



**1400 KEY BOULEVARD**  
**Financial Report**  
**May 31, 2015**



**Rosslyn Portfolio**  
**Building**      1400 Key Boulevard  
**Financial Report**  
**Month Ended May 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Balance Sheet  
Trial Balance  
Income Statement Detail with Cash Flow  
Variance Report

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**SECTION 3**

Aged Delinquency Report  
Open Status Report  
Check Register  
Capital Expenditure Analysis

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**SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

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# **SECTION 1**

## Executive Summary



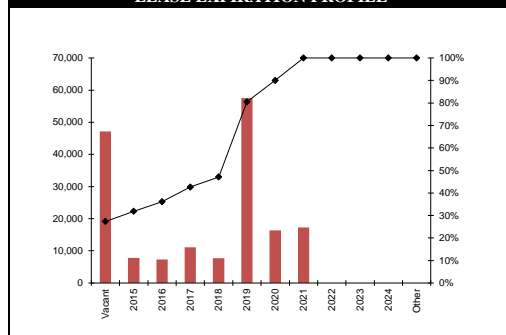
## PROPERTY INFORMATION

Property Name	1400 Key
Submarket	Rosslyn
Year Built/Renovated	1965/1994
Year Acquired	2007
No. of Stories	12
Asset Quality	B+
Total SF	172,972
Leased	76%
Ownership	USREO (89%) / Monday (11%)

## MAJOR TENANTS

Tenant Name	SF	LXP
GSA-Air Force	25,976	Jul-19
Gold's Gym	17,225	Sep-21
GSA-DoD	10,606	Jul-19

## LEASE EXPIRATION PROFILE



## STRATEGY

Substantial additional value can be achieved through site redevelopment, more than doubling the existing density in a supply-constrained market. Management will continue to operate the asset as a low-cost alternative in to maintain occupancy and stable cash flow in advance of a potential redevelopment. All existing and new office leases at the project contain landlord termination rights, which enables the venture to maximize its optionality as it relates to the timing of a future redevelopment.

## CRITICAL ISSUES

- \* Implement cost efficient releasing strategy for GSA's vacated premises.
- \* Monitor and aggressively pursue renewals for all existing tenants, and relets requiring marginal improvement dollars.
- \* Health Communications evaluating option to downsize by 2k sf. Considering long term lease at 1501.
- \* Starfish recently acquired by Hobsons Education and has vacated their premises.

## ASSET-LEVEL DEBT

Appraised Value	\$ 37,000,000	as of	Dec-14
Senior Debt	\$ 20,000,000	54% LTV	LIBOR + 500 May-17

## CASH FLOW PERFORMANCE

Period	May-15 YTD	Actual	Budget	PSF
Projected Occupancy		76.0%	75.6%	
Effective Gross Revenue		\$ 2,086,685	\$ 2,031,368	\$ 12
Real Estate Taxes		(128,218)	(261,919)	(2)
Operating Expenses		(800,450)	(830,750)	(5)
Net Operating Income		1,158,017	938,699	5
Tenant Improvements		(66,163)	(357,698)	(2)
Leasing Commissions		(34,805)	(110,507)	(1)
Capital Improvements		(8,727)	(10,918)	(0)
Total Leasing and Capital		(109,695)	(479,123)	(3)
CF before Senior Debt Service		1,048,322	459,576	3
Senior Debt Service		(398,472)	(453,000)	
DSCR on NOI		2.91x	2.07x	
DSCR on CF before Senior Debt Service		2.63x	1.01x	
CF after Senior Debt Service		\$ 649,850	\$ 6,576	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The property is 69% leased with 16,000 square feet expiring through 2015. Several ground floor tenants have expressed interest in expansion opportunities as new prospects continue expressing interest in the ground floor.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-15 / May-15	LifeSafe	8th	4,657	Relocation	\$29.00	4.50%	6 mos.	\$2.00	3 yrs.	\$25.32
Apr-15 / Jul-15	DivvyCloud	A Level	2,026	New	\$28.50	4.50%	2 mos.	\$1.00	2.1 yrs.	\$26.88

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
—/—	HKI	8th	4,344	New	No	\$29.50	3.00%	4 mos.	\$15.00	5 yrs.	\$25.39

## **SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3450

Trial Balance  
**Monday Production DB**  
**1400 Key Boulevard**

Page: 1  
Date: 6/19/2015  
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Accrual Year to Date Balances for period 05/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	13,200,021.19	
0132-0000	Building	41,800,293.76	
0142-0002	Bldg Impr-Non Escalatable	2,008,609.29	
0142-0020	Bldg Impr-CM Fee	60,196.48	
0145-0001	Bldg Impr-Redvpmt Sft Co	388,140.92	
0162-0001	TI-Construction	1,097,346.34	
0162-0002	TI-Space Planning	9,216.39	
0162-0004	TI-Landlord Work	2,635,525.77	
0162-0020	TI-CM Fee	126,781.26	
0202-0001	Def Leasing-Brokerage	816,386.08	
0202-0002	Def Leasing-Legal	180,811.01	
0202-0006	Deferred Leas-Monday	903,049.93	
0222-0000	Deferred Financing	305,613.77	
0229-0000	Acc Amort-Def Financing		107,348.19
0250-0000	Def Selling Costs	0.00	
0311-3450	BA9515551347 1400 Key	395,273.06	
0321-3450	BA9515551312 1400Key Rent	33,108.02	
0412-0101	Tax and Insurance Reserve	372,557.60	
0412-0102	Required Repairs	2.51	
0412-0103	Replacement Reserve	43,256.08	
0412-0104	Leasing Reserve	83,787.34	
0491-0010	Due To/From Managing Agen		14,471.85
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard	1,022,259.12	
0491-3455	I/E-1401 Wilson Boulevard		24,021.29
0491-3465	I/E-1515 Wilson Boulevard		4,672.78
0491-3470	I/E-1701 N.Ft. MyerDrive	24,338.44	
0491-3480	I/E-1200 Wilson Boulevard	435.03	
0511-0000	Tenant A/R	245,611.41	
0512-0000	Accr Tenant A/R	6,543.20	
0513-0000	Accr Tenant Recovery A/R	33,211.80	
0532-0000	Parking Operator A/R	76,720.55	
0581-0000	Res for Bad Debts-Billed		152,692.15
0611-1600	Transfer		115.00
0632-0000	Prepaid Insurance	11,469.69	
0633-0000	Prepaid Taxes	35,643.45	
0711-0001	Due To/From Partner	20,304.44	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		79,577.81
2514-0000	A/P-Seller Obligations		13,661.28
2552-0000	Accr Miscellaneous		69,831.66
2553-0000	Accr Taxes	0.00	
2556-0000	Accr Interest/Financing		44,861.11
2571-0000	Security Deposits		330,508.24
2572-0001	Tenant LOC		171,875.36
2572-0002	Tenant LOC Offset	171,875.36	
2591-0000	Prepaid Rents		118,457.31
3311-0001	Retained Earnings		11,219,398.52
3341-0001	Distribution	32,620,263.93	
3421-9999	Mbr Contrib-Misc		65,660,496.53
4111-0000	Office Income		1,551,191.01
4111-0001	Office Income Concession	66,697.05	
4121-0000	Retail Income		107,656.25
4131-0000	% Rent Income		27,925.90
4151-0000	Storage Income		9,754.30

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Trial Balance  
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Accrual  
Year to Date Balances for period 05/15  
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Account	Description	Debit	Credit
4171-0000	Gar/Prkg Income		396,909.28
4311-0000	Oper Exp Rec-Billed		1,153.65
4331-0000	R/E Tax Rec-Billed		9,659.00
4332-0000	R/E Tax Rec-Accrual		20,775.00
4333-0000	R/E Tax Rec-Prev Yr Adj		0.01
4371-0000	Utility Reimb Billed		13,257.59
4512-0000	Int Inc-Deposits		14.28
4521-0000	Int Inc-Bank		77.14
4861-1000	O/T HVAC Serv Income		303.80
4862-1400	Other Income		2,261.02
4862-1500	Locks/Keys Income		726.90
4862-1700	Card/Access Card Income		892.90
4863-1600	Rubbish Removal		375.00
4864-0000	Engineering Reimb		480.00
4891-1000	Antenna Income		7,220.80
4891-2400	Late Chg Income		2,748.20
5120-0000	Clean-Contract Interior	81,911.20	
5121-0000	Clean- Vacancy Credit		18,532.94
5130-0000	Clean-Window Wash Ext	7,500.00	
5132-0000	Clean-Window Wash Int	1,200.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	3,387.57	
5160-0000	Clean-Other	461.33	
5210-0000	Util-Elec-Public Area	99,204.47	
5220-0000	Util-Gas	24,396.75	
5250-0000	Util-Water/Sewer-Water	7,643.20	
5310-0000	R&M-Payroll-Gen'l	78,943.35	
5310-1000	R & M Payroll-OT	9,848.69	
5310-2000	R & M Payroll-Taxes	7,596.65	
5310-4000	R & M -Benefits	16,117.03	
5320-0000	R&M-Elev-Maint Contract	11,750.02	
5322-0000	R&M-Elev-Outside Svs	2,573.49	
5330-0000	R&M-HVAC-Contract Svs	5,779.06	
5332-0000	R&M-HVAC-Water Treatment	3,869.67	
5334-0000	R&M-HVAC-Supplies	5,675.60	
5336-0000	R&M-HVAC-Outside Svs	2,964.36	
5340-0000	R&M-Electrical-Supplies	1,178.17	
5342-0000	R&M-Electrical-Outside Svs	136.82	
5360-0000	R&M-Plumbing-Supplies	1,793.96	
5370-0000	R&M-Fire/Life Safety-Supp	590.64	
5372-0000	R&M-Fire/Life Safety-O/S	10,016.51	
5380-0000	R&M-GB Interior-Supplies	2,307.07	
5381-0000	R&M-GB Interior-O/S	8,662.74	
5384-0000	R&M-GB Interior-Pest Cont	2,926.20	
5385-0000	R&M-GB Interior-Plant Mnt	1,721.81	
5388-0000	R&M-GB Exterior	2,952.00	
5390-0000	R&M-Other	5,426.48	
5412-0000	Grounds-Landscape-O/S	4,411.16	
5430-0000	Grounds-Snow Rem-Supplies	2,136.26	
5520-0000	Security-Contract	25,646.04	
5530-0000	Security-Equipment	841.40	
5540-0000	Security-Other	535.34	
5610-0000	Mgmt Fee-Current Yr	42,356.66	
5710-0000	Adm-Payroll	42,592.45	
5710-1000	Admi-Payroll taxes	3,314.52	
5710-5000	Admin-Other Payroll Exp	5,381.25	
5710-5555	Deferred Compensation	13,298.24	

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Trial Balance  
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Accrual  
Year to Date Balances for period 05/15  
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Account	Description	Debit	Credit
5730-0000	Adm-Office Exp-Mgmt Rent	22,023.99	
5732-0000	Adm-Office Exp-Mgmt Exps	3,145.87	
5734-0000	Adm-Office Exp-Phone	2,600.14	
5740-0000	Adm-Office Exp-Equip Leas	1,044.10	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	2,315.20	
5756-0000	Adm-Mgmt Exp-Dues & Subs	841.43	
5758-0001	Office/Lunchroom Supplies	288.45	
5758-0002	Internet/IT Contracts	790.24	
5758-0003	Computer Hardware/Software	1,820.50	
5758-0004	Copiers/Office Equipment	343.27	
5758-0005	Phone - Corporate/Teleconferencing	287.51	
5758-0006	Phone - Wireless/Cellular	710.58	
5758-0007	Postage/Delivery	104.62	
5758-0008	Car Service	192.88	
5758-0009	Printing/Reproduction	5.32	
5758-0010	Corporate Events/Gifts	56.21	
5758-0011	Temporary Staffing	3,996.84	
5758-0012	Other Corp Admin Exp	698.84	
5758-0013	Meals	113.04	
5758-0014	Travel	482.63	
5762-0000	Adm-Mgmt Exp-Meals	1.35	
5772-0000	Adm-Other-Tenant Relation	425.86	
5810-0000	Insurance-Policies	16,196.90	
5810-1000	Insurance-Workers Comp	2,939.33	
6110-0000	Electric - Sep Tenant Chg	10,262.46	
6111-0000	Water/Sewer - Sep Tenant Chg	2,680.03	
6212-0000	Svs Costs-Misc Bldg	694.06	
6214-0000	Svs Costs-Cleaning	806.24	
6310-0000	Parking Exp-Operator	104,788.62	
6318-0000	Parking Exp - Mgmt Fee	32,369.81	
6320-0000	Parking Exp-Misc	5,163.70	
6410-0000	Promotion and Advertising	6,892.32	
6411-0000	Leasing Meals & Entertainment	4,436.52	
6412-0000	Leasing Miscellaneous	2,897.73	
6420-0000	Lease Obligations	482.09	
6630-0000	Legal	12,863.89	
6632-0000	Misc Professional Serv	15,027.04	
6633-0000	Bank & Credit Card Fees	7,798.31	
6634-0000	Charitable Contributions	415.00	
6645-0000	Sales & Use Taxes	931.91	
6710-0000	RE Taxes-General	118,718.47	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	8,499.85	
8201-0000	Mortgage Interest Expense	398,472.24	
8302-0000	Amort-Def Financing	42,880.23	
Total:		100,183,904.06	100,183,904.06



Database: MONDAYPROD  
ENTITY: 3450  
Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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

May 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	13,200,021.19
Building	41,800,293.76
BLDG IMPROVEMENTS	2,068,805.77
Bldg Impr-Redevelopment	388,140.92
TENANT IMPROVEMENTS	3,868,869.76
DEFERRED LEASING	1,900,247.02

Total Direct Investments in Real Property	63,226,378.42
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Indirect Investments in Real Property

Mortgage Note Rec	20,304.44
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Total Indirect Investments in Real Property	20,304.44
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Total Investments in Real Property	63,246,682.86
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Cash and Cash Equivalents

OPERATING CASH	395,273.06
RENT CASH	33,108.02

Total Cash and Cash Equivalents	428,381.08
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Restricted Cash

MORTGAGE ESCROWS	499,603.53
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Total Restricted Cash	499,603.53
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Accounts and Notes Receivable, net

I/E-Unallocated	(14,471.85)
Tenant A/R	245,611.41
Accr Tenant A/R	6,543.20
Accr Tenant Recovery A/R	33,211.80
Parking Operator A/R	76,720.55
Res for Bad Debts-Billed	(152,692.15)

Total Accounts and Notes Receivable, net	194,922.96
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	305,613.77
Acc Amort-Def Financing	(107,348.19)

Total Deferred Financing	198,265.58
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Other Assets

Deposits	(115.00)
Prepaid Insurance	11,469.69
Prepaid Taxes	35,643.45

Total Other Assets	46,998.14
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Total Def Financing & Other Assets	245,263.72
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Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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May 2015

TOTAL ASSETS

64,614,854.15

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

15,000,000.00

Sr Mezzanine Mtge Pay

5,000,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

20,000,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

79,577.81

A/P-Seller Obligations

13,661.28

A/P-Tenant

0.00

Accr Miscellaneous

69,831.66

Accr Taxes

0.00

Accr Interest/Financing

44,861.11

Accrued Sales Tax

0.00

Deferred Liability

0.00

Security Deposits

330,508.24

Prepaid Rents

118,457.31

Total Accounts Payable, Accrued Exp & Other

656,897.41

TOTAL LIABILITIES

20,656,897.41

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

11,219,398.52

Total Partners'/Members' Equity

11,219,398.52

Partners'/Members' Contributions

MEMBERS CONTRIB

65,660,496.53

Total Partners'/Members' Contributions

65,660,496.53

Partners'/Members' Distributions

PARTNERS DISTRIB

(32,620,263.93)

Total Partners'/Members' Distributions

(32,620,263.93)

I/E Adjustments

I/E-RosslynOfficeProp LLC

(1,018,338.52)

Total I/E Adjustments

(1,018,338.52)

Current Year Profit (Loss)

716,664.14

Total Current & Prior Profit (Loss)

716,664.14

Database: MONDAYPROD  
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Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

May 2015

TOTAL EQUITY ACCOUNTS

43,957,956.74

TOTAL LIABILITY AND EQUITY

64,614,854.15

Database:	MONDAYPROD	<b>Comparative Income Statement</b>					Page:	1
ENTITY:	3450	<b>SOP Detail - W/Cash Flow Format</b>					Date:	6/19/2015
Report:	MP_CMPINC	<b>Monday Production DB</b>					Time:	03:01 PM
		<b>1400 Key Boulevard</b>						
Accrual								
Report includes an open period. Entries are not final.								
		<b>Current Period</b>			<b>Year-To-Date</b>			
		Actual	Budget		Actual	Budget		
Thru:	May 2015	May 2015	Variance		May 2015	May 2015	Variance	

#### Revenues

##### Rental Income

Office Income	316,304.86	333,156.14	(16,851.28)	-5.06%	1,551,191.01	1,610,172.44	(58,981.43)	-3.66%
Office Income Concession	(19,226.01)	(41,468.14)	22,242.13	53.64%	(66,697.05)	(134,708.62)	68,011.57	50.49%
Total Office Income	297,078.85	291,688.00	5,390.85	1.85%	1,484,493.96	1,475,463.82	9,030.14	0.61%
Retail Income								
Retail Income	21,531.25	21,531.25	0.00	0.00%	107,656.25	107,656.25	0.00	0.00%
Total Retail Income	21,531.25	21,531.25	0.00		107,656.25	107,656.25	0.00	
% Rent								
% Rent Income	0.00	0.00	0.00	0.00%	27,925.90	0.00	27,925.90	0.00%
Total % Rent Income	0.00	0.00	0.00		27,925.90	0.00	27,925.90	
Storage Income								
Storage Income	1,974.59	1,974.59	0.00	0.00%	9,754.30	9,754.30	0.00	0.00%
Storage Income	1,974.59	1,974.59	0.00		9,754.30	9,754.30	0.00	
Total Rental Income	320,584.69	315,193.84	5,390.85	1.71%	1,629,830.41	1,592,874.37	36,956.04	2.32%

#### Recoveries

##### Operating Expense Reimb

Oper Exp Rec-Billed	230.73	136.41	94.32	69.14%	1,153.65	682.05	471.60	69.14%
Total Operating Expense Reimb	230.73	136.41	94.32	69.14%	1,153.65	682.05	471.60	69.14%

##### Real Estate Tax Reimb

R/E Tax Rec-Billed	868.58	5,020.00	(4,151.42)	-82.70%	9,659.00	25,100.00	(15,441.00)	-61.52%
R/E Tax Rec-Accrual	4,155.00	0.00	4,155.00	0.00%	20,775.00	0.00	20,775.00	0.00%
R/E Tax Rec-Prev Yr Adj	0.00	0.00	0.00	0.00%	0.01	0.00	0.01	0.00%
Total Real Estate Tax Reimb	5,023.58	5,020.00	3.58	0.07%	30,434.01	25,100.00	5,334.01	21.25%

Database: MONDAYPROD	Comparative Income Statement						Page: 2	
ENTITY: 3450	SOP Detail - W/Cash Flow Format						Date: 6/19/2015	
Report: MP_CMPINC	Monday Production DB						Time: 03:01 PM	
1400 Key Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
Thru:	Actual	Budget			Actual	Budget		
	May 2015	May 2015	Variance		May 2015	May 2015	Variance	
Total Recoveries	5,254.31	5,156.41	97.90	1.90%	31,587.66	25,782.05	5,805.61	22.52%
Garage/Parking Income								
Gar/Prkg Income	82,574.00	76,330.00	6,244.00	8.18%	396,909.28	378,419.00	18,490.28	4.89%
Total Garage/Parking Income	82,574.00	76,330.00	6,244.00	8.18%	396,909.28	378,419.00	18,490.28	4.89%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Deposits	0.00	0.00	0.00	0.00%	14.28	0.00	14.28	0.00%
Int Inc-Bank	1.72	83.33	(81.61)	-97.94%	77.14	416.65	(339.51)	-81.49%
Total Interest and Dividend Income	1.72	83.33	(81.61)	-97.94%	91.42	416.65	(325.23)	-78.06%
Utility Reimbursement								
Utility Reimb Billed	3,230.33	3,451.00	(220.67)	-6.39%	13,257.59	17,255.00	(3,997.41)	-23.17%
Total Utility Reimbursement	3,230.33	3,451.00	(220.67)	-6.39%	13,257.59	17,255.00	(3,997.41)	-23.17%
Service Income								
O/T HVAC Serv Income	0.00	0.00	0.00	0.00%	303.80	0.00	303.80	0.00%
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	2,420.00	(2,420.00)	-100.00%
Other Income	0.00	1,118.00	(1,118.00)	-100.00%	2,261.02	5,590.00	(3,328.98)	-59.55%
Locks/Keys Income	0.00	0.00	0.00	0.00%	726.90	0.00	726.90	0.00%
Card/Access Card Income	0.00	0.00	0.00	0.00%	892.90	0.00	892.90	0.00%
Rubbish Removal	75.00	75.00	0.00	0.00%	375.00	375.00	0.00	0.00%
Cleaning	0.00	203.00	(203.00)	-100.00%	0.00	1,015.00	(1,015.00)	-100.00%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00	0.00%
Total Service Income	75.00	1,880.00	(1,805.00)	-96.01%	5,039.62	9,400.00	(4,360.38)	-46.39%
Miscellaneous Income								
Antenna Income	1,444.16	1,444.16	0.00	0.00%	7,220.80	7,220.80	0.00	0.00%
Late Chg Income	303.00	0.00	303.00	0.00%	2,748.20	0.00	2,748.20	0.00%
Total Miscellaneous Income	1,747.16	1,444.16	303.00	20.98%	9,969.00	7,220.80	2,748.20	38.06%

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Report: MP_CMPINC	Monday Production DB						Time: 03:01 PM
1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual May 2015	Current Period Budget May 2015	Variance		Actual May 2015	Year-To-Date Budget May 2015	Variance
Total Interest and Other Income	5,054.21	6,858.49	(1,804.28)	-26.31%	28,357.63	34,292.45	(5,934.82) -17.31%
Total Revenue	413,467.21	403,538.74	9,928.47	2.46%	2,086,684.98	2,031,367.87	55,317.11 2.72%
Operating Expenses							
Escalatable Expenses							
Property Exp-Escalatable							
Cleaning							
Clean-Contract Interior	(16,382.24)	(16,383.00)	0.76	0.00%	(81,911.20)	(81,915.00)	3.80 0.00%
Clean- Vacancy Credit	3,768.46	2,032.00	1,736.46	85.46%	18,532.94	11,393.00	7,139.94 62.67%
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%	(1,200.00)	0.00	(1,200.00) 0.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(200.00)	200.00 100.00%
Clean-Trash Rem/Recyl-O/S	(902.89)	(762.00)	(140.89)	-18.49%	(3,387.57)	(3,360.00)	(27.57) -0.82%
Clean-Other	0.00	0.00	0.00	0.00%	(461.33)	(1,950.00)	1,488.67 76.34%
Total Cleaning	(13,516.67)	(15,113.00)	1,596.33	10.56%	(75,927.16)	(83,532.00)	7,604.84 9.10%
Utilities							
Util-Elec-Public Area	(19,630.23)	(16,247.00)	(3,383.23)	-20.82%	(99,204.47)	(76,895.00)	(22,309.47) -29.01%
Util-Gas	820.25	(986.00)	1,806.25	183.19%	(24,396.75)	(48,355.00)	23,958.25 49.55%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00 100.00%
Util-Water/Sewer-Water	(4,822.81)	(1,572.00)	(3,250.81)	-206.79%	(7,643.20)	(6,053.00)	(1,590.20) -26.27%
Total Utilities	(23,632.79)	(18,805.00)	(4,827.79)	-25.67%	(131,244.42)	(131,803.00)	558.58 0.42%
Repair & Maintenance							
R&M-Payroll-Gen'l	(15,442.49)	(14,055.00)	(1,387.49)	-9.87%	(78,943.35)	(71,443.00)	(7,500.35) -10.50%
R & M Payroll-OT	(1,298.16)	(582.00)	(716.16)	-123.05%	(9,848.69)	(2,832.00)	(7,016.69) -247.76%
R & M Payroll-Taxes	(1,124.12)	(1,120.00)	(4.12)	-0.37%	(7,596.65)	(6,760.00)	(836.65) -12.38%
R & M -Benefits	(2,956.82)	(2,517.56)	(439.26)	-17.45%	(16,117.03)	(13,545.81)	(2,571.22) -18.98%
R&M-Elev-Maint Contract	(2,350.00)	(2,350.00)	0.00	0.00%	(11,750.02)	(11,750.00)	(0.02) 0.00%
R&M-Elev-Outside Svs	(1,708.45)	(2,310.00)	601.55	26.04%	(2,573.49)	(4,210.00)	1,636.51 38.87%

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**Comparative Income Statement**  
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**Monday Production DB**  
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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	May 2015	May 2015	Variance		May 2015	May 2015	Variance	
R&M-HVAC-Contract Svs	(2,123.40)	(844.00)	(1,279.40)	-151.59%	(5,779.06)	(7,042.00)	1,262.94	17.93%
R&M-HVAC-Water Treatment	0.00	(365.00)	365.00	100.00%	(3,869.67)	(3,825.00)	(44.67)	-1.17%
R&M-HVAC-Supplies	(91.16)	(700.00)	608.84	86.98%	(5,675.60)	(5,500.00)	(175.60)	-3.19%
R&M-HVAC-Outside Svs	0.00	(15,400.00)	15,400.00	100.00%	(2,964.36)	(20,500.00)	17,535.64	85.54%
R&M-Electrical-Supplies	0.00	(250.00)	250.00	100.00%	(1,178.17)	(1,250.00)	71.83	5.75%
R&M-Electrical-Outside Svs	0.00	(400.00)	400.00	100.00%	(136.82)	(1,250.00)	1,113.18	89.05%
R&M-Struc/Roof-Roof Rep	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	(1,060.75)	(250.00)	(810.75)	-324.30%	(1,793.96)	(1,250.00)	(543.96)	-43.52%
R&M-Plumbing-Outside Svs	0.00	(500.00)	500.00	100.00%	0.00	(2,500.00)	2,500.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(250.00)	250.00	100.00%	(590.64)	(1,250.00)	659.36	52.75%
R&M-Fire/Life Safety-O/S	(2,033.81)	(771.00)	(1,262.81)	-163.79%	(10,016.51)	(5,405.00)	(4,611.51)	-85.32%
R&M-GB Interior-Supplies	(1,235.47)	(900.00)	(335.47)	-37.27%	(2,307.07)	(3,000.00)	692.93	23.10%
R&M-GB Interior-O/S	(2,351.43)	(500.00)	(1,851.43)	-370.29%	(8,662.74)	(14,000.00)	5,337.26	38.12%
R&M-GB Interior-Pest Cont	(585.24)	(634.00)	48.76	7.69%	(2,926.20)	(3,420.00)	493.80	14.44%
R&M-GB Interior-Plant Mnt	(265.39)	(265.00)	(0.39)	-0.15%	(1,721.81)	(1,325.00)	(396.81)	-29.95%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	(2,952.00)	0.00	(2,952.00)	0.00%
R&M-Other	(995.06)	(1,203.00)	207.94	17.29%	(5,426.48)	(12,858.00)	7,431.52	57.80%
Total Repair & Maintenance	(35,621.75)	(46,166.56)	10,544.81	22.84%	(182,830.32)	(195,415.81)	12,585.49	6.44%
Roads & Grounds								
Grounds-Landscape-O/S	(2,157.73)	(2,157.00)	(0.73)	-0.03%	(4,411.16)	(8,225.00)	3,813.84	46.37%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,136.26)	(3,000.00)	863.74	28.79%
Total Roads & Grounds	(2,157.73)	(2,157.00)	(0.73)	-0.03%	(6,547.42)	(11,225.00)	4,677.58	41.67%
Security								
Security-Contract	(5,568.19)	(4,895.00)	(673.19)	-13.75%	(25,646.04)	(24,475.00)	(1,171.04)	-4.78%
Security-Equipment	(326.40)	(1,000.00)	673.60	67.36%	(841.40)	(5,020.00)	4,178.60	83.24%
Security-Other	0.00	0.00	0.00	0.00%	(535.34)	0.00	(535.34)	0.00%
Total Security	(5,894.59)	(5,895.00)	0.41	0.01%	(27,022.78)	(29,495.00)	2,472.22	8.38%
Management Fees								
	(7,032.38)	(8,069.11)	1,036.73	12.85%	(42,356.66)	(40,619.02)	(1,737.64)	-4.28%
Total Management Fees	(7,032.38)	(8,069.11)	1,036.73	12.85%	(42,356.66)	(40,619.02)	(1,737.64)	-4.28%

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	May 2015	May 2015	Variance		May 2015	May 2015	Variance	
Administrative								
Adm-Payroll	(9,430.86)	(9,864.00)	433.14	4.39%	(42,592.45)	(49,320.00)	6,727.55	13.64%
Admi-Payroll taxes	(589.88)	(755.00)	165.12	21.87%	(3,314.52)	(4,278.00)	963.48	22.52%
Admin-Other Payroll Exp	(766.59)	(835.48)	68.89	8.25%	(5,381.25)	(5,655.03)	273.78	4.84%
Deferred Compensation	0.00	0.00	0.00	0.00%	(13,298.24)	0.00	(13,298.24)	0.00%
Adm-Office Exp-Mgmt Rent	(4,650.09)	(4,321.01)	(329.08)	-7.62%	(22,023.99)	(21,400.27)	(623.72)	-2.91%
Adm-Office Exp-Mgmt Exps	(1,154.19)	(328.00)	(826.19)	-251.89%	(3,145.87)	(1,640.00)	(1,505.87)	-91.82%
Adm-Office Exp-Phone	(524.09)	(240.00)	(284.09)	-118.37%	(2,600.14)	(1,200.00)	(1,400.14)	-116.68%
Adm-Office Exp-Equip Leas	(200.12)	(180.00)	(20.12)	-11.18%	(1,044.10)	(900.00)	(144.10)	-16.01%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(2,315.20)	(1,088.00)	(1,227.20)	-112.79%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(841.43)	(2,580.00)	1,738.57	67.39%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.35)	0.00	(1.35)	0.00%
Adm-Other-Community Relat	0.00	(84.00)	84.00	100.00%	0.00	(225.00)	225.00	100.00%
Adm-Other-Tenant Relation	(132.29)	(350.00)	217.71	62.20%	(425.86)	(2,750.00)	2,324.14	84.51%
Adm - Other - Misc	(614.44)	(2,803.65)	2,189.21	78.08%	(9,890.93)	(17,827.75)	7,936.82	44.52%
Total Administrative	(18,062.55)	(19,761.14)	1,698.59	8.60%	(106,875.33)	(108,864.05)	1,988.72	1.83%
Insurance								
Insurance-Policies	(3,239.38)	(3,169.84)	(69.54)	-2.19%	(16,196.90)	(15,849.20)	(347.70)	-2.19%
Insurance-Workers Comp	(584.17)	(617.91)	33.74	5.46%	(2,939.33)	(3,089.55)	150.22	4.86%
Total Insurance	(3,823.55)	(3,787.75)	(35.80)	-0.95%	(19,136.23)	(18,938.75)	(197.48)	-1.04%
Total Property Exp-Escalatable	(109,742.01)	(119,754.56)	10,012.55	8.36%	(591,940.32)	(619,892.63)	27,952.31	4.51%
Real Estate Taxes								
RE Taxes-General	83,242.21	(50,490.16)	133,732.37	264.87%	(118,718.47)	(252,450.80)	133,732.33	52.97%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,699.97)	(1,681.43)	(18.54)	-1.10%	(8,499.85)	(8,468.19)	(31.66)	-0.37%
Total Real Estate Taxes	81,542.24	(52,171.59)	133,713.83	256.30%	(128,218.32)	(261,918.99)	133,700.67	51.05%
Total Escalatable Expenses	(28,199.77)	(171,926.15)	143,726.38	83.60%	(720,158.64)	(881,811.62)	161,652.98	18.33%



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**Comparative Income Statement**  
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
<b>Property Exp-Non Escalatable</b>								
Non Esc Utilities								
Electric - Sep Tenant Chg	(2,797.40)	(2,826.00)	28.60	1.01%	(10,262.46)	(14,130.00)	3,867.54	27.37%
Water/Sewer - Sep Tenant Chg	(432.93)	(625.00)	192.07	30.73%	(2,680.03)	(3,125.00)	444.97	14.24%
Total Non Esc Utilities	(3,230.33)	(3,451.00)	220.67	6.39%	(12,942.49)	(17,255.00)	4,312.51	24.99%
Service Costs								
Svs Costs-Misc Bldg	0.00	(400.00)	400.00	100.00%	(694.06)	(2,000.00)	1,305.94	65.30%
Svs Costs-Cleaning	0.00	(203.00)	203.00	100.00%	(806.24)	(1,015.00)	208.76	20.57%
Total Service Costs	0.00	(603.00)	603.00	100.00%	(1,500.30)	(3,015.00)	1,514.70	50.24%
Parking Expenses								
Parking Exp-Operator	(21,476.83)	(21,310.00)	(166.83)	-0.78%	(104,788.62)	(101,317.00)	(3,471.62)	-3.43%
Parking Exp - Mgmt Fee	(6,374.24)	(6,374.30)	0.06	0.00%	(32,369.81)	(31,871.50)	(498.31)	-1.56%
Parking Exp-Misc	(817.81)	(1,568.41)	750.60	47.86%	(5,163.70)	(9,965.06)	4,801.36	48.18%
Total Parking Expenses	(28,668.88)	(29,252.71)	583.83	2.00%	(142,322.13)	(143,153.56)	831.43	0.58%
Leasing Costs								
Promotion and Advertising	(1,047.74)	(5,385.00)	4,337.26	80.54%	(6,892.32)	(21,550.00)	14,657.68	68.02%
Leasing Meals & Entertainment	(1,308.02)	0.00	(1,308.02)	0.00%	(4,436.52)	0.00	(4,436.52)	0.00%
Leasing Miscellaneous	(68.26)	0.00	(68.26)	0.00%	(2,897.73)	0.00	(2,897.73)	0.00%
Lease Obligations	0.00	(450.00)	450.00	100.00%	(482.09)	(2,250.00)	1,767.91	78.57%
Total Leasing Costs	(2,424.02)	(5,835.00)	3,410.98	58.46%	(14,708.66)	(23,800.00)	9,091.34	38.20%
Owner Costs								
Legal	(3,225.99)	(1,500.00)	(1,725.99)	-115.07%	(12,863.89)	(7,500.00)	(5,363.89)	-71.52%
Misc Professional Serv	320.09	(2,490.00)	2,810.09	112.86%	(15,027.04)	(6,136.65)	(8,890.39)	-144.87%
Bank & Credit Card Fees	(1,452.68)	(1,600.00)	147.32	9.21%	(7,798.31)	(8,000.00)	201.69	2.52%
Charitable Contributions	0.00	0.00	0.00	0.00%	(415.00)	(422.00)	7.00	1.66%
Sales & Use Taxes	0.00	(315.00)	315.00	100.00%	(931.91)	(1,575.00)	643.09	40.83%

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1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual May 2015	Current Period Budget May 2015	Variance		Actual May 2015	Year-To-Date Budget May 2015	Variance
Total Owner Costs	(4,358.58)	(5,905.00)	1,546.42	26.19%	(37,036.15)	(23,633.65)	(13,402.50) -56.71%
Total Property Exp-Non Escalatable	(38,681.81)	(45,046.71)	6,364.90	14.13%	(208,509.73)	(210,857.21)	2,347.48 1.11%
Total Operating Expenses	(66,881.58)	(216,972.86)	150,091.28	69.18%	(928,668.37)	(1,092,668.83)	164,000.46 15.01%
Net Operating Income (Loss)	346,585.63	186,565.88	160,019.75	85.77%	1,158,016.61	938,699.04	219,317.57 23.36%
Interest Expense							
Mortgage Interest Expense	(81,805.56)	(93,000.00)	11,194.44	12.04%	(398,472.24)	(453,000.00)	54,527.76 12.04%
Total Interest Expense	(81,805.56)	(93,000.00)	11,194.44	12.04%	(398,472.24)	(453,000.00)	54,527.76 12.04%
Amort of Financing Costs							
Amort-Def Financing	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(42,880.23)	(42,130.00)	(750.23) -1.78%
Total Amort of Financing Costs	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(42,880.23)	(42,130.00)	(750.23) -1.78%
Net Income(Loss)	256,290.80	85,139.88	171,150.92	201.02%	716,664.14	443,569.04	273,095.10 61.57%
CASH FLOW ADJUSTMENTS:							
Non-Cash Expenses:							
Depreciation/Amortization	8,489.27	0.00	8,489.27		42,880.23	0.00	42,880.23
Debt Service Accrual	2,638.89	0.00	2,638.89		0.00	0.00	0.00
Real Estate Tax Accrual	(201,960.68)	0.00	(201,960.68)		0.00	0.00	0.00
Real Estate Tax Prepayment	(22,043.72)	0.00	(22,043.72)		(35,643.45)	0.00	(35,643.45)
Insurance Prepayment	3,823.55	0.00	3,823.55		19,136.23	0.00	19,136.23
Change in Capital Assets:							
Building Improvements	(56.38)	0.00	(56.38)		(8,726.71)	(10,918.00)	2,191.29 20.07%

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1400 Key Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
Thru:	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Tenant Improvements	(32,912.06)	(182,083.40)	149,171.34	81.92%	(66,163.40)	(357,698.40)	291,535.00	81.50%
Leasing Expenses	(9,642.00)	(49,869.15)	40,227.15	80.67%	(34,804.56)	(110,506.60)	75,702.04	68.50%
Other Balance Sheet Adjustments:								
Change in A/R	(654.82)	0.00	(654.82)		(13,341.74)	0.00	(13,341.74)	
Change in A/P	17,744.44	0.00	17,744.44		49,885.64	0.00	49,885.64	
Change in Other Liabilities	(5,572.83)	0.00	(5,572.83)		21,658.03	0.00	21,658.03	
Change in I/C Balances	(20,622.70)	0.00	(20,622.70)		(1,029,511.78)	0.00	(1,029,511.78)	
Total Cash Flow Adjustments	(260,769.04)	0.00	(28,816.49)	-12.42%	(1,054,631.51)	0.00	(575,508.51)	-120.12%
Cash Balances:								
Cash Balance - Beginning of Period	932,462.85	0.00	932,462.85	0.00%	1,265,951.98	0.00	1,265,951.98	0.00%
Net Income/(Loss)	256,290.80	0.00	171,150.92		716,664.14	0.00	273,095.10	
+/- Cash Flow Adjustments	(260,769.04)	0.00	(28,816.49)		(1,054,631.51)	0.00	(575,508.51)	
Cash Balance - End of Period	927,984.61	0.00	1,074,797.29		927,984.61	0.00	963,538.58	
Cash Balance Composition:								
Operating Cash	428,381.08	0.00	428,381.08		428,381.08	0.00	428,381.08	
Escrow Cash	499,603.53	0.00	499,603.53		499,603.53	0.00	499,603.53	
Total Cash	927,984.61	0.00	927,984.61		927,984.61	0.00	927,984.61	

**1400 Key Boulevard**  
**BUDGET COMPARISON REPORT**  
**Period Ended May 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>
<b>Rental Income:</b>				
Rental Income	\$1,629,830	\$1,592,874	\$36,956	2.32%
Recoveries	\$31,588	25,782	5,806	22.52%
Parking Income	396,909	378,419	18,490	4.89%
Interest and Other Income	28,358	34,292	(5,935)	-17.31%
<b>Total Rental Income</b>	<b>2,086,685</b>	<b>2,031,368</b>	<b>55,317</b>	<b>2.72%</b>
<b>Operating Expenses:</b>				
Cleaning	(75,927)	(83,532)	7,605	9.10%
Utilities	(131,244)	(131,803)	559	0.42%
Repairs and Maintenance	(182,830)	(195,416)	12,585	6.44%
Roads and Grounds	(6,547)	(11,225)	4,678	41.67%
Security	(27,023)	(29,495)	2,472	8.38%
Management Fees	(42,357)	(40,619)	(1,738)	-4.28%
Administrative	(106,875)	(108,864)	1,989	1.83%
Insurance	(19,136)	(18,939)	(197)	-1.04%
Real Estate Taxes	(128,218)	(261,919)	133,701	51.05%
Non- Escalatable Expenses	(208,510)	(210,857)	2,347	1.11%
Professional Services/ Other	-	-	-	0.00%
<b>Total Expenses</b>	<b>(928,668)</b>	<b>(1,092,669)</b>	<b>164,000</b>	<b>15.01%</b>
<b>Net Operating Income (Loss)</b>	<b>\$1,158,017</b>	<b>\$938,699</b>	<b>\$219,318</b>	<b>23.36%</b>
<b>Other Income and Expenses:</b>				
Interest Expense	(398,472)	(453,000)	54,528	12.04%
Amortization - Financing Costs	(42,880)	(42,130)	(750)	0.00%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
<b>Total Other Income (Expenses)</b>	<b>(441,352)</b>	<b>(495,130)</b>	<b>53,778</b>	<b>10.86%</b>
<b>Net Income (Loss)</b>	<b>\$716,664</b>	<b>\$443,569</b>	<b>\$273,095</b>	<b>61.57%</b>
<b>CASH BASIS</b>				
<b>Property Activity</b>				
Net Income (Loss)	716,664	443,569	273,095	61.57%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	(42,880)	(42,130)	(750)	-1.78%
Capital Expenditures	(8,727)	(10,918)	2,191	20.07%
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%
Tenant Improvements	(66,163)	(357,698)	291,535	81.50%
Leasing Costs	(34,805)	(110,507)	75,702	68.50%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	(902,057)	-	(902,057)	100.00%
<b>Total Property Activity</b>	<b>(\$337,967)</b>	<b>(\$77,684)</b>	<b>(\$260,283)</b>	<b>335.05%</b>
<b>Operating Cash Activity</b>				
Plus: Beginning of Year Cash Balance	\$ 1,265,952			
Less: Ending Cash Balance (Note A)	927,985			
<b>Total Property Activity</b>	<b>\$ (337,967)</b>			
(Distributions)/Contributions	\$ -			
				<b>(Note A) - Ending Cash consists of:</b>
				Operating & lockbox 428,381
				Money Market -
				Sweep Investment -
				Escrows 499,604
				<b>Total \$ 927,985</b>

**1400 Key Boulevard**  
**BUDGET COMPARISON REPORT**  
**Period Ended May 31, 2015 (Unaudited)**  
**Accrual Basis**

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

**Notes:**

<b>A</b>	<b>\$</b>	<b>12,585</b>	<b>The positive variance in Repair &amp; Maintenance is primarily due to:</b>
		(7,500)	Budgeted R&M payroll is lower than actual due to staffing and salary changes occurring after budgeting (Permanent Variance)
		(7,017)	Budgeted R&M payroll overtime is lower than actual due to snow removal related OT costs (Permanent Variance)
		17,536	Budgeted HVAC o/s is higher than actual due to the hot water pump replacement scheduled for June (Timing Variance)
		5,337	Budgeted R&M-GB interior o/s is higher than actual due to window and glass repairs not needed to date (Timing Variance)
		4,230	Miscellaneous variance
		<u>\$ 12,585</u>	
<b>B</b>	<b>\$</b>	<b>133,701</b>	<b>The positive variance in Real Estate Taxes is primarily due to:</b>
		133,701	Budgeted real estate tax higher than actual due to budgeted 49,907,900 assessed valuation at 1.214% tax rate versus actual assessed value of 23,763,500 at 1.199% tax rate (Permanent Variance)
		-	Miscellaneous variance
		<u>\$ 133,701</u>	
<b>C</b>	<b>\$</b>	<b>54,528</b>	<b>The positive variance in Interest Expense is primarily due to:</b>
		54,528	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
		<u>\$ 54,528</u>	
<b>D</b>	<b>\$</b>	<b>291,535</b>	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		70,500	Budgeted TI Landlord work for Suite 12001B is now set to occur in 2016 (Permanent Variance)
		86,295	Budgeted TI Landlord work for Suite 08802 to occur in Q4 (Timing Variance)
		10,895	Budgeted TI Landlord work for Suite A06 Divvy Cloud to occur in June (Timing Variance)
		9,090	Budgeted TI Landlord work for Suite A04 Livesafe to occur in October (Timing Variance)
		100,000	Budgeted TI Construction for suite 00C10, Golds Gym to occur in Q3 (Timing Variance)
		33,908	Budgeted TI Landlord work for suite 12001 A is complete. Additional costs to be paid throughout Q2 (Timing Variance)
		(10,558)	Unbudgeted 2014 carryover for LCG paint and carpet (Permanent Variance)
		(18,067)	Unbudgeted landlord work for suite 08801 Livesafe lease deal. Additional costs to be paid through June. (Permanent Variance)
		9,472	CM Fee
		0	Miscellaneous variance
		<u>\$ 291,535</u>	
<b>E</b>	<b>\$</b>	<b>75,702</b>	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<i>Broker LCs</i>
		16,023	Budgeted Suite 12001B leasing commission has been moved to 2016 (Permanent Variance)
		5,640	Budgeted Suite 12001A to be paid in Q2 for Curiosity Media (Timing Variance)
		257	Budgeted Suite 08801 leasing commission has been paid for the LiveSafe deal (Permanent Variance)
		16,203	Budgeted Suite 08802 leasing commission to occur in Q4 (Timing Variance)
		5,171	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in June (Timing Variance)
		3,358	Budgeted Suite A05 Performyard leasing commission to occur in July (Timing Variance)
		4,313	Budgeted Suite A04 Livesafe leasing commission to occur in July (Timing Variance)
			<i>Monday LCs</i>
		8,011	Budgeted Suite 12001B leasing commission has been moved to 2016 (Permanent Variance)
		2,820	Budgeted Suite 12001A to be paid in Q2 for Curiosity Media (Timing Variance)
		129	Budgeted Suite 08801 leasing commission has been paid for the LiveSafe deal (Permanent Variance)
		8,102	Budgeted Suite 08802 leasing commission to occur in Q4 (Timing Variance)
		2,585	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in June (Timing Variance)
		1,679	Budgeted Suite A05 Performyard leasing commission to occur in July (Timing Variance)
		2,157	Budgeted Suite A04 Livesafe leasing commission to occur in July (Timing Variance)
			<i>Legal Leasing</i>
		1,175	Budgeted Suite 12001B leasing legal has been moved to 2016 (Permanent Variance)
		1,175	Budgeted Suite 12001A to be paid in Q2 for Curiosity Media (Timing Variance)
		(4,616)	Budgeted Suite 08801 leasing legal has been paid (Permanent Variance)
		1,188	Budgeted Suite 08802 leasing legal has been moved to Q4 (Timing Variance)
		(1,660)	Budgeted Suite A06 Divvy Cloud leasing legal has been paid (Permanent Variance)
		1,415	Budgeted Suite A05 Performyard leasing legal to occur in July (Timing Variance)
		1,818	Budgeted Suite A04 Livesafe leasing legal to occur in July (Timing Variance)
		(1,244)	Unbudgeted leasing legal for Curiosity Media License (Permanent Variance)
		3	Miscellaneous variance
		<u>\$ 75,702</u>	

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3450	Monday Production DB	Date: 6/19/2015
	1400 Key Boulevard	Time: 03:22 PM
	Period: 05/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010458	<b>U.S. CREST</b> Karl Johnson 703-243-6908		Master Occupant Id: 00002839-2 04402 Current Security Deposit: 0.00	Exp. Date: 6/30/2016 Day Due: 1 Delq Day: 6 Last Payment: 5/29/2015	SQFT: 0 5,737.68			
4/1/2015	RTT RET True-up	NC	-60.84	0.00	-60.84	0.00	0.00	0.00
5/29/2015	PPR Prepaid Rent	CR	-5,737.68	-5,737.68	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-5,737.68	-5,737.68	0.00	0.00	0.00	0.00
	RTT RET True-up		-60.84	0.00	-60.84	0.00	0.00	0.00
	<b>U.S. CREST Total:</b>		-5,798.52	-5,737.68	-60.84	0.00	0.00	0.00
3450-010550	<b>Crown Consulting, Inc.</b> David Carmichael 703-650-0663		Master Occupant Id: 00002941-2 11001 Current Security Deposit: 14,363.06	Exp. Date: 6/30/2019 Day Due: 1 Delq Day: 6 Last Payment: 6/8/2015	SQFT: 0 27,741.68			
5/21/2014	PPR Prepaid Rent	CR	-4,121.53	0.00	0.00	0.00	0.00	-4,121.53
6/11/2014	PPR Prepaid Rent	CR	-437.96	0.00	0.00	0.00	0.00	-437.96
5/11/2015	PPR Prepaid Rent	CR	-27,741.68	-27,741.68	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-32,301.17	-27,741.68	0.00	0.00	0.00	-4,559.49
	<b>Crown Consulting, Inc. Total:</b>		-32,301.17	-27,741.68	0.00	0.00	0.00	-4,559.49
3450-010292	<b>Clark Construction Group</b> Matt Villa 202-207-4350		Master Occupant Id: 00003059-1 STR03 Inactive Security Deposit: 0.00	Exp. Date: 6/30/2012 Day Due: 1 Delq Day: Last Payment: 4/27/2015	SQFT: 0 1,118.00			
4/27/2015	PPR Prepaid Rent	CR	-1,118.00	0.00	-1,118.00	0.00	0.00	0.00
	PPR Prepaid Rent		-1,118.00	0.00	-1,118.00	0.00	0.00	0.00
	<b>Clark Construction Group Total:</b>		-1,118.00	0.00	-1,118.00	0.00	0.00	0.00
3450-010411	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-1 10001 Inactive Security Deposit: 41,058.00	Exp. Date: 4/7/2014 Day Due: 1 Delq Day: 6 Last Payment: 10/20/2014	SQFT: 0 8,317.97			
5/1/2014	RTT RET True-up	NC	-574.63	0.00	0.00	0.00	0.00	-574.63
4/1/2015	RTT RET True-up	NC	-137.97	0.00	-137.97	0.00	0.00	0.00
	RTT RET True-up		-712.60	0.00	-137.97	0.00	0.00	-574.63
	<b>Starfish Retention Solutions Total:</b>		-712.60	0.00	-137.97	0.00	0.00	-574.63
3450-010546	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10001 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 6/3/2015	SQFT: 0 28,557.61			
3450-010546	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10002 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 6/3/2015	SQFT: 0 28,557.61			
2/23/2015	PPR Prepaid Rent	CR	-1,500.00	0.00	0.00	0.00	-1,500.00	0.00
3/16/2015	PPR Prepaid Rent	CR	-680.00	0.00	0.00	-680.00	0.00	0.00
4/6/2015	PPR Prepaid Rent	CR	-0.01	0.00	-0.01	0.00	0.00	0.00
5/1/2015	RNT Commercial Rent	CH	137.97	137.97	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-2,180.01	0.00	-0.01	-680.00	-1,500.00	0.00
	RNT Commercial Rent		137.97	137.97	0.00	0.00	0.00	0.00
	<b>Starfish Retention Solutions Total:</b>		-2,042.04	137.97	-0.01	-680.00	-1,500.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3450	Monday Production DB	Date: 6/19/2015
	1400 Key Boulevard	Time: 03:22 PM
	Period: 05/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010445	<b>Caitland Construction Company</b> Alvin Hailey 540-349-9291		Master Occupant Id: 00003151-1 STR02 Current Security Deposit: 0.00		Exp. Date: 7/31/2016 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 6/8/2015 541.50			
12/1/2014	LPC	Late Pay Charge	CH	54.15	0.00	0.00	0.00	54.15
	LPC	Late Pay Charge		54.15	0.00	0.00	0.00	54.15
<b>Caitland Construction Company Total:</b>				54.15	0.00	0.00	0.00	54.15
3450-010456	<b>Uber Offices Arlington, LLC</b>		Master Occupant Id: 00003154-1 01101 Current Security Deposit: 0.00		Exp. Date: 9/30/2020 SQFT: 0 Day Due: 1 Delq Day: 5 Last Payment: 6/1/2015 22,665.25			
4/1/2015	RNT	Commercial Rent	CH	63.59	0.00	63.59	0.00	0.00
4/1/2015	RTT	RET True-up	NC	-202.92	0.00	-202.92	0.00	0.00
4/2/2015	PPR	Prepaid Rent	CR	-7,889.50	0.00	-7,889.50	0.00	0.00
4/2/2015	PPR	Prepaid Rent	CR	-202.92	0.00	-202.92	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	63.59	63.59	0.00	0.00	0.00
5/12/2015	PPR	Prepaid Rent	CR	-752.50	-752.50	0.00	0.00	0.00
	PPR	Prepaid Rent		-8,844.92	-752.50	-8,092.42	0.00	0.00
	RNT	Commercial Rent		127.18	63.59	63.59	0.00	0.00
	RTT	RET True-up		-202.92	0.00	-202.92	0.00	0.00
<b>Uber Offices Arlington, LLC Total:</b>				-8,920.66	-688.91	-8,231.75	0.00	0.00
3450-010461	<b>Digital Barriers Services Ltd.</b> Ryun Jun		Master Occupant Id: 00003155-1 07702 Current Security Deposit: 5,443.75		Exp. Date: 2/28/2016 SQFT: 0 Day Due: 1 Delq Day: 5 Last Payment: 6/15/2015 1,721.57			
3/9/2015	PPR	Prepaid Rent	CR	-5,495.53	0.00	0.00	-5,495.53	0.00
4/1/2015	RNT	Commercial Rent	CH	0.19	0.00	0.19	0.00	0.00
4/1/2015	RTT	RET True-up	NC	-594.26	0.00	-594.26	0.00	0.00
	PPR	Prepaid Rent		-5,495.53	0.00	0.00	-5,495.53	0.00
	RNT	Commercial Rent		0.19	0.00	0.19	0.00	0.00
	RTT	RET True-up		-594.26	0.00	-594.26	0.00	0.00
<b>Digital Barriers Services Ltd. Total:</b>				-6,089.60	0.00	-594.07	-5,495.53	0.00
3450-010514	<b>EHR TOTAL SOLUTIONS, LLC</b> Catherine H. Corcoran		Master Occupant Id: 00003167-2 00A03 Current Security Deposit: 0.00		Exp. Date: 8/31/2018 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 6/1/2015 4,016.49			
4/1/2015	RTT	RET True-up	NC	-36.42	0.00	-36.42	0.00	0.00
	RTT	RET True-up		-36.42	0.00	-36.42	0.00	0.00
<b>EHR TOTAL SOLUTIONS, LLC Total:</b>				-36.42	0.00	-36.42	0.00	0.00
3450-010489	<b>Global Voice Hall, Inc.</b> Bianca Salib		Master Occupant Id: 00003168-1 00A08 Current Security Deposit: 16,728.00		Exp. Date: 9/30/2018 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 6/8/2015 6,948.15			
4/1/2015	LPC	Late Pay Charge	CH	303.00	0.00	303.00	0.00	0.00
4/1/2015	RTT	RET True-up	NC	-20.84	0.00	-20.84	0.00	0.00
5/1/2015	LPC	Late Pay Charge	CH	303.00	303.00	0.00	0.00	0.00
	LPC	Late Pay Charge		606.00	303.00	303.00	0.00	0.00
	RTT	RET True-up		-20.84	0.00	-20.84	0.00	0.00



Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3450	Monday Production DB	Date: 6/19/2015
	1400 Key Boulevard	Time: 03:22 PM
	Period: 05/15	

Invoice Date	Category		Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
Global Voice Hall, Inc. Total:				585.16	303.00	282.16	0.00	0.00	0.00
3450-010502	LIVESAFE, INC. Tim Gillons 202-569-8687			Master Occupant Id: 00003177-1 00A04 Inactive Security Deposit: 9,999.00		Exp. Date: 5/17/2015 Day Due: 1 Delq Day: 6 Last Payment: 4/30/2015		SQFT: 0 5,108.89	
3/17/2014	PPR	Prepaid Rent	CR	-5.05	0.00	0.00	0.00	0.00	-5.05
1/16/2015	PPR	Prepaid Rent	CR	-257.73	0.00	0.00	0.00	0.00	-257.73
PPR Prepaid Rent				-262.78	0.00	0.00	0.00	0.00	-262.78
LIVESAFE, INC. Total:				-262.78	0.00	0.00	0.00	0.00	-262.78
3450-010604	LIVESAFE, INC. Tim Gillons 202-569-8687			Master Occupant Id: 00003177-2 08801 Current Security Deposit: 12,509.83		Exp. Date: 9/30/2018 Day Due: 1 Delq Day: 6 Last Payment: 4/17/2015		SQFT: 0 7,854.17	
4/17/2015	PPR	Prepaid Rent	CR	-7,854.17	-7,854.17	0.00	0.00	0.00	0.00
PPR Prepaid Rent				-7,854.17	-7,854.17	0.00	0.00	0.00	0.00
LIVESAFE, INC. Total:				-7,854.17	-7,854.17	0.00	0.00	0.00	0.00
3450-010611	LCG, Inc. Mr. Jammeh Pa-Hali			Master Occupant Id: 00003187-1 09901 Current Security Deposit: 0.00		Exp. Date: 8/15/2019 Day Due: 1 Delq Day: 6 Last Payment: 6/3/2015		SQFT: 0 14,076.80	
Additional space Occupant: LCG, Inc.				Contact: Mr. Jammeh Pa-Hali					
5/1/2015	RNT	Commercial Rent	CH	5,000.00	5,000.00	0.00	0.00	0.00	0.00
5/5/2015	PPR	Prepaid Rent	CR	-5,000.00	-5,000.00	0.00	0.00	0.00	0.00
PPR Prepaid Rent				-5,000.00	-5,000.00	0.00	0.00	0.00	0.00
RNT Commercial Rent				5,000.00	5,000.00	0.00	0.00	0.00	0.00
LCG, Inc. Total:				0.00	0.00	0.00	0.00	0.00	0.00
3450-010537	Performyard Inc			Master Occupant Id: 00003200-1 00A05 Current Security Deposit: 7,664.58		Exp. Date: 8/31/2015 Day Due: 1 Delq Day: 6 Last Payment: 5/27/2015		SQFT: 0 4,024.50	
3/30/2015	PPR	Prepaid Rent	CR	-4,024.50	0.00	0.00	-4,024.50	0.00	0.00
5/27/2015	PPR	Prepaid Rent	CR	-4,024.50	-4,024.50	0.00	0.00	0.00	0.00
PPR Prepaid Rent				-8,049.00	-4,024.50	0.00	-4,024.50	0.00	0.00
Performyard Inc Total:				-8,049.00	-4,024.50	0.00	-4,024.50	0.00	0.00
3450-010542	Oblong Industries Inc			Master Occupant Id: 00003205-1 00A07 Current Security Deposit: 9,902.34		Exp. Date: 4/30/2019 Day Due: 1 Delq Day: 6 Last Payment: 4/1/2015		SQFT: 0 4,951.17	
4/1/2015	PPR	Prepaid Rent	CR	-4,951.17	0.00	-4,951.17	0.00	0.00	0.00
PPR Prepaid Rent				-4,951.17	0.00	-4,951.17	0.00	0.00	0.00
Oblong Industries Inc Total:				-4,951.17	0.00	-4,951.17	0.00	0.00	0.00
3450-010565	Alqimi Analytics & Intelligenc			Master Occupant Id: 00003221-1 00A09 Current Security Deposit: 12,157.50		Exp. Date: 9/30/2017 Day Due: 1 Delq Day: 6 Last Payment: 5/29/2015		SQFT: 0 4,052.50	
8/12/2014	PPR	Prepaid Rent	CR	-4,052.50	0.00	0.00	0.00	0.00	-4,052.50
5/29/2015	PPR	Prepaid Rent	CR	-4,052.50	-4,052.50	0.00	0.00	0.00	0.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	PPR	Prepaid Rent	-8,105.00	-4,052.50	0.00	0.00	0.00	-4,052.50
<b>Alqimi Analytics &amp; Intelligenc Total:</b>			-8,105.00	-4,052.50	0.00	0.00	0.00	-4,052.50
3450-010612	<b>Divvy Cloud Corporation</b>		Master Occupant Id: 00003253-1		Exp. Date: 6/16/2015		SQFT: 0	
			00A04 Inactive		Day Due: 1		Delq Day:	
			Security Deposit: 9,454.66		Last Payment: 5/26/2015		4,727.33	
5/26/2015	PPR	Prepaid Rent	CR	-4,727.33	-4,727.33	0.00	0.00	0.00
	PPR	Prepaid Rent		-4,727.33	-4,727.33	0.00	0.00	0.00
<b>Divvy Cloud Corporation Total:</b>			-4,727.33	-4,727.33	0.00	0.00	0.00	0.00
3450-010567	<b>Gold's Gym, Inc. #46004</b>		Master Occupant Id: GOL001-2		Exp. Date: 9/30/2021		SQFT: 0	
	Karen Loss		00C01 Current		Day Due: 1		Delq Day: 6	
	469-608-8408		Security Deposit: 0.00		Last Payment: 5/29/2015		22,225.84	
5/1/2014	PPR	Prepaid Rent	CR	-160.55	0.00	0.00	0.00	-160.55
5/1/2015	ELS	Electric Submeter	CH	1,086.51	1,086.51	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	287.65	287.65	0.00	0.00	0.00
5/1/2015	ELS	Electric Submeter	CH	29.90	29.90	0.00	0.00	0.00
5/1/2015	WSR	Water & Sewer	CH	465.53	465.53	0.00	0.00	0.00
5/29/2015	PPR	Prepaid Rent	CR	-22,225.84	-22,225.84	0.00	0.00	0.00
	ELS	Electric Submeter		1,404.06	1,404.06	0.00	0.00	0.00
	PPR	Prepaid Rent		-22,386.39	-22,225.84	0.00	0.00	-160.55
	WSR	Water & Sewer		465.53	465.53	0.00	0.00	0.00
<b>Gold's Gym, Inc. #46004 Total:</b>			-20,516.80	-20,356.25	0.00	0.00	0.00	-160.55
3450-010152	<b>GSA GS 11B-01727</b>		Master Occupant Id: GSA GS 1-2		Exp. Date: 7/31/2014		SQFT: 0	
	Anita Gay-Craig		02201 Inactive		Day Due: 1		Delq Day:	
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 12/18/2014		3,799.31	
12/1/2012	RET	Real Estate Tax	CH	14,822.59	0.00	0.00	0.00	14,822.59
12/1/2012	RET	Real Estate Tax	CH	24,106.02	0.00	0.00	0.00	24,106.02
12/1/2012	RET	Real Estate Tax	CH	24,254.34	0.00	0.00	0.00	24,254.34
	RET	Real Estate Tax		63,182.95	0.00	0.00	0.00	63,182.95
<b>GSA GS 11B-01727 Total:</b>			63,182.95	0.00	0.00	0.00	0.00	63,182.95
3450-010517	<b>GSA GS 11B-01727</b>		Master Occupant Id: GSA GS 1-3		Exp. Date: 7/31/2019		SQFT: 0	
	Anita Gay-Craig		02201 Current		Day Due: 1		Delq Day:	
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 6/1/2015		85,049.12	
5/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00
5/1/2015	RNT	Commercial Rent	CH	24,398.90	24,398.90	0.00	0.00	0.00
	RNT	Commercial Rent		85,049.12	85,049.12	0.00	0.00	0.00
<b>GSA GS 11B-01727 Total:</b>			85,049.12	85,049.12	0.00	0.00	0.00	0.00
3450-010150	<b>GSA 11B-01862</b>		Master Occupant Id: GSA GS11-3		Exp. Date: 7/9/2015		SQFT: 0	
	Anita Gay-Craig		00C02 Current		Day Due: 1		Delq Day:	
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 6/1/2015		34,606.90	
12/1/2012	RET	Real Estate Tax	CH	2,371.28	0.00	0.00	0.00	2,371.28
12/1/2012	RET	Real Estate Tax	CH	18,614.21	0.00	0.00	0.00	18,614.21
8/1/2014	ELS	Electric Submeter	CH	15.33	0.00	0.00	0.00	15.33

Database: MONDAYPROD	Aged Delinquencies	Page: 5
BLDG: 3450	Monday Production DB	Date: 6/19/2015
	1400 Key Boulevard	Time: 03:22 PM
	Period: 05/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
9/1/2014	ELS	Electric Submeter	CH	8.54	0.00	0.00	0.00	8.54
10/1/2014	ELS	Electric Submeter	CH	4.84	0.00	0.00	0.00	4.84
1/1/2015	ELS	Electric Submeter	CH	93.00	0.00	0.00	0.00	93.00
2/1/2015	ELS	Electric Submeter	CH	69.43	0.00	0.00	69.43	0.00
5/1/2015	RNT	Commercial Rent	CH	34,606.90	34,606.90	0.00	0.00	0.00

ELS	Electric Submeter		191.14	0.00	0.00	0.00	69.43	121.71
RET	Real Estate Tax		20,985.49	0.00	0.00	0.00	0.00	20,985.49
RNT	Commercial Rent		34,606.90	34,606.90	0.00	0.00	0.00	0.00

**GSA 11B-01862 Total:** 55,783.53 34,606.90 0.00 0.00 69.43 21,107.20

3450-010156				GS11B-00191 Dept of Def		Master Occupant Id: GSA00191-2		Exp. Date: 9/30/2012		SQFT: 0	
				Anita Gay-Craig		00A10 Inactive		Day Due: 1		Delq Day:	
				(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/28/2013		27,201.87	
Additional space Occupant:				GS11B-00191 Dept of Def		Contact: Natalie Moneyhun					
4/1/2012	RET	Real Estate Tax	CH	19,214.86	0.00	0.00	0.00	0.00	0.00	19,214.86	
12/1/2012	RET	Real Estate Tax	CH	24,461.36	0.00	0.00	0.00	0.00	0.00	24,461.36	

RET	Real Estate Tax		43,676.22	0.00	0.00	0.00	0.00	43,676.22
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**GS11B-00191 Dept of Def Total:** 43,676.22 0.00 0.00 0.00 0.00 43,676.22

3450-003659		<b>MCI Telecommunications Lease</b>		Master Occupant Id: MCI001-1			Exp. Date: 12/31/2007		SQFT: 0	
		Stacey Tedrow		LICS Current			Day Due: 1		Delq Day:	
		(813) 246-4128		Security Deposit: 0.00			Last Payment: 5/27/2015		1,444.16	
9/1/2014	ELS	Electric Submeter	CH	474.19	0.00	0.00	0.00	0.00	0.00	474.19
5/27/2015	PPR	Prepaid Rent	CR	-1,444.16	-1,444.16	0.00	0.00	0.00	0.00	0.00

ELS	Electric Submeter		474.19	0.00	0.00	0.00	0.00	474.19
PPR	Prepaid Rent		-1,444.16	-1,444.16	0.00	0.00	0.00	0.00

**MCI Telecommunications Lease Total:** -969.97 -1,444.16 0.00 0.00 0.00 474.19

3450-005777	<b>Riverside Research Institute</b> Cheryl Wesley 703-908-2102	Master Occupant Id: Riversid-1 12001 Inactive Security Deposit: 0.00	Exp. Date: 3/31/2014 Day Due: 1 Last Payment: 3/26/2014	SQFT: 0 Delq Day: 90.16
<b>Letter of Credit Info:</b>				

10/1/2014	OPT	Operating True-up	NC	-7,173.00	0.00	0.00	0.00	-7,173.00
4/1/2015	RTT	RET True-up	NC	-1,548.80	0.00	-1,548.80	0.00	0.00

OPT	Operating True-up		-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
RTT	RET True-up		-1,548.80	0.00	-1,548.80	0.00	0.00	0.00

**Riverside Research Institute Total:** -8,721.80 0.00 -1,548.80 0.00 0.00 -7,173.00

ELS	Electric Submeter		2,069.39	1,404.06	0.00	0.00	69.43	595.90
LPC	Late Pay Charge		660.15	303.00	303.00	0.00	0.00	54.15
OPT	Operating True-up		-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
PPR	Prepaid Rent		-118,457.31	-83,560.36	-14,161.60	-10,200.03	-1,500.00	-9,035.32
RET	Real Estate Tax		127,844.66	0.00	0.00	0.00	0.00	127,844.66
RNT	Commercial Rent		124,921.36	124,857.58	63.78	0.00	0.00	0.00
RTT	RET True-up		-3,176.68	0.00	-2,602.05	0.00	0.00	-574.63
WSR	Water & Sewer		465.53	465.53	0.00	0.00	0.00	0.00

**BLDG 3450 Total:** 127,154.10 43,469.81 -16,396.87 -10,200.03 -1,430.57 111,711.76

Database:	MONDAYPROD	Aged Delinquencies	Page:	6
BLDG:	3450	Monday Production DB	Date:	6/19/2015
		1400 Key Boulevard	Time:	03:22 PM
		Period: 05/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	ELS	Electric Submeter	2,069.39	1,404.06	0.00	0.00	69.43	595.90
	LPC	Late Pay Charge	660.15	303.00	303.00	0.00	0.00	54.15
	OPT	Operating True-up	-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
	PPR	Prepaid Rent	-118,457.31	-83,560.36	-14,161.60	-10,200.03	-1,500.00	-9,035.32
	RET	Real Estate Tax	127,844.66	0.00	0.00	0.00	0.00	127,844.66
	RNT	Commercial Rent	124,921.36	124,857.58	63.78	0.00	0.00	0.00
	RTT	RET True-up	-3,176.68	0.00	-2,602.05	0.00	0.00	-574.63
	WSR	Water & Sewer	465.53	465.53	0.00	0.00	0.00	0.00
<b>Grand Total:</b>			127,154.10	43,469.81	-16,396.87	-10,200.03	-1,430.57	111,711.76

Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	1
		<b>Monday Production DB</b>							Date:	6/19/2015
ENTITY:	3450	<b>1400 Key Boulevard</b>							Time:	03:25 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

**Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC**

30397	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
Expense Period 01/15 Total:					1,476.00	0.00	1,476.00			

Expense Period: 04/15

**Vendor: SHA007 Shalom Baranes Associates**

20935	4/13/2015		wilson studies	6632-0000	1,708.21	0.00	1,708.21	6/1/2015	6804	06/15
*** This invoice was REOPENED in Expense Period 05/15 ***										
Expense Period 04/15 Total:					1,708.21	0.00	1,708.21			

Expense Period: 05/15

**Vendor: AAP001 AA Painting & Drywall**

0526	5/26/2015		A-LevelCorridor	5381-0000	900.00	0.00	900.00	6/10/2015	6805	06/15
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**Vendor: ATS002 At Site Real Estate**

2015130	4/15/2015		April2015 BPMS	5390-0000	675.00	0.00	675.00			
2015169	5/20/2015		May2015 BPMS	5390-0000	675.00	0.00	675.00			

**Vendor: CBL001 Citybizlist, Inc.**

AL0000914	5/1/2015		DC Advertising	6410-0000	153.40	0.00	153.40	6/1/2015	13470	06/15
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**Vendor: CIN001 CINTAS CORPORATION #145**

145216526	3/10/2015		Uniforms	5390-0000	29.91	0.00	29.91	6/10/2015	6809	06/15
145243643	5/13/2015		Uniforms	5390-0000	33.59	0.00	33.59	6/10/2015	6809	06/15

Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	2
		<b>Monday Production DB</b>							Date:	6/19/2015
ENTITY:	3450	<b>1400 Key Boulevard</b>							Time:	03:25 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

145247023	5/20/2015		Uniforms	5390-0000	33.59	0.00	33.59	6/10/2015	6809	06/15
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145247024	5/20/2015		Uniforms	5390-0000	42.77	0.00	42.77	6/10/2015	6809	06/15
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**Vendor: COM032 COMCAST**

5/21 969423018	5/21/2015		5/21 969423018	5732-0000	88.87	0.00	88.87	6/10/2015	6810	06/15
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ALCOMCAST5/15 5/21/2015			Acct# 05613951384012	5758-0001	3.73	0.00	3.73	6/1/2015	13473	06/15
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**Vendor: DAT003 Datawatch Systems Inc.**

667809	1/1/2015		Feb2015FireMonitorin	5372-0000	40.00	0.00	40.00	6/10/2015	6811	06/15
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**Vendor: ELE012 Elevator Control Service**

0182665-IN	5/10/2015		May2015 Elev Maint	5320-0000	2,350.00	0.00	2,350.00	6/10/2015	6813	06/15
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**Vendor: ENG003 Engineers Outlet**

275428	5/8/2015		O-RingKit	5360-0000	188.95	0.00	188.95	6/10/2015	6814	06/15
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275843	5/18/2015		Balometer	5380-0000	968.81	0.00	968.81	6/10/2015	6814	06/15
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**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0110694-IN	5/19/2015		A-LevelSte4ReKey	5381-0000	184.52	0.00	184.52	6/10/2015	6816	06/15
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**Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC**

176002	2/10/2015		golds gym assign.	6630-0000	364.50	0.00	364.50	6/10/2015	6818	06/15
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176956	4/9/2015		lease divvy cloud co	0202-0002	3,838.50	0.00	3,838.50	6/10/2015	6818	06/15
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178977	5/21/2015		Uber Offices	6630-0000	1,099.15	0.00	1,099.15	6/10/2015	6818	06/15
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AL176962	4/9/2015		WBJ Contract	6410-0000	58.26	0.00	58.26	6/1/2015	13475	06/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	3	
			<b>Monday Production DB</b>					Date:	6/19/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	03:25 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: ICO002 iContact LLC**

AL5707901	5/11/2015		icontact Sub 6/1-6/3	6410-0000	6.69	0.00	6.69	6/1/2015	13476	06/15
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**Vendor: ITC I.T.C. INC**

44006	5/28/2015		DrainTreatment	5360-0000	150.31	0.00	150.31	6/10/2015	6819	06/15
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**Vendor: KAR002 Kari Blanco**

05/22/2015	5/22/2015		staff mtg blvd grill	5732-0000	4.88	0.00	4.88	6/8/2015	13507	06/15
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**Vendor: KAS001 KASTLE SYSTEMS**

553647	5/1/2015		Operations June2015	5520-0000	578.30	0.00	578.30	6/10/2015	6820	06/15
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553647	5/1/2015		Maintenance June2015	5520-0000	89.36	0.00	89.36	6/10/2015	6820	06/15
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W0082926	4/20/2015		Proximity Cards	5530-0000	148.55	0.00	148.55	6/10/2015	6820	06/15
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W0083012	4/28/2015		Proximity Cards	5530-0000	177.85	0.00	177.85	6/10/2015	6820	06/15
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**Vendor: KCS001 KCS Landscape Management, Inc.**

15392-01	4/1/2015		Apr2015LandscapeMain	5412-0000	135.25	0.00	135.25	6/10/2015	6821	06/15
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15392-502	5/11/2015		2015SummerAnnals	5412-0000	2,022.48	0.00	2,022.48	6/10/2015	6821	06/15
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**Vendor: LIM002 Limbach**

000295140	4/9/2015		HVACServices	5330-0000	575.00	0.00	575.00	6/10/2015	6823	06/15
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000295298	5/11/2015		HVACServices	5330-0000	575.00	0.00	575.00	6/10/2015	6823	06/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

DTF0415ROSS	5/14/2015		DUE TO MPS 4/15	0491-0010	15,594.70	0.00	15,594.70			
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:		4
			<b>Monday Production DB</b>					Date:		6/19/2015
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:		03:25 PM
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3450_0000000001	5/29/2015		Management Fee	5610-0000	4,740.58	0.00	4,740.58	6/10/2015	6824	06/15
3450_0000000002	6/1/2015		Management Fee	5610-0000	640.32	0.00	640.32	6/10/2015	6824	06/15

**Vendor: MPC001 MPC SERVICES, LLC**

34501503-2	4/30/2015		12thFlrRestroom	0162-0004	14,829.60	0.00	14,829.60	6/10/2015	6825	06/15
34501504-1	4/30/2015		8thFlrLiveSafe	0162-0004	18,067.20	0.00	18,067.20	6/10/2015	6825	06/15

**Vendor: OTJ001 OTJ ARCHITECTS**

154453	4/30/2015		BlnktLLW-Reimbursabl	6412-0000	68.26	0.00	68.26	6/10/2015	6829	06/15
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**Vendor: PEA004 Peapod, LLC**

ALk62089527	5/15/2015		Customer ID ox82558	5758-0001	2.19	0.00	2.19	6/1/2015	13479	06/15
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**Vendor: PIP002 DLA PIPER RUDNICK GRAY CARY US LLP**

AL3139949	4/30/2015		MNDRSRV Legal	6630-0000	15.12	0.00	15.12	6/1/2015	13480	06/15
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**Vendor: RED005 Red Top Cab of Arlington**

AL034633	4/30/2015		Acct# 2840200	5758-0008	2.86	0.00	2.86	6/1/2015	13482	06/15
AL035296	5/15/2015		Account# 2840200	5758-0008	2.10	0.00	2.10	6/1/2015	13483	06/15

**Vendor: SEC009 SecurAmerica LLC**

INV901035	4/8/2015		March2015 security r	5520-0000	3,324.87	0.00	3,324.87	6/10/2015	6832	06/15
INV901050	5/6/2015		Apr2015SecurityRover	5520-0000	991.42	0.00	991.42			

**Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C**

AL206471	5/11/2015		anlys. rosslyn props	6630-0000	1,747.22	0.00	1,747.22	6/1/2015	13488	06/15
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Database:	MONDAYPROD			<b>Open Status Report</b>				Page:	5	
				<b>Monday Production DB</b>				Date:	6/19/2015	
ENTITY:	3450			<b>1400 Key Boulevard</b>				Time:	03:25 PM	
All Invoices open at End of Month thru Fiscal Period 05/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: XER005 Xerox Financial Services LLC**

307043	4/26/2015		May2015CopierLease	5740-0000	172.86	0.00	172.86	6/10/2015	6833	06/15
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**Vendor: ZOO001 ZOOM DELIVERY OF DC, LLC.**

AL92005	5/2/2015		Customer# 280200	6410-0000	2.08	0.00	2.08	6/1/2015	13491	06/15
			Expense Period 05/15 Total:		76,393.60	0.00	76,393.60			

<b>1400 Key Boulevard Total:</b>	<b>79,577.81</b>	<b>0.00</b>	<b>79,577.81</b>
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<b>Grand Total:</b>	<b>79,577.81</b>	<b>0.00</b>	<b>79,577.81</b>
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Database: MONDAYPROD		Check Register						Page: 1	
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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
6764	6/1/2015	05/15	SHA007	Shalom Baranes Associates	*** VOID ***		Voided Check		
3450	returned			6632-0000	20935	4/13/2015	5/13/2015	-1,708.21	-1,708.21
3450	returned			6632-0000	34949470	4/22/2015	5/22/2015	-349.05	-349.05
							Check Total:	-2,057.26	-2,057.26
6768	5/5/2015	05/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC					
3450	FirePanelTrouble			5372-0000	4121	4/27/2015	5/27/2015	170.00	170.00
							Check Total:	170.00	170.00
6769	5/5/2015	05/15	COM032	COMCAST					
3450	4/21 969423018			5732-0000	4/21 969423018	4/21/2015	5/21/2015	91.03	91.03
							Check Total:	91.03	91.03
6770	5/5/2015	05/15	CRE011	CRESA PARTNERSOF WASHINGTON DC INC					
3450	Cresa LiveSafe Commi			0202-0001	WAS2015-0030	4/15/2015	5/15/2015	15,946.04	15,946.04
							Check Total:	15,946.04	15,946.04
6771	5/5/2015	05/15	DAT003	Datawatch Systems Inc.					
3450	Jun2015FireMonitorin			5372-0000	695025	5/1/2015	5/31/2015	40.00	40.00
							Check Total:	40.00	40.00
6772	5/5/2015	05/15	DIS004	Distinctive Plantings					
3450	Apr2015PlantMaint			5385-0000	29764	4/27/2015	5/27/2015	265.39	265.39
							Check Total:	265.39	265.39
6773	5/5/2015	05/15	ENG003	Engineers Outlet					
3450	Microwave		345004155	5380-0000	274568	4/20/2015	5/20/2015	259.70	259.70
3450	BitSet		3450011514	5380-0000	271265	2/4/2015	3/6/2015	186.39	186.39
							Check Total:	446.09	446.09
6774	5/5/2015	05/15	FED007	FEDERAL LOCK & SAFE, INC					
3450	DuplicateKeys			5381-0000	0110618-IN	4/22/2015	5/22/2015	171.80	171.80
3450	6thFlrReKey		345004157	5381-0000	0110624-IN	4/27/2015	5/27/2015	515.40	515.40

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Check Total: 687.20 0.00 687.20

6775 5/5/2015 05/15 GOT005 Gotham Technologies  
3450 May2015HVACWtrTreat 5336-0000 7194 5/1/2015 5/31/2015 397.48 0.00 397.48

Check Total: 397.48 0.00 397.48

6776 5/5/2015 05/15 KCS001 KCS Landscape Management, Inc.  
3450 May2015Landscaping 5412-0000 15392-02 5/1/2015 5/31/2015 135.25 0.00 135.25  
3450 Spring2015MulchInsta 345004152 5412-0000 15392-401 4/20/2015 5/20/2015 477.00 0.00 477.00

Check Total: 612.25 0.00 612.25

6777 5/5/2015 05/15 MON\_LC MONDAY PROPERTIES SERVICES LLC  
3450 Monday LiveSafe Comm 0202-0006 3450LS-EXPMC 4/15/2015 5/15/2015 7,973.02 0.00 7,973.02

Check Total: 7,973.02 0.00 7,973.02

6778 5/5/2015 05/15 MON020 MONDAY PROPERTIES SERVICES, LLC  
3450 DUE TO MGT AGNT 3/1 0491-0010 DTF0315ROSS 4/26/2015 5/26/2015 9,788.43 0.00 9,788.43

Check Total: 9,788.43 0.00 9,788.43

6779 5/5/2015 05/15 MONMGT MONDAY PROPERTIES SERVICES LLC  
3450 Management Fee 5610-0000 3450\_0000000001 4/30/2015 4/30/2015 627.65 0.00 627.65  
3450 Management Fee 5610-0000 3450\_0000000002 4/30/2015 4/30/2015 81.05 0.00 81.05  
3450 Management Fee 5610-0000 3450\_0000000004 4/30/2015 4/30/2015 7,467.20 0.00 7,467.20  
3450 Management Fee 5610-0000 3450\_0000000005 5/1/2015 5/1/2015 183.23 0.00 183.23

Check Total: 8,359.13 0.00 8,359.13

6780 5/5/2015 05/15 ORK001 Orkin LLC  
3450 Apr2015PestControl 5384-0000 34315456 4/24/2015 5/24/2015 585.24 0.00 585.24

Check Total: 585.24 0.00 585.24

6781 5/5/2015 05/15 OTJ001 OTJ ARCHITECTS  
3450 BlanketLandlordServi 345004153 6412-0000 153445 3/31/2015 4/30/2015 329.47 0.00 329.47

Check Total: 329.47 0.00 329.47

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6782	5/5/2015	05/15	RAM006	RAMCO OF VIRGINIA, INC.						
3450	RestroomUpgrades			0162-0004	9761280	4/28/2015	5/28/2015	508.80	508.80	
							Check Total:	508.80	508.80	
6783	5/5/2015	05/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3450	OEI Strategy			6632-0000	187835	11/13/2013	12/13/2013	2,046.91	2,046.91	
							Check Total:	2,046.91	2,046.91	
6784	5/19/2015	05/15	1000OW	1000 - 1100 Wilson Owners						
3450	REIMB I/C 3/15 1000W			0491-3430	ICRB033115	5/4/2015	6/3/2015	22,552.82	22,552.82	
							Check Total:	22,552.82	22,552.82	
6785	5/19/2015	05/15	1401OW	1401 Wilson						
3450	REIMB I/C 1401W			0491-3455	ICRB033115B	5/4/2015	6/3/2015	83,906.17	83,906.17	
							Check Total:	83,906.17	83,906.17	
6786	5/19/2015	05/15	1515OW	1515 Wilson						
3450	REIMB I/C 3/15 1515W			0491-3465	ICRB033115C	5/4/2015	6/3/2015	49,423.88	49,423.88	
							Check Total:	49,423.88	49,423.88	
6787	5/19/2015	05/15	CAR026	Carr Business Systems, Inc.						
3450	Apr2015ExcessPrintin			5740-0000	IN58461	4/27/2015	5/27/2015	27.26	27.26	
							Check Total:	27.26	27.26	
6788	5/19/2015	05/15	CIN001	CINTAS CORPORATION #145						
3450	Uniforms			5390-0000	145233422	4/22/2015	5/22/2015	33.59	33.59	
3450	Uniforms			5390-0000	145236830	4/29/2015	5/29/2015	33.59	33.59	
3450	Uniforms			5390-0000	145240255	5/6/2015	6/5/2015	43.19	43.19	
							Check Total:	110.37	110.37	
6789	5/19/2015	05/15	CLE010	Clean & Polish Bldg Solutions, Inc.						
3450	Exterior Cleaning			5130-0000	30932	4/21/2015	5/21/2015	7,500.00	7,500.00	
3450	Interior Cleaning			5132-0000	30932	4/21/2015	5/21/2015	1,200.00	1,200.00	

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<b>6790</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>COM032</b>	<b>COMCAST</b>				
3450	5/7 956050014			5732-0000	5/7 956050014	5/7/2015	6/6/2015	21.49
3450	5/7 951797017			5732-0000	5/7 951797017	5/7/2015	6/6/2015	112.42

Check Total: 133.91 0.00 133.91

<b>6791</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>DAT003</b>	<b>Datawatch Systems Inc.</b>				
3450	Nov2014FireMonitorin			5372-0000	647865	10/1/2014	10/31/2014	40.00

Check Total: 40.00 0.00 40.00

<b>6792</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>DAT004</b>	<b>Datapark USA, Inc.</b>				
3450	FeeComputer			6320-0000	258865	5/8/2015	6/7/2015	121.91

Check Total: 121.91 0.00 121.91

<b>6793</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>ENG003</b>	<b>Engineers Outlet</b>				
3450	Coupler			5334-0000	275203	5/4/2015	6/3/2015	91.16
3450	Ceiling Tiles	345004158		5380-0000	275205	5/4/2015	6/3/2015	266.66

Check Total: 357.82 0.00 357.82

<b>6794</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>FED007</b>	<b>FEDERAL LOCK &amp; SAFE, INC</b>				
3450	6thFlrMensRestroom	345005151		5381-0000	0110596-IN	4/30/2015	5/30/2015	1,056.91
3450	6thFlrDoor			5381-0000	0110680-IN	5/4/2015	6/3/2015	210.00

Check Total: 1,266.91 0.00 1,266.91

<b>6795</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>GRNSTN</b>	<b>GREENSTEIN DELORME &amp; LUCHS PC</b>				
3450	1st Amdmt Livesafe			0202-0002	176571	3/4/2015	4/3/2015	1,236.00
3450	1st amendment LiveSa			0202-0002	176953	4/9/2015	5/9/2015	4,567.50

Check Total: 5,803.50 0.00 5,803.50

<b>6796</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>JOS005</b>	<b>Joseph Neto &amp; Associates</b>				
3450	2015ElevInspections			5322-0000	1318273	4/30/2015	5/30/2015	1,505.00

Check Total: 1,505.00 0.00 1,505.00

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<b>6797</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>KAS001</b>	<b>KASTLE SYSTEMS</b>						
3450	June2015OperationsFe			5520-0000	553904	5/1/2015	5/31/2015	226.00	0.00	226.00
							<i>Check Total:</i>	226.00	0.00	226.00
<b>6798</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>MONCMF</b>	<b>MONDAY PROPERTIES SERVICES LLC</b>						
3450	2015 GARAGE REPAIR			0142-0020	3450CMF0415A	5/7/2015	6/6/2015	56.38	0.00	56.38
3450	STE 12001A LL WORK			0162-0020	3450CMF0415A	5/7/2015	6/6/2015	15.26	0.00	15.26
							<i>Check Total:</i>	71.64	0.00	71.64
<b>6799</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>MPA004</b>	<b>MDISTRICT PARK 1</b>						
3450	May2015 Elcon Parkin			5322-0000	120516	4/21/2015	5/21/2015	92.51	0.00	92.51
							<i>Check Total:</i>	92.51	0.00	92.51
<b>6800</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>NEW002</b>	<b>CONSTELLATION NEWENERGY, INC</b>						
3450	Apr2015-21064602243			5220-0000	Apr2015-21064	4/28/2015	5/28/2015	1,745.52	0.00	1,745.52
3450	Apr2015-30187366024			5220-0000	Apr2015-30187	4/28/2015	5/28/2015	1.20	0.00	1.20
							<i>Check Total:</i>	1,746.72	0.00	1,746.72
<b>6801</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>PRO025</b>	<b>IESI-MD Corporation</b>						
3450	May2015Trash			5152-0000	1300351200	5/1/2015	5/31/2015	412.94	0.00	412.94
3450	Apr2015Recycle			5152-0000	1300353864	4/30/2015	5/30/2015	349.09	0.00	349.09
							<i>Check Total:</i>	762.03	0.00	762.03
<b>6802</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>						
3450	May2015FireMonitor			5372-0000	1639150501	5/1/2015	5/31/2015	332.81	0.00	332.81
3450	May2015Elevlines			5322-0000	1639150501	5/1/2015	5/31/2015	110.94	0.00	110.94
3450	May2015PhoneLines			5734-0000	1645150501	5/1/2015	5/31/2015	282.08	0.00	282.08
3450	May2015PhonesLines			5734-0000	2049150501	5/1/2015	5/31/2015	242.01	0.00	242.01
							<i>Check Total:</i>	967.84	0.00	967.84
<b>6803</b>	<b>5/19/2015</b>	<b>05/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>						
3450	OfficeSupplies			5732-0000	IS0353057	4/30/2015	5/30/2015	808.32	0.00	808.32
							<i>Check Total:</i>	808.32	0.00	808.32

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				Discount Amount
				Check Amount

13324	5/4/2015	05/15	CDW001	CDW DIRECT LLC						
3450	324 VA RECEPTION			5758-0003	ALTS08931	4/9/2015	5/9/2015	6.77	0.00	6.77
							Check Total:	6.77	0.00	6.77
13326	5/4/2015	05/15	CDW001	CDW DIRECT LLC						
3450	324 VA RECEPTION			5758-0003	ALTS36161	4/10/2015	5/10/2015	2.56	0.00	2.56
							Check Total:	2.56	0.00	2.56
13327	5/4/2015	05/15	COR020	CoreNet Global Inc.						
3450	Cornet event			6411-0000	ALERS2015001	2/13/2015	3/15/2015	1,840.85	0.00	1,840.85
							Check Total:	1,840.85	0.00	1,840.85
13329	5/4/2015	05/15	COS004	COSTAR REALTY INFORMATION INC						
3450	Jan 31 day Ad Run Ro		MNDSRV031512	6410-0000	AL192895PSI	2/10/2015	3/12/2015	145.52	0.00	145.52
							Check Total:	145.52	0.00	145.52
13332	5/4/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP						
3450	NY #393411 CAR SERV			5758-0008	AL795621	4/23/2015	5/23/2015	1.90	0.00	1.90
							Check Total:	1.90	0.00	1.90
13335	5/4/2015	05/15	LOC016	Local News Now LLC						
3450	ArlNow 12 Ad Run		MNDSRV041512	6410-0000	AL1824	4/16/2015	5/16/2015	184.09	0.00	184.09
							Check Total:	184.09	0.00	184.09
13336	5/4/2015	05/15	MME111	Mitchell's Music and Entertainment						
3450	Earth Day2015 MusicD		MNDSRV04157	5772-0000	15042201	4/6/2015	5/6/2015	46.03	0.00	46.03
							Check Total:	46.03	0.00	46.03
13339	5/4/2015	05/15	PEA004	Peapod, LLC						
3450	Customer ID ox82558			5758-0001	ALk61277967	4/20/2015	5/20/2015	1.90	0.00	1.90
							Check Total:	1.90	0.00	1.90
13341	5/4/2015	05/15	RED005	Red Top Cab of Arlington						
3450	Account# 2840200			5758-0008	AL033831	4/15/2015	5/15/2015	0.69	0.00	0.69

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13345 5/6/2015 05/15 ZAC001 Accenture LLP  
3450 3/15 LSE ADMIN 5758-0011 VC1100005427 4/3/2015 5/3/2015 148.56 0.00 148.56

Check Total: 148.56 0.00 148.56

13347 5/11/2015 05/15 ARL020 Arlington Promotional Products, LLC  
3450 EarthDay2015Tumblers MNDSRV04153 5772-0000 3064 4/15/2015 5/15/2015 72.55 0.00 72.55

Check Total: 72.55 0.00 72.55

13348 5/11/2015 05/15 ARL020 Arlington Promotional Products, LLC  
3450 EarthDay2015Popcorba MNDSRV04152 5772-0000 3069 4/17/2015 5/17/2015 13.30 0.00 13.30

Check Total: 13.30 0.00 13.30

13352 5/11/2015 05/15 COM032 COMCAST  
3450 Acct# 05613951384012 5758-0001 COMCAST4/15 4/21/2015 5/21/2015 3.34 0.00 3.34

Check Total: 3.34 0.00 3.34

13353 5/11/2015 05/15 DEN005 Deniz Yener  
3450 Broker Gift/Dinner 6411-0000 ALDY050515 5/5/2015 6/4/2015 1,229.27 0.00 1,229.27  
3450 Scoop Dinner 6411-0000 ALDY050515 5/5/2015 6/4/2015 13.28 0.00 13.28

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13354 5/11/2015 05/15 ENE003 Energy Watch, Inc.  
3450 QtrlyEngAprJun15 5390-0000 4253 3/20/2015 4/19/2015 268.07 0.00 268.07

Check Total: 268.07 0.00 268.07

13356 5/11/2015 05/15 FIR010 FIRST CORPORATE SEDANS CORP  
3450 NY #393411 CAR SERV 5758-0008 AL795176 4/22/2015 5/22/2015 5.32 0.00 5.32

Check Total: 5.32 0.00 5.32

13360 5/11/2015 05/15 KAS001 KASTLE SYSTEMS  
3450 May2015 Operations 5520-0000 553122 4/1/2015 5/1/2015 578.30 0.00 578.30



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				Date
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13362 5/11/2015 05/15 MPA003 MPARK  
3450 Parking validations 6320-0000 AL120612 4/21/2015 5/21/2015 6.92 0.00 6.92

Check Total: 6.92 0.00 6.92

13367 5/11/2015 05/15 TOY002 To Your Taste Catering, LLC  
3450 EngineersHolidayLunc 3430041528 5732-0000 168172 4/15/2015 5/15/2015 90.07 0.00 90.07

Check Total: 90.07 0.00 90.07

13369 5/11/2015 05/15 UNI005 UNITED PARCEL SERVICE  
3450 VA 0721WH/A148V1 5/2 5758-0007 AL000A148V1185 5/2/2015 6/1/2015 16.86 0.00 16.86

Check Total: 16.86 0.00 16.86

13374 5/18/2015 05/15 ALL019 Allied Telecom Group LLC  
3450 208 - Allied May 5758-0002 AL1033558 5/5/2015 6/4/2015 17.02 0.00 17.02

Check Total: 17.02 0.00 17.02

13375 5/18/2015 05/15 BIS001 Bisnow Media  
3450 Bisnow Qrter Bill MNDSRV04155 6410-0000 ALSI-01127 4/1/2015 5/1/2015 640.78 0.00 640.78

Check Total: 640.78 0.00 640.78

13378 5/18/2015 05/15 CDW001 CDW DIRECT LLC  
3450 319 - SSD VA 5758-0003 ALVB92005 4/27/2015 5/27/2015 13.01 0.00 13.01

Check Total: 13.01 0.00 13.01

13380 5/18/2015 05/15 COS004 COSTAR REALTY INFORMATION INC  
3450 20 Day Ad Ross MNDSRV05151 6410-0000 AL193937psi 3/31/2015 4/30/2015 93.88 0.00 93.88

Check Total: 93.88 0.00 93.88

13382 5/18/2015 05/15 DUN003 DUN & BRADSTREET  
3450 2015 Subsc Pymt 1 of 5758-0012 AL11318095-01 4/23/2015 5/23/2015 109.04 0.00 109.04

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Entity	Reference		Address ID	Vendor Name
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				Discount Amount
				Check Amount

Check Total: 109.04 0.00 109.04

**13384**    **5/18/2015**    **05/15**    **DUN003**    **DUN & BRADSTREET**  
3450    2015 Sub Pymt 2 of 3    5758-0012    AL11318095-02    4/30/2015    5/31/2015    122.41    0.00    122.41

Check Total: 122.41 0.00 122.41

**13387**    **5/18/2015**    **05/15**    **FRE013**    **Freshdirect**  
3450    NY Fruit    5758-0001    AL201504    5/5/2015    6/4/2015    1.30    0.00    1.30

Check Total: 1.30 0.00 1.30

**13391**    **5/18/2015**    **05/15**    **ITS001**    **It's My Cooler,LLC**  
3450    Replace filters    5758-0004    AL10631    5/6/2015    6/5/2015    5.60    0.00    5.60

Check Total: 5.60 0.00 5.60

**13392**    **5/18/2015**    **05/15**    **JBUR01**    **Jennifer Burns**  
3450    ALevel IceMakerRepai    5360-0000    J-Burns 050715    5/7/2015    6/6/2015    721.49    0.00    721.49  
3450    RFP Meeting    5732-0000    J-Burns 050715    5/7/2015    6/6/2015    71.35    0.00    71.35  
3450    Cake-ScottsPromotion    5732-0000    J-Burns 050715    5/7/2015    6/6/2015    10.24    0.00    10.24

Check Total: 803.08 0.00 803.08

**13395**    **5/18/2015**    **05/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk61520543    4/27/2015    5/27/2015    1.87    0.00    1.87

Check Total: 1.87 0.00 1.87

**13397**    **5/18/2015**    **05/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk61705082    5/4/2015    6/3/2015    1.82    0.00    1.82

Check Total: 1.82 0.00 1.82

**13398**    **5/18/2015**    **05/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk61904775    5/11/2015    6/10/2015    2.19    0.00    2.19

Check Total: 2.19 0.00 2.19

**13399**    **5/18/2015**    **05/15**    **PER012**    **Perfect Settings, LLC**  
3450    EarthDay2015 linen    MNDSRV04151    5772-0000    504834    4/24/2015    5/24/2015    46.44    0.00    46.44

Database:	MONDAYPROD	Check Register	Page:	10
ENTITY:	3450	Monday Production DB	Date:	6/19/2015
		1400 Key Boulevard	Time:	03:28 PM
05/15 Through 05/15				
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: 46.44 0.00 46.44

<b>13400</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>PIL001</b>	<b>PILLSBURY WINTHROP SHAW PITTMAN LLP</b>						
3450	oei strategy			6632-0000	7979893	4/23/2015	5/23/2015	28.96	0.00	28.96

Check Total: 28.96 0.00 28.96

<b>13402</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>PRE014</b>	<b>PREMIER BUSINESS SERVICES</b>						
3450	monday wine bags			6410-0000	AL24326	5/1/2015	5/31/2015	76.74	0.00	76.74

Check Total: 76.74 0.00 76.74

<b>13403</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>QUI006</b>	<b>Quick Messenger Services of DC Inc</b>						
3450	Broker delivery			6411-0000	AL0570623	5/1/2015	5/31/2015	22.76	0.00	22.76

Check Total: 22.76 0.00 22.76

<b>13405</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>						
3450	200 - Scorecard			5758-0002	AL14800	12/18/2014	1/17/2015	16.48	0.00	16.48

Check Total: 16.48 0.00 16.48

<b>13407</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>RED007</b>	<b>Redirect, Inc.</b>						
3450	215 - April ReDirect			5758-0002	AL15127	5/7/2015	6/6/2015	60.54	0.00	60.54

Check Total: 60.54 0.00 60.54

<b>13408</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>REM004</b>	<b>REMLU, INC</b>						
3450	EAP Qty Apr-June2015			5372-0000	REM 15-039	4/30/2015	5/30/2015	1,250.00	0.00	1,250.00

Check Total: 1,250.00 0.00 1,250.00

<b>13411</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>SEC008</b>	<b>Secure Shred LLC</b>						
3450	NY Shredding Documen			5758-0012	AL9022	4/30/2015	5/30/2015	6.03	0.00	6.03

Check Total: 6.03 0.00 6.03

<b>13413</b>	<b>5/18/2015</b>	<b>05/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>						
3450	NY - Acct #1197			5758-0005	AL1197150501	5/1/2015	5/31/2015	18.63	0.00	18.63

Database:	MONDAYPROD	Check Register	Page:	11
ENTITY:	3450	Monday Production DB	Date:	6/19/2015
		1400 Key Boulevard	Time:	03:28 PM
05/15 Through 05/15				
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: 18.63 0.00 18.63

13415 5/18/2015 05/15 TEL005 Telco Experts LLC  
3450 VA-Acct# 1775 5/1/15 5758-0005 AL1775150501 5/1/2015 5/31/2015 28.60 0.00 28.60

Check Total: 28.60 0.00 28.60

13418 5/18/2015 05/15 TIM009 Time Warner Cable  
3450 210 - TWC 5/15 5758-0002 AL05012015 5/1/2015 5/31/2015 9.89 0.00 9.89  
3450 210 - TWC 5/15 5758-0002 AL05012015 5/1/2015 5/31/2015 10.08 0.00 10.08

Check Total: 19.97 0.00 19.97

13422 5/18/2015 05/15 UN1027 Universal International  
3450 NY 393411 CAR SERV 5758-0008 AL138457 4/26/2015 5/26/2015 2.27 0.00 2.27

Check Total: 2.27 0.00 2.27

13427 5/18/2015 05/15 VER013 VERIZON WIRELESS  
3450 Acct#72039635500001 5758-0006 AL9744779888 4/28/2015 5/28/2015 123.53 0.00 123.53

Check Total: 123.53 0.00 123.53

13432 5/18/2015 05/15 ZAC001 Accenture LLP  
3450 4/15 LEASE ADMIN 5758-0011 AL1100015263 5/7/2015 6/6/2015 167.19 0.00 167.19

Check Total: 167.19 0.00 167.19

13437 5/26/2015 05/15 ARL006 Arlington Chamber of Commerce  
3450 ACC Annual Membershi 5758-0012 AL1049100 2/1/2015 3/3/2015 76.06 0.00 76.06

Check Total: 76.06 0.00 76.06

13439 5/26/2015 05/15 CDW001 CDW DIRECT LLC  
3450 319-NYCUPS BATTERY 5758-0003 ALVK11054 5/11/2015 6/10/2015 3.23 0.00 3.23

Check Total: 3.23 0.00 3.23

13445 5/26/2015 05/15 DEN005 Deniz Yener  
3450 Broker Meals 6411-0000 ALDY051815 5/18/2015 6/17/2015 42.71 0.00 42.71

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3450	Monday Production DB	Date:	6/19/2015
		1400 Key Boulevard	Time:	03:28 PM
05/15 Through 05/15				
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: 42.71 0.00 42.71

**13449**    **5/26/2015**    **05/15**    **GRNSTN**    **GREENSTEIN DELORME & LUCHS PC**  
3450    contracts CoStar rty    6410-0000    AL176237    2/10/2015    3/12/2015    15.91    0.00    15.91

Check Total: 15.91 0.00 15.91

**13450**    **5/26/2015**    **05/15**    **ITS001**    **It's My Cooler,LLC**  
3450    WaterCoolerSvcAgreem    5732-0000    9977    1/20/2015    2/19/2015    36.62    0.00    36.62

Check Total: 36.62 0.00 36.62

**13451**    **5/26/2015**    **05/15**    **SCH016**    **Schneider Electric Building**  
3450    May2015 BAS Srv    5342-0000    010705    5/4/2015    6/3/2015    759.40    0.00    759.40

Check Total: 759.40 0.00 759.40

**13454**    **5/26/2015**    **05/15**    **SOL007**    **The Solutions Group**  
3450    211-TSG JAN/FEB    5758-0002    AL26043    3/1/2015    3/31/2015    9.84    0.00    9.84

Check Total: 9.84 0.00 9.84

**13456**    **5/26/2015**    **05/15**    **STR009**    **STRATEGIC PRODUCTS AND SERVICES**  
3450    319 - Avaya Upgrade    5758-0003    ALSI668309    4/28/2015    5/28/2015    9.95    0.00    9.95

Check Total: 9.95 0.00 9.95

**13458**    **5/26/2015**    **05/15**    **STR009**    **STRATEGIC PRODUCTS AND SERVICES**  
3450    319 - Avaya Upgrade    5758-0003    ALSI669079    4/30/2015    5/30/2015    15.49    0.00    15.49

Check Total: 15.49 0.00 15.49

**13464**    **5/26/2015**    **05/15**    **WBM001**    **W.B. MASON**  
3450    NY C2012992 Rental F    5758-0004    ALIS0353000    4/30/2015    5/30/2015    0.23    0.00    0.23  
3450    NY C2012992 Office    5758-0001    ALIS0353000    4/30/2015    5/30/2015    4.10    0.00    4.10

Check Total: 4.33 0.00 4.33

**13466**    **5/26/2015**    **05/15**    **XER005**    **Xerox Financial Services LLC**  
3450    NY 010-0007854-002    5758-0004    AL302341    4/12/2015    5/12/2015    7.85    0.00    7.85

Database:	MONDAYPROD	Check Register							Page:	13
ENTITY:	3450	Monday Production DB							Date:	6/19/2015
		1400 Key Boulevard							Time:	03:28 PM
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

							Check Total:	7.85	0.00	7.85
13467	5/26/2015	05/15	XER005	Xerox Financial Services LLC						
3450	VA-Con#010000055900			5758-0004	AL311671	5/5/2015	6/4/2015	56.91	0.00	56.91
							Check Total:	56.91	0.00	56.91
13469	5/26/2015	05/15	XER005	Xerox Financial Services LLC						
3450	NY 010 0007854 002			5758-0004	AL317592	5/13/2015	6/12/2015	23.71	0.00	23.71
							Check Total:	23.71	0.00	23.71
051515234	5/15/2015	05/15	WEL001	WELLS FARGO BANK			Hand Check			
3450	0515 PortfolioIntere			8201-0000	WT671002340515	5/15/2015	5/15/2015	31,250.00	0.00	31,250.00
3450	0515 Reserve Pymts			0611-1600	WT671002340515	5/15/2015	5/15/2015	97,428.97	0.00	97,428.97
							Check Total:	128,678.97	0.00	128,678.97
051515236	5/15/2015	05/15	WEL001	WELLS FARGO BANK			Hand Check			
3450	0515 Mezz Loan Inter			8201-0000	WT417002360515	5/15/2015	5/15/2015	47,916.67	0.00	47,916.67
							Check Total:	47,916.67	0.00	47,916.67
50050115B	5/12/2015	05/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	3/31-4/30 #163508530			5210-0000	WT3450050115B	5/1/2015	5/12/2015	2,417.94	0.00	2,417.94
							Check Total:	2,417.94	0.00	2,417.94
50050115C	5/12/2015	05/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	3/31-4/30 #270984194			5210-0000	WT3450050115C	5/1/2015	5/12/2015	249.22	0.00	249.22
							Check Total:	249.22	0.00	249.22
50050115D	5/12/2015	05/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	3/31-4/30 #165228538			5210-0000	WT3450050115D	5/1/2015	5/12/2015	1,100.61	0.00	1,100.61
							Check Total:	1,100.61	0.00	1,100.61
50050615A	5/26/2015	05/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3450	4/2-4/30/15 #0913782			5250-0000	WT3450050615A	5/6/2015	5/26/2015	1,473.52	0.00	1,473.52

Database:	MONDAYPROD	Check Register	Page:	14						
ENTITY:	3450	Monday Production DB	Date:	6/19/2015						
		1400 Key Boulevard	Time:	03:28 PM						
05/15 Through 05/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

						Check Total:	1,473.52	0.00	1,473.52
50050615B	5/26/2015	05/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check			
3450	3/20-4/21/15 #091382			5250-0000	WT3450050615B 5/6/2015	5/26/2015	39.12	0.00	39.12
						Check Total:	39.12	0.00	39.12
50050615C	5/26/2015	05/15	ARL003	ARLINGTON COUNTY TREASURER *** VOID ***		Voided Check			
3450	3/20-4/21/15 #091424			5250-0000	WT3450050615C 5/6/2015	5/26/2015	1,123.40	0.00	1,123.40
						Check Total:	1,123.40	0.00	1,123.40
55042215A	5/12/2015	05/15	WAS004	WASHINGTON GAS		Hand Check			
3450	3/23-4/21/15 3617916			0491-3450	WT3455042215A 4/22/2015	5/12/2015	809.13	0.00	809.13
						Check Total:	809.13	0.00	809.13
						1400 Key Boulevard Total:	418,040.71	0.00	418,040.71
						Grand Total:	418,040.71	0.00	418,040.71

1400 Key February 1, 2015 Management Fees	ACCT	SSA 06/04/15																
	LEASING	af 6/8/15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
	MGMT	AK 6.11.15		7,323	7,739	10,288	9,974	5,381	8,065	9,146	9,139	9,083	9,791	9,804	9,810	105,543	105,456	87
				7,323	7,739	10,288	9,974	5,381	8,065	9,146	9,139	9,083	9,791	9,804	9,810	105,543	105,456	87

Leasing Commission - OB

1400 Key	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-		-
Suite 12001 A, Vacant - INSERT CURIOSITY MEDIA COMMISSION	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	5,640	(5,640)
Suite 12001 B, Vacant	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	16,023	(16,023)
Suite 08801, Livesafe	4,657	3450LFBR	Y	-	-	-	15,946	-	-	-	-	-	-	-	-	-	15,946	16,203 (257)
Suite 08802, Vacant	4,849			-	-	-	-	-	-	-	-	-	-	17,456	-	17,456	16,203	1,253
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	-	-	-	9,506	(9,506)
Suite A06, Divvy Cloud	2,399	34501507	Y	-	-	-	-	-	4,700	-	-	-	-	-	-	-	4,700	5,171 (471)
Suite A05, Performyard, Inc.	1,689			-	-	-	-	-	-	3,358	-	-	-	-	-	-	3,358	3,358 -
Suite A04, Livesafe, Inc.	1,961			-	-	-	-	-	-	4,314	-	-	-	-	-	-	4,314	4,314 -
Non-Budgeted																	-	-
																	-	-
TOTAL 1400 Key	33,461			\$ -	\$ -	\$ -	\$ 15,946	\$ -	\$ 4,700	\$ 7,672	\$ -	\$ -	\$ -	\$ 17,456	\$ -	\$ 45,775	\$ 76,418	(30,643)

Leasing Commission - MPS

1400 Key	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-		-
Suite 12001 A, Vacant - INSERT CURIOSITY MEDIA COMMISSION	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	2,820	(2,820)
Suite 12001 B, Vacant	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	8,011	(8,011)
Suite 08801, Livesafe	4,657		Y	-	-	-	7,973	-	-	-	-	-	-	-	-	-	7,973	8,102 (129)
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,753 (4,753)
Suite A06, Divvy Cloud	9,506	34501506	Y	-	-	-	-	-	2,350	-	-	-	-	-	-	-	2,350	2,585 (235)
Suite A05, Performyard, Inc.	2,399			-	-	-	-	-	-	1,679	-	-	-	-	-	-	1,679	1,679 -
Suite A04, Livesafe, Inc.	1,689			-	-	-	-	-	-	2,157	-	-	-	-	-	-	2,157	2,157 -
Suite 08802, Vacant	4,849			-	-	-	-	-	-	-	-	-	-	8,728	-	8,728	8,102	626
Non-Budgeted																	-	-
																	-	-
TOTAL 1400 Key	41,006			\$ -	\$ -	\$ -	\$ 7,973	\$ -	\$ 2,350	\$ 3,836	\$ -	\$ -	\$ -	\$ 8,728	\$ -	\$ 22,887	\$ 38,209	(15,322)

Leasing Commission - Legal

1400 Key	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																-		-
Suite 12001 A, Curiosity Media	9,400			-	-	-	-	-	-	-	1,175	-	-	-	-	1,175	1,175	-
Suite 12001 B, Vacant	9,481			-	-	-	-	-	1,175	-	0	-	-	-	-	1,175	1,175	-
Suite 08801, Livesafe	4,944	34500006	Y	-	-	-	-	5,804	-	-	-	-	-	-	-	5,804	1,188	4,616
Suite 08802, Vacant	9,506			-	-	-	-	-	-	-	1,188	-	-	-	-	1,188	1,188	-
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	2,377	-	2,377	2,377	-
Suite A06, Divvy Cloud	2,399	34501505	Y	-	-	-	-	3,839	-	-	0	-	-	-	-	3,839	2,179	1,660
Suite A05, Performyard, Inc.	1,689			-	-	-	-	-	-	-	1415	-	-	-	-	1,415	1,415	-
Suite A04, Livesafe, Inc.	1,961			-	-	-	-	-	-	-	1818	-	-	-	-	1,818	1,818	-
																	-	-
TOTAL 1400 Key	48,886			\$ -	\$ -	\$ -	\$ -	\$ 9,642	\$ 1,175	\$ -	\$ 5,596	\$ -	\$ -	\$ 2,377	\$ -	\$ 18,790	\$ 12,515	6,275

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
Golds Gym	100,000			TBD	Y	-	-	-	-	-	-	-	100,000	-	-	-	-	100,000	100,000	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																		-	-	-
TOTAL 1400 Key						-	-	-	-	-	-	-	100,000	-	-	-	-	100,000	100,000	-



Total CM FEE 3%																			-	-	-	-	-	-	-	-	3,000	-	-	-	-	-	3,000	3,000	-	
TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance																
																		-	-	-																
	Suite 12001 A, Vacant	63,508	47,716	34501503	Y	-	-	20,494	1,268	14,830	26,916	-	-	-	-	-	-	63,508	70,500	(6,992)																
	Suite 12001 B, Vacant	0				-	-	-	-	-	-				-	-	-	-	70,500	(70,500)																
	Suite 08802, Vacant	0				-	-	-	-	-	-					-	-	-	86,295	(86,295)																
	Suite 06601, Vacant	76,048				-	-	-	-	-	-				-	76,048	-	76,048	76,048	-																
	Suite A06, Curiosity Media	10,895				-	-	-	-	-	10,895					-	-	10,895	10,895	-																
	Suite A05, Performyard, Inc.	7,075					-	-	-	-	-				7,075	-	-	7,075	7,075	-																
	Suite A04, Livesafe, Inc.	9,090				-	-	-	-	-	-				9,090	-	-	9,090	9,090	-																
	Unbudgeted																	-	-	-																
Suite 9000 LCG	63,332	49775.2	10558	34500025	Y			10,558	-									10,558		10,558																
Suite 08801, Livesafe	39,430	31,930		34501504	Y					18,067	21,363							39,430	-	39,430																
	369,378	129,421	10,558		-	-	-	31,052	1,268	32,897	59,174	-	-	-	16,165	76,048	-	216,604	533,403	(113,799)																
I FIXED TO CAPTURE EVERYTHING THRU ROW 78																			Total CM FEE 3%			-	-	932	38	987	1,775	-	-	-	485	2,281	-	6,498	16,002	(3,414)
BI - Non Esc	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance																
																		-	-	-																
	Garage Repairs	46,898		34501501	Y	-	1,809	-	1,879			21,605	21,605		-	-	-	46,898	50,000	(3,102)																
	Transformer Replacement	4,784		34501502	Y	-	-	4,784		-	-	-	-	-	-	-	-	4,784	10,600	(5,816)																
		0																-	-	-																
		0																-	-	-																
		0																-	-	-																
																		-	-	-																
	TOTAL 1400 Key					-	1,809	4,784	1,879	-	-	21,605	21,605	-	-	-	-	51,683	60,600	(8,917)																
		Total CM FEE 3%	0	0		-	54	144	56	-	-	648	648	-	-	-	-	-	1,550	1,818	(268)															
																			Total CM Fee			-	54	1,075	94	987	1,775	648	3,648	-	485	2,281	-	11,049	20,820	(9,771)

## **SECTION 4**

Leasing Report


Rent Roll

Stacking Plan

# 1400 Key Boulevard

Leasing Status Report

as of May 31, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1965	RSF Office	152,911
	<b>Renovated:</b>	1994	RSF Retail	17,225
	<b>Stories:</b>	12	RSF Storage	2,836
			<b>Total Building</b>	<b>172,972</b>
	<b>Occupancy:</b>	76%	Vacant Office	39,818
			Vacant Retail	0
			Vacant Storage	1,412
			<b>Total Vacancy</b>	<b>41,230</b>

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
LiveSafe	1,818	A Level	Apr-15	Relocating to 8th Fl
Curiosity Media	2,026	A Level	Apr-15	Relocating to 12th Fl
PerformYard	1,415	A Level	Aug-15	
GSA-01862	10,606	C Level	Jul-15	
Boundless	3,835	A Level	Dec-16	
US Crest	1,822	4th	Jun-16	
Digital Barriers	1,675	7th	Feb-16	
Caitland Construction	313	STR	Jul-16	
MCI	330	SAT	Dec-07	
<b>Total</b>	<b>23,840</b>			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	41,230	23.84%
2015	18,195	10.52%
2016	7,645	4.42%
2017	11,127	6.43%
2018	8,254	4.77%
2019	46,936	27.14%
thereafter	39,585	22.89%
	<b>172,972</b>	<b>100.00%</b>

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
12th Floor	9,400	Partially leased to Curiosity Media
8th Floor	4,849	Vacant
6th Floor	7,506	
5th Floor	9,506	
B Level	8,557	
Storage	1,412	
<b>Total</b>	<b>41,230</b>	

OTHER MAJOR TENANT EXPIRATIONS			
Tenant	SF	Floor	LXP
Gold's	17,225		Sep-21
GSA-01727	25,976		Jul-19
<b>Total</b>	<b>43,201</b>		

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

OUTSTANDING PROPOSALS																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
HKI	New	4,849	8th	Sep-15	Cresa	5.3 yrs	\$ 29.50	3.00%	4 months	\$ 25.39	\$ 9.96	\$ 48,301	\$ 15.00	\$ 72,735	\$ -	\$ -	\$ 121,036
Total		4,849									\$ 48,301		\$ 72,735		\$ -	\$ -	\$ 121,036

DEALS SIGNED 2015																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
LiveSafe	New	4,657	8th	May-15	CRESA	3.3 yrs	\$ 29.00	4.50%	6 months	\$ 24.44	\$ 6.00	\$ 27,962	\$ 2.00	\$ 9,314	\$ 8.00	\$ 37,256	\$ 74,532
DivvyCloud	New	2,026	A-Level	May-15	CRESA	2.1 yrs	\$ 28.50	4.50%	2 months	\$ 26.59	\$ 3.67	\$ 7,439	\$ -	\$ -	\$ -	\$ -	\$ 7,439
Total		6,683										\$ 35,401	\$ -	\$ -	\$ -	\$ -	\$ 81,971

DEALS SIGNED 2014																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Curiosity Media	New	4,146	P12	Mar-15	NA	3.0 yrs	\$ 30.00	4.00%	6 months	\$ 25.40	\$ 5.62	\$ 23,296	\$ -	\$ -	\$ -	\$ -	\$ 23,296
PerformYard	New	1,415	A Level #5	Mar-14	None	1.5 yrs	\$ 32.50	3.00%	2 months	\$ 29.01	\$ 2.97	\$ 4,201	\$ -	\$ -	\$ -	\$ -	\$ 4,201
Alqimi	New	1,621	Ground	Jul-14	Summit	3.0 yrs	\$ 30.00	5.00%	3 months	\$ 28.61	\$ 5.67	\$ 9,198	\$ -	\$ -	\$ -	\$ -	\$ 9,198
Oblong Industries	New	1,948	A Level #7	May-14	Summit	5.0 yrs	\$ 31.00	4.00%	5 months	\$ 30.35	\$ 10.07	\$ 19,625	\$ -	\$ -	\$ -	\$ -	\$ 19,625
Starfish	Expansion	4,944	10th	Jan-14	PREP	4.0 yrs	\$ 35.00	3.00%	6 months	\$ 31.32	\$ 8.79	\$ 43,436	\$ -	\$ -	\$ 15.00	\$ 74,160	\$ 117,596
Crown	Renewing	9,481	11th	Apr-14	JM Zell	5.6 yrs	\$ 34.00	3.00%	6 months	\$ 32.77	\$ 12.32	\$ 116,767	\$ -	\$ -	\$ -	\$ -	\$ 116,767
Gold's Gym	Renewal	17,225	C-Level	Oct-14	N/A	7.0 yrs	\$ 15.00	2.00%	0 months	\$ 14.82	\$ 6.69	\$ 115,250	\$ 5.80	\$ 99,905	\$ -	\$ -	\$ 215,155
Total		40,780										\$ 331,773		\$ 99,905		\$ 74,160	\$ 505,838

SPACE VACATED 2014				
Tenant	SF	Floor/Suite	Date Vacated	LXP
Total	0			



## 1400 Key Boulevard

*as of May 31, 2015*

[illegible]

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

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
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									
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

**Rosslyn Class B**
*Lease Comparables*
*as of*
*May 31, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
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
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64



**Rosslyn Retail**

Lease Comparables

as of

May 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

## New Leases

### Vacant Suites

### Occupied Suites

3450	-00A01	Boundless Spatial, Inc		2/1/2014	12/31/2016	2,091	5,947.15	34.13			RNT	3/1/2016	6,245.12	35.84
		Additional Space	3450	-00A02	2/1/2014	12/31/2016	1,744	4,960.23	34.13		RNT	3/1/2016	5,208.75	35.84
					Total		3,835	10,907.38	0.00	0.00				
3450	-00A03	EHR TOTAL SOLUTIONS, LLC		11/1/2013	8/31/2018	1,418	4,016.49	33.99			RNT	8/1/2015	4,137.02	35.01
											RNT	8/1/2016	4,261.09	36.06
											RNT	8/1/2017	4,388.71	37.14
3450	-00A04	Divvy Cloud Corporation		5/22/2015	6/16/2015	1,818								
3450	-00A05	Performyard Inc		3/1/2014	8/31/2015	1,415	4,024.50	34.13						
3450	-00A06	CURIOSITY MEDIA, INC.		9/1/2013	6/14/2015	2,026	5,618.77	33.28						
3450	-00A07	Oblong Industries Inc		5/1/2014	4/30/2019	1,948	5,149.21	31.72		-5,149.21	RNT	5/1/2016	5,355.38	32.99
											RNT	5/1/2017	5,569.66	34.31
											RNT	5/1/2018	5,792.05	35.68
3450	-00A08	Global Voice Hall, Inc.		9/18/2013	9/30/2018	2,179	6,059.99	33.37			RNT	10/1/2015	6,164.75	33.95
											RNT	10/1/2016	6,349.97	34.97
											RNT	10/1/2017	6,540.63	36.02
3450	-00A09	Alqimi Analytics & Intelligenc		8/8/2014	9/30/2017	1,621	4,052.50	30.00			CON	1/1/2016	-4,255.13	-31.50
											RNT	10/1/2015	4,255.13	31.50
											RNT	10/1/2016	4,468.56	33.08
3450	-00A10	A Level Shared Space		4/1/2015	12/31/2099	5,206								



Database: MONDAYPROD  
Bldg Status: Active only  
1400 Key Boulevard

Rent Roll  
1400 Key Boulevard  
5/31/2015

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Date: 6/19/2015  
Time: 03:19 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
3450	-00C01 Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00			75.00	RTL	10/1/2015	21,961.88	15.30
										RTL	10/1/2016	22,401.11	15.61
										RTL	10/1/2017	22,849.14	15.92
										RTL	10/1/2018	23,306.12	16.24
										RTL	10/1/2019	23,772.24	16.56
										RTL	10/1/2020	24,247.68	16.89
3450	-00C02 GSA 11B-01862	7/10/2010	7/9/2015	10,606	34,606.90	39.16							
3450	-01101 Uber Offices Arlington, LLC	4/15/2013	9/30/2020	8,542	22,728.84	31.93				RNT	10/1/2015	23,412.20	32.89
										RNT	10/1/2016	24,116.91	33.88
										RNT	10/1/2017	24,842.98	34.90
										RNT	10/1/2018	25,590.41	35.95
										RNT	10/1/2019	26,359.19	37.03
3450	-02201 GSA GS 11B-01727	8/1/2014	7/31/2019	9,262	30,325.11	39.29							
	Additional Space 3450 -03301	8/1/2014	7/31/2019	9,262	30,325.11	39.29							
	Additional Space 3450 -04401	8/1/2014	7/31/2019	7,452	24,398.90	39.29							
			Total	25,976	85,049.12		0.00		0.00				
3450	-04402 U.S. CREST	1/1/2013	6/30/2016	1,822	5,798.52	38.19				RNT	1/1/2016	5,973.12	39.34
3450	-07701 Health Communications, Inc.	3/29/2010	3/31/2020	7,831	27,989.30	42.89	999.08			HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										RNT	4/1/2016	28,831.13	44.18
										RNT	4/1/2017	29,699.07	45.51
										RNT	4/1/2018	30,593.11	46.88
										RNT	4/1/2019	31,513.25	48.29
	Additional Space 3450 -STR01	4/2/2010	3/31/2020	450	782.51	20.87				STR	4/1/2016	805.99	21.49
										STR	4/1/2017	830.16	22.14
										STR	4/1/2018	855.07	22.80
										STR	4/1/2019	880.72	23.49
	Additional Space 3450 -STR04	4/2/2010	3/31/2020	331	575.58	20.87				STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
										STR	4/1/2019	647.82	23.49
			Total	8,612	29,347.39		999.08		0.00				
3450	-07702 Digital Barriers Services Ltd.	3/6/2013	2/28/2016	1,675	5,775.96	41.38	100.23						
3450	-08801 LIVESAFE, INC.	5/15/2015	9/30/2018	4,657	7,854.17	20.24				CON	6/1/2015	-7,854.17	-20.24
										RNT	6/1/2016	10,103.33	26.03
										RNT	6/1/2017	12,290.60	31.67
										RNT	6/1/2018	12,845.56	33.10
3450	-09901 LCG, Inc.	4/1/2014	8/15/2019	9,506	28,153.60	35.54			-14,076.80	CON	4/1/2016	-14,500.61	-18.30

Database: MONDAYPROD Bldg Status: Active only 1400 Key Boulevard										Rent Roll 1400 Key Boulevard 5/31/2015				Page: 3 Date: 6/19/2015 Time: 03:19 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	4/1/2016	29,001.22	36.61	
											RNT	4/1/2017	29,872.61	37.71	
											RNT	4/1/2018	30,767.75	38.84	
											RNT	4/1/2019	31,694.59	40.01	
	Additional Space	3450	-06602	5/1/2015	9/30/2015	2,000	5,000.00	30.00							
				Total		11,506	33,153.60	0.00							
3450	-10001	Starfish Retention Solutions	4/8/2014	12/31/2017	4,562	13,705.01	17.30				RNT	4/8/2016	14,115.59	17.82	
											RNT	4/8/2017	14,537.57	18.35	
3450	-10002	Starfish Retention Solutions	4/8/2014	12/31/2017	4,944	14,852.60	36.05				RNT	4/8/2016	15,297.56	37.13	
											RNT	4/8/2017	15,754.88	38.24	
3450	-11001	Crown Consulting, Inc.	1/1/2014	6/30/2019	9,506	27,741.68	35.02				CON	4/1/2016	-28,573.45	-36.07	
											CON	4/1/2017	-29,428.99	-37.15	
											CON	4/1/2018	-30,308.30	-38.26	
											RNT	1/1/2016	28,573.45	36.07	
											RNT	1/1/2017	29,428.99	37.15	
											RNT	1/1/2018	30,308.30	38.26	
											RNT	1/1/2019	31,219.29	39.41	
3450	-1200	CURIOSITY MEDIA, INC.	4/1/2015	3/31/2018	4,146	10,365.00	30.00			-10,365.00	CON	10/1/2015	-10,365.00	-30.00	
											CON	4/1/2016	-10,365.00	-30.00	
											CON	10/1/2016	-10,779.60	-31.20	
											CON	4/1/2017	-10,779.60	-31.20	
											CON	10/1/2017	-10,779.60	-31.20	
											RNT	8/1/2016	10,779.60	31.20	
3450	-LICS	MCI Telecommunications Lease	4/8/1998	12/31/2007	330	1,444.16	52.51								
3450	-STR02	Caitland Construction Company	8/6/2012	7/31/2016	313	541.50	20.76								
Totals:		Occupied Sqft:	78.56%	30 Units	135,888	354,324.54		1,099.31		-29,516.01					
		Leased/Unoccupied Sqft:		0 Units	0										
		Vacant Sqft:	21.44%	6 Units	37,084										
		Total Sqft:		36 Units	172,972	354,324.54									
Total 1400 Key Boulevard:															
		Occupied Sqft:	78.56%	30 Units	135,888	354,324.54		1,099.31		-29,516.01					
		Leased/Unoccupied Sqft:		0 Units	0										
		Vacant Sqft:	21.44%	6 Units	37,084										
		Total Sqft:		36 Units	172,972	354,324.54									

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Floor	S to S		Current	Re-measured
12		Vacant: 5,254 sf	9,400	9,506
11		Crown Consulting: 9,506 sf (\$34.00, 3%) LXP 6/30/2019 Renewal: None Termination: LL / TT shall have right to terminate anytime after December 31, 2016 with 270 days notice	9,481	9,506
10		Starfish Retention Services: 9,506 sf (\$35.00, 3%) LXP 12/31/17	9,506	9,506
9		LCG: 9,506 sf (\$34.50, 3%) LXP 8/15/19	9,506	9,506
8		Vacant: 4,849 SF	9,506	9,506
7		Health Communications: 7,831 sf (\$44.21, 3%) LXP 3/31/2020 Renewal: None Term: LL / TT right after year 6 with 270 days notice	9,506	9,506
6		LCG: 2,000 sf (\$30.00) LXP: 9/30/15	9,506	9,506
5		Vacant: 9,506 sf	9,506	9,506
4		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,274	9,506
3		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
2		Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
1		Uber Offices 8,542 sf (\$31.00 3%) LXP 9/30/20	8,542	8,444
A Level		Performyard: 1,415 sf (\$32.50 3%) LXP 09/15	21,466	21,466
A Level		Oblong 1,948 sf (\$30.50) LXP 4/30/19		
B Level		Vacant: 8,557 sf	8,557	11,344
C Level		Gold's Gym: 17,225 sf (\$23.26 3%) LXP 9/30/21	27,831	28,013
D Level		Gararge		

RSF Office	152,886
RSF Retail	17,225
Storage	2,861
Total Building RSF	172,972

Vacant Office	39,818
Vacant Retail	0
Vacant Storage	1,412
Total Vacancy	41,230

Expiration Key

20152016201720182019+

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

Storage	170,111	173,828
	2,861	0
	172,972	173,828

