3470 Total:		836,236.32	843,662.78	-11,656.05	613.26	16,297.18	-12,680.85
	Prepaid:	-50,203.94					
	Balance:	786,032.38					

BCI	Back Charge Inc		2,042.28	0.00	0.00	0.00	0.00	2,042.28
CLN	Cleaning		613.26	0.00	0.00	613.26	0.00	0.00
ENG	Engineering Fee		1,280.00	0.00	0.00	0.00	640.00	640.00
GAR	Garage		49,457.00	49,457.00	0.00	0.00	0.00	0.00
HVA	O/T HVAC		15,657.18	0.00	0.00	0.00	15,657.18	0.00
PPR	Prepaid Rent		0.00	0.00	0.00	0.00	0.00	0.00
REB	RE Tax/BID Escalation		-15,363.13	0.00	0.00	0.00	0.00	-15,363.13
RET	Real Estate Tax		-11,656.05	0.00	-11,656.05	0.00	0.00	0.00
RNT	Commercial Rent		794,205.78	794,205.78	0.00	0.00	0.00	0.00

Grand Total:		836,236.32	843,662.78	-11,656.05	613.26	16,297.18	-12,680.85
	Prepaid:	-50,203.94					
	Balance:	786,032.38					

Database:	MONDAYPROD	Open Status Report							Page:	1
		Monday Production DB							Date:	2/27/2015
ENTITY:	3470	1701 N Ft Myer Drive							Time:	11:28 AM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 11/13

Vendor: KAS001 KASTLE SYSTEMS

501432	7/1/2013		Aug2013 operations	5520-0000	51.20	0.00	51.20			
501432	7/1/2013		unapplied payments	5520-0000	-569.39	0.00	-569.39			
Expense Period 11/13 Total:					-518.19	0.00	-518.19			

Expense Period: 01/15

Vendor: ALL019 Allied Telecom Group LLC

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	24.54	0.00	24.54	2/3/2015	12786	02/15
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Vendor: ARE003 Arent Fox LLP

AL1536794	7/10/2014		State Dept follow up	6630-0000	4,934.70	0.00	4,934.70	2/3/2015	12787	02/15
AL1555906	10/10/2014		State Dept Follow Up	6630-0000	4,934.70	0.00	4,934.70	2/3/2015	12788	02/15
AL1570356	12/16/2014		State Dept Follow UP	6630-0000	4,934.70	0.00	4,934.70	2/3/2015	12789	02/15
AL1574448	1/14/2015		State Dept Follow Up	6630-0000	4,934.70	0.00	4,934.70	2/3/2015	12790	02/15

Vendor: CDW001 CDW DIRECT LLC

ALRZ03105	1/20/2015		319 TS3 ZENTA	5758-0003	18.74	0.00	18.74	2/3/2015	12796	02/15
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Vendor: CIN001 CINTAS CORPORATION #145

145172553	12/17/2014		uniforms w/e 12/17/1	5390-0000	45.60	0.00	45.60	2/18/2015	5305	02/15
145175926	12/24/2014		uniform w/e 12/24/14	5390-0000	45.87	0.00	45.87	2/18/2015	5305	02/15
145179289	12/31/2014		uniforms w/e 12/31/1	5390-0000	44.62	0.00	44.62	2/18/2015	5305	02/15
145182677	1/7/2015		unifroms w/e 1/7/15	5390-0000	45.60	0.00	45.60	2/18/2015	5305	02/15

Database:	MONDAYPROD		Open Status Report					Page:	2	
			Monday Production DB					Date:	2/27/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	11:28 AM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: CLA007 Classic Concierge

121478	11/18/2014		Tenant Holiday Gifts	5772-0000	607.50	0.00	607.50	2/18/2015	5306	02/15
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Vendor: DAT003 Datawatch Systems Inc.

674138	1/23/2015		March2015 fire monit	5372-0000	40.00	0.00	40.00	2/18/2015	5307	02/15
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Vendor: ELE012 Elevator Control Service

0179486-IN	1/10/2015		Jan2015 Elev Maint	5320-0000	3,157.00	0.00	3,157.00	2/18/2015	5309	02/15
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Vendor: EME003 Emergency Communications Network

ALECN018671	1/7/2015		326 CODE RED	5758-0003	77.34	0.00	77.34	2/3/2015	12807	02/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	2.91	0.00	2.91	2/3/2015	12810	02/15
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Vendor: HEM003 HEM IT, INC

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	160.62	0.00	160.62	2/3/2015	12812	02/15
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Vendor: INT023 Interior Foliage Design Inc

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

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	8.58	0.00	8.58	2/3/2015	12817	02/15
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*** Check #12817 was VOIDED in Check Period 02/15 ***

Vendor: ITS001 It's My Cooler,LLC

9976	1/20/2015		water cooler service	5732-0000	132.50	0.00	132.50	2/18/2015	5313	02/15
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AL9973	1/20/2015		Service agreement	5758-0004	11.14	0.00	11.14	2/3/2015	12819	02/15
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Database:	MONDAYPROD	Open Status Report						Page:	3	
		Monday Production DB						Date:	2/27/2015	
ENTITY:	3470	1701 N Ft Myer Drive						Time:	11:28 AM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: JBUR01 Jennifer Burns

JBurns01212015	1/21/2015		IREM	5772-0000	6.87	0.00	6.87	2/3/2015	12820	02/15
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Vendor: KAS001 KASTLE SYSTEMS

545723	1/1/2015		Jan2015 Operations	5520-0000	51.21	0.00	51.21	2/18/2015	5314	02/15
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Vendor: MAN027 Managed Services 360 LLC

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	76.58	0.00	76.58	2/3/2015	12823	02/15
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Vendor: MAR021 MARK'S PLUMBING PARTS &

INV001384168	1/15/2015		disposal	5360-0000	138.89	0.00	138.89	2/18/2015	5316	02/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

2014MGMTFEET1	1/26/2015		TRUE UP '14 MGT FEE	5610-0000	9,973.62	0.00	9,973.62	2/18/2015	5319	02/15
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DTF1214ROSS	1/26/2015		DUE TO MGT AGNT 12'1	0491-0010	15,796.63	0.00	15,796.63	2/18/2015	5319	02/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3470_00000000001	9/30/2014		Management Fee	5610-0000	17,062.37	0.00	17,062.37	2/18/2015	5320	02/15
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Vendor: PEA004 Peapod, LLC

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	3.99	0.00	3.99	2/3/2015	12826	02/15
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ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	3.99	0.00	3.99	2/3/2015	12828	02/15
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ALk59058727	1/26/2015		Customer ID ox82558	5758-0001	3.99	0.00	3.99	2/3/2015	12830	02/15
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Vendor: RED005 Red Top Cab of Arlington

AL018843	1/15/2015		Account# 2840200	5758-0008	2.78	0.00	2.78	2/3/2015	12837	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	2/27/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	11:28 AM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: RED007 Redirect, Inc.

AL14869	1/15/2015		250 SCORE CARD	5758-0002	42.88	0.00	42.88	2/3/2015	12839	02/15
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Vendor: SAG002 SAGE SOFTWARE, INC.

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

009029	1/9/2015		Jan2015 BAS	5342-0000	759.42	0.00	759.42	2/9/2015	12901	02/15
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Vendor: SOL007 The Solutions Group

AL24919	11/1/2014		200 TSG 10/14	5758-0003	124.98	0.00	124.98	2/3/2015	12844	02/15
AL25120	12/1/2014		200 TSG 11/14	5758-0002	55.38	0.00	55.38	2/3/2015	12846	02/15

Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	45.11	0.00	45.11	2/3/2015	12849	02/15
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Vendor: TIM005 TIME WARNER CABLE OF NYC

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	2.03	0.00	2.03	2/3/2015	12852	02/15
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Vendor: TIM009 Time Warner Cable

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	8.22	0.00	8.22	2/3/2015	12854	02/15
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Vendor: VED001 Vedder Price PC

AL523219	1/13/2015		ARL RE TAXES PD 12'1	6630-0000	22.54	0.00	22.54	2/3/2015	12860	02/15
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Vendor: WBM001 W.B. MASON

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	33.06	0.00	33.06	2/3/2015	12866	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	2/27/2015	
ENTITY:	3470		1701 N Ft Myer Drive					Time:	11:28 AM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

ALIS0315229	12/31/2015		VA-Item for K. Recto	5758-0001	0.83	0.00	0.83	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Rental fee-brewer	5758-0004	2.79	0.00	2.79	2/3/2015	12866	02/15

Vendor: XER005 Xerox Financial Services LLC

AL260147	1/13/2015		NY 010-0007854-002	5758-0004	14.15	0.00	14.15	2/3/2015	12868	02/15
Expense Period 01/15 Total:					68,557.64	0.00	68,557.64			

1701 N Ft Myer Drive Total: 68,039.45 0.00 68,039.45

Grand Total: 68,039.45 0.00 68,039.45

Database: MONDAYPROD			Check Register						Page: 1	
ENTITY: 3470			Monday Production DB						Date: 2/27/2015	
			1701 N Ft Myer Drive						Time: 04:42 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
5226	1/29/2015	01/15	DOW002	Downtown Decorations	*** VOID ***		Voided Check			
3470	lost check		3470101414	5388-0000	24724	11/5/2014	12/5/2014	-913.53	0.00	-913.53
							Check Total:	-913.53	0.00	-913.53
5281	1/13/2015	01/15	ABM	ABM Janitorial Services-Mid Atlanti						
3470	Dec2014 day clean			5120-0000	7475673	12/17/2014	1/16/2015	23,617.74	0.00	23,617.74
3470	carpet clean svc		347012141	5160-0000	7499283	12/22/2014	1/21/2015	1,330.00	0.00	1,330.00
3470	4th flr carpet clean		347012145	5160-0000	7499283	12/22/2014	1/21/2015	1,330.00	0.00	1,330.00
3470	Dec2014 Day porter s			5120-0000	7475673	12/17/2014	1/16/2015	2,729.13	0.00	2,729.13
							Check Total:	29,006.87	0.00	29,006.87
5282	1/13/2015	01/15	DAT003	Datawatch Systems Inc.						
3470	Jan2015 fire monitor			5372-0000	661867	12/1/2014	12/31/2014	40.00	0.00	40.00
3470	Feb2015 fire monitor			5372-0000	667807	1/1/2015	1/31/2015	40.00	0.00	40.00
							Check Total:	80.00	0.00	80.00
5283	1/13/2015	01/15	DOM003	DOMINION ELECTRIC SUPPLY CO INC						
3470	Lens-Day			5340-0000	S102347270.001	12/18/2014	1/17/2015	86.88	0.00	86.88
							Check Total:	86.88	0.00	86.88
5284	1/13/2015	01/15	ENE003	Energy Watch, Inc.						
3470	QtrlyEnergySrvJanMar			5390-0000	4150	12/2/2014	1/1/2015	434.41	0.00	434.41
							Check Total:	434.41	0.00	434.41
5285	1/13/2015	01/15	ENG003	Engineers Outlet						
3470	trane motor		347012148	5334-0000	269547	12/18/2014	1/17/2015	714.42	0.00	714.42
							Check Total:	714.42	0.00	714.42
5286	1/13/2015	01/15	GOT005	Gotham Technologies						
3470	Jan2015			5332-0000	6652	1/1/2015	1/31/2015	784.30	0.00	784.30
							Check Total:	784.30	0.00	784.30
5287	1/13/2015	01/15	HIL006	Hillmann Consulting, LLC						
3470	11/14/14 IAQ Databas		347001151	5390-0000	7624	12/31/2014	1/30/2015	1,240.00	0.00	1,240.00

Database:	MONDAYPROD	Check Register	Page:	2
ENTITY:	3470	Monday Production DB	Date:	2/27/2015
		1701 N Ft Myer Drive	Time:	04:42 PM
01/15 Through 01/15				
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				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 1,240.00 0.00 1,240.00

5288 **1/13/2015** **01/15** **KCS001** **KCS Landscape Management, Inc.**
3470 Jan2015 landscape ma 5412-0000 14396-10 1/1/2015 1/31/2015 127.58 0.00 127.58

Check Total: 127.58 0.00 127.58

5289 **1/13/2015** **01/15** **MONMGT** **MONDAY PROPERTIES SERVICES LLC**
3470 Management Fee 5610-0000 3470_0000000001 12/31/2014 12/31/2014 17,123.51 0.00 17,123.51

Check Total: 17,123.51 0.00 17,123.51

5290 **1/13/2015** **01/15** **PRO025** **IESI-MD Corporation**
3470 Jan2015 compactor sr 5152-0000 1300331752 1/1/2015 1/31/2015 1,050.00 0.00 1,050.00
3470 Jan2015 recycle srv 5152-0000 1300331752 1/1/2015 1/31/2015 475.00 0.00 475.00

Check Total: 1,525.00 0.00 1,525.00

5291 **1/13/2015** **01/15** **RED003** **Red Hand, LLC**
3470 2015 WTH renewal 5390-0000 14.9 1/1/2015 1/31/2015 4,245.14 0.00 4,245.14

Check Total: 4,245.14 0.00 4,245.14

5292 **1/13/2015** **01/15** **TEL005** **Telco Experts LLC**
3470 Jan2015 acct 1385 EI 5322-0000 1385150101 1/1/2015 1/31/2015 563.25 0.00 563.25
3470 2370 Jan2015 5746-0000 2370150101 1/1/2015 1/31/2015 113.52 0.00 113.52
3470 Jan2015 acct1385 pho 5746-0000 1385150101 1/1/2015 1/31/2015 307.22 0.00 307.22

Check Total: 983.99 0.00 983.99

5293 **1/13/2015** **01/15** **WBM001** **W.B. MASON**
3470 portfolio log books 5732-0000 I22707670 12/30/2014 1/29/2015 90.10 0.00 90.10
3470 office supplies 5732-0000 I22636871 12/23/2014 1/22/2015 11.30 0.00 11.30

Check Total: 101.40 0.00 101.40

5294 **1/26/2015** **01/15** **ENG003** **Engineers Outlet**
3470 battery 5380-0000 270075 1/8/2015 2/7/2015 127.20 0.00 127.20

Check Total: 127.20 0.00 127.20

Database: MONDAYPROD	Check Register							Page: 3		
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01/15 Through 01/15										
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			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

5295	1/26/2015	01/15	JOH015	JOHN J. KIRLIN INC						
3470	12of18MaintInspJan20			5336-0000	C001282	1/1/2015	1/31/2015	602.00	0.00	602.00
							<i>Check Total:</i>	<i>602.00</i>	<i>0.00</i>	<i>602.00</i>
5296	1/26/2015	01/15	MAY003	Mayer Brown LLP						
3470	OEI Strategy			6632-0000	34891632	12/16/2014	1/15/2015	565.46	0.00	565.46
3470	OEI Strategy			6632-0000	34905486	1/9/2014	2/8/2014	565.70	0.00	565.70
							<i>Check Total:</i>	<i>1,131.16</i>	<i>0.00</i>	<i>1,131.16</i>
5297	1/26/2015	01/15	MONCMF	MONDAY PROPERTIES SERVICES LLC						
3470	RECAULKING EXTERIC			0142-0020	3470CM201412	1/15/2015	2/14/2015	801.51	0.00	801.51
							<i>Check Total:</i>	<i>801.51</i>	<i>0.00</i>	<i>801.51</i>
5298	1/26/2015	01/15	MPA004	MDISTRICT PARK 1						
3470	Jan2015 Elcon Parker			5322-0000	116997	12/19/2014	1/18/2015	149.91	0.00	149.91
							<i>Check Total:</i>	<i>149.91</i>	<i>0.00</i>	<i>149.91</i>
5299	1/26/2015	01/15	ORK001	Orkin LLC						
3470	Dec2014 exterminator			5384-0000	14712823	1/13/2015	2/12/2015	442.60	0.00	442.60
							<i>Check Total:</i>	<i>442.60</i>	<i>0.00</i>	<i>442.60</i>
5300	1/26/2015	01/15	TRE011	Treasurer, Arlington County						
3470	5/29/13 sys testing			5372-0000	13-9028a-0461	8/20/2013	9/19/2013	910.00	0.00	910.00
							<i>Check Total:</i>	<i>910.00</i>	<i>0.00</i>	<i>910.00</i>
5301	1/26/2015	01/15	WON001	Wonderlic, Inc.						
3470	Additional Svcs			5710-5000	6366851	1/16/2015	2/15/2015	2.62	0.00	2.62
							<i>Check Total:</i>	<i>2.62</i>	<i>0.00</i>	<i>2.62</i>
5302	1/26/2015	01/15	ZEE001	ZEE MEDICAL INC						
3470	eng office med suppl			5372-0000	0136321907	1/9/2015	2/8/2015	225.78	0.00	225.78
							<i>Check Total:</i>	<i>225.78</i>	<i>0.00</i>	<i>225.78</i>
5303	1/29/2015	01/15	DOW002	Downtown Decorations						

Database: MONDAYPROD		Check Register							Page: 4	
ENTITY: 3470		Monday Production DB							Date: 2/27/2015	
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01/15 Through 01/15										
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3470	Rosslyn Lite Up even		3470101414	5388-0000	24724	11/5/2014	12/5/2014	913.53	0.00	913.53
							Check Total:	913.53	0.00	913.53
12694	1/9/2015	01/15	SAF010	Safway Holdings, Inc.	*** VOID ***		Voided Check			
3470	incorrect vendor			5758-0003	AL4002630465	12/12/2014	1/11/2015	-140.27	0.00	-140.27
							Check Total:	-140.27	0.00	-140.27
12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
3470	VA Travel			5758-0014	AC121914	12/19/2014	1/18/2015	27.76	0.00	27.76
3470	VA Taxi			5758-0008	AC121914	12/19/2014	1/18/2015	0.66	0.00	0.66
3470	VA Meals			5758-0013	AC121914	12/19/2014	1/18/2015	0.09	0.00	0.09
							Check Total:	28.51	0.00	28.51
12702	1/12/2015	01/15	AOB001	AOBA						
3470	AOBA2015 Member due			5756-0000	2015-8330-A	12/19/2014	1/18/2015	1,978.07	0.00	1,978.07
3470	BOMA IRS regulations			5756-0000	2015-8330-A	12/19/2014	1/18/2015	91.87	0.00	91.87
							Check Total:	2,069.94	0.00	2,069.94
12703	1/12/2015	01/15	AOB001	AOBA						
3470	METPAC 2015			5756-0000	2015-8331-B	12/19/2014	1/18/2015	155.51	0.00	155.51
							Check Total:	155.51	0.00	155.51
12705	1/12/2015	01/15	CAL006	Caliper Management Inc						
3470	Caliper Advisor MCl			5710-5000	11358090	4/21/2014	5/21/2014	11.48	0.00	11.48
							Check Total:	11.48	0.00	11.48
12708	1/12/2015	01/15	EMH001	EDWARD M HINCHEY						
3470	AUSTIN'S YR END REV			5758-0014	EMH01152015	1/15/2015	2/14/2015	72.79	0.00	72.79
3470	AUSTIN/EMH LUNCH			5758-0013	EMH01152015	1/15/2015	2/14/2015	4.25	0.00	4.25
3470	CAR SERVICE			5758-0013	EMH01152015	1/15/2015	2/14/2015	7.50	0.00	7.50
							Check Total:	84.54	0.00	84.54
12712	1/12/2015	01/15	INS004	INSTITUTE OF REAL ESTATE MGMT						
3470	kevin,jenn,kari regi			5756-0000	VA01062015	1/6/2015	2/5/2015	20.98	0.00	20.98

Database:	MONDAYPROD	Check Register	Page:	5
ENTITY:	3470	Monday Production DB	Date:	2/27/2015
		1701 N Ft Myer Drive	Time:	04:42 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
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				Check
				Amount

Check Total: 20.98 0.00 20.98

12715	1/12/2015	01/15	KBUR01	Kevin Burns				
3470	parking			5758-0012	KB1515	1/5/2015	2/4/2015	1.83
3470	parking			5758-0012	KB1515	1/5/2015	2/4/2015	1.83

Check Total: 3.66 0.00 3.66

12718	1/12/2015	01/15	MEL004	Melissa Bennett Clark				
3470	Phone Bill			5758-0006	ALMBC1214	12/31/2014	1/30/2015	26.00
3470	Cab for holiday part			5758-0008	ALMBC1214	12/31/2014	1/30/2015	0.89

Check Total: 26.89 0.00 26.89

12720	1/12/2015	01/15	MPA004	MDISTRICT PARK 1				
3470	Parking validations			6320-0000	AL117093	12/19/2014	1/18/2015	67.76

Check Total: 67.76 0.00 67.76

12722	1/12/2015	01/15	PEA004	Peapod, LLC				
3470	Customer ID ox82558			5758-0001	ALk58279778	12/22/2014	1/21/2015	2.91

Check Total: 2.91 0.00 2.91

12723	1/12/2015	01/15	REA021	Real Capital Analytics, Inc				
3470	11/2014-11/2015			5758-0012	AL0003792	12/17/2014	1/16/2015	309.21

Check Total: 309.21 0.00 309.21

12728	1/12/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL				
3470	Friday lunch			5758-0013	AL1941022	12/21/2014	1/20/2015	17.29

Check Total: 17.29 0.00 17.29

12735	1/12/2015	01/15	VED001	Vedder Price PC				
3470	11/14 ARL RE TAXES			6630-0000	AL522007	12/22/2014	1/21/2015	343.01

Check Total: 343.01 0.00 343.01

12743	1/20/2015	01/15	CIT006	CITISTORAGE INC.				
3470	NY 2510 STORAGE FEI			5758-0001	AL0785993	1/2/2015	2/1/2015	3.24

Database:	MONDAYPROD	Check Register	Page:	6
ENTITY:	3470	Monday Production DB	Date:	2/27/2015
		1701 N Ft Myer Drive	Time:	04:42 PM
01/15 Through 01/15				
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				Check
				Amount

Check Total: 3.24 0.00 3.24

12744 1/20/2015 01/15 COM006 COMMERCIAL REAL ESTATE WOMEN NETWORK
3470 CREW 2015 Dues 5756-0000 294477 11/1/2014 11/30/2014 51.48 0.00 51.48

Check Total: 51.48 0.00 51.48

12746 1/20/2015 01/15 COM032 COMCAST
3470 Acct# 05613951384012 5758-0001 ALCOMCAST12/11/2014 12/21/2014 1/20/2015 5.09 0.00 5.09

Check Total: 5.09 0.00 5.09

12749 1/20/2015 01/15 FIR010 FIRST CORPORATE SEDANS CORP
3470 NY #393411 CAR SERV 5758-0008 AL784819 1/7/2015 2/6/2015 2.00 0.00 2.00

Check Total: 2.00 0.00 2.00

12751 1/20/2015 01/15 FRE013 Freshdirect
3470 NY 11717338932 OFF/A 5758-0001 AL201412 12/2/2014 1/1/2015 1.65 0.00 1.65

Check Total: 1.65 0.00 1.65

12753 1/20/2015 01/15 INT023 Interior Foliage Design Inc
3470 NY 3980 PLANT MANT 5758-0012 AL184735 1/2/2015 2/1/2015 0.76 0.00 0.76

Check Total: 0.76 0.00 0.76

12755 1/20/2015 01/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk58420997 12/29/2014 1/28/2015 2.92 0.00 2.92

Check Total: 2.92 0.00 2.92

12757 1/20/2015 01/15 PEA004 Peapod, LLC
3470 Customer ID ox82558 5758-0001 ALk58541963 1/5/2015 2/4/2015 3.53 0.00 3.53

Check Total: 3.53 0.00 3.53

12759 1/20/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
3470 NY 54-003-02105 MILK 5758-0001 AL1959000 1/4/2015 2/3/2015 0.22 0.00 0.22

Database:	MONDAYPROD	Check Register	Page:	7
ENTITY:	3470	Monday Production DB	Date:	2/27/2015
		1701 N Ft Myer Drive	Time:	04:42 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
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Check Total: 0.22 0.00 0.22

12761 1/20/2015 01/15 TEL005 Telco Experts LLC
3470 NY #1197 INTEGRATED 5758-0005 AL1197150101 1/1/2015 1/31/2015 29.14 0.00 29.14

Check Total: 29.14 0.00 29.14

12763 1/20/2015 01/15 TEL005 Telco Experts LLC
3470 VA-Acct#1775 1/1/15 5758-0005 AL1775150101 1/1/2015 1/31/2015 69.81 0.00 69.81

Check Total: 69.81 0.00 69.81

12769 1/20/2015 01/15 WBM001 W.B. MASON
3470 NY C2012992 RENTAL 5758-0004 ALIS0315177 12/31/2014 1/30/2015 0.42 0.00 0.42
3470 NY C2012992 OFF/ADM 5758-0001 ALIS0315177 12/31/2014 1/30/2015 9.37 0.00 9.37

Check Total: 9.79 0.00 9.79

12771 1/20/2015 01/15 XER005 Xerox Financial Services LLC
3470 VA-Con#010000055900 5758-0004 AL253801 1/5/2015 2/4/2015 100.75 0.00 100.75

Check Total: 100.75 0.00 100.75

12775 1/26/2015 01/15 CAH001 CAHILL, AILEEN
3470 VA Airfare 5758-0014 AC01132015 1/13/2015 2/12/2015 32.94 0.00 32.94
3470 VA Taxi 5758-0008 AC01132015 1/13/2015 2/12/2015 0.82 0.00 0.82
3470 VA Meals 5758-0013 AC01132015 1/13/2015 2/12/2015 0.57 0.00 0.57

Check Total: 34.33 0.00 34.33

12779 1/26/2015 01/15 RED005 Red Top Cab of Arlington
3470 Account# 2840200 5758-0008 AL018444 12/31/2015 1/30/2016 5.45 0.00 5.45

Check Total: 5.45 0.00 5.45

12782 1/26/2015 01/15 VER013 VERIZON WIRELESS
3470 VA-Acct#720396355000 5758-0006 AL9738008472 12/28/2014 1/27/2015 159.90 0.00 159.90

Check Total: 159.90 0.00 159.90

12784 1/26/2015 01/15 WAS007 THE WASHINGTON POST

Database: MONDAYPROD		Check Register						Page: 8	
ENTITY: 3470		Monday Production DB						Date: 2/27/2015	
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01/15 Through 01/15									
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3470	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	4.47	0.00
							Check Total:	4.47	0.00
00740710A	1/21/2015	01/15	ZAC001	Accenture LLP			Hand Check		
3470	207 PD 12'14 LSE ADM			5758-0011	VC1000740710A	1/7/2015	2/6/2015	296.30	0.00
							Check Total:	296.30	0.00
114151400	1/14/2015	01/15	1400OW	1400 Key			Hand Check		
3470	1/15 LOAN PMT RECON			0491-3450	WT0114151400	1/14/2015	1/14/2015	178,710.16	0.00
							Check Total:	178,710.16	0.00
114151501	1/14/2015	01/15	1501OW	1501 Wilson			Hand Check		
3470	1/15 LOAN PYMT RECC			0491-3460	WT0114151501	1/14/2015	1/14/2015	391,601.58	0.00
3470	1/15 LOAN PYMT RECC			0491-3465	WT0114151501	1/14/2015	1/14/2015	-111,675.34	0.00
							Check Total:	279,926.24	0.00
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.			Hand Check		
3470	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.75	0.00
3470	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.41	0.00
3470	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	41.78	0.00
							Check Total:	44.94	0.00
470010215	1/13/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3470	11/26-12/30#25088405			5210-0000	WT3470010215	1/2/2015	1/13/2015	37,017.23	0.00
							Check Total:	37,017.23	0.00
470010515	1/26/2015	01/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3470	11/18-12/17/14#09144			5250-0000	WT3470010515	1/5/2015	1/26/2015	7,954.40	0.00
							Check Total:	7,954.40	0.00
470082114	9/12/2014	01/15	WAS004	WASHINGTON GAS			Hand Check		
3470	WNA CREDIT			5220-0000	WT3470082114	8/21/2014	9/12/2014	-1,101.30	0.00
3470	7/18-8/18 #361717201			5220-0000	WT3470082114	8/21/2014	9/12/2014	21.30	0.00

Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3470	Monday Production DB	Date:	2/27/2015
		1701 N Ft Myer Drive	Time:	04:42 PM
01/15 Through 01/15				
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				Discount
				Amount
				Check
				Amount

						Check Total:	-1,080.00	0.00	-1,080.00	
470091914	10/12/2014	01/15	WAS004	WASHINGTON GAS		Hand Check				
3470	8/18-9/18 #361717201			5220-0000	WT3470091914	9/19/2014	10/12/2014	21.30	0.00	21.30
						Check Total:	21.30	0.00	21.30	
470102014	11/12/2014	01/15	WAS004	WASHINGTON GAS		Hand Check				
3470	9/18-10/16#361717201			5220-0000	WT3470102014	10/20/2014	11/12/2014	21.30	0.00	21.30
						Check Total:	21.30	0.00	21.30	
470111914	12/13/2014	01/15	WAS004	WASHINGTON GAS		Hand Check				
3470	10/16-11/17#36117201			5220-0000	WT3470111914	11/19/2014	12/13/2014	756.22	0.00	756.22
						Check Total:	756.22	0.00	756.22	
470122214	1/12/2015	01/15	WAS004	WASHINGTON GAS		Hand Check				
3470	11/17-12/19#36171720			5220-0000	WT3470122214	12/22/2014	1/12/2015	3,020.27	0.00	3,020.27
						Check Total:	3,020.27	0.00	3,020.27	
70STX1214	1/15/2015	01/15	DEP014	Department of Taxation		Hand Check				
3470	208966356 12/14 ST9			6645-0000	WT3470STX1214	1/15/2015	1/20/2015	404.15	0.00	404.15
						Check Total:	404.15	0.00	404.15	
H14735434	1/7/2015	01/15	DIR005	Direct Energy Business, LLC		Hand Check				
3470	11/18-12/19 #442884			5220-0000	WTH14735434	12/23/2014	1/7/2015	7,302.88	0.00	7,302.88
						Check Total:	7,302.88	0.00	7,302.88	
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check				
3470	12/2014 EXPENSES			5758-0006	WTAMEX122014	12/28/2014	1/27/2015	1.31	0.00	1.31
3470	12/2014 EXPENSES			5758-0008	WTAMEX122014	12/28/2014	1/27/2015	67.38	0.00	67.38
3470	12/2014 EXPENSES			5758-0010	WTAMEX122014	12/28/2014	1/27/2015	67.29	0.00	67.29
3470	12/2014 EXPENSES			5758-0013	WTAMEX122014	12/28/2014	1/27/2015	0.15	0.00	0.15
3470	12/2014 EXPENSES			5758-0014	WTAMEX122014	12/28/2014	1/27/2015	167.43	0.00	167.43
						Check Total:	303.56	0.00	303.56	

Database: MONDAYPROD			Check Register					Page: 10		
ENTITY: 3470			Monday Production DB					Date: 2/27/2015		
			1701 N Ft Myer Drive					Time: 04:42 PM		
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

1701 N Ft Myer Drive Total: 579,031.18 0.00 579,031.18

Grand Total: 579,031.18 0.00 579,031.18

Leasing Commission - OB																
1701 North Ft. Myer														TOTAL	Budget	Variance
	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15			
														-	-	-
DoS - 5 year Renewal		-	0	951,461	-	-	-	-	-	-	-	-	-	951,461	3,954,787	(3,003,326)
DoS - 15 year Renewal		-	0	-	-	-	-	-	-	-	2,236,467	-	-	2,236,467	-	2,236,467
		-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
														-	-	-
TOTAL 1701 North Ft. Myer		\$ -	\$ -	\$ 951,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,236,467	\$ -	\$ -	\$ 3,187,927	\$ 3,954,787	(766,860)

Leasing Commission - MP5																	
1701 North Ft. Myer															TOTAL	Budget	Variance
	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15				
DoS - 5 year Renewal		-	0	321,054	-	-	-	-	-	-	-	-	-	321,054	988,697	(667,643)	
DO5 - 15 year Renewal		-	0	-	-	-	-	-	-	-	1,038,360	-	-	1,038,360	-	1,038,360	
		-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1701 North Ft. Myer		\$ -	\$ -	\$ 321,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,360	\$ -	\$ -	\$ 1,359,414	\$ 988,697	370,717	

Tl - Lf	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Suite All, DoS Renewal #1				-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
																	-	-
																	-	-
																	-	-
																	-	-
TOTAL 1701 North Ft. Myer	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	915,000	(915,000)
				-	-	-	-	-	-	-	-	-	-	-	-	-	27,450	(27,450)

O:\LMontes\Monthly Financial Reporting\1701 NFM\Capital Expenditure Analysis 1701 Ft Myer


SECTION 4

Leasing Report
Rent Roll
Stacking Plan

1701 North Fort Myer Drive

Leasing Status Report

as of January 31, 2015

BUILDING INFORMATION				
	YR Built:	1970	RSF Office	280,259
	Renovated:		RSF Retail	-
	Stories:	13	RSF Storage	-
			Total Building	280,259
	Occupancy:	100.00%	Vacant Office	-
			Vacant Retail	-
			Vacant Storage	-
			Total Vacancy	-

2015 -2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GSA	280,259	All	Feb-15	Renewing
Total	280,259			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant		0.00%
2015	280,259	100.00%
2016		0.00%
2017		0.00%
2018	-	0.00%
2019	-	0.00%
thereafter	-	0.00%
	280,259	100.00%

LEASES UNDER NEGOTIATION / LOIs																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
GSA/DOS	Renewal	280,259	Entire	Jul-14	CBRE	5 yrs	\$ 38.00	0.00%	0 months	\$ 38.00	\$ 10.26	\$ 2,875,457	-	-	\$ -	\$ -	\$ 2,875,457
Total		280,259										\$ 2,875,457		\$ -		\$ -	\$ 2,875,457

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

DEALS SIGNED 2015																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
GSA	Renewal	280,259	All	Jul-14	CBRE	0.50	\$ 34.01	0.00%	0 months	\$34.01	\$ 0.77	\$ 214,400	\$ -	\$ -	\$ -	\$ -	\$ 214,400
Total		280,259										\$ 214,400		\$ -		\$ -	\$ 214,400

1701 N. Fort Myer Drive

as of January 31, 2015

[illegible]

Total Available RSF:		53,061	43,702	6,873	19,974	51,974	0	15,154	53,702
Total RSF:	280,259	409,148	303,262	113,993	152,308	143,754	365,000	165,225	154,922
Direct Availability:		13.0%	14.4%	6.0%	13.1%	36.2%	0.0%	9.2%	34.7%
Asking Rent:	NA	\$40.00	\$48.00 - \$52.00	\$22.00 - \$29.00	\$39.00 - \$42.00	\$36.50 - \$39.00	\$41.00	Withheld	\$31.00 - \$33.00
Floor Plate:	20,052	22,253	15,501	8,900	11,890	20,536	40,500	24,981	25,476
Listing Broker:	Monday Properties	J Street Companies	DTZ	JBG Companies	JBG Companies	Brookfield Properties	Avision Young	DTZ	CBRE
Owner:	Monday Properties	Clover Company	TIAA-CREF	JBG Companies	JBG Companies	Brookfield Properties	MetLife	Philips Realty Capital	Penzance

Sublease Availability
Direct Availability

Rosslyn Class A
Lease Comparables
as of January 31, 2015

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

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

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

Rosslyn Retail

Lease Comparables

as of January 31, 2015 #

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

Database: MONDAYPROD
Bldg Status: Active only
1701 N Ft Myer Drive

Rent Roll
1701 N. Ft. Myer Drive
1/31/2015

Page: 1
Date: 2/27/2015
Time: 04:36 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

Occupied Suites

3470	-01101	General Services Adminstrtn	7/1/2004	2/28/2015	23,355	66,184.05	34.01					49,457.00	
		Additional Space	3470	-02201	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-03301	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-04401	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-05501	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-06601	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-07701	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-08801	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-09901	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-10001	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-11001	7/1/2004	2/28/2015	23,355	66,184.05	34.01				
		Additional Space	3470	-12001	7/1/2004	2/28/2015	23,354	66,181.23	34.01				
		Total				280,259	794,205.78		0.00			49,457.00	

3470	-PAR01	MCI, Inc.	6/1/1992	5/31/2003	0	692.13							
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Totals:		Occupied Sqft:	100.00%	12 Units	280,259	794,897.91		0.00				49,457.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	794,897.91							

Total 1701 N Ft Myer Drive:		Occupied Sqft:	100.00%	12 Units	280,259	794,897.91		0.00				49,457.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	794,897.91							

Grand Total:		Occupied Sqft:	100.00%	12 Units	280,259	794,897.91		0.00				49,457.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		12 Units	280,259	794,897.91							

Floor	S to S		Current	Re-measured
PH		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	0	17,894
12		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,354	19,841
11		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
10		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
9		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
8		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
7		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
6		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
5		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
4		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
3		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
2		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	20,052
1		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	23,355	5,614
Lobby		State Department (GS-11B-01637): 280,259 sf (\$34.01, n/a) LXP 02/28/15 Renewals: None	0	37,811
			280,259	281,677
			0	0
			280,259	281,677

RSF Office	280,259
RSF Retail	0
RSF Storage	
Total Building RSF	280,259

Vacant Office	0
Vacant Retail	0
Vacant Storage	0
Total Vacancy	0

Expiration Key

2015 2016 2017 2018 2019+

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

Storage

280,259	281,677
0	0
280,259	281,677

