

**Exhibit A**  
**(Budget)**

NNN 400 Capitol LLC													
12-Week Cash Flow Forecast													
(\$ in 000's)	Week Ending Friday												
	12/19/2016	12/26/2016	1/2/2017	1/9/2017	1/16/2017	1/23/2017	1/30/2017	2/6/2017	2/13/2017	2/20/2017	2/27/2017	3/6/2017	12-Week
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Total
<b>I. Receipts</b>													
a) Rent	0	0	245,643	245,643	0	0	245,652	245,652	0	0	245,369	245,369	1,473,328
b) Other	0	0	25,000	13,676	0	0	8,000	25,000	13,676	0	8,000	25,000	118,352
<b>Total Receipts</b>	<b>0</b>	<b>0</b>	<b>270,643</b>	<b>259,319</b>	<b>0</b>	<b>0</b>	<b>253,652</b>	<b>270,652</b>	<b>13,676</b>	<b>0</b>	<b>253,369</b>	<b>270,369</b>	<b>1,591,680</b>
<b>II. Disbursements</b>													
a) Operating													
O&M Cost	90	19,540	34,690	6,408	11,890	14,560	13,090	35,808	14,290	9,410	26,190	5,308	191,274
General & Administrative	0	28,400	23,744	1,000	11,500	2,000	25,000	10,881	11,500	0	25,000	14,381	153,405
Utilities	0	0	3,500	88,225	0	0	0	103,525	0	0	0	103,525	298,775
<b>TOTAL OPERATING COSTS</b>	<b>90</b>	<b>47,940</b>	<b>61,934</b>	<b>95,633</b>	<b>23,390</b>	<b>16,560</b>	<b>38,090</b>	<b>150,214</b>	<b>25,790</b>	<b>9,410</b>	<b>51,190</b>	<b>123,214</b>	<b>643,454</b>
b) Other/Restructuring													
Debtor Professional Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Committee Professional Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Secured Lender Professional Fees	0	0	0	0	0	0	0	0	0	0	0	25,000	25,000
US Trustee's Fees	0	0	0	0	0	0	0	0	0	0	0	8,400	8,400
Utility Deposits	44,000												
<b>TOTAL OTHER/RESTRUCTURING COSTS</b>	<b>44,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33,400</b>	<b>77,400</b>
<b>TOTAL DISBURSEMENTS</b>	<b>44,090</b>	<b>47,940</b>	<b>61,934</b>	<b>95,633</b>	<b>23,390</b>	<b>16,560</b>	<b>38,090</b>	<b>150,214</b>	<b>25,790</b>	<b>9,410</b>	<b>51,190</b>	<b>156,614</b>	<b>720,854</b>
<b>III Net Change in Cash</b>	<b>-44,090</b>	<b>-47,940</b>	<b>208,709</b>	<b>163,686</b>	<b>-23,390</b>	<b>-16,560</b>	<b>215,562</b>	<b>120,438</b>	<b>-12,114</b>	<b>-9,410</b>	<b>202,179</b>	<b>113,755</b>	<b>870,826</b>
<b>IV. Beginning Cash - December 14, 2016</b>	<b>515,341</b>	<b>471,251</b>	<b>423,311</b>	<b>632,020</b>	<b>795,706</b>	<b>772,316</b>	<b>755,756</b>	<b>971,318</b>	<b>1,091,757</b>	<b>1,079,643</b>	<b>1,070,233</b>	<b>1,272,412</b>	<b>515,341</b>
Net Change in Cash	-44,090	-47,940	208,709	163,686	-23,390	-16,560	215,562	120,438	-12,114	-9,410	202,179	113,755	870,826
<b>Ending Cash Balance</b>	<b>471,251</b>	<b>423,311</b>	<b>632,020</b>	<b>795,706</b>	<b>772,316</b>	<b>755,756</b>	<b>971,318</b>	<b>1,091,757</b>	<b>1,079,643</b>	<b>1,070,233</b>	<b>1,272,412</b>	<b>1,386,167</b>	<b>1,386,167</b>
Debt Service	0	0	162,000	0	0	0	0	162,000	0	0	0	162,000	486,000
<b>Net Ending Cash Balance</b>	<b>471,251</b>	<b>423,311</b>	<b>470,020</b>	<b>795,706</b>	<b>772,316</b>	<b>755,756</b>	<b>971,318</b>	<b>929,757</b>	<b>1,079,643</b>	<b>1,070,233</b>	<b>1,272,412</b>	<b>1,224,167</b>	<b>900,167</b>

**Budget Worksheet**

Property = reg, Book = 2 Year Budget, From Date = 10/2016, To Date = 09/2018, Post Month = 09/2018

Account Number	Account Name	D	N	12/19/2016	12/26/2016	1/2/2017	1/9/2017	1/16/2017	1/23/2017	1/30/2017	2/6/2017	2/13/2017	2/20/2017	2/27/2017	3/6/2017	12-Week
				Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Total
	<b>Base Rental Revenue</b>															
4110-0000	Base Rent			0	0	245,643	245,643	0	0	245,652	245,652	0	0	245,369	245,369	<b>1,473,328</b>
	<b>Scheduled Base Rental Revenue</b>			<b>0</b>	<b>0</b>	<b>245,643</b>	<b>245,643</b>	<b>0</b>	<b>0</b>	<b>245,652</b>	<b>245,652</b>	<b>0</b>	<b>0</b>	<b>245,369</b>	<b>245,369</b>	<b>1,473,328</b>
	Other Rental Revenue															
4164-0000	Conference Room Rent			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
4164-4000	Fitness Center Rent			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
4165-0000	Parking Income			0	0	25,000	0	0	0	8,000	25,000	0	0	8,000	25,000	<b>91,000</b>
4167-0000	Space/Antenna Rent			0	0	0	2,676	0	0	0	0	2,676	0	0	0	<b>5,352</b>
	<b>Total Other Revenue</b>			<b>0</b>	<b>0</b>	<b>25,000</b>	<b>2,676</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>25,000</b>	<b>2,676</b>	<b>0</b>	<b>8,000</b>	<b>25,000</b>	<b>96,352</b>
	Reimbursement Revenue															
4120-0000	CAM Estimates			0	0	0	11,000	0	0	0	0	11,000	0	0	0	<b>22,000</b>
4154-0000	Overtime HVAC			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
	<b>Total Reimbursement Revenue</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>11,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,000</b>
	<b>Total of Lease Based Revenue</b>			<b>0</b>	<b>0</b>	<b>270,643</b>	<b>259,319</b>	<b>0</b>	<b>0</b>	<b>253,652</b>	<b>270,652</b>	<b>13,676</b>	<b>0</b>	<b>253,369</b>	<b>270,369</b>	<b>1,591,680</b>
	Miscellaneous Property Revenue															
4172-0000	Late Fees			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
4173-0000	NSF Fees			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
4186-0000	Miscellaneous Income			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
8060-0000	Interest Income			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
	<b>Total Miscellaneous Property Revenue</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Gross Income</b>			<b>0</b>	<b>0</b>	<b>270,643</b>	<b>259,319</b>	<b>0</b>	<b>0</b>	<b>253,652</b>	<b>270,652</b>	<b>13,676</b>	<b>0</b>	<b>253,369</b>	<b>270,369</b>	<b>1,591,680</b>
	Operating Expenses															
	Reimbursable Expenses															
6110-2000	Landscaping Interior			0	0	0	500	0	0	0	500	0	0	0	500	<b>1,500</b>
6111-0000	Grounds Maintenance Contract			0	0	600	0	0	0	0	600	0	0	0	600	<b>1,800</b>
6112-0000	Irrigation Repairs and Maintenance			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6113-0000	Fountains and Lakes Maintenance			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6114-0000	Tree Trimming			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6118-0000	Parking Lot Repair			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6121-0000	UPS and Generator Maint/Dock			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6122-0000	Steam Cleaning			0	0	500	0	0	0	0	0	0	0	0	0	<b>500</b>
6123-0000	Skywalk Maintenance			0	0	0	393	0	0	0	393	0	0	0	393	<b>1,179</b>
6125-0000	Signage Maintenance			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6129-0000	Repairs/Maintenance Miscellaneous			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6131-0000	Holiday Decorations			0	1,500	0	0	0	0	0	0	0	0	0	0	<b>1,500</b>
6370-0000	Security Service			0	15,000	0	0	10,000	0	10,000	0	0	0	10,000	0	<b>45,000</b>
6371-0000	Security System Repair			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6372-0000	Security Supplies			0	0	0	0	0	0	0	0	0	0	0	500	<b>500</b>
6375-0000	Fire Protection/Alarms			0	0	0	100	0	0	0	100	0	0	0	100	<b>300</b>
6377-0000	Fire and Safety Supplies/Labor			0	0	0	0	0	0	0	0	0	0	15,000	0	<b>15,000</b>
6378-0000	Fire and Safety Inspections			0	0	0	4,700	0	0	0	0	0	0	0	0	<b>4,700</b>
6379-0000	Building Maintenance			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6379-0040	Building Supplies			0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
6379-2000	Interior Building Repairs			0	0	6,500	0	0	0	0	0	0	6,500	0	0	<b>13,000</b>
6379-2200	R/M Interior Painting			0	350	0	0	350	0	0	0	350	0	0	0	<b>1,050</b>

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				Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Total
6379-4000	Drapes/Blinds			0	0	0	0	0	0	0	500	0	0	0	0	500
6379-5000	Carpet Repair/Replace/Clean			50	50	50	50	50	50	50	50	50	50	50	50	600
6379-6000	Glass Repair			0	0	0	0	0	0	0	0	0	0	0	0	0
6380-1000	Janitorial Night Service			0	0	27,000	0	0	0	0	27,000	0	0	0	0	54,000
6386-0000	Fitness Equipment Maintenance			0	0	0	0	0	150	0	0	0	0	0	0	150
6390-0000	Pest Control Interior			0	0	0	0	350	0	0	0	350	0	0	0	700
6408-0000	Window Cleaning			0	0	0	0	0	0	0	0	0	0	0	0	0
6709-0000	Roof Repairs			0	0	0	0	0	0	0	0	0	0	0	0	0
6423-0000	Locksmith			0	100	0	0	100	0	0	0	0	0	100	0	300
6430-0000	Elevator Contract			0	0	0	0	0	12,500	0	0	12,500	0	0	0	25,000
6431-0000	Elevator Repairs & Supplies			0	0	0	0	0	0	0	0	0	0	0	0	0
6432-0000	Elevator Phone			0	0	0	200	0	0	0	200	0	0	0	200	600
6438-0000	Electrical Repair/Replace			0	0	0	0	0	0	0	0	0	0	0	0	0
6438-1000	Electrical Supplies/Lightbulbs			0	1,000	0	0	1,000	0	1,000	0	1,000	0	1,000	0	5,000
6446-0000	Plumbing Supplies/Labor			0	1,000	0	0	0	0	2,000	0	0	1,000	0	2,000	6,000
6452-0000	HVAC Supplies			0	0	0	0	0	1,700	0	0	0	1,700	0	0	3,400
6454-0000	HVAC Contract Services			0	0	0	0	0	0	6,000	0	0	0	0	500	6,500
6455-0000	HVAC Water Treatment			0	0	0	425	0	0	425	0	0	0	0	425	1,275
6465-1000	Building Signage			0	500	0	0	0	120	0	0	0	120	0	0	740
6470-6000	Engineering Uniforms and Cleaning			40	40	40	40	40	40	40	40	40	40	40	40	480
	<b>TOTAL O&amp;M</b>			<b>90</b>	<b>19,540</b>	<b>34,690</b>	<b>6,408</b>	<b>11,890</b>	<b>14,560</b>	<b>13,090</b>	<b>35,808</b>	<b>14,290</b>	<b>9,410</b>	<b>26,190</b>	<b>5,308</b>	<b>191,274</b>
6471-1000	Electricity			0	0	0	76,000	0	0	0	85,000	0	0	0	85,000	246,000
6471-4000	Water			0	0	0	3,000	0	0	0	4,000	0	0	0	4,000	11,000
6471-5000	Sewer			0	0	0	7,200	0	0	0	9,000	0	0	0	9,000	25,200
6475-4200	Telephone			0	0	0	1,500	0	0	0	1,500	0	0	0	1,500	4,500
6433-0000	Cable/Internet			0	0	0	525	0	0	0	525	0	0	0	525	1,575
6471-8000	Trash Disposal			0	0	3,500	0	0	0	0	3,500	0	0	0	3,500	10,500
	<b>TOTAL UTILITIES</b>			<b>0</b>	<b>0</b>	<b>3,500</b>	<b>88,225</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103,525</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103,525</b>	<b>298,775</b>
6472-1000	Property Management Fees			0	8,000	0	0	0	0	9,500	0	0	0	9,500	0	27,000
6473-2000	Insurance Property			0	0	23,744	0	0	0	0	10,881	0	0	0	10,881	45,505
	Asset Fees			0	0	0	0	0	0	4,000	0	0	0	4,000	0	0
6473-3000	Insurance Liability			0	0	0	0	0	0	0	0	0	0	0	3,500	3,500
6474-1000	Property Tax			0	0	0	0	0	0	0	0	0	0	0	0	0
6475-1300	Property Management Payroll			0	11,000	0	0	4,500	0	4,500	0	4,500	0	4,500	0	29,000
6470-1000	Maintenance Engineer Salary Reimb.			0	9,400	0	0	7,000	0	7,000	0	7,000	0	7,000	0	37,400
6475-4100	Office Expenses			0	0	0	0	0	0	0	0	0	0	0	0	0
6475-4180	Postage and Courier			0	0	0	0	0	0	0	0	0	0	0	0	0
6475-4190	Recov. Postage and Printing			0	0	0	0	0	0	0	0	0	0	0	0	0
6475-4440	Dues and Subscriptions			0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
6475-5000	Education and Training			0	0	0	0	0	0	0	0	0	0	0	0	0
6475-5100	Meals and Entertainment			0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>TOTAL ADMINISTRATIVE</b>			<b>0</b>	<b>28,400</b>	<b>23,744</b>	<b>1,000</b>	<b>11,500</b>	<b>0</b>	<b>25,000</b>	<b>10,881</b>	<b>11,500</b>	<b>0</b>	<b>25,000</b>	<b>14,381</b>	<b>143,405</b>
	<b>Total Reimbursable Expenses</b>			<b>90</b>	<b>47,940</b>	<b>61,934</b>	<b>95,633</b>	<b>23,390</b>	<b>14,560</b>	<b>38,090</b>	<b>150,214</b>	<b>25,790</b>	<b>9,410</b>	<b>51,190</b>	<b>123,214</b>	<b>633,454</b>
	<b>Non-Reimbursable Expenses</b>															
6481-9000	Marketing Expense			0	0	0	0	0	0	0	0	0	0	0	0	0
6489-0000	Legal/Lease Negotiations			0	0	0	0	0	2,000	0	0	0	0	0	0	2,000
6609-0000	Asset Management Fees			0	0	0	0	0	0	0	0	0	0	0	0	0
6610-0000	Bank Charges			0	0	0	0	0	0	0	0	0	0	0	0	0
6614-0000	Non-Building Compliance/Reg Fees			0	0	0	0	0	0	0	0	0	0	0	0	0
6615-0000	Loan Administration Fees			0	0	0	0	0	0	0	0	0	0	0	0	0

**Budget Worksheet**

Property = reg, Book = 2 Year Budget, From Date = 10/2016, To Date = 09/2018, Post Month = 09/2018

Account Number	Account Name	D	N	12/19/2016	12/26/2016	1/2/2017	1/9/2017	1/16/2017	1/23/2017	1/30/2017	2/6/2017	2/13/2017	2/20/2017	2/27/2017	3/6/2017	12-Week
				Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Total
6610-0000	Tax Preparation Fees			0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Non-Reimbursable Expenses			0	0	0	0	0	2,000	0	0	0	0	0	0	2,000
	<b>Total Operating Expenses</b>			<b>90</b>	<b>47,940</b>	<b>61,934</b>	<b>95,633</b>	<b>23,390</b>	<b>16,560</b>	<b>38,090</b>	<b>150,214</b>	<b>25,790</b>	<b>9,410</b>	<b>51,190</b>	123,214	<b>635,454</b>
	<b>Net Operating Income</b>			<b>-90</b>	<b>-47,940</b>	<b>208,709</b>	<b>163,686</b>	<b>-23,390</b>	<b>-16,560</b>	<b>215,562</b>	<b>120,438</b>	<b>-12,114</b>	<b>-9,410</b>	<b>202,179</b>	<b>147,155</b>	<b>956,226</b>