Project	320 Fairfield Rd
System Size (kW DC)	186

Capex

Capex($/Wdc)	
Purchase Price	-
PV EPC	1.750
Interconnection	0.100
Reimbursable DevEx (SRE)	0.100
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	0.049
Construction Management	-
Closing/ Legal/ 3rd Party Reports	0.050
Capex ($)	
Purchase Price	-
PV EPC	325,500
Interconnection	18,600
Reimbursable DevEx (SRE)	18,600
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	9,114
Construction Management	-
Closing/ Legal/ 3rd Party Reports	9,300

NOI Buildup

Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Revenue																						
PPA Offtake 1 Revenue	-	2,150	13,183	13,605	14,081	14,474	14,847	15,155	15,734	16,317	16,947	17,227	17,556	17,849	18,234	18,617	18,852	19,252	19,664	19,900	20,224	17,275
PPA Offtake 2 revenue	-	1,198	7,413	7,712	8,043	8,318	8,572	8,761	9,109	9,496	9,876	10,129	10,320	10,473	10,677	10,927	11,050	11,294	11,534	11,660	11,836	10,098
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	4,480	28,004	27,864	27,725	27,586	27,448	27,311	27,174	27,038	26,903	26,769	26,635	26,502	26,369	26,237	22,261	2,010	2,000	1,990	1,980	1,656
Total Revenue	-	7,828	48,599	49,180	49,848	50,379	50,867	51,227	52,017	52,851	53,726	54,125	54,511	54,824	55,280	55,780	52,163	32,557	33,199	33,550	34,040	29,029
Operating Expenses																						
Operations & Maintenance	-	464	1,865	1,883	1,902	1,921	1,940	1,960	1,979	1,999	2,019	2,039	2,060	2,080	2,101	2,122	2,143	2,165	2,186	2,208	2,230	1,685
Asset Management	-	278	1,122	1,144	1,167	1,190	1,214	1,238	1,263	1,288	1,314	1,340	1,367	1,395	1,422	1,451	1,480	1,509	1,540	1,570	1,602	1,219
Lease/ Site Control	-	2,311	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	9,268	6,951
Ongoing Customer Management	-	295	1,188	1,200	1,212	1,224	1,236	1,248	1,261	1,273	1,286	1,299	1,312	1,325	1,338	1,352	1,365	1,379	1,393	1,407	1,421	1,074
Insurance	-	139	558	558	558	558	558	558	558	558	558	558	558	558	558	558	558	558	558	558	558	419
PILOT/ Other Taxes	-	464	1,869	1,907	1,945	1,984	2,023	2,064	2,105	2,147	2,190	2,234	2,279	2,324	2,371	2,418	2,467	2,516	2,566	2,617	2,670	2,032
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	3,951	15,869	15,959	16,051	16,145	16,239	16,336	16,434	16,534	16,635	16,738	16,843	16,950	17,058	17,169	17,281	17,395	17,511	17,629	17,749	13,380
NOI																						
Net Operating Income	-	3,878	32,730	33,221	33,797	34,234	34,627	34,891	35,583	36,317	37,090	37,387	37,667	37,874	38,221	38,612	34,883	15,162	15,688	15,922	16,291	15,649