



1401 WILSON BOULEVARD
Financial Report
June 30, 2015



Rosslyn Portfolio

Building 1401 Wilson Boulevard

Financial Report

Month Ended June 30, 2015



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SECTION 1

Executive Summary



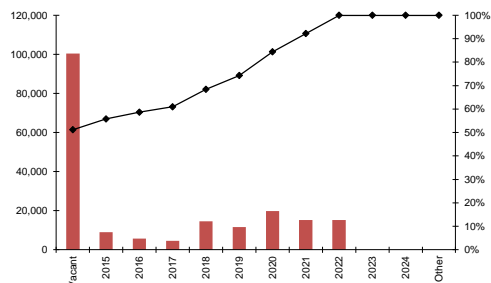
PROPERTY INFORMATION

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

MAJOR TENANTS

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

LEASE EXPIRATION PROFILE



STRATEGY

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

CRITICAL ISSUES

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

ASSET-LEVEL DEBT

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

CASH FLOW PERFORMANCE

Period	Jun-15 YTD	Actual	Budget	PSF
Projected Occupancy		49.0%	46.9%	
Effective Gross Revenue	\$	1,904,748	\$ 1,755,321	\$ 9
Real Estate Taxes		(196,608)	(367,706)	(2)
Operating Expenses		(978,297)	(975,269)	(5)
Net Operating Income		729,843	412,346	2
Tenant Improvements		(29,607)	(320,703)	(2)
Leasing Commissions		(66,051)	(152,377)	(1)
Capital Improvements		(30,278)	(2,616,746)	(13)
Total Leasing and Capital		(125,936)	(3,089,826)	(16)
CF before Senior Debt Service		603,907	(2,677,480)	(14)
Senior Debt Service		(403,341)	(451,904)	
DSCR on NOI		1.81x	0.91x	
DSCR on CF before Senior Debt Service		1.50x	0.00x	
CF after Senior Debt Service	\$	200,566	\$ (3,129,384)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

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

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-15/ Jun-15	Global Voice	P10	4216	Exp.	\$27.00	3%	4 mos.	\$0	5 yrs.	\$25.53
Mar-15/Mar-15	GSA-SSA	P2	6624	Renewal	\$39.00	0%	0 mos.	\$0	3 yrs	\$39.00

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Oct-15	Strategy US	10th	3586	New	No	\$30.00	3%	4 mos.	\$10.00	5 yrs.	\$26.58
___/ June-15	Global Voice	P10	4,216	Exp	No	\$27.00	3%	3 mos.	\$2.00	5 yrs.	\$25.60

SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3455

Trial Balance
Monday Production DB
1401 Wilson Boulevard

Page: 1
Date: 7/29/2015
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Accrual
Year to Date Balances for period 06/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	14,900,066.68	
0132-0000	Building	47,183,544.49	
0142-0002	Bldg Impr-Non Escalatable	1,954,218.33	
0142-0020	Bldg Impr-CM Fee	58,530.49	
0145-0001	Bldg Impr-Redvpmt Sft Co	5,400,194.12	
0162-0001	TI-Construction	1,818,431.35	
0162-0002	TI-Space Planning	1,125.00	
0162-0004	TI-Landlord Work	2,404,605.93	
0162-0020	TI-CM Fee	124,157.82	
0202-0001	Def Leasing-Brokerage	996,303.92	
0202-0002	Def Leasing-Legal	222,992.63	
0202-0006	Deferred Leas-Monday	830,820.15	
0222-0000	Deferred Financing	286,199.84	
0229-0000	Acc Amort-Def Financing		108,479.03
0250-0000	Def Selling Costs	0.00	
0311-3455	BA9515551267 1401Wilson	238,645.45	
0321-3455	BA9515551355 1401WilsonRT	106,787.83	
0412-0101	Tax and Insurance Reserve	516,954.36	
0412-0102	Required Repairs	2.71	
0412-0103	Replacement Reserve	53,226.14	
0412-0104	Leasing Reserve	132,008.38	
0491-0010	Due To/From Managing Agen		15,195.90
0491-0025	Due to/from Monday		0.00
0491-3430	I/E-1000 Wilson Boulevard		7,433.05
0491-3450	I/E-1400 Key Boulevard	43,657.97	
0491-3465	I/E-1515 Wilson Boulevard		8,029.44
0491-3470	I/E-1701 N.Ft. MyerDrive	57,062.92	
0491-3480	I/E-1200 Wilson Boulevard	493.98	
0511-0000	Tenant A/R	702,028.96	
0512-0000	Accr Tenant A/R	8,017.26	
0513-0000	Accr Tenant Recovery A/R	9,384.00	
0581-0000	Res for Bad Debts-Billed		110,392.64
0632-0000	Prepaid Insurance	8,426.65	
0633-0000	Prepaid Taxes	7,076.77	
0711-0001	Due To/From Partner	21,331.56	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		3,715,000.00
2511-0000	Accounts Payable Trade		25,818.84
2514-0000	A/P-Seller Obligations		6,930.86
2552-0000	Accr Miscellaneous		58,962.33
2553-0000	Accr Taxes		0.00
2556-0000	Accr Interest/Financing		35,654.44
2571-0000	Security Deposits		240,748.42
2572-0001	Tenant LOC		157,193.32
2572-0002	Tenant LOC Offset	157,193.32	
2591-0000	Prepaid Rents		188,775.94
3311-0001	Retained Earnings		9,084,296.72
3341-0001	Distribution	38,131,491.40	
3421-9999	Mbr Contrib-Misc		87,333,705.72
4111-0000	Office Income		1,573,321.22
4111-0001	Office Income Concession	23,815.16	
4121-0000	Retail Income		280,090.11
4311-0000	Oper Exp Rec-Billed		6,216.69
4313-0000	Oper Exp Rec-Prev Yr Adj		9,584.28
4331-0000	R/E Tax Rec-Billed		19,882.26
4332-0000	R/E Tax Rec-Accrual		9,384.00

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Trial Balance
Monday Production DB
1401 Wilson Boulevard

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Accrual
Year to Date Balances for period 06/15
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Account	Description	Debit	Credit
4333-0000	R/E Tax Rec-Prev Yr Adj	0.01	
4371-0000	Utility Reimb Billed		23,470.69
4521-0000	Int Inc-Bank		105.23
4862-1400	Other Income	24.70	
4862-1600	Carpentry/Repair Income		2,282.06
4862-1700	Card/Access Card Income		100.00
4863-1600	Rubbish Removal		965.22
4891-2400	Late Chg Income		1,892.76
4891-2500	Electric Repair Income		1,293.63
5120-0000	Clean-Contract Interior	104,619.66	
5121-0000	Clean- Vacancy Credit		33,783.24
5130-0000	Clean-Window Wash Ext	7,500.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	4,131.62	
5160-0000	Clean-Other	167.91	
5210-0000	Util-Elec-Public Area	102,141.17	
5220-0000	Util-Gas	30,462.44	
5250-0000	Util-Water/Sewer-Water	17,875.65	
5310-0000	R&M-Payroll-Gen'l	105,033.89	
5310-1000	R & M Payroll-OT	13,573.21	
5310-2000	R & M Payroll-Taxes	9,760.95	
5310-4000	R & M -Benefits	21,403.76	
5320-0000	R&M-Elev-Maint Contract	18,300.02	
5322-0000	R&M-Elev-Outside Svs	2,505.89	
5330-0000	R&M-HVAC-Contract Svs	7,218.98	
5332-0000	R&M-HVAC-Water Treatment	3,166.17	
5334-0000	R&M-HVAC-Supplies	4,791.43	
5336-0000	R&M-HVAC-Outside Svs	47,881.45	
5340-0000	R&M-Electrical-Supplies	9,037.85	
5342-0000	R&M-Electrical-Outside Svs	885.43	
5360-0000	R&M-Plumbing-Supplies	2,479.60	
5362-0000	R&M-Plumbing-Outside Svs	950.46	
5372-0000	R&M-Fire/Life Safety-O/S	11,445.00	
5380-0000	R&M-GB Interior-Supplies	5,586.82	
5381-0000	R&M-GB Interior-O/S	26,983.75	
5384-0000	R&M-GB Interior-Pest Cont	2,565.36	
5385-0000	R&M-GB Interior-Plant Mnt	846.87	
5388-0000	R&M-GB Exterior	8,305.60	
5390-0000	R&M-Other	11,123.99	
5412-0000	Grounds-Landscape-O/S	11,175.54	
5430-0000	Grounds-Snow Rem-Supplies	2,369.99	
5520-0000	Security-Contract	38,095.80	
5530-0000	Security-Equipment	1,396.41	
5540-0000	Security-Other	612.31	
5610-0000	Mgmt Fee-Current Yr	31,345.06	
5710-0000	Adm-Payroll	52,309.21	
5710-1000	Admi-Payroll taxes	3,921.27	
5710-5000	Admin-Other Payroll Exp	6,277.84	
5710-5555	Deferred Compensation	45,099.34	
5730-0000	Adm-Office Exp-Mgmt Rent	39,822.69	
5732-0000	Adm-Office Exp-Mgmt Exps	3,751.78	
5734-0000	Adm-Office Exp-Phone	3,503.86	
5740-0000	Adm-Office Exp-Equip Leas	1,560.27	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	26.66	
5756-0000	Adm-Mgmt Exp-Dues & Subs	837.77	
5758-0001	Office/Lunchroom Supplies	401.72	
5758-0002	Internet/IT Contracts	944.54	

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Accrual Year to Date Balances for period 06/15
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Account	Description	Debit	Credit
5758-0003	Computer Hardware/Software	2,767.34	
5758-0004	Copiers/Office Equipment	436.62	
5758-0005	Phone - Corporate/Teleconferencing	357.77	
5758-0006	Phone - Wireless/Cellular	885.03	
5758-0007	Postage/Delivery	225.09	
5758-0008	Car Service	201.08	
5758-0009	Printing/Reproduction	5.64	
5758-0010	Corporate Events/Gifts	146.46	
5758-0011	Temporary Staffing	4,873.41	
5758-0012	Other Corp Admin Exp	1,810.77	
5758-0013	Meals	280.99	
5758-0014	Travel	692.86	
5762-0000	Adm-Mgmt Exp-Meals	1.45	
5772-0000	Adm-Other-Tenant Relation	743.76	
5810-0000	Insurance-Policies	23,305.62	
5810-1000	Insurance-Workers Comp	1,870.12	
6110-0000	Electric - Sep Tenant Chg	22,151.39	
6111-0000	Water/Sewer - Sep Tenant Chg	759.45	
6212-0000	Svs Costs-Misc Bldg	2,933.16	
6214-0000	Svs Costs-Cleaning	556.44	
6312-0000	Parking Exp-Non Operator	42,025.00	
6320-0000	Parking Exp-Misc	12,022.30	
6410-0000	Promotion and Advertising	6,121.64	
6411-0000	Leasing Meals & Entertainment	3,798.97	
6412-0000	Leasing Miscellaneous	2,250.00	
6630-0000	Legal	14,495.11	
6632-0000	Misc Professional Serv	16,283.64	
6633-0000	Bank & Credit Card Fees	9,582.32	
6634-0000	Charitable Contributions	704.07	
6645-0000	Sales & Use Taxes	368.99	
6646-0000	Bad Debts	15,226.17	
6710-0000	RE Taxes-General	188,531.34	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	7,076.76	
8201-0000	Mortgage Interest Expense	403,340.91	
8302-0000	Amort-Def Financing	48,139.10	
Total:		118,058,988.05	118,058,988.05

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Balance Sheet
Monday Production DB
1401 Wilson Boulevard

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

Jun 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	14,900,066.68
Building	47,183,544.49
BLDG IMPROVEMENTS	2,012,748.82
Bldg Impr-Redevelopment	5,400,194.12
TENANT IMPROVEMENTS	4,348,320.10
DEFERRED LEASING	2,050,116.70

Total Direct Investments in Real Property	75,894,990.91
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Indirect Investments in Real Property

Mortgage Note Rec	21,331.56
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Total Indirect Investments in Real Property	21,331.56
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Total Investments in Real Property	75,916,322.47
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Cash and Cash Equivalents

OPERATING CASH	238,645.45
RENT CASH	106,787.83

Total Cash and Cash Equivalents	345,433.28
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Restricted Cash

MORTGAGE ESCROWS	702,191.59
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Total Restricted Cash	702,191.59
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Accounts and Notes Receivable, net

I/E-Unallocated	(15,195.91)
Tenant A/R	702,028.96
Accr Tenant A/R	8,017.26
Accr Tenant Recovery A/R	9,384.00
Res for Bad Debts-Billed	(110,392.64)

Total Accounts and Notes Receivable, net	593,841.67
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	286,199.84
Acc Amort-Def Financing	(108,479.03)

Total Deferred Financing	177,720.81
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Other Assets

Prepaid Insurance	8,426.65
Prepaid Taxes	7,076.77

Total Other Assets	15,503.42
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Total Def Financing & Other Assets	193,224.23
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TOTAL ASSETS	77,751,013.25
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Balance Sheet
Monday Production DB
1401 Wilson Boulevard

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

Jun 2015

LIABILITIES AND EQUITY

LIABILITIES

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

Total Mortgage Notes Payable	18,715,000.00
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Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	25,818.84
A/P-Seller Obligations	6,930.86
A/P-Tenant	0.00
Accr Miscellaneous	58,962.33
Accr Taxes	0.00
Accr Interest/Financing	35,654.44
Accrued Sales Tax	0.00
Deferred Liability	0.00
Security Deposits	240,748.42
Prepaid Rents	188,775.94

Total Accounts Payable, Accrued Exp & Other	556,890.83
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TOTAL LIABILITIES	19,271,890.83
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EQUITY

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

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

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

Total Partners'/Members' Distributions	(38,131,491.40)
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I/E Adjustments	
I/E-RosslynOfficeProp LLC	(85,752.38)

Total I/E Adjustments	(85,752.38)
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Current Year Profit (Loss)	278,363.76
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Total Current & Prior Profit (Loss)	278,363.76
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Database: MONDAYPROD
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Report: MRI_BALST

Balance Sheet
Monday Production DB
1401 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Jun 2015

TOTAL EQUITY ACCOUNTS

58,479,122.42

TOTAL LIABILITY AND EQUITY

77,751,013.25

Database: MONDAYPROD
 ENTITY: 3455
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1401 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jun 2015	Budget Jun 2015	Variance		Actual Jun 2015	Budget Jun 2015	Variance	
Revenues								
Rental Income								
Office Income	268,505.34	249,600.93	18,904.41	7.57%	1,573,321.22	1,494,847.64	78,473.58	5.25%
Office Income Concession	(3,665.03)	(13,792.92)	10,127.89	73.43%	(23,815.16)	(69,537.84)	45,722.68	65.75%
Total Office Income	264,840.31	235,808.01	29,032.30	12.31%	1,549,506.06	1,425,309.80	124,196.26	8.71%
Retail Income								
Retail Income	47,391.66	44,192.85	3,198.81	7.24%	280,090.11	273,692.49	6,397.62	2.34%
Total Retail Income	47,391.66	44,192.85	3,198.81	7.24%	280,090.11	273,692.49	6,397.62	2.34%
Total Rental Income	312,231.97	280,000.86	32,231.11	11.51%	1,829,596.17	1,699,002.29	130,593.88	7.69%
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Billed	1,039.78	1,033.88	5.90	0.57%	6,216.69	6,181.29	35.40	0.57%
Oper Exp Rec-Prev Yr Adj	9,584.28	0.00	9,584.28	0.00%	9,584.28	0.00	9,584.28	0.00%
Total Operating Expense Reimb	10,624.06	1,033.88	9,590.18	927.59%	15,800.97	6,181.29	9,619.68	155.63%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	3,345.67	2,795.26	550.41	19.69%	19,882.26	22,874.51	(2,992.25)	-13.08%
R/E Tax Rec-Accrual	184.00	0.00	184.00	0.00%	9,384.00	0.00	9,384.00	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	3,529.67	2,795.26	734.41	26.27%	29,266.25	22,874.51	6,391.74	27.94%
Total Recoveries	14,153.73	3,829.14	10,324.59	269.63%	45,067.22	29,055.80	16,011.42	55.11%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Deposits	(16.22)	0.00	(16.22)	0.00%	0.00	0.00	0.00	0.00%
Int Inc-Bank	19.30	16.00	3.30	20.63%	105.23	96.00	9.23	9.61%

Database: MONDAYPROD	Comparative Income Statement						Page: 2	
ENTITY: 3455	SOP Detail - W/Cash Flow Format						Date: 7/29/2015	
Report: MP_CMPINC	Monday Production DB						Time: 03:29 PM	
1401 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jun 2015	Current Period Budget Jun 2015	Variance		Actual Jun 2015	Year-To-Date Budget Jun 2015	Variance	
Total Interest and Dividend Income	3.08	16.00	(12.92)	-80.75%	105.23	96.00	9.23	9.61%
Utility Reimbursement								
Utility Reimb Billed	2,976.51	3,883.00	(906.49)	-23.35%	23,470.69	23,298.00	172.69	0.74%
Total Utility Reimbursement	2,976.51	3,883.00	(906.49)	-23.35%	23,470.69	23,298.00	172.69	0.74%
Service Income								
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	2,904.00	(2,904.00)	-100.00%
Other Income	0.30	0.00	0.30	0.00%	(24.70)	0.00	(24.70)	0.00%
Carpentry/Repair Income	0.00	0.00	0.00	0.00%	2,282.06	0.00	2,282.06	0.00%
Card/Access Card Income	100.00	0.00	100.00	0.00%	100.00	0.00	100.00	0.00%
Rubbish Removal	167.52	167.52	0.00	0.00%	965.22	965.22	0.00	0.00%
Total Service Income	267.82	651.52	(383.70)	-58.89%	3,322.58	3,869.22	(546.64)	-14.13%
Miscellaneous Income								
Late Chg Income	(748.24)	0.00	(748.24)	0.00%	1,892.76	0.00	1,892.76	0.00%
Electric Repair Income	0.00	0.00	0.00	0.00%	1,293.63	0.00	1,293.63	0.00%
Total Miscellaneous Income	(748.24)	0.00	(748.24)		3,186.39	0.00	3,186.39	
Total Interest and Other Income	2,499.17	4,550.52	(2,051.35)	-45.08%	30,084.89	27,263.22	2,821.67	10.35%
Total Revenue	328,884.87	288,380.52	40,504.35	14.05%	1,904,748.28	1,755,321.31	149,426.97	8.51%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(17,436.61)	(17,436.00)	(0.61)	0.00%	(104,619.66)	(104,616.00)	(3.66)	0.00%
Clean- Vacancy Credit	5,553.24	5,677.00	(123.76)	-2.18%	33,783.24	34,494.00	(710.76)	-2.06%
Clean-Window Wash Ext	0.00	0.00	0.00	0.00%	(7,500.00)	(7,500.00)	0.00	0.00%

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ENTITY: 3455	SOP Detail - W/Cash Flow Format							Date: 7/29/2015
Report: MP_CMPINC	Monday Production DB							Time: 03:29 PM
1401 Wilson Boulevard								
Accrual	Report includes an open period. Entries are not final.							
		Current Period				Year-To-Date		
	Actual	Budget			Actual	Budget		
Thru:	Jun 2015	Jun 2015	Variance		Jun 2015	Jun 2015	Variance	
Clean-Window Wash Int	0.00	(1,200.00)	1,200.00	100.00%	0.00	(1,200.00)	1,200.00	100.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
Clean-Trash Rem/Recyl-O/S	(648.76)	(544.81)	(103.95)	-19.08%	(4,131.62)	(3,769.81)	(361.81)	-9.60%
Clean-Other	0.00	(250.00)	250.00	100.00%	(167.91)	(2,500.00)	2,332.09	93.28%
Total Cleaning	(12,532.13)	(13,753.81)	1,221.68	8.88%	(82,635.95)	(85,591.81)	2,955.86	3.45%
Utilities								
Util-Elec-Public Area	(18,165.96)	(20,875.00)	2,709.04	12.98%	(102,141.17)	(106,400.00)	4,258.83	4.00%
Util-Gas	419.87	(28.00)	447.87	1599.54%	(30,462.44)	(56,793.00)	26,330.56	46.36%
Util-Fuel Oil	0.00	(500.00)	500.00	100.00%	0.00	(1,000.00)	1,000.00	100.00%
Util-Water/Sewer-Water	(5,190.30)	(7,196.00)	2,005.70	27.87%	(17,875.65)	(17,101.00)	(774.65)	-4.53%
Total Utilities	(22,936.39)	(28,599.00)	5,662.61	19.80%	(150,479.26)	(181,294.00)	30,814.74	17.00%
Repair & Maintenance								
R&M-Payroll-Gen'l	(16,252.75)	(16,451.40)	198.65	1.21%	(105,033.89)	(96,742.40)	(8,291.49)	-8.57%
R & M Payroll-OT	(19.23)	(609.00)	589.77	96.84%	(13,573.21)	(3,786.00)	(9,787.21)	-258.51%
R & M Payroll-Taxes	(1,077.39)	(1,305.00)	227.61	17.44%	(9,760.95)	(8,901.00)	(859.95)	-9.66%
R & M -Benefits	(2,943.02)	(3,258.54)	315.52	9.68%	(21,403.76)	(18,196.46)	(3,207.30)	-17.63%
R&M-Elev-Maint Contract	(3,050.00)	(3,050.00)	0.00	0.00%	(18,300.02)	(18,300.00)	(0.02)	0.00%
R&M-Elev-Outside Svs	(105.05)	(1,300.00)	1,194.95	91.92%	(2,505.89)	(7,260.00)	4,754.11	65.48%
R&M-HVAC-Contract Svs	(2,133.48)	(742.00)	(1,391.48)	-187.53%	(7,218.98)	(6,052.00)	(1,166.98)	-19.28%
R&M-HVAC-Water Treatment	(904.62)	(741.00)	(163.62)	-22.08%	(3,166.17)	(6,446.00)	3,279.83	50.88%
R&M-HVAC-Supplies	(575.60)	(1,000.00)	424.40	42.44%	(4,791.43)	(8,000.00)	3,208.57	40.11%
R&M-HVAC-Outside Svs	(7,424.00)	(500.00)	(6,924.00)	-1384.80%	(47,881.45)	(47,000.00)	(881.45)	-1.88%
R&M-Electrical-Supplies	(1,200.61)	(600.00)	(600.61)	-100.10%	(9,037.85)	(8,700.00)	(337.85)	-3.88%
R&M-Electrical-Outside Svs	(264.54)	(200.00)	(64.54)	-32.27%	(885.43)	(1,700.00)	814.57	47.92%
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	(383.27)	(400.00)	16.73	4.18%	(2,479.60)	(2,400.00)	(79.60)	-3.32%
R&M-Plumbing-Outside Svs	0.00	(1,050.00)	1,050.00	100.00%	(950.46)	(3,800.00)	2,849.54	74.99%
R&M-Fire/Life Safety-Supp	0.00	(150.00)	150.00	100.00%	0.00	(900.00)	900.00	100.00%
R&M-Fire/Life Safety-O/S	(4,118.37)	(2,382.33)	(1,736.04)	-72.87%	(11,445.00)	(6,792.33)	(4,652.67)	-68.50%
R&M-GB Interior-Supplies	(157.98)	(1,075.00)	917.02	85.30%	(5,586.82)	(4,450.00)	(1,136.82)	-25.55%
R&M-GB Interior-O/S	(10,015.04)	(2,900.00)	(7,115.04)	-245.35%	(26,983.75)	(22,400.00)	(4,583.75)	-20.46%
R&M-GB Interior-Pest Cont	(427.56)	(476.67)	49.11	10.30%	(2,565.36)	(3,101.67)	536.31	17.29%

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Thru:	Current Period				Year-To-Date			
	Actual Jun 2015	Budget Jun 2015	Variance		Actual Jun 2015	Budget Jun 2015	Variance	
R&M-GB Interior-Plant Mnt	752.79	(197.00)	949.79	482.13%	(846.87)	(1,182.00)	335.13	28.35%
R&M-GB Exterior	(423.60)	(2,500.00)	2,076.40	83.06%	(8,305.60)	(5,000.00)	(3,305.60)	-66.11%
R&M-Other	(1,295.52)	(1,143.00)	(152.52)	-13.34%	(11,123.99)	(12,603.00)	1,479.01	11.74%
Total Repair & Maintenance	(52,018.84)	(42,030.94)	(9,987.90)	-23.76%	(313,846.48)	(294,212.86)	(19,633.62)	-6.67%
Roads & Grounds								
Grounds-Landscape-O/S	(795.58)	(786.00)	(9.58)	-1.22%	(11,175.54)	(19,888.00)	8,712.46	43.81%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(2,369.99)	(4,000.00)	1,630.01	40.75%
Total Roads & Grounds	(795.58)	(786.00)	(9.58)	-1.22%	(13,545.53)	(23,888.00)	10,342.47	43.30%
Security								
Security-Contract	(7,285.21)	(4,494.20)	(2,791.01)	-62.10%	(38,095.80)	(26,699.20)	(11,396.60)	-42.69%
Security-Equipment	(515.00)	(595.00)	80.00	13.45%	(1,396.41)	(5,690.00)	4,293.59	75.46%
Security-Other	0.00	0.00	0.00	0.00%	(612.31)	0.00	(612.31)	0.00%
Total Security	(7,800.21)	(5,089.20)	(2,711.01)	-53.27%	(40,104.52)	(32,389.20)	(7,715.32)	-23.82%
Management Fees								
	(3,306.13)	(5,767.29)	2,461.16	42.67%	(31,345.06)	(35,104.50)	3,759.44	10.71%
Total Management Fees	(3,306.13)	(5,767.29)	2,461.16	42.67%	(31,345.06)	(35,104.50)	3,759.44	10.71%
Administrative								
Adm-Payroll	(9,068.10)	(10,148.93)	1,080.83	10.65%	(52,309.21)	(60,893.60)	8,584.39	14.10%
Admi-Payroll taxes	(549.76)	(776.00)	226.24	29.15%	(3,921.27)	(5,186.00)	1,264.73	24.39%
Admin-Other Payroll Exp	(743.12)	(511.51)	(231.61)	-45.28%	(6,277.84)	(2,765.59)	(3,512.25)	-127.00%
Deferred Compensation	0.00	0.00	0.00	0.00%	(45,099.34)	0.00	(45,099.34)	0.00%
Adm-Office Exp-Mgmt Rent	(5,196.41)	(4,837.69)	(358.72)	-7.42%	(39,822.69)	(28,521.29)	(11,301.40)	-39.62%
Adm-Office Exp-Mgmt Exps	(219.59)	(289.00)	69.41	24.02%	(3,751.78)	(1,984.00)	(1,767.78)	-89.10%
Adm-Office Exp-Phone	(584.84)	(270.00)	(314.84)	-116.61%	(3,503.86)	(1,620.00)	(1,883.86)	-116.29%
Adm-Office Exp-Equip Leas	(388.12)	(223.33)	(164.79)	-73.79%	(1,560.27)	(1,339.98)	(220.29)	-16.44%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(26.66)	(1,225.00)	1,198.34	97.82%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(837.77)	(2,681.00)	1,843.23	68.75%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.45)	0.00	(1.45)	0.00%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jun 2015	Jun 2015	Variance		Jun 2015	Jun 2015	Variance	
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(264.00)	264.00	100.00%
Adm-Other-Tenant Relation	(263.24)	0.00	(263.24)	0.00%	(743.76)	(2,052.00)	1,308.24	63.75%
Adm - Other - Misc	(3,751.73)	(2,464.92)	(1,286.81)	-52.21%	(14,029.32)	(20,492.50)	6,463.18	31.54%
Total Administrative	(20,764.91)	(19,521.38)	(1,243.53)	-6.37%	(171,885.22)	(129,024.96)	(42,860.26)	-33.22%
Insurance								
Insurance-Policies	(3,884.27)	(3,879.94)	(4.33)	-0.11%	(23,305.62)	(23,279.64)	(25.98)	-0.11%
Insurance-Workers Comp	(321.82)	(339.62)	17.80	5.24%	(1,870.12)	(2,037.72)	167.60	8.22%
Total Insurance	(4,206.09)	(4,219.56)	13.47	0.32%	(25,175.74)	(25,317.36)	141.62	0.56%
Total Property Exp-Escalatable	(124,360.28)	(119,767.18)	(4,593.10)	-3.84%	(829,017.76)	(806,822.69)	(22,195.07)	-2.75%
Real Estate Taxes								
RE Taxes-General	(31,421.89)	(59,859.81)	28,437.92	47.51%	(188,531.34)	(359,158.86)	170,627.52	47.51%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,179.46)	(1,239.97)	60.51	4.88%	(7,076.76)	(7,547.47)	470.71	6.24%
Total Real Estate Taxes	(32,601.35)	(61,099.78)	28,498.43	46.64%	(196,608.10)	(367,706.33)	171,098.23	46.53%
Total Escalatable Expenses	(156,961.63)	(180,866.96)	23,905.33	13.22%	(1,025,625.86)	(1,174,529.02)	148,903.16	12.68%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(2,790.17)	(3,748.00)	957.83	25.56%	(22,151.39)	(22,488.00)	336.61	1.50%
Water/Sewer - Sep Tenant Chg	(126.49)	(135.00)	8.51	6.30%	(759.45)	(810.00)	50.55	6.24%
Total Non Esc Utilities	(2,916.66)	(3,883.00)	966.34	24.89%	(22,910.84)	(23,298.00)	387.16	1.66%
Service Costs								
Svs Costs-Misc Bldg	(59.10)	(545.00)	485.90	89.16%	(2,933.16)	(3,270.00)	336.84	10.30%
Svs Costs-Cleaning	(92.74)	0.00	(92.74)	0.00%	(556.44)	0.00	(556.44)	0.00%

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jun 2015	Jun 2015	Variance		Jun 2015	Jun 2015	Variance	
Total Service Costs	(151.84)	(545.00)	393.16	72.14%	(3,489.60)	(3,270.00)	(219.60)	-6.72%
Parking Expenses								
Parking Exp-Non Operator	(7,125.00)	(6,925.00)	(200.00)	-2.89%	(42,025.00)	(41,550.00)	(475.00)	-1.14%
Parking Exp-Misc	(2,923.54)	(3,653.58)	730.04	19.98%	(12,022.30)	(24,044.49)	12,022.19	50.00%
Total Parking Expenses	(10,048.54)	(10,578.58)	530.04	5.01%	(54,047.30)	(65,594.49)	11,547.19	17.60%
Leasing Costs								
Promotion and Advertising	(1,520.32)	(4,690.00)	3,169.68	67.58%	(6,121.64)	(46,035.00)	39,913.36	86.70%
Leasing Meals & Entertainment	(120.47)	0.00	(120.47)	0.00%	(3,798.97)	0.00	(3,798.97)	0.00%
Leasing Miscellaneous	(750.00)	0.00	(750.00)	0.00%	(2,250.00)	0.00	(2,250.00)	0.00%
Total Leasing Costs	(2,390.79)	(4,690.00)	2,299.21	49.02%	(12,170.61)	(46,035.00)	33,864.39	73.56%
Owner Costs								
Legal	(11,700.00)	(1,500.00)	(10,200.00)	-680.00%	(14,495.11)	(9,000.00)	(5,495.11)	-61.06%
Misc Professional Serv	(508.77)	(1,000.00)	491.23	49.12%	(16,283.64)	(6,940.00)	(9,343.64)	-134.63%
Bank & Credit Card Fees	(1,509.36)	(1,700.00)	190.64	11.21%	(9,582.32)	(10,200.00)	617.68	6.06%
Charitable Contributions	(238.17)	(274.00)	35.83	13.08%	(704.07)	(768.00)	63.93	8.32%
Sales & Use Taxes	0.00	(1,670.00)	1,670.00	100.00%	(368.99)	(3,340.00)	2,971.01	88.95%
Bad Debts	0.00	0.00	0.00	0.00%	(15,226.17)	0.00	(15,226.17)	0.00%
Total Owner Costs	(13,956.30)	(6,144.00)	(7,812.30)	-127.15%	(56,660.30)	(30,248.00)	(26,412.30)	-87.32%
Total Property Exp-Non Escalatable	(29,464.13)	(25,840.58)	(3,623.55)	-14.02%	(149,278.65)	(168,445.49)	19,166.84	11.38%
Total Operating Expenses	(186,425.76)	(206,707.54)	20,281.78	9.81%	(1,174,904.51)	(1,342,974.50)	168,069.99	12.51%
Net Operating Income (Loss)	142,459.11	81,672.98	60,786.13	74.43%	729,843.77	412,346.81	317,496.96	77.00%
Interest Expense								
Mortgage Interest Expense	(66,852.08)	(74,901.00)	8,048.92	10.75%	(403,340.91)	(451,904.00)	48,563.09	10.75%

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		Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget		
Thru:	Jun 2015	Jun 2015	Variance	Jun 2015	Jun 2015	Variance	

Total Interest Expense	(66,852.08)	(74,901.00)	8,048.92	10.75%	(403,340.91)	(451,904.00)	48,563.09	10.75%
Amort of Financing Costs								
Amort-Def Financing	(7,950.00)	(7,886.00)	(64.00)	-0.81%	(48,139.10)	(47,316.00)	(823.10)	-1.74%
Total Amort of Financing Costs	(7,950.00)	(7,886.00)	(64.00)	-0.81%	(48,139.10)	(47,316.00)	(823.10)	-1.74%
Net Income(Loss)	67,657.03	(1,114.02)	68,771.05	6173.23%	278,363.76	(86,873.19)	365,236.95	420.43%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	7,950.00	0.00	7,950.00		48,139.10	0.00	48,139.10	
Debt Service Accrual	(2,228.41)	0.00	(2,228.41)		(2,228.41)	0.00	(2,228.41)	
Real Estate Tax Prepayment	32,601.35	0.00	32,601.35		(7,076.77)	0.00	(7,076.77)	
Insurance Prepayment	4,145.09	0.00	4,145.09		25,114.74	0.00	25,114.74	
Change in Capital Assets:								
Redevelopment Costs	(1,523.75)	(432,090.67)	430,566.92	99.65%	(17,510.69)	(2,616,745.67)	2,599,234.98	99.33%
Building Improvements	(914.07)	0.00	(914.07)		(12,767.03)	0.00	(12,767.03)	
Tenant Improvements	0.00	0.00	0.00		(29,607.35)	(320,703.38)	291,096.03	90.77%
Leasing Expenses	(5,452.30)	0.00	(5,452.30)		(66,051.39)	(152,377.06)	86,325.67	56.65%
Other Balance Sheet Adjustments:								
Change in A/R	(25,952.98)	0.00	(25,952.98)		(173,411.01)	0.00	(173,411.01)	
Change in A/P	(39,978.06)	0.00	(39,978.06)		26,850.02	0.00	26,850.02	
Change in Other Liabilities	(46,225.99)	0.00	(46,225.99)		(259,136.89)	0.00	(259,136.89)	
Change in I/C Balances	52,844.59	0.00	52,844.59		(78,372.63)	0.00	(78,372.63)	
Change in Equity	0.00	0.00	0.00		359,000.00	0.00	359,000.00	
Total Cash Flow Adjustments	(24,734.53)	0.00	407,356.14	94.28%	(187,058.31)	0.00	2,902,767.80	93.95%

Cash Balances:

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	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Jun 2015	Jun 2015			Jun 2015	Jun 2015		
Cash Balance - Beginning of Period	1,004,702.37	0.00	1,004,702.37	0.00%	956,319.42	0.00	956,319.42	0.00%
Net Income/(Loss)	67,657.03	0.00	68,771.05		278,363.76	0.00	365,236.95	
+/- Cash Flow Adjustments	(24,734.53)	0.00	407,356.14		(187,058.31)	0.00	2,902,767.80	
Cash Balance - End of Period	1,047,624.87	0.00	1,480,829.56		1,047,624.87	0.00	4,224,324.18	
Cash Balance Composition:								
Operating Cash	345,433.28	0.00	345,433.28		345,433.28	0.00	345,433.28	
Escrow Cash	702,191.59	0.00	702,191.59		702,191.59	0.00	702,191.59	
Total Cash	1,047,624.87	0.00	1,047,624.87		1,047,624.87	0.00	1,047,624.87	

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>	
Rental Income:					
Rental Income	1,829,596	\$1,699,002	\$130,594	7.69%	A
Recoveries	45,067	29,056	16,011	55.11%	B
Interest and Other Income	30,085	27,263	2,822	10.35%	
Total Rental Income	1,904,748	1,755,321	149,427	8.51%	
Operating Expenses:					
Cleaning	(82,636)	(85,592)	2,956	3.45%	
Utilities	(150,479)	(181,294)	30,815	17.00%	C
Repairs and Maintenance	(313,846)	(294,213)	(19,634)	-6.67%	D
Roads and Grounds	(13,546)	(23,888)	10,342	43.30%	E
Security	(40,105)	(32,389)	(7,715)	-23.82%	
Management Fees	(31,345)	(35,105)	3,759	10.71%	
Administrative	(171,885)	(129,025)	(42,860)	-33.22%	F
Insurance	(25,176)	(25,317)	142	0.56%	
Real Estate Taxes	(196,608)	(367,706)	171,098	46.53%	G
Non- Escalatable Expenses	(149,279)	(168,445)	19,167	11.38%	H
Professional Services/ Other	-	-	-	0.00%	
Total Expenses	(1,174,905)	(1,342,975)	168,070	12.51%	
Net Operating Income (Loss)	\$729,844	\$412,347	\$317,497	77.00%	
Other Income and Expenses:					
Interest Expense	(403,341)	(451,904)	48,563	10.75%	I
Amortization - Financing Costs	(48,139)	(47,316)	(823)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	(451,480)	(499,220)	47,740	9.56%	
Net Income (Loss)	\$278,364	(\$86,873)	\$365,237	-420.43%	
CASH BASIS					
Property Activity					
Net Income (Loss)	278,364	(86,873)	365,237	-420.43%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(48,139)	(47,316)	(823)	-1.74%	
Capital Expenditures	(12,767)	-	(12,767)	100.00%	J
Bldg Impr - Redevelopment Soft Costs	(17,511)	(2,616,746)	2,599,235	99.33%	K
Tenant Improvements	(29,607)	(320,703)	291,096	90.77%	L
Leasing Costs	(66,051)	(152,377)	86,326	56.65%	M
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	359,000	-	359,000	-100.00%	
Other Changes in Assets/Liabilities, Net	(371,983)	-	(371,983)	100.00%	
Lender Escrow Reimbursements	-	-	-	0.00%	
Total Property Activity	\$91,305	(\$3,224,015)	\$3,315,321	-102.83%	
Operating Cash Activity					
Plus: Beginning of Year Cash Balance	\$ 956,319				345,433
Less: Ending Cash Balance (Note A)	1,047,625				-
Total Property Activity	\$ 91,305				-
(Distributions)/Contributions	\$ 359,000				702,192
					Total
					\$ 1,047,625

1401 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended June 30, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

Notes:

A	\$	130,594	The positive variance in Rental Income is primarily due to:
		124,196	Budgeted office income is lower than actual due to GS11B-01833 rent posted post 5/8/15 expiration (reversed in July), unbudgeted Triangle Experience lease on the B level, and Mckellar 6 month extension at \$39/sf. (Permanent Variance)
		6,398	Miscellaneous variance
		<u>\$ 130,594</u>	
B	\$	16,011	The positive variance in Recoveries is primarily due to:
		9,584	Budgeted recoverable operating exp is lower than actual due to prior year billing adjustment (Permanent Variance)
		6,427	Miscellaneous variance
		<u>\$ 16,011</u>	
C	\$	30,815	The positive variance in Utilities is primarily due to:
			<i>Gas expenses</i>
		4,167	Budgeted natural gas is higher than actual due to over accrual of prior year gas expense (Permanent Variance)
		22,164	Budgeted natural gas is higher than actual due to lower usage in March. 28,634 budgeted therms vs 13,104 actual therms used (Permanent Variance)
		4,484	Miscellaneous variance
		<u>\$ 30,815</u>	
D	\$	(19,634)	The negative variance in Repair & Maintenance is primarily due to:
		(8,291)	Budgeted R&M payroll is lower than actual due to staffing and salary changes occurring after budgeting (Permanent Variance)
		(9,787)	Budget R&M payroll overtime is lower than actual due to additional OT needed for snow removal and one-time projects (Permanent Variance)
		(3,306)	Budgeted GB exterior is lower than actual primarily due to glass additional replacements. This cost will be offset over the course of the year (Timing Variance)
		3,208	Budgeted HVAC supplies is greater than actuals due to supplies not needed to date. Anticipate utilizing over the course of the year (Timing Variance)
		(4,583)	Budgeted interior o/s is lower than actual due to the front entrance glass door repairs. This variance will offset over the course of the year (Timing Variance)
		3,126	Miscellaneous variance
		<u>\$ (19,634)</u>	
E	\$	10,342	The positive variance in Roads & Grounds is primarily due to:
		8,712	Budgeted grounds-landscape-o/s is higher than actual primarily due to seasonal planting enhancements completed however not paid to date and sidewalk repairs to be completed in Q3 (Timing Variance)
		1,630	Miscellaneous variance
		<u>\$ 10,342</u>	
F	\$	(42,860)	The negative variance in Administrative is primarily due to:
		(45,099)	Unbudgeted deferred compensation (Permanent Variance)
		2,239	Miscellaneous variance
		<u>\$ (42,860)</u>	
G	\$	171,098	The positive variance in Real Estate Taxes is primarily due to:
		170,628	Budgeted real estate tax higher than actual due to budgeted 61,522,200 assessed valuation at 1.214% tax rate versus actual assessed value of 31,448,100 at 1.199% tax rate (Permanent Variance)
		471	Miscellaneous variance
		<u>\$ 171,098</u>	
H	\$	19,167	The positive variance in Non- Escalatable Expenses is primarily due to:
		12,022	Budgeted parking expense miscellaneous is higher than actual. Anticipate utilizing additional expenditures over the course of the year (Timing Variance)
		33,976	Budgeted promotion and advertising is higher than actual due to costs not yet utilized to dates, anticipate using later in the year (Timing Variance)
		(5,495)	Budgeted legal costs are lower than actual due to additional legal fees related to realize Rosslyn and site plan reviews by Walsh Colucci (Permanent Variance)
		(9,344)	Budgeted misc professional service is lower than actual due to a 2014 property appraisal invoice and additional legal and architect fees (Permanent Variance)
		(15,226)	Unbudgeted write off of Kanpai receivables (Permanent Variance)
		3,234	Miscellaneous variance
		<u>\$ 19,167</u>	
I	\$	48,563	The positive variance in Interest Expense is primarily due to:
		48,563	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>\$ 48,563</u>	

1401 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended June 30, 2015 (Unaudited)
Accrual Basis

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

J	\$	(12,767)	The negative variance in Capital Expenditures is primarily due to:
	\$	(7,540)	Budgeted plaza deck repairs/waterproofing commenced ahead of schedule (Timing Variance)
	\$	(4,507)	Budgeted garage repairs soft costs commenced ahead of schedule (Timing Variance)
		(345)	CM Fees
		(375)	Miscellaneous variance
	<u>\$</u>	<u>(720)</u>	
K	\$	2,599,235	The positive variance in Bldg. Impr - Redevelopment Soft Costs is primarily due to:
		2,599,235	Budgeted re-development fees are higher than actual due to costs not yet utilized to date. Project on hold (Timing Variance)
		(0)	Miscellaneous variance
	<u>\$</u>	<u>2,599,235</u>	
L	\$	291,096	The positive variance in Tenant Improvements is primarily due to:
		63,240	Budgeted TI Landlord work for suite 10002 Global Voice is an as is deal (Permanent Variance)
		155,530	Budgeted TI Landlord work for suite 80004 has been moved to 2016 (Permanent Variance)
		(28,215)	Unbudgeted TI for Triangle Experience Group (Permanent Variance)
		62,318	Budgeted TI Landlord work for suite 02204 has been moved to 2016 (Permanent Variance)
		29,745	Budgeted TI Landlord work for suite 01101 has been moved to 2016 (Permanent Variance)
		8,478	CM Fee
		0	Miscellaneous variance
	<u>\$</u>	<u>291,096</u>	
M	\$	86,326	The positive variance in Leasing Costs is primarily due to:
			<i>Broker LCs</i>
		13,140	Budgeted leasing commissions for suite 10002 Global Voice is scheduled to occur in July (Timing Variance)
		15,292	Budgeted leasing commissions for suite 90001 to occur in 2016 (Permanent Variance)
		25,645	Budgeted leasing commissions for suite 80004 to occur in 2016 (Permanent Variance)
		6,309	Budgeted leasing commissions for suite 02204 to occur in 2016 (Permanent Variance)
		28,527	Budgeted leasing commissions for suite 02203 is scheduled to occur in July (Timing Variance)
		5,634	Budgeted leasing commissions for suite 01101 is scheduled to occur in 2016 (Permanent Variance)
		(9,180)	Unbudgeted leasing commissions for Triangle Experience Group (Permanent Variance)
			<i>Monday LCs</i>
		6,570	Budgeted leasing commissions for suite 10002 Global Voice is scheduled to occur in July (Timing Variance)
		7,646	Budgeted leasing commissions for suite 90001 to occur in 2016 (Permanent Variance)
		12,823	Budgeted leasing commissions for suite 80004 to occur in 2016 (Permanent Variance)
		3,155	Budgeted leasing commissions for suite 02204 to occur in 2016 (Permanent Variance)
		(8,986)	Budgeted leasing commission for suite 02203 Social Security was paid in April (Permanent Variance)
		2,817	Budgeted leasing commissions for suite 01101 is scheduled to occur in 2016 (Permanent Variance)
		(4,590)	Unbudgeted leasing commissions for Triangle Experience Group (Permanent Variance)
			<i>Legal Leasing</i>
		(3,559)	Budgeted leasing legal for suite 10002 Global Voice occurred in June (Permanent Variance)
		3,823	Budgeted leasing legal for suite 90001 to occur in 2016 (Permanent Variance)
		1,951	Budgeted leasing legal for suite 80004 to occur in 2016 (Permanent Variance)
		1,577	Budgeted leasing legal for suite 02204 to occur in 2016 (Permanent Variance)
		(19,068)	Budgeted leasing legal for suite 02203 occurred in March (Permanent Variance)
		(416)	Budgeted leasing legal for suite 01101 Kanpai is complete (Permanent Variance)
		(413)	Unbudgeted leasing legal for RCC (Permanent Variance)
		(2,371)	Unbudgeted leasing legal for the Triangle Experience Group lease (Permanent Variance)
		0	Miscellaneous variance
	<u>\$</u>	<u>86,327</u>	

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3455	Monday Production DB	Date: 7/29/2015
	1401 Wilson Boulevard	Time: 04:35 PM
	Period: 06/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3455-010188	Ellumen, Inc. William J. McCollough	Master Occupant Id: 00003000-1 12001 Current Security Deposit: 0.00	Exp. Date: 5/31/2020 Day Due: 1 Delq Day: 6 Last Payment: 6/30/2015	SQFT: 0 42,377.85				
5/27/2014	PPR Prepaid Rent	CR	-4,483.65	0.00	0.00	0.00	0.00	-4,483.65
6/23/2014	PPR Prepaid Rent	CR	-10,346.88	0.00	0.00	0.00	0.00	-10,346.88
8/1/2014	CON Concession	NC	-333.77	0.00	0.00	0.00	0.00	-333.77
6/30/2015	PPR Prepaid Rent	CR	-41,319.61	-41,319.61	0.00	0.00	0.00	0.00
6/30/2015	PPR Prepaid Rent	CR	-44.24	-44.24	0.00	0.00	0.00	0.00
	CON Concession		-333.77	0.00	0.00	0.00	0.00	-333.77
	PPR Prepaid Rent		-56,194.38	-41,363.85	0.00	0.00	0.00	-14,830.53
	Ellumen, Inc. Total:		-56,528.15	-41,363.85	0.00	0.00	0.00	-15,164.30
3455-010258	Subway Real Estate, LLC Mr. Nabil Asad 540-659-7812	Master Occupant Id: 00003040-1 01106 Current Security Deposit: 14,651.88	Exp. Date: 11/30/2020 Day Due: 1 Delq Day: 6 Last Payment: 7/3/2015	SQFT: 0 7,174.18				
5/23/2014	PPR Prepaid Rent	CR	-153.96	0.00	0.00	0.00	0.00	-153.96
4/1/2015	ELS Electric Submeter	CH	343.29	0.00	0.00	343.29	0.00	0.00
4/1/2015	LPC Late Pay Charge	CH	312.80	0.00	0.00	312.80	0.00	0.00
4/1/2015	RTT RET True-up	NC	-1,018.51	0.00	0.00	-1,018.51	0.00	0.00
	ELS Electric Submeter		343.29	0.00	0.00	343.29	0.00	0.00
	LPC Late Pay Charge		312.80	0.00	0.00	312.80	0.00	0.00
	PPR Prepaid Rent		-153.96	0.00	0.00	0.00	0.00	-153.96
	RTT RET True-up		-1,018.51	0.00	0.00	-1,018.51	0.00	0.00
	Subway Real Estate, LLC Total:		-516.38	0.00	0.00	-362.42	0.00	-153.96
3455-010349	SRA International, Inc. Justin Friedman 703-227-7053	Master Occupant Id: 00003089-1 11001 Current Security Deposit: 0.00	Exp. Date: 8/23/2021 Day Due: 1 Delq Day: 6 Last Payment: 6/30/2015	SQFT: 0 64,327.98				
6/1/2015	OPT Operating True-up	NC	-12,513.59	-12,513.59	0.00	0.00	0.00	0.00
6/30/2015	PPR Prepaid Rent	CR	-55,746.67	-55,746.67	0.00	0.00	0.00	0.00
6/30/2015	PPR Prepaid Rent	CR	-6,585.87	-6,585.87	0.00	0.00	0.00	0.00
	OPT Operating True-up		-12,513.59	-12,513.59	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-62,332.54	-62,332.54	0.00	0.00	0.00	0.00
	SRA International, Inc. Total:		-74,846.13	-74,846.13	0.00	0.00	0.00	0.00
3455-010356	Professional Risk Management Joe Detorie	Master Occupant Id: 00003094-1 07701 Current Security Deposit: 49,699.00	Exp. Date: 3/31/2022 Day Due: 1 Delq Day: 6 Last Payment: 7/6/2015	SQFT: 0 198.02				
4/1/2015	ELS Electric Submeter	CH	122.43	0.00	0.00	122.43	0.00	0.00
4/1/2015	RTT RET True-up	NC	-11,289.10	0.00	0.00	-11,289.10	0.00	0.00
6/1/2015	ELS Electric Submeter	CH	252.98	252.98	0.00	0.00	0.00	0.00
6/1/2015	OPT Operating True-up	NC	-16,913.22	-16,913.22	0.00	0.00	0.00	0.00
6/26/2015	PPR Prepaid Rent	CR	-54,752.22	-54,752.22	0.00	0.00	0.00	0.00
	ELS Electric Submeter		375.41	252.98	0.00	122.43	0.00	0.00
	OPT Operating True-up		-16,913.22	-16,913.22	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-54,752.22	-54,752.22	0.00	0.00	0.00	0.00
	RTT RET True-up		-11,289.10	0.00	0.00	-11,289.10	0.00	0.00
	Professional Risk Management Total:		-82,579.13	-71,412.46	0.00	-11,166.67	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3455	Monday Production DB	Date: 7/29/2015
	1401 Wilson Boulevard	Time: 04:35 PM
	Period: 06/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3455-010391	McKellar Corporation Jessica Frost (757) 965-4306		Master Occupant Id: 00003117-1 01105 Current Security Deposit: 21,814.84	Exp. Date: 12/31/2015 Day Due: 1 Delq Day: 6 Last Payment: 7/10/2015	SQFT: 0 9,000.00			
6/1/2015	OPT Operating True-up	NC	-4,198.71	-4,198.71	0.00	0.00	0.00	0.00
	OPT Operating True-up		-4,198.71	-4,198.71	0.00	0.00	0.00	0.00
	McKellar Corporation Total:		-4,198.71	-4,198.71	0.00	0.00	0.00	0.00
3455-010509	Owens-Illionois General INC. Kandi Owens 412-208-8223		Master Occupant Id: 00003181-1 10003 Current Security Deposit: 0.00	Exp. Date: 7/31/2019 Day Due: 1 Delq Day: 6 Last Payment: 6/5/2015	SQFT: 0 6,023.53			
11/5/2014	PPR Prepaid Rent	CR	-2,666.54	0.00	0.00	0.00	0.00	-2,666.54
6/5/2015	PPR Prepaid Rent	CR	-5,649.81	-5,649.81	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-8,316.35	-5,649.81	0.00	0.00	0.00	-2,666.54
	Owens-Illionois General INC. Total:		-8,316.35	-5,649.81	0.00	0.00	0.00	-2,666.54
3455-010560	Farmer, Lumpe & McClelland Donna Roby 614-601-5199		Master Occupant Id: 00003217-1 08802 Current Security Deposit: 11,573.34	Exp. Date: 4/30/2017 Day Due: 1 Delq Day: 6 Last Payment: 7/7/2015	SQFT: 0 5,983.74			
4/23/2015	PPR Prepaid Rent	CR	-1,090.50	0.00	0.00	-1,090.50	0.00	0.00
5/1/2015	LCH Legal Charge	CH	1,250.00	0.00	1,250.00	0.00	0.00	0.00
5/8/2015	PPR Prepaid Rent	CR	-5,786.67	0.00	-5,786.67	0.00	0.00	0.00
	LCH Legal Charge		1,250.00	0.00	1,250.00	0.00	0.00	0.00
	PPR Prepaid Rent		-6,877.17	0.00	-5,786.67	-1,090.50	0.00	0.00
	Farmer, Lumpe & McClelland Total:		-5,627.17	0.00	-4,536.67	-1,090.50	0.00	0.00
3455-010562	EMD Strategies LLC		Master Occupant Id: 00003219-1 08801 Current Security Deposit: 6,481.60	Exp. Date: 5/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 7/6/2015	SQFT: 0 7,957.09			
5/26/2015	PPR Prepaid Rent	CR	-80.00	0.00	-80.00	0.00	0.00	0.00
	PPR Prepaid Rent		-80.00	0.00	-80.00	0.00	0.00	0.00
	EMD Strategies LLC Total:		-80.00	0.00	-80.00	0.00	0.00	0.00
3455-010161	GS11B-00202 Ifeoma Ezejiakor 202-219-3113		Master Occupant Id: GSA003-2 00B01 Inactive Security Deposit: 0.00	Exp. Date: 9/30/2012 Day Due: 1 Delq Day: Last Payment: 12/14/2012	SQFT: 0 73,256.91			
12/1/2012	RET Real Estate Tax	CH	29,353.63	0.00	0.00	0.00	0.00	29,353.63
6/1/2015	RET Real Estate Tax	CH	85,079.40	85,079.40	0.00	0.00	0.00	0.00
	RET Real Estate Tax		114,433.03	85,079.40	0.00	0.00	0.00	29,353.63
	GS11B-00202 Total:		114,433.03	85,079.40	0.00	0.00	0.00	29,353.63
3455-003521	GS11B-01833 Anita Gay-Craig (202) 260-0475		Master Occupant Id: GSA004-1 02202 Inactive Security Deposit: 0.00 Letter of Credit Info:	Exp. Date: 5/8/2010 Day Due: 1 Delq Day: Last Payment: 7/1/2010	SQFT: 0 822.29			
4/1/2012	RNT Commercial Rent	CH	28.74	0.00	0.00	0.00	0.00	28.74

Database:	MONDAYPROD	Aged Delinquencies	Page:	3
BLDG:	3455	Monday Production DB	Date:	7/29/2015
		1401 Wilson Boulevard	Time:	04:35 PM
		Period: 06/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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RNT	Commercial Rent		28.74	0.00	0.00	0.00	0.00	28.74
GS11B-01833 Total:			28.74	0.00	0.00	0.00	0.00	28.74

3455-010160	GS11B-01833	Master Occupant Id: GSA004-2			Exp. Date: 5/8/2015		SQFT: 0	
	Anita Gay-Craig	02202 Inactive			Day Due: 1		Delq Day:	
	(202) 260-0475	Security Deposit: 0.00			Last Payment: 2/20/2014		111.28	
Additional space Occupant: GS11B-01833		Contact: Natalie Moneyhun						
4/1/2012	RNT	Commercial Rent	CH	73.69	0.00	0.00	0.00	73.69
5/1/2012	RNT	Commercial Rent	CH	17.75	0.00	0.00	0.00	17.75
5/1/2012	RNT	Commercial Rent	CH	45.52	0.00	0.00	0.00	45.52
6/1/2012	RNT	Commercial Rent	CH	33.84	0.00	0.00	0.00	33.84
7/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
8/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
9/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
10/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
11/1/2012	RNT	Commercial Rent	CH	15.95	0.00	0.00	0.00	15.95
12/1/2012	RET	Real Estate Tax	CH	780.03	0.00	0.00	0.00	780.03
12/1/2012	RET	Real Estate Tax	CH	9,716.96	0.00	0.00	0.00	9,716.96
12/1/2012	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	15.94
12/3/2012	PPR	Prepaid Rent	CR	-69.32	0.00	0.00	0.00	-69.32
1/1/2013	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	15.94
2/1/2013	RNT	Commercial Rent	CH	15.94	0.00	0.00	0.00	15.94
3/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
3/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
4/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
4/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
5/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
5/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
5/9/2013	RNT	Commercial Rent	CH	7.19	0.00	0.00	0.00	7.19
5/9/2013	RNT	Commercial Rent	CH	5.33	0.00	0.00	0.00	5.33
6/1/2013	RNT	Commercial Rent	CH	13.69	0.00	0.00	0.00	13.69
6/1/2013	RNT	Commercial Rent	CH	18.45	0.00	0.00	0.00	18.45
6/1/2013	RNT	Commercial Rent	CH	4,965.77	0.00	0.00	0.00	4,965.77
6/1/2013	RNT	Commercial Rent	CH	12,735.15	0.00	0.00	0.00	12,735.15
7/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
7/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
8/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
8/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
9/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
9/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
10/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
10/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
11/1/2013	RET	Real Estate Tax	CH	9,157.04	0.00	0.00	0.00	9,157.04
11/1/2013	RET	Real Estate Tax	CH	576.10	0.00	0.00	0.00	576.10
11/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
11/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
12/1/2013	RET	Real Estate Tax	CH	202.68	0.00	0.00	0.00	202.68
12/1/2013	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
12/1/2013	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
1/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
1/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
2/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
2/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
3/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96
3/1/2014	RNT	Commercial Rent	CH	12,753.59	0.00	0.00	0.00	12,753.59
4/1/2014	RNT	Commercial Rent	CH	4,972.96	0.00	0.00	0.00	4,972.96

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3455	Monday Production DB	Date: 7/29/2015
	1401 Wilson Boulevard	Time: 04:35 PM
	Period: 06/15	

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

PPR	Prepaid Rent	-69.32	0.00	0.00	0.00	0.00	-69.32
RET	Real Estate Tax	29,540.61	0.00	0.00	0.00	0.00	29,540.61
RNT	Commercial Rent	496,583.91	17,726.55	17,726.55	17,726.55	17,726.55	425,677.71

GS11B-01833 Total: 526,055.20 17,726.55 17,726.55 17,726.55 17,726.55 455,149.00

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

RET	Real Estate Tax	764.14	0.00	0.00	0.00	0.00	764.14
RNT	Commercial Rent	21,586.23	21,528.00	23.75	34.47	0.01	0.00

GS11B-01781 (SSA) Total: 22,350.37 21,528.00 23.75 34.47 0.01 764.14

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

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		1401 Wilson Boulevard	Time:	04:35 PM
		Period: 06/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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RET	Real Estate Tax		11,025.69	0.00	0.00	0.00	0.00	11,025.69
GS-11B-01637 Total:			11,025.69	0.00	0.00	0.00	0.00	11,025.69

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

RET	Real Estate Tax		70,013.32	0.00	0.00	0.00	0.00	70,013.32
GS#11B01713 Total:			70,013.32	0.00	0.00	0.00	0.00	70,013.32

3455-003502		Kanpai Mr. or Mrs. Suh 703-527-8400		Master Occupant Id: Kanpai-1 01101 Current Security Deposit: 0.00			Exp. Date: 5/31/2016 SQFT: 0 Day Due: 1 Delq Day: 11 Last Payment: 7/10/2015 4,378.53		
Letter of Credit Info:									
5/1/2015	ELS	Electric Submeter	CH	106.75	0.00	106.75	0.00	0.00	0.00
6/1/2015	ELS	Electric Submeter	CH	106.75	106.75	0.00	0.00	0.00	0.00

ELS	Electric Submeter		213.50	106.75	106.75	0.00	0.00	0.00
Kanpai Total:			213.50	106.75	106.75	0.00	0.00	0.00

3455-010454	Rosslyn Children's Center, Inc	Master Occupant Id: ROS001-3		Exp. Date: 3/31/2019		SQFT: 0		
	Parks Talley	00A01 Current		Day Due: 1		Delq Day: 6		
	703-524-0202	Security Deposit: 0.00		Last Payment: 7/7/2015		26,054.19		
5/1/2014	OPT	Operating True-up	CH	1,483.60	0.00	0.00	0.00	1,483.60
5/1/2014	RTT	RET True-up	CH	341.59	0.00	0.00	0.00	341.59

OPT	Operating True-up		1,483.60	0.00	0.00	0.00	0.00	1,483.60
RTT	RET True-up		341.59	0.00	0.00	0.00	0.00	341.59
Rosslyn Children's Center, Inc Total:			1,825.19	0.00	0.00	0.00	0.00	1,825.19

CON	Concession		-333.77	0.00	0.00	0.00	0.00	-333.77
ELS	Electric Submeter		932.20	359.73	106.75	465.72	0.00	0.00
LCH	Legal Charge		1,250.00	0.00	1,250.00	0.00	0.00	0.00
LPC	Late Pay Charge		312.80	0.00	0.00	312.80	0.00	0.00
OPT	Operating True-up		-32,141.92	-33,625.52	0.00	0.00	0.00	1,483.60
PPR	Prepaid Rent		-188,775.94	-164,098.42	-5,866.67	-1,090.50	0.00	-17,720.35
RET	Real Estate Tax		225,776.79	85,079.40	0.00	0.00	0.00	140,697.39
RNT	Commercial Rent		518,198.88	39,254.55	17,750.30	17,761.02	17,726.56	425,706.45
RTT	RET True-up		-11,966.02	0.00	0.00	-12,307.61	0.00	341.59
BLDG 3455 Total:			513,253.02	-73,030.26	13,240.38	5,141.43	17,726.56	550,174.91

CON	Concession		-333.77	0.00	0.00	0.00	0.00	-333.77
ELS	Electric Submeter		932.20	359.73	106.75	465.72	0.00	0.00
LCH	Legal Charge		1,250.00	0.00	1,250.00	0.00	0.00	0.00
LPC	Late Pay Charge		312.80	0.00	0.00	312.80	0.00	0.00
OPT	Operating True-up		-32,141.92	-33,625.52	0.00	0.00	0.00	1,483.60
PPR	Prepaid Rent		-188,775.94	-164,098.42	-5,866.67	-1,090.50	0.00	-17,720.35
RET	Real Estate Tax		225,776.79	85,079.40	0.00	0.00	0.00	140,697.39
RNT	Commercial Rent		518,198.88	39,254.55	17,750.30	17,761.02	17,726.56	425,706.45
RTT	RET True-up		-11,966.02	0.00	0.00	-12,307.61	0.00	341.59

Database:	MONDAYPROD	Aged Delinquencies	Page:	6
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		1401 Wilson Boulevard	Time:	04:35 PM
		Period: 06/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
Grand Total:			513,253.02	-73,030.26	13,240.38	5,141.43	17,726.56	550,174.91

Database:	MONDAYPROD		Open Status Report					Page:	1	
			Monday Production DB					Date:	7/29/2015	
ENTITY:	3455		1401 Wilson Boulevard					Time:	04:33 PM	
All Invoices open at End of Month thru Fiscal Period 06/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 12/13

Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

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

Expense Period: 01/15

Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC

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

Expense Period: 05/15

Vendor: SEC009 SecurAmerica LLC

INV901050	5/6/2015		Apr2015SecurityRover	5520-0000	1,113.01	0.00	1,113.01	7/13/2015	13645	07/15
Expense Period 05/15 Total:					1,113.01	0.00	1,113.01			

Expense Period: 06/15

Database:	MONDAYPROD	Open Status Report							Page:	2
		Monday Production DB							Date:	7/29/2015
ENTITY:	3455	1401 Wilson Boulevard							Time:	04:33 PM
All Invoices open at End of Month thru Fiscal Period 06/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: AIR010 AIR CLEANING TECHNOLOGIES, INC

38425	6/25/2015		Filters	5334-0000	376.90	0.00	376.90	7/21/2015	7596	07/15
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Vendor: AME048 ARIN

ALSI240652	6/16/2015		209- ARIN FEE	5758-0003	2.07	0.00	2.07	7/13/2015	13629	07/15
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Vendor: ATS002 At Site Real Estate

2015207	6/15/2015		June2015 BPMS	5390-0000	675.00	0.00	675.00	7/6/2015	13622	07/15
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Vendor: BAY005 Bay Lighting

047528	4/14/2015		Light Bulbs	5340-0000	328.41	0.00	328.41	7/8/2015	7581	07/15
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048889	6/15/2015		MiscLights	5340-0000	577.55	0.00	577.55	7/8/2015	7581	07/15
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049105	6/24/2015		Lights	5340-0000	138.55	0.00	138.55	7/8/2015	7581	07/15
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Vendor: CIN001 CINTAS CORPORATION #145

145230060	4/15/2015		Uniforms	5390-0000	46.37	0.00	46.37	7/8/2015	7582	07/15
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44F102190	6/24/2015		Uniforms	5390-0000	40.48	0.00	40.48	7/8/2015	7582	07/15
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44F102191	6/24/2015		Uniforms	5390-0000	9.66	0.00	9.66	7/8/2015	7582	07/15
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Vendor: DAT003 Datawatch Systems Inc.

709170	7/1/2015		Aug2015FireMonitorin	5372-0000	40.00	0.00	40.00	7/8/2015	7583	07/15
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Vendor: ELE012 Elevator Control Service

0183431-IN	6/10/2015		June2015 Elev Maint	5320-0000	3,050.00	0.00	3,050.00	7/8/2015	7584	07/15
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Vendor: EMC002 Emcor Services

007505408	6/15/2015		RprOilLeakRplceBatte	5372-0000	2,110.00	0.00	2,110.00	7/8/2015	7585	07/15
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Database:	MONDAYPROD		Open Status Report					Page:	3	
			Monday Production DB					Date:	7/29/2015	
ENTITY:	3455		1401 Wilson Boulevard					Time:	04:33 PM	
All Invoices open at End of Month thru Fiscal Period 06/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: ENG003 Engineers Outlet

277324	6/19/2015		Gasket	5334-0000	140.98	0.00	140.98	7/8/2015	7586	07/15
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Vendor: GOT005 Gotham Technologies

7465	7/1/2015		Jul2015HVACWtrTreatm	5332-0000	452.31	0.00	452.31	7/21/2015	7606	07/15
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Vendor: ITC I.T.C. INC

44279	6/23/2015		Disposal	5360-0000	136.69	0.00	136.69	7/8/2015	7588	07/15
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44316	6/25/2015		MiscPlumbingSupplies	5360-0000	246.58	0.00	246.58	7/8/2015	7588	07/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

3455DUE053115	6/11/2015		DUE TO MPS	0145-0001	1,523.75	0.00	1,523.75	7/8/2015	7589	07/15
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WTDTF0415ROS	6/12/2015		DUE TO MPS 4/15	0491-0010	8,203.73	0.00	8,203.73	7/21/2015	7612	07/15
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Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3455_00000000001	6/30/2015		Management Fee	5610-0000	3,306.13	0.00	3,306.13	7/8/2015	7590	07/15
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Vendor: MPA004 MDISTRICT PARK 1

122254	6/22/2015		7/1/15 Elcon Parkers	5322-0000	105.05	0.00	105.05	7/13/2015	13635	07/15
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Vendor: RAM006 RAMCO OF VIRGINIA, INC.

9761579	6/24/2015		GarageRepairs	0142-0002	375.00	0.00	375.00	7/8/2015	7591	07/15
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Vendor: RED007 Redirect, Inc.

AL15208	6/5/2015		215-SUPPORT	5758-0002	82.78	0.00	82.78	7/13/2015	13638	07/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	7/29/2015	
ENTITY:	3455		1401 Wilson Boulevard					Time:	04:33 PM	
All Invoices open at End of Month thru Fiscal Period 06/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: SCH016 Schneider Electric Building

010917	6/8/2015		June2015 BAS srvc	5342-0000	759.50	0.00	759.50	7/13/2015	13641	07/15
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Vendor: SEC009 SecurAmerica LLC

INV901069	6/8/2015		May2015 security rov	5520-0000	3,687.45	0.00	3,687.45	7/8/2015	7592	07/15
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Vendor: SHA007 Shalom Baranes Associates

21068	5/14/2015		wilson blvd studies	6632-0000	400.38	0.00	400.38	7/8/2015	7593	07/15
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Vendor: SOL007 The Solutions Group

AL26329	4/16/2015		211-TSG 4/15	5758-0002	22.77	0.00	22.77	7/13/2015	13647	07/15
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Vendor: THO013 Thornton Tomasetti, Inc.

L15002.00-3	5/12/2015		GarageRepairs	0142-0002	76.84	0.00	76.84	7/8/2015	7594	07/15
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L15002.00-4	6/9/2015		GarageRepairs	0142-0002	30.40	0.00	30.40	7/8/2015	7594	07/15
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Vendor: WAS004 WASHINGTON GAS

WT3455062215	6/22/2015		5/19-6/18 #361730750	5220-0000	14.07	0.00	14.07	7/13/2015	455062215	07/15
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WT3455062215A	6/22/2015		5/19-6/18 #361716204	5220-0000	25.85	0.00	25.85	7/13/2015	55062215A	07/15
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Vendor: XER005 Xerox Financial Services LLC

AL332811	6/12/2015		NY - Lease Payment	5758-0004	23.50	0.00	23.50	7/13/2015	13651	07/15
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Expense Period 06/15 Total:					27,008.75	0.00	27,008.75			
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1401 Wilson Boulevard Total:					25,818.84	0.00	25,818.84			
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Grand Total:					25,818.84	0.00	25,818.84			
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7527	6/1/2015	06/15	SHA007	Shalom Baranes Associates						
3455	wilson studies			6632-0000	20935	4/13/2015	5/13/2015	1,916.53	0.00	1,916.53
							Check Total:	1,916.53	0.00	1,916.53
7528	6/10/2015	06/15	AIR0	Air Cycle Corp.						
3455	LampRecycle			5342-0000	0126355-IN	5/30/2015	6/29/2015	264.54	0.00	264.54
							Check Total:	264.54	0.00	264.54
7529	6/10/2015	06/15	ARL014	Arlington County Treasurer						
3455	7/1/14-6/30/15 Annua			5152-0000	3455-5.21.15	5/21/2015	6/20/2015	66.00	0.00	66.00
							Check Total:	66.00	0.00	66.00
7530	6/10/2015	06/15	ART004	Art Display Company						
3455	RepairKanpaiSign		345504154	5388-0000	79565	5/28/2015	6/27/2015	423.60	0.00	423.60
							Check Total:	423.60	0.00	423.60
7531	6/10/2015	06/15	CIN001	CINTAS CORPORATION #145						
3455	Uniforms			5390-0000	145216526	3/10/2015	4/9/2015	33.58	0.00	33.58
3455	Uniforms			5390-0000	145230059	4/15/2015	5/15/2015	37.70	0.00	37.70
3455	Uniforms			5390-0000	145243643	5/13/2015	6/12/2015	37.70	0.00	37.70
3455	Uniforms			5390-0000	145247023	5/20/2015	6/19/2015	37.70	0.00	37.70
3455	Uniforms			5390-0000	145247024	5/20/2015	6/19/2015	48.02	0.00	48.02
							Check Total:	194.70	0.00	194.70
7532	6/10/2015	06/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3455	ReplaceSwitchALevel		3455051513	5372-0000	4163	5/27/2015	6/26/2015	439.37	0.00	439.37
							Check Total:	439.37	0.00	439.37
7533	6/10/2015	06/15	COM032	COMCAST						
3455	5/21 969423018			5732-0000	5/21 969423018	5/21/2015	6/20/2015	99.76	0.00	99.76
							Check Total:	99.76	0.00	99.76
7534	6/10/2015	06/15	DAT003	Datawatch Systems Inc.						
3455	Jul2015FireMonitorin			5372-0000	702687	6/1/2015	7/1/2015	40.00	0.00	40.00

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7542	6/10/2015	06/15	ITC	I.T.C. INC						
3455	PlumbingSupplies		345505158	5360-0000	43870	5/18/2015	6/17/2015	378.95	0.00	378.95

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			P.O. Number						
3455	FaucetFilterSystem			6212-0000	44032	6/1/2015	7/1/2015	59.10	59.10
3455	DrainTreatment		3455051512	5360-0000	44006	5/28/2015	6/27/2015	168.75	168.75
Check Total:								606.80	606.80
7543	6/10/2015	06/15	KAS001	KASTLE SYSTEMS					
3455	Proximity Cards			5530-0000	W0082926	4/20/2015	5/20/2015	166.76	166.76
3455	Proximity Cards			5530-0000	W0083012	4/28/2015	5/28/2015	199.65	199.65
3455	Operations June2015			5520-0000	553647	5/1/2015	5/31/2015	1,042.15	1,042.15
3455	Maintenance June2015			5520-0000	553647	5/1/2015	5/31/2015	184.74	184.74
Check Total:								1,593.30	1,593.30
7544	6/10/2015	06/15	KCS001	KCS Landscape Management, Inc.					
3455	Jun2015LandscapeMain			5412-0000	15393-03	6/1/2015	7/1/2015	345.58	345.58
3455	2015SummerAnnualsLn	345505153		5412-0000	15393-503	5/11/2015	6/10/2015	2,129.42	2,129.42
3455	2015SummerAnnuals	345505154		5412-0000	15393-504	5/11/2015	6/10/2015	2,402.07	2,402.07
Check Total:								4,877.07	4,877.07
7545	6/10/2015	06/15	LIB008	Liberty Metro Enterprises, LLC					
3455	May2015PowerWashing			6320-0000	8811	5/13/2015	6/12/2015	1,904.00	1,904.00
3455	May2015PowerSweepin			6320-0000	8812	5/13/2015	6/12/2015	330.56	330.56
Check Total:								2,234.56	2,234.56
7546	6/10/2015	06/15	LIM002	Limbach					
3455	BoutiqueHeatPumpRep	3455051511		5336-0000	000295327	5/14/2015	6/13/2015	381.50	381.50
Check Total:								381.50	381.50
7547	6/10/2015	06/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					
3455	Management Fee			5610-0000	3455_00000000001	5/29/2015	5/29/2015	4,845.69	4,845.69
3455	Management Fee			5610-0000	3455_00000000002	6/1/2015	6/1/2015	1,095.05	1,095.05
Check Total:								5,940.74	5,940.74
7548	6/10/2015	06/15	NEW002	CONSTELLATION NEWENERGY, INC					
3455	May2015-21064602243			5220-0000	May21064602243	5/27/2015	6/26/2015	486.10	486.10
3455	May2015-30187366024			5220-0000	May30187366024	5/27/2015	6/26/2015	1.35	1.35

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Check Total: 487.45 0.00 487.45

7549 **6/10/2015** **06/15** **NEX004** **Next Generation Security Concepts**
3455 7/1/15-9/30/15 cctv 5530-0000 060215-8 6/1/2015 7/1/2015 515.00 0.00 515.00

Check Total: 515.00 0.00 515.00

7550 **6/10/2015** **06/15** **ORK001** **Orkin LLC**
3455 May2015PestControl 5384-0000 36500570 5/29/2015 6/28/2015 427.56 0.00 427.56

Check Total: 427.56 0.00 427.56

7551 **6/10/2015** **06/15** **PIP002** **DLA PIPER RUDNICK GRAY CARY US LLP**
3455 GSA for SSA 0202-0002 3091101 12/23/2014 1/22/2015 8,383.98 0.00 8,383.98
3455 GSA DOD legal 0202-0002 3091102 12/23/2014 1/22/2015 434.35 0.00 434.35

Check Total: 8,818.33 0.00 8,818.33

7552 **6/10/2015** **06/15** **PRO025** **IESI-MD Corporation**
3455 Jun2015Trash 5152-0000 1300356829 6/1/2015 7/1/2015 525.11 0.00 525.11

Check Total: 525.11 0.00 525.11

7553 **6/10/2015** **06/15** **RED013** **Red Coats, Inc.**
3455 May2015CleaningServi 5120-0000 226202 4/28/2015 5/28/2015 17,436.61 0.00 17,436.61
3455 May2015GaragePorter 6320-0000 226202 4/28/2015 5/28/2015 688.98 0.00 688.98
3455 May2015VacancyCredit 5121-0000 226202 4/28/2015 5/28/2015 -5,553.24 0.00 -5,553.24
3455 May2015Differential 6214-0000 226202 4/28/2015 5/28/2015 92.74 0.00 92.74

Check Total: 12,665.09 0.00 12,665.09

7554 **6/10/2015** **06/15** **SEC009** **SecurAmerica LLC**
3455 March2015 security r 5520-0000 INV901035 4/8/2015 5/8/2015 3,775.44 0.00 3,775.44
3455 April2015 security 5520-0000 INV901052 5/6/2015 6/5/2015 3,402.99 0.00 3,402.99

Check Total: 7,178.43 0.00 7,178.43

7555 **6/10/2015** **06/15** **XER005** **Xerox Financial Services LLC**
3455 May2015CopierLease 5740-0000 307043 4/26/2015 5/26/2015 194.06 0.00 194.06
3455 Jun2015CopierLease 5740-0000 322177 5/27/2015 6/26/2015 388.12 0.00 388.12

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				Check
				Amount

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7556 **6/18/2015** **06/15** **ARL004** **ARLINGTON COUNTY, VIRGINIA**
3455 Garage Permits 0142-0002 345034552015 6/15/2015 7/15/2015 431.83 0.00 431.83

Check Total: 431.83 0.00 431.83

7557 **6/23/2015** **06/15** **AME050** **American Combustion Industries, Inc**
3455 SouthDamperReplacem 3455041510 5336-0000 JC101721 6/4/2015 7/4/2015 3,350.00 0.00 3,350.00
3455 NorthDamperReplacem 3455041511 5336-0000 JC101722 6/4/2015 7/4/2015 3,350.00 0.00 3,350.00

Check Total: 6,700.00 0.00 6,700.00

7558 **6/23/2015** **06/15** **ARL020** **Arlington Promotional Products, LLC**
3455 IceCreamCups 345006154 5772-0000 3135 6/23/2015 7/23/2015 219.32 0.00 219.32

Check Total: 219.32 0.00 219.32

7559 **6/23/2015** **06/15** **ATL009** **Atlantic Sun Control, Inc**
3455 10thFlrEastSideParti 3455011515 5381-0000 9369 1/28/2015 2/27/2015 2,176.00 0.00 2,176.00
3455 8thFloor 3455011514 5381-0000 9370 1/28/2015 2/27/2015 3,600.00 0.00 3,600.00

Check Total: 5,776.00 0.00 5,776.00

7560 **6/23/2015** **06/15** **CIN001** **CINTAS CORPORATION #145**
3455 Uniforms 5390-0000 145250432 5/27/2015 6/26/2015 91.56 0.00 91.56
3455 Uniforms 5390-0000 145250433 5/27/2015 6/26/2015 9.66 0.00 9.66
3455 Uniforms 5390-0000 44F100463 6/10/2015 7/10/2015 40.21 0.00 40.21
3455 Uniforms 5390-0000 44F101339 6/17/2015 7/17/2015 40.48 0.00 40.48

Check Total: 181.91 0.00 181.91

7561 **6/23/2015** **06/15** **COM029** **COMMERCIAL PROTECTION SYSTEMS, INC**
3455 ReplaceBatteries 345506154 5372-0000 4174 6/5/2015 7/5/2015 287.00 0.00 287.00

Check Total: 287.00 0.00 287.00

7562 **6/23/2015** **06/15** **COM032** **COMCAST**
3455 6/7 951797017 5732-0000 6/7 951797017 6/7/2015 7/7/2015 126.21 0.00 126.21
3455 6/7 956050014 5732-0000 6/7 956050014 6/7/2015 7/7/2015 24.41 0.00 24.41

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				Amount
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				Amount

Check Total: 150.62 0.00 150.62

7563 **6/23/2015** **06/15** **EMC002** **Emcor Services**
3455 GenPreventiveMaint 5372-0000 007505253 5/15/2015 6/14/2015 420.00 0.00 420.00

Check Total: 420.00 0.00 420.00

7564 **6/23/2015** **06/15** **ENG003** **Engineers Outlet**
3455 PanKote 5380-0000 276548 6/2/2015 7/2/2015 157.98 0.00 157.98
3455 Batteries 5340-0000 276817 6/9/2015 7/9/2015 156.10 0.00 156.10
3455 SheetMetal 5334-0000 276885 6/10/2015 7/10/2015 57.72 0.00 57.72

Check Total: 371.80 0.00 371.80

7565 **6/23/2015** **06/15** **FAS002** **FastSigns**
3455 BikeRackSign 5381-0000 272-32071 6/12/2015 7/12/2015 92.21 0.00 92.21

Check Total: 92.21 0.00 92.21

7566 **6/23/2015** **06/15** **FED007** **FEDERAL LOCK & SAFE, INC**
3455 EntranceDoor 3455041512 5381-0000 0111256-IN 6/4/2015 7/4/2015 1,049.88 0.00 1,049.88

Check Total: 1,049.88 0.00 1,049.88

7567 **6/23/2015** **06/15** **GRNSTN** **GREENSTEIN DELORME & LUCHS PC**
3455 proposed lease HT 6630-0000 179265 6/4/2015 7/4/2015 2,268.00 0.00 2,268.00
3455 lease global voice i 0202-0002 179301 6/4/2015 7/4/2015 2,268.00 0.00 2,268.00
3455 proposed lease HT 6630-0000 178513 5/11/2015 6/10/2015 4,738.50 0.00 4,738.50
3455 sublease ellumen/ITS 6630-0000 178605 5/11/2015 6/10/2015 1,054.50 0.00 1,054.50
3455 lease global voice i 0202-0002 178632 5/11/2015 6/10/2015 2,344.50 0.00 2,344.50
3455 assign. farmer lumpe 6630-0000 178891 5/11/2015 6/10/2015 1,131.00 0.00 1,131.00

Check Total: 13,804.50 0.00 13,804.50

7568 **6/23/2015** **06/15** **KCS001** **KCS Landscape Management, Inc.**
3455 2015HandwaterBeds 345505152 5412-0000 15393-301 6/8/2015 7/8/2015 225.00 0.00 225.00
3455 2015HandwaterAnnuals 345505151 5412-0000 15393-302 6/8/2015 7/8/2015 225.00 0.00 225.00

Check Total: 450.00 0.00 450.00

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7569	6/23/2015	06/15	KEL006	KELCO INSULATION, INC.						
3455	InsulationRepair		345505157	5336-0000	TM0267-1	6/15/2015	7/15/2015	724.00	0.00	724.00
							Check Total:	724.00	0.00	724.00
7570	6/23/2015	06/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3455	DUE TO MPS 4/15			0491-0010	DTF0415ROSS	5/14/2015	6/13/2015	15,891.84	0.00	15,891.84
							Check Total:	15,891.84	0.00	15,891.84
7571	6/23/2015	06/15	MPA007	MDISTRICT PARK 14						
3455	PARKING 5/15			6312-0000	121004	6/10/2015	7/10/2015	7,125.00	0.00	7,125.00
3455	PARKING 6/15			6312-0000	122015	5/20/2015	6/19/2015	7,125.00	0.00	7,125.00
							Check Total:	14,250.00	0.00	14,250.00
7572	6/23/2015	06/15	OTJ001	OTJ ARCHITECTS						
3455	10thFIRSF Calculatio		345505155	6412-0000	155442	5/31/2015	6/30/2015	750.00	0.00	750.00
							Check Total:	750.00	0.00	750.00
7573	6/23/2015	06/15	PIL001	PILLSBURY WINTHROP SHAW PITTMAN LLP						
3455	OEI Strategy			6632-0000	7986515	5/27/2015	6/26/2015	108.39	0.00	108.39
							Check Total:	108.39	0.00	108.39
7574	6/23/2015	06/15	PIP002	DLA PIPER RUDNICK GRAY CARY US LLP						
3455	GS-01833 legal			0202-0002	3147060	5/18/2015	6/17/2015	839.80	0.00	839.80
							Check Total:	839.80	0.00	839.80
7575	6/23/2015	06/15	PRO025	IESI-MD Corporation						
3455	May2015Recycle			5152-0000	1300359454	5/31/2015	6/30/2015	224.78	0.00	224.78
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7576	6/23/2015	06/15	RED013	Red Coats, Inc.						
3455	Jun2015CleaningServi			5120-0000	228291	5/29/2015	6/28/2015	17,436.61	0.00	17,436.61
3455	Jun2015GaragePorter			6320-0000	228291	5/29/2015	6/28/2015	688.98	0.00	688.98
3455	Jun2015VacancyCredit			5121-0000	228291	5/29/2015	6/28/2015	-5,553.24	0.00	-5,553.24
3455	Jun2015Differential			6214-0000	228291	5/29/2015	6/28/2015	92.74	0.00	92.74

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7577 **6/23/2015** **06/15** **SEC009** **SecurAmerica LLC**
3455 May2015SecurityRover 5520-0000 INV901067 6/8/2015 7/8/2015 2,503.28 0.00 2,503.28

Check Total: 2,503.28 0.00 2,503.28

7578 **6/23/2015** **06/15** **TEL005** **Telco Experts LLC**
3455 Jun2015PhoneLines 5734-0000 1645150601 6/1/2015 7/1/2015 317.73 0.00 317.73
3455 Jun2015PhoneLines 5734-0000 2049150601 6/1/2015 7/1/2015 267.11 0.00 267.11

Check Total: 584.84 0.00 584.84

7579 **6/23/2015** **06/15** **UNI025** **UNIVERSAL BUILDING SERVICES, INC**
3455 11thFirGlassReplacem 345505159 5381-0000 124808 6/5/2015 7/5/2015 2,800.00 0.00 2,800.00

Check Total: 2,800.00 0.00 2,800.00

7580 **6/23/2015** **06/15** **WAL008** **WALSH, COLUCCI, LUBELEY & WALSH P.C**
3455 Review Site Plan 6630-0000 205598 4/13/2015 5/13/2015 2,508.00 0.00 2,508.00

Check Total: 2,508.00 0.00 2,508.00

13470 **6/1/2015** **06/15** **CBL001** **Citybizlist, Inc.**
3455 DC Advertising 6410-0000 AL0000914 5/1/2015 5/31/2015 169.86 0.00 169.86

Check Total: 169.86 0.00 169.86

13473 **6/1/2015** **06/15** **COM032** **COMCAST**
3455 Acct# 05613951384012 5758-0001 ALCOMCAST5/15 5/21/2015 6/20/2015 3.86 0.00 3.86

Check Total: 3.86 0.00 3.86

13475 **6/1/2015** **06/15** **GRNSTN** **GREENSTEIN DELORME & LUCHS PC**
3455 WBJ Contract 6410-0000 AL176962 4/9/2015 5/9/2015 64.51 0.00 64.51

Check Total: 64.51 0.00 64.51

13476 **6/1/2015** **06/15** **ICO002** **iContact LLC**
3455 icontact Sub 6/1-6/3 6410-0000 AL5707901 5/11/2015 6/10/2015 7.41 0.00 7.41

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13479 6/1/2015 06/15 PEA004 Peapod, LLC
3455 Customer ID ox82558 5758-0001 ALk62089527 5/15/2015 6/14/2015 2.26 0.00 2.26

Check Total: 2.26 0.00 2.26

13480 6/1/2015 06/15 PIP002 DLA PIPER RUDNICK GRAY CARY US LLP
3455 MNDRSRV Legal 6630-0000 AL3139949 4/30/2015 5/30/2015 16.97 0.00 16.97

Check Total: 16.97 0.00 16.97

13482 6/1/2015 06/15 RED005 Red Top Cab of Arlington
3455 Acct# 2840200 5758-0008 AL034633 4/30/2015 5/30/2015 2.96 0.00 2.96

Check Total: 2.96 0.00 2.96

13483 6/1/2015 06/15 RED005 Red Top Cab of Arlington
3455 Account# 2840200 5758-0008 AL035296 5/15/2015 6/14/2015 2.17 0.00 2.17

Check Total: 2.17 0.00 2.17

13488 6/1/2015 06/15 WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C
3455 anlys. rosslyn props 6630-0000 AL206471 5/11/2015 6/10/2015 1,961.50 0.00 1,961.50

Check Total: 1,961.50 0.00 1,961.50

13491 6/1/2015 06/15 ZOO001 ZOOM DELIVERY OF DC, LLC.
3455 Customer# 280200 6410-0000 AL92005 5/2/2015 6/1/2015 2.31 0.00 2.31

Check Total: 2.31 0.00 2.31

13492 6/4/2015 06/15 HOL005 Holden Management Services, Inc.
3455 renewal of NY WorkCo 5810-1000 AL504 6/3/2015 7/3/2015 61.00 0.00 61.00

Check Total: 61.00 0.00 61.00

13497 6/8/2015 06/15 CAH001 CAHILL, AILEEN
3455 VA Trip Taxi 5758-0008 AC052015 5/29/2015 5/29/2015 0.61 0.00 0.61
3455 VA Travel 5758-0014 AC052015 5/29/2015 5/29/2015 32.08 0.00 32.08
3455 VA Trip Meals 5758-0013 AC052015 5/29/2015 5/29/2015 1.32 0.00 1.32

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Check Total: 34.01 0.00 34.01

13507	6/8/2015	06/15	KAR002	Kari Blanco					
3455	staff mtg blvd grill			5732-0000	05/22/2015	5/22/2015	6/21/2015	5.54	5.54

Check Total: 5.54 0.00 5.54

13510	6/8/2015	06/15	KBUR01	Kevin Burns					
3455	5/7&28 Staff Lun			5758-0013	KB060415	6/4/2015	7/4/2015	8.67	8.67
3455	4/23 & 5/4 Parki			5758-0013	KB060415	6/4/2015	7/4/2015	1.21	1.21

Check Total: 9.88 0.00 9.88

13513	6/8/2015	06/15	PEA004	Peapod, LLC					
3455	Customer ID ox82558			5758-0001	ALk62271409	5/26/2015	6/25/2015	2.26	2.26

Check Total: 2.26 0.00 2.26

13520	6/16/2015	06/15	CBL001	Citybizlist, Inc.					
3455	June-Aug Citybiz Ad			6410-0000	AL0930	6/1/2015	7/1/2015	509.58	509.58

Check Total: 509.58 0.00 509.58

13523	6/16/2015	06/15	CIT006	Recall Total Information Management					
3455	NY - Storage			5758-0001	AL0808752	5/1/2015	5/31/2015	7.24	7.24

Check Total: 7.24 0.00 7.24

13524	6/16/2015	06/15	COM056	CREW DC					
3455	CREW DC Sponsor			6410-0000	ALCREW2015	1/22/2015	2/21/2015	169.86	169.86

Check Total: 169.86 0.00 169.86

13526	6/16/2015	06/15	DEN005	Deniz Yener					
3455	Broker Meals/events			6411-0000	ALDY06092015	6/9/2015	7/9/2015	15.62	15.62

Check Total: 15.62 0.00 15.62

13528	6/16/2015	06/15	DUN003	DUN & BRADSTREET					
3455	2015 Sub Pynt 3 of 3			5758-0012	AL11318095-03	5/31/2015	6/30/2015	134.41	134.41

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		1401 Wilson Boulevard					Time: 04:39 PM			
06/15 Through 06/15										
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: 134.41 0.00 134.41

13532 6/16/2015 06/15 FIR010 FIRST CORPORATE SEDANS CORP
3455 NY - Aileen Cahill 5758-0008 AL801152 6/2/2015 7/2/2015 4.77 0.00 4.77

Check Total: 4.77 0.00 4.77

13534 6/16/2015 06/15 PEA004 Peapod, LLC
3455 Customer ID ox82558 5758-0001 ALk62412435 6/1/2015 7/1/2015 2.23 0.00 2.23

Check Total: 2.23 0.00 2.23

13535 6/16/2015 06/15 PEA004 Peapod, LLC
3455 Customer ID ox82558 5758-0001 ALk62647143 6/8/2015 7/8/2015 2.01 0.00 2.01

Check Total: 2.01 0.00 2.01

13536 6/16/2015 06/15 RED005 Red Top Cab of Arlington
3455 Account# 2840200 5758-0008 AL036032 5/31/2015 6/30/2015 1.40 0.00 1.40

Check Total: 1.40 0.00 1.40

13539 6/16/2015 06/15 TEL005 Telco Experts LLC
3455 NY - Acct #1197 5758-0005 AL1197150601 6/1/2015 7/1/2015 27.29 0.00 27.29

Check Total: 27.29 0.00 27.29

13540 6/16/2015 06/15 TEL005 Telco Experts LLC
3455 VA-Acct# 1775 6/1/15 5758-0005 AL1775150601 6/1/2015 7/1/2015 30.64 0.00 30.64

Check Total: 30.64 0.00 30.64

13544 6/16/2015 06/15 VER013 VERIZON WIRELESS
3455 VA-Acct#720396355000 5758-0006 AL9746461412 5/28/2015 6/27/2015 114.20 0.00 114.20

Check Total: 114.20 0.00 114.20

13551 6/16/2015 06/15 WBM001 W.B. MASON
3455 VA-Office supplies 5758-0001 ALIS0353048 4/30/2015 5/30/2015 30.91 0.00 30.91
3455 VA-Marketing supplie 6410-0000 ALIS0353048 4/30/2015 5/30/2015 16.19 0.00 16.19
3455 VA-Coffee rental 5758-0004 ALIS0353048 4/30/2015 5/30/2015 2.08 0.00 2.08

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ENTITY: 3455	Monday Production DB							Date: 7/29/2015		
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06/15 Through 06/15										
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: 49.18 0.00 49.18

13555	6/16/2015	06/15	WBM001	W.B. MASON						
3455	VA-Office supplies			5758-0001	ALIS0362891	5/31/2015	6/30/2015	35.63	0.00	35.63
3455	VA-Items for K.Recto			5758-0001	ALIS0362891	5/31/2015	6/30/2015	2.24	0.00	2.24
3455	VA-Starbucks rental			5758-0004	ALIS0362891	5/31/2015	6/30/2015	2.08	0.00	2.08

Check Total: 39.95 0.00 39.95

13556	6/16/2015	06/15	XER005	Xerox Financial Services LLC						
3455	VA-Con#010000055900			5758-0004	AL326891	6/5/2015	7/5/2015	58.77	0.00	58.77

Check Total: 58.77 0.00 58.77

13558	6/16/2015	06/15	ZAC001	Accenture LLP *** VOID ***						
3455	5/15 LEASE ADMIN			5758-0011	AL1100023983	6/3/2015	7/3/2015	334.38	0.00	334.38

Check Total: 334.38 0.00 334.38

13559	6/22/2015	06/15	AME050	American Combustion Industries, Inc						
3455	April2015Chiller Mai			5330-0000	SCHED007316-A	4/30/2015	5/30/2015	686.66	0.00	686.66

Check Total: 686.66 0.00 686.66

13560	6/22/2015	06/15	AME050	American Combustion Industries, Inc						
3455	May2015 chiller main			5330-0000	SCHED007316-B	5/31/2015	6/30/2015	686.66	0.00	686.66

Check Total: 686.66 0.00 686.66

13563	6/22/2015	06/15	CDW001	CDW DIRECT LLC						
3455	319-WIRELESS MICE			5758-0003	AL47316	5/20/2015	6/19/2015	3.24	0.00	3.24

Check Total: 3.24 0.00 3.24

13565	6/22/2015	06/15	CDW001	CDW DIRECT LLC						
3455	319- VA MICE			5758-0003	ALVR87977	5/27/2015	6/26/2015	3.21	0.00	3.21

Check Total: 3.21 0.00 3.21

13567	6/22/2015	06/15	CDW001	CDW DIRECT LLC						
3455	319- OFFICE & SSD			5758-0003	ALW31637	6/2/2015	7/2/2015	66.94	0.00	66.94

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ENTITY: 3455	Monday Production DB							Date: 7/29/2015		
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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: 66.94 0.00 66.94

13569 6/22/2015 06/15 CIS001 Cisco Webex, LLC
3455 368- WEBEX 2015 5758-0003 AL6501895 6/20/2015 7/20/2015 19.37 0.00 19.37

Check Total: 19.37 0.00 19.37

13571 6/22/2015 06/15 FRE013 Freshdirect
3455 NY - Fruit 5758-0001 AL06022015 6/2/2015 7/2/2015 3.50 0.00 3.50

Check Total: 3.50 0.00 3.50

13572 6/22/2015 06/15 ICO002 iContact LLC
3455 Icontact 7/1-7/31 6410-0000 AL5755154 6/10/2015 7/10/2015 7.41 0.00 7.41

Check Total: 7.41 0.00 7.41

13574 6/22/2015 06/15 JON007 Johnny Utah 51, LLC
3455 Party Deposit 5758-0010 AL06172015 6/17/2015 6/18/2015 9.49 0.00 9.49

Check Total: 9.49 0.00 9.49

13576 6/22/2015 06/15 PEA004 Peapod, LLC
3455 Customer ID ox82558 5758-0001 ALk62880485 6/15/2015 7/15/2015 2.25 0.00 2.25

Check Total: 2.25 0.00 2.25

13579 6/22/2015 06/15 REA024 Realogic Analytics Inc
3455 340-ABSTRACTING 5758-0003 AL33839 5/14/2015 6/13/2015 187.50 0.00 187.50
3455 348-ARGUS 5758-0003 AL33839 5/14/2015 6/13/2015 75.00 0.00 75.00

Check Total: 262.50 0.00 262.50

13580 6/22/2015 06/15 REI004 Reis Services LLC
3455 2015 5758-0012 AL094409 5/31/2015 6/30/2015 746.64 0.00 746.64

Check Total: 746.64 0.00 746.64

13581 6/22/2015 06/15 SEA005 SEAMLESSWEB PROFESSIONAL
3455 Staff Lunch 5732-0000 2110357 6/7/2015 7/7/2015 68.97 0.00 68.97

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		1401 Wilson Boulevard	Time:	04:39 PM
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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: 68.97 0.00 68.97

13583	6/22/2015	06/15	TIM009	Time Warner Cable				
3455	210-TWC 6/15			5758-0002	AL06012015	6/1/2015	7/1/2015	7.04

Check Total: 7.04 0.00 7.04

13589	6/22/2015	06/15	WBM001	W.B. MASON				
3455	NY - Rental Fee			5758-0004	ALIS0362843	5/31/2015	6/30/2015	0.74
3455	NY - Office Supplies			5758-0001	ALIS0362843	5/31/2015	6/30/2015	7.38

Check Total: 8.12 0.00 8.12

13592	6/29/2015	06/15	ATS002	At Site Real Estate				
3455	April2015 BPMS			5390-0000	2015130	4/15/2015	5/15/2015	675.00

Check Total: 675.00 0.00 675.00

13593	6/29/2015	06/15	ATS002	At Site Real Estate				
3455	May2015 BPMS			5390-0000	2015169	5/20/2015	6/19/2015	675.00

Check Total: 675.00 0.00 675.00

13595	6/29/2015	06/15	CAS002	CASH				
3455	NY Corp party tips			5758-0010	AL06232015	6/23/2015	6/29/2015	4.00

Check Total: 4.00 0.00 4.00

13597	6/29/2015	06/15	ENE003	Energy Watch, Inc.				
3455	QtyEngJuly-Sept2015			5390-0000	4367	6/2/2015	7/2/2015	304.40

Check Total: 304.40 0.00 304.40

13603	6/29/2015	06/15	JON007	Johnny Utah 51, LLC				
3455	NY Corp party - fina			5758-0010	AL06232005	6/23/2015	6/29/2015	9.49

Check Total: 9.49 0.00 9.49

13604	6/29/2015	06/15	PEA004	Peapod, LLC				
3455	Customer ID ox82558			5758-0001	ALk63069114	6/22/2015	7/22/2015	2.25

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06/15 Through 06/15										
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:	2.25	0.00	2.25
13607	6/29/2015	06/15	REA024	Realogic Analytics Inc						
3455	348 ARGUS			5758-0003	AL33595	4/16/2015	5/16/2015	250.00	0.00	250.00
3455	340 ABSTRACTING			5758-0003	AL33595	4/16/2015	5/16/2015	562.50	0.00	562.50
							Check Total:	812.50	0.00	812.50
13608	6/29/2015	06/15	RED005	Red Top Cab of Arlington						
3455	Account# 2840200			5758-0008	AL036719	6/15/2015	7/15/2015	1.44	0.00	1.44
							Check Total:	1.44	0.00	1.44
13611	6/29/2015	06/15	SAG003	Sage Communications, LLC						
3455	June PR Services		MNDSRV06153	6410-0000	AL0007380	6/2/2015	7/2/2015	545.76	0.00	545.76
							Check Total:	545.76	0.00	545.76
0515STAMP	6/22/2015	06/15	STA034	Stamps.com, Inc.						
3455	5/15 POSTAGE			5758-0004	WT0515STAMP	6/16/2015	7/16/2015	0.87	0.00	0.87
3455	5/15 POSTAGE			5758-0004	WT0515STAMP	6/16/2015	7/16/2015	1.06	0.00	1.06
3455	5/15 POSTAGE			5758-0007	WT0515STAMP	6/16/2015	7/16/2015	2.65	0.00	2.65
							Check Total:	4.58	0.00	4.58
061515234	6/15/2015	06/15	WEL001	WELLS FARGO BANK						
3455	615 Portfolio Intere			8201-0000	WT061515234	6/15/2015	7/15/2015	32,291.67	0.00	32,291.67
3455	615 Reserv Pmts			0611-1600	WT061515234	6/15/2015	7/15/2015	101,997.23	0.00	101,997.23
							Check Total:	134,288.90	0.00	134,288.90
061515236	6/15/2015	06/15	WEL001	WELLS FARGO BANK						
3455	0615 Mezz Loan Pmt			8201-0000	WT061515236	6/15/2015	7/15/2015	36,788.82	0.00	36,788.82
							Check Total:	36,788.82	0.00	36,788.82
455050115	5/7/2015	06/15	DOM002	DOMINION VIRGINIA POWER						
3455	3/30-4/30 1300989785			5210-0000	WT3455050115	5/1/2015	5/6/2015	19,717.40	0.00	19,717.40
3455	3/30-4/30 1300989785			0491-3450	WT3455050115	5/1/2015	5/6/2015	16,796.30	0.00	16,796.30

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ENTITY: 3455	Monday Production DB							Date: 7/29/2015		
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Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

<i>Check Total:</i>								36,513.70	0.00	36,513.70
455052115	6/10/2015	06/15	WAS004	WASHINGTON GAS		Hand Check				
3455	4/21-5/19 3617307503			5220-0000	WT3455052115	5/21/2015	6/10/2015	13.61	0.00	13.61
<i>Check Total:</i>								13.61	0.00	13.61
455060215	6/7/2015	06/15	DOM002	DOMINION VIRGINIA POWER		Hand Check				
3455	4/30-6/1 #1300989785			5210-0000	WT3455060215	6/2/2015	6/7/2015	23,051.74	0.00	23,051.74
3455	4/30-6/1 #1300989785			0491-3450	WT3455060215	6/2/2015	6/7/2015	19,636.68	0.00	19,636.68
<i>Check Total:</i>								42,688.42	0.00	42,688.42
500011H15	5/28/2015	06/15	ARL011	Arlington County Treasurer		Hand Check				
3455	2015 1Half RE Tax Pm			6710-0000	WT160350011H15	5/15/2015	6/14/2015	188,531.34	0.00	188,531.34
<i>Check Total:</i>								188,531.34	0.00	188,531.34
55052115A	6/10/2015	06/15	WAS004	WASHINGTON GAS		Hand Check				
3455	4/21-5/19 3617916204			5210-0000	WT3455052115A	5/21/2015	6/10/2015	277.81	0.00	277.81
3455	4/21-5/19 3617916204			0491-3450	WT3455052115A	5/21/2015	6/10/2015	236.67	0.00	236.67
<i>Check Total:</i>								514.48	0.00	514.48
55060515A	6/25/2015	06/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check				
3455	4/29-5/27 #091376A			5250-0000	WT3455060515A	6/5/2015	6/25/2015	3,978.54	0.00	3,978.54
<i>Check Total:</i>								3,978.54	0.00	3,978.54
55060515B	6/25/2015	06/15	ARL003	ARLINGTON COUNTY TREASURER		Hand Check				
3455	4/21-5/27 #0913806			5250-0000	WT3455060515B	6/5/2015	6/25/2015	132.13	0.00	132.13
<i>Check Total:</i>								132.13	0.00	132.13
EX0430156	5/13/2015	06/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check				
3455	4/2015 EXPENSES			5758-0008	ALAMEX042015	5/28/2015	6/27/2015	9.35	0.00	9.35
3455	4/2015 EXPENSES			5758-0013	ALAMEX042015	5/28/2015	6/27/2015	6.47	0.00	6.47
3455	4/2015 EXPENSES			5758-0014	ALAMEX042015	5/28/2015	6/27/2015	54.29	0.00	54.29
3455	4/2015 EXPENSES			6634-0000	ALAMEX042015	5/28/2015	6/27/2015	48.03	0.00	48.03

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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:	118.14	0.00	118.14
MEX062015	6/1/2015	06/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check			
3455	5/15	EXPENSES		5758-0013	WTAMEX052015 6/4/2015	7/4/2015	0.90	0.00	0.90
3455	5/15	EXPENSES		5758-0003	WTAMEX052015 6/4/2015	7/4/2015	1.94	0.00	1.94
3455	5/15	EXPENSES		5758-0006	WTAMEX052015 6/4/2015	7/4/2015	1.11	0.00	1.11
3455	5/15	EXPENSES		5758-0008	WTAMEX052015 6/4/2015	7/4/2015	20.45	0.00	20.45
3455	5/15	EXPENSES		5758-0010	WTAMEX052015 6/4/2015	7/4/2015	85.29	0.00	85.29
3455	5/15	EXPENSES		5758-0013	WTAMEX052015 6/4/2015	7/4/2015	9.94	0.00	9.94
3455	5/15	EXPENSES		5758-0014	WTAMEX052015 6/4/2015	7/4/2015	12.36	0.00	12.36
3455	5/15	EXPENSES		5772-0000	WTAMEX052015 6/4/2015	7/4/2015	43.92	0.00	43.92
3455	5/15	EXPENSES		6410-0000	WTAMEX052015 6/4/2015	7/4/2015	264.73	0.00	264.73
3455	5/15	EXPENSES		6634-0000	WTAMEX052015 6/4/2015	7/4/2015	190.14	0.00	190.14
						Check Total:	630.78	0.00	630.78
TAMEX0615	6/1/2015	06/15	AME007	AMERICAN EXPRESS TRAVEL RELATED *** VOID		Voided Check			
3455	5/15	CREDIT		5758-0014	ALAMEXTP0515 5/29/2015	6/28/2015	-0.32	0.00	-0.32
						Check Total:	-0.32	0.00	-0.32
						1401 Wilson Boulevard Total:	594,894.28	0.00	594,894.28
						Grand Total:	594,894.28	0.00	594,894.28

1401 Wilson	ACCT	SSA 07/07/15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
February 1, 2015	LEASING	AF 7/9/15																
Management Fees	MGMT	AK 7/15/16		5,043	3,143	6,121	7,791	5,941	3,306	6,038	6,322	6,346	7,365	7,371	7,378	72,165	75,924	(3,759)
				5,043	3,143	6,121	7,791	5,941	3,306	6,038	6,322	6,346	7,365	7,371	7,378	72,165	75,924	(3,759)

Redevelopment Cost	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
1401 Redevelopment Soft Costs	9,016	-	3,404	-	-	1,524	-	-	-	-	-	-	13,944	7,573,333	#####
Total DV FEE 1.5%	135	-	51	-	-	23	-	-	-	-	-	-	209	113,600	(113,391)

Leasing Commission - OB																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Global Voice Hall - New Deal	4,216		Y	-	-	-	-	-	-	15,198	-	-	-	-	-	15,198	13,140	2,058
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	-	-	-	-	15,292	(15,292)
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	25,645	(25,645)
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	6,309	(6,309)
Suite 02203, GSA 01781 - SOCIAL SECURITY??	2,549	CODE?	Y	-	-	-	-	-	-	28,527	-	-	-	-	-	28,527	28,527	-
Suite 01101, Kanpai				-	-	-	-	-	-	-	-	-	-	-	-	-	5,634	(5,634)
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551504	Y			9,180										9,180	-	9,180
																-	-	-
																-	-	-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 9,180	\$ -	\$ -	\$ -	\$ 43,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,905	\$ 94,547	\$ (41,642)

Leasing Commission - MPS																		
1401 Wilson	Lease Sq Footages	Job Code	Committed	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	TOTAL	Budget	Variance
																-		-
Suite 10002, Global Voice Hall - New Deal	4,216			-	-	-	-	-	-	7,599	-	-	-	-	-	7,599	6,570	1,029
Suite 90001, Vacant	15,292			-	-	-	-	-	-	-	-	-	-	-	-	-	7,646	(7,646)
Suite 80004, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	12,823	(12,823)
Suite 02204, Vacant	2,549			-	-	-	-	-	-	-	-	-	-	-	-	-	3,155	(3,155)
Suite 02203, GSA 01781 - SOCIAL SECURITY	2,549	34551507	Y	-	-	-	23,250	-	-	-	-	-	-	-	-	23,250	14,264	8,986
Suite 01101, Kanpai				-	-	-	-	-	-	-	-	-	-	-	-	-	2,817	(2,817)
Unbudgeted Items																-	-	-
Suite 00B01, Triangle Experience Group	2,970	34551505	Y			4,590										4,590	-	4,590
All Spice Early Renewal													4,000			4,000	-	4,000
																-		-
TOTAL 1401 Wilson	30,125			\$ -	\$ -	\$ 4,590	\$ 23,250	\$ -	\$ -	\$ 7,599	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 39,439	\$ 47,275	\$ (7,836)

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

TI - Construction	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
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Unbudgeted Items

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

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

TI - Landlord Work	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-		
Suite 10002, Global Voice Hall - New Deal	0				Y	-	-	-	-	-	-	-	-	-	-	-	-	-	63,240	(63,240)
Suite 90001, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	122,336	(122,336)
Suite 80004, Vacant	530			34558THS	Y	-	530	-	-	-	-	-	-	-	-	-	-	530	156,060	(155,530)
Suite 02204, Vacant	0					-	-	-	-	-	-	-	-	-	-	-	-	-	62,318	(62,318)
Suite 01101, Kanpai	0					-	-	-	-	-	-	-	-	-	-	-	-	-	29,745	(29,745)
Unbudgeted Social Security Paint & Carpet																		-	-	-
	0																	-	-	-
																		-		
TOTAL 1401 Wilson	28,745	-	-			-	530	-	-	-	-	-	-	-	-	-	-	530	433,699	(433,169)
Total CM FEE 3%						-	16	-	-	-	-	-	-	-	-	-	-	16	13,011	(12,995)

BI - Non Esc	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-		-
Plaza Deck Repairs/Waterproofing	25,000			34551503	Y	-	7,540	-	-	-	-			17,460	-	-	-	25,000	25,000	-
Garage Repairs	46,749			34551502	Y	-	2,031	-	1,937	-	539		21,121	21,121	-	-	-	46,749	50,000	(3,251)
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
	0																	-	-	-
																		-	-	-
TOTAL 1401 Wilson		-	-			-	9,571	-	1,937	-	539	-	21,121	38,581	-	-	-	71,749	75,000	(3,251)
Total CM FEE 3%						-	287	-	58	-	16	-	634	1,157	-	-	-	2,152	2,250	(98)
Total CM Fee						-	303	-	905	-	16	-	634	1,157	-	-	-	3,015	17,248	(14,233)

SECTION 4

Leasing Report

Rent Roll

Stacking Plan

1401 Wilson Boulevard

Leasing Status Report

as of June 30, 2015



BUILDING INFORMATION

YR Built:	1965	RSF Office	187,881
Renovated:	NA	RSF Retail	8,401
Stories:	12	RSF Storage	185
		Total Building	196,467
Occupancy:	49%	Vacant Office	99,925
		Vacant Retail	-
		Vacant Storage	185
		Total Vacancy	100,110

2015-2016 EXPIRATIONS

Tenant	SF	Floor	LXP	Status
McKeller Corporation	3,586	1st	Jun-15	6 mos Renewal
GS-01833	5,436	2nd	May-15	Vacate
GS-01781	6,624	2nd	Mar-15	Renewed
Kanpai	1,983	Ground	May-16	
All-Spice	2,758	Ground	Jun-16	
Rosslyn Tailors	979	Ground	Feb-16	
Marketing Center	648			
Total	22,014			

EXPIRATION SCHEDULE

Year	SF	% of Total
Vacant	100,110	50.96%
2015	14,311	7.28%
2016	7,703	3.92%
2017	4,495	2.29%
2018	4,978	2.53%
2019	11,568	5.89%
thereafter	53,302	27.13%
	196,467	100.00%

CURRENT VACANCY

Floor/Suite	SF	General Space Condition
10th	4,216	Vacant - At Lease w/ Global Voice
9th	15,292	Vacant
8th	7,803	Vacant
3-6th	61,168	Office former GSA
2nd	6,686	Office / Storage ready
B Level Storage	185	Storage
B Level	4,760	Former GSA Storage Space
Total	100,110	

OTHER MAJOR TENANT EXPIRATIONS

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

LEASES UNDER NEGOTIATION / LOIS

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
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
Strategy US	New	3,586	10th	Oct-15	C&W	5 yrs	\$ 30.00	3.00%	4 months	\$ 26.58	\$ 9.56	\$ 34,269	\$ 10.00	\$ 35,860	\$ -	\$ -	\$ 70,129
Total		3,586									\$ 34,269		\$ 35,860		\$ -	\$ -	\$ 70,129

DEALS SIGNED 2015

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

DEALS SIGNED 2014

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

SPACE VACATED 2015

Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
	0				
Total	0				



Rosslyn Class A
Lease Comparables
as of
June 30, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Jun-15	3001 Washington Blvd Clarendon		HDR	23,000	10.83	\$52.00	\$85.00	10	\$36.85
Jun-15	2511 Jefferson Davis Hwy Crystal City		BAM Technologies	11,592	7.83	\$33.50	\$65.00	9	\$19.45
Apr-15	4250 N Fairfax		Nixon Vanderhye	45,040	10.75	43.65	\$70.00	8	\$32.14
Apr-15	1300 N 17th St Rosslyn	19-20th	Promontory	36,000	11.00	\$56.95	\$81.00	17	\$37.30
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
**TIA includes Lease Liability Assumption									
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
Includes FF&E									
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

Rosslyn Class B
Lease Comparables
as of
June 30, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.L.	Months Free	N.E.R.
Jun-15	1911 N Ft Myer Rosslyn		Rosslyn BID	3,817	10.33	\$32.00	\$72.50	4	\$20.96
May-15	1501 Wilson Blvd	10th	SeKON Enterprise Inc	3,113	5.00	\$40.00	\$57.00	0	\$29.03
May-15	1530 Wilson Blvd	4th	Changeis	2,131	5.50	\$40.00	\$62.00	6	\$23.97
May-15	1530 Wilson Blvd	4th	Remote Medicine	1,712	5.40	\$40.50	\$62.50	5	\$24.94
May-15	1560 Wilson Blvd	4th	Edge Research	4,996	11.00	\$36.50	\$80.00	12	\$22.28
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70



Rosslyn Retail
Lease Comparables
as of
June 30, 2015

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

Database: MONDAYPROD
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1401 Wilson Boulevard

Rent Roll
1401 Wilson Boulevard
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

New Leases

3455	-10002	Global Voice Hall Inc	7/1/2015	9/30/2020	4,216								
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Vacant Suites

3455	-00B02	Vacant			4,760								
3455	-02201	Vacant			377								
3455	-02202	Vacant			1,525								
3455	-02204	Vacant			6,309								
3455	-03301	Vacant			15,292								
3455	-04401	Vacant			15,292								
3455	-05501	Vacant			15,292								
3455	-06601	Vacant			15,292								
3455	-08803	Vacant			7,803								
3455	-09901	Vacant			15,292								
3455	-10002	Vacant			4,216								
3455	-10004	Vacant			3,911								
3455	-STR01	Vacant			185								

Occupied Suites

3455	-00A01	Rosslyn Children's Center, Inc	4/1/2012	3/31/2019	9,135	25,791.15	33.88	263.04			RTL	4/1/2016	26,567.63	34.90
											RTL	4/1/2017	27,366.94	35.95
											RTL	4/1/2018	28,189.09	37.03
3455	-00B01	Triangle Experience Group Inc	2/1/2015	1/31/2018	2,970	6,187.50	25.00				RNT	2/1/2016	6,373.13	25.75
											RNT	2/1/2017	6,563.70	26.52
3455	-01101	Kanpai	7/1/2002	5/31/2016	1,983	7,330.06	44.36			-3,165.03	HLD	6/1/2016	14,660.12	88.71
3455	-01102	Marketing Center	7/1/2010	6/30/2011	648									
3455	-01103	Bonnie Doone Ventures, LLC	3/1/2013	6/30/2016	2,758	6,584.72	28.65	297.77		167.52	HLD	7/1/2016	13,169.46	57.30
											RTL	6/1/2016	6,584.72	28.65
											RUB	6/1/2016	175.90	0.77

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1401 Wilson Boulevard

Rent Roll
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3455	-01105	McKellar Corporation	12/21/2011	12/31/2015	3,586	11,573.82	38.73	103.26		HLD	7/1/2015	23,147.64	77.46
										RNT	7/1/2015	9,000.00	30.12
3455	-01106	Subway Real Estate, LLC	11/18/2010	11/30/2020	1,379	5,496.46	47.83	759.44		HLD	12/1/2020	7,963.73	69.30
										HLD	12/11/2020	12,741.96	110.88
										OPF	12/1/2015	333.26	2.90
										OPF	12/1/2016	343.60	2.99
										OPF	12/1/2017	353.94	3.08
										OPF	12/1/2018	364.29	3.17
										OPF	12/1/2019	375.78	3.27
										RTL	12/1/2015	5,660.80	49.26
										RTL	12/1/2016	5,830.87	50.74
										RTL	12/1/2017	6,005.55	52.26
3455	-01107	VIP Cleaners	4/1/2014	3/31/2019	654	2,189.27	40.17	98.24		RTL	12/1/2018	6,185.96	53.83
										RTL	12/1/2019	6,370.98	55.44
										OPF	4/1/2016	101.18	1.86
										OPF	4/1/2017	104.22	1.91
										OPF	4/1/2018	107.35	1.97
										RTL	4/1/2016	2,255.21	41.38
										RTL	4/1/2017	2,322.79	42.62
										RTL	4/1/2018	2,392.55	43.90
										RNT	3/18/2016	21,528.00	39.00
										RNT	3/18/2017	21,528.00	39.00
3455	-02203	GS11B-01781 (SSA)	3/18/2005	3/17/2018	6,624	21,528.00	39.00			RNT	4/1/2016	55,943.23	43.90
										RNT	4/1/2017	57,625.35	45.22
										RNT	4/1/2018	59,358.45	46.58
										RNT	4/1/2019	61,142.51	47.98
										RNT	4/1/2020	62,977.55	49.42
3455	-07701	Professional Risk Management	3/23/2012	3/31/2022	15,292	54,312.09	42.62	440.13		RNT	4/1/2021	64,863.57	50.90
										RNT	4/1/2015	9,127.26	36.57
										RNT	11/1/2016	9,401.80	37.67
										RNT	11/1/2017	9,683.33	38.80
										RNT	7/1/2015	7,800.84	37.28
3455	-08800	Atlantic Systems Group	11/1/2014	1/31/2018	2,995	8,860.21	35.50			RNT	7/1/2016	8,190.05	39.14
										RNT	6/1/2016	6,109.07	36.95
3455	-08801	EMD Strategies LLC	6/20/2014	5/31/2017	2,511	7,428.38	35.50			RNT	12/1/2015	5,818.81	39.25
										RNT	12/1/2016	5,993.75	40.43
3455	-08802	Farmer, Lumpe & McClelland	5/27/2014	4/30/2017	1,984	5,945.39	35.96	38.35		RNT	12/1/2017	6,173.13	41.64
										RNT	12/1/2018	6,358.44	42.89
3455	-10003	Owens-Illionois General INC.	12/15/2013	7/31/2019	1,779	5,649.81	38.11	34.86		RNT	8/24/2015	55,943.23	43.90
										RNT	8/24/2016	57,625.35	45.22
3455	-11001	SRA International, Inc.	8/24/2011	8/23/2021	15,292	54,312.09	42.62	1,434.58		RNT	8/24/2017	59,358.45	46.58
										RNT	8/24/2018	61,142.51	47.98
										RNT	8/24/2019	62,977.55	49.42
										RNT	8/24/2015	55,943.23	43.90

Database: MONDAYPROD
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Rent Roll
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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
										RNT	8/24/2020	64,863.57	50.90
	Additional Space	3455	-10001	2/5/2013	8/31/2018	1,983	6,575.30	39.79	10.57	RNT	2/1/2016	6,771.95	40.98
										RNT	2/1/2017	6,975.20	42.21
										RNT	2/1/2018	7,185.07	43.48
				Total		17,275	60,887.39		1,445.15			0.00	
3455	-12001	Ellumen, Inc.	6/1/2010	5/31/2020	12,410	45,555.04	44.05	248.22		HLD	6/1/2020	76,895.46	74.35
										HLD	7/1/2020	102,527.28	99.14
										RNT	6/1/2016	46,920.14	45.37
										RNT	6/1/2017	48,326.61	46.73
										RNT	6/1/2018	49,774.44	48.13
										RNT	6/1/2019	51,263.64	49.57
	Additional Space	3455	-10005	3/18/2014	5/31/2020	3,311	10,658.66	38.63	66.23	RNT	3/18/2016	10,978.72	39.79
										RNT	3/18/2017	11,307.07	40.98
										RNT	3/18/2018	11,646.44	42.21
										RNT	3/18/2019	11,996.86	43.48
										RNT	3/18/2020	12,355.55	44.78
				Total		15,721	56,213.70		314.45			0.00	
3455	-12002	Assoc of State Drinking Water	11/1/2013	10/31/2020	2,648	8,978.93	40.69	52.79		RNT	11/1/2015	9,248.14	41.91
										RNT	11/1/2016	9,526.18	43.17
										RNT	11/1/2017	9,813.05	44.47
										RNT	11/1/2018	10,106.53	45.80
										RNT	11/1/2019	10,408.85	47.17
3455	-1st_F	Rosslyn Tailors	3/1/2011	2/28/2016	979	3,213.57	39.39	537.97					
Totals:		Occupied Sqft:	46.28%	20 Units	90,921	298,170.45		4,385.45		-2,997.51			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	53.72%	13 Units	105,546								
		Total Sqft:		33 Units	196,467	298,170.45							
Total 1401 Wilson Boulevard:		Occupied Sqft:	46.28%	20 Units	90,921	298,170.45		4,385.45		-2,997.51			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	53.72%	13 Units	105,546								
		Total Sqft:		33 Units	196,467	298,170.45							
Grand Total:		Occupied Sqft:	46.28%	20 Units	90,921	298,170.45		4,385.45		-2,997.51			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	53.72%	13 Units	105,546								
		Total Sqft:		33 Units	196,467	298,170.45							

1401 Wilson Boulevard

Stacking Plan

as of June 30, 2015

Floor	S to S					Current	Re-measured		
12	11' 4"	Ellumen [formerly CPS Healthcare, Inc.] (Ste. 1200): 12,410 sf (\$42.77, 3%) LXP 5/31/2020 Renewals: None Termination: TT / LL right to terminate after year 6 with 270 days notice				ASDWA: 2,648 rsf LXP 10/31/2020 (\$39.50, 2.75%, Nov '06) Renewals: None	15,058	15,292	
11	10' 8"	SRA International (Ste. 1100): 15,292 sf (\$44.71, 3%) LXP 8/23/2021 ROFO					15,292	15,292	
10	10' 8"	Leased to Global Voice Hall 4,216 sf	Owens Illinois: 1,779 sf (\$37.00) LXP 7/31/19	SRA International (Ste 10001): 1,983 sf (\$38.63, 3%) LXP 8/31/18	DOD CPMS (GS 11B-01833): 3,911 rsf LXP 5/8/2015 TT total sf - 5,436 (\$38.00, flat) Ren: None	Ellumen: 3,311 sf (\$37.50) LXP 5/31/20	15,200	15,292	
9	10' 8"	Vacant: 15,292 sf					15,292	15,292	
8	10' 8"	Atlantic Systems Group: 2,995 sf LXP 1/31/18 (\$35.50)	EMD Strategies 2,511 sf LXP 5/31/17 (\$35.50)	Farmer, Lumpe& McClelland 1,984 sf LXP 4/30/17 (\$35.00)	Vacant 7,803 sf		15,293	15,292	
7	10' 8"	Professional Risk Management Services, Inc. (Ste. 800): 15,292 sf (\$43.99, 3%) LXP 03/31/2022 ROFO					15,292	15,292	
6	10' 8"	Vacant: 15,292 sf					15,292	15,292	
5	10' 8"	Vacant: 15,292 sf					15,292	15,292	
4	10' 8"	Vacant: 15,292 sf					15,292	15,292	
3	10' 8"	Vacant: 15,292 sf					15,292	15,292	
2	10' 8"	Vacant: 377 sf	DOD NSPS (GS 11B-01833): 1,525 rsf LXP 5/8/2015 TT total sf - 5,436 (\$39.13, flat) Ren: None	Social Security Administration (GS 11B-01781): 6,624 rsf (\$26.00,CPI) LXP 03/17/2018 Ren: None Term: After 5 yr firm term w/ 6 mos Right to lease aprx 6,000 sf on ground level at 1812 N Moore		Vacant: 6,309 sf	14,835	15,292	
1	12' 8"	Kanpai: 1,983 sf (\$43.07, 4%) LXP 5/31/16		Rosslyn Tailors: 979 sf (\$35.00, 3%) Exp. 2/28/2016 LXP None (d/b/a Elim Boutique)		McKellar Corporation: 3,586 rsf LXP 06/30/15 (\$41.42, Net of Elec.)		11,987	11,806
		Marketing Ste.: 648 sf MTM		Bonnie Doone Ventures, LLC: 2,758 sf (\$29.61, 3%,Net of Util) LXP 6/30/16 Renewals: None		Subway: 1,379 sf (Ste. 106): (\$53.46, NNN 3%, \$2.50 CAM) LXP 11/30/2020 LL Termination: After year 7.		VIP: 654 sf LXP 3/31/19 (\$40.75, 3%) Ren: None LL Term option after 12/31/16	
A-Level	11' 2"	Rosslyn Children's Center (Ste. A100): 9,135 sf (\$35.58, 2.75%) LXP 3/31/19 Termination Option: LL and TT shall have the option to terminate any time after 2010 with 180 days notice Renewals: None				Core Area		9,135	10,851
B-Level	11' 2"	Vacant: 4,760 sf	TEG 2,970sf (\$25.00) LXP 1/31/18		GARAGE			7,730	7,434

Storage

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

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

Vacant Office	99,925
Vacant Retail	0
Vacant Storage	185
Total Vacancy	100,110

Expiration Key

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

