Project	2303 Center Square Road
System Size (kW DC)	1,378

Capex

Capex($/Wdc)	
Purchase Price	-
PV EPC	1.600
Interconnection	0.100
Reimbursable DevEx (SRE)	0.050
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	0.049
Construction Management	-
Closing/ Legal/ 3rd Party Reports	0.050
Capex ($)	
Purchase Price	-
PV EPC	2,204,800
Interconnection	137,800
Reimbursable DevEx (SRE)	68,900
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	67,522
Construction Management	-
Closing/ Legal/ 3rd Party Reports	68,900

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	-	18,762	121,074	125,070	129,443	133,149	136,715	139,763	145,018	150,265	155,894	159,217	162,933	166,377	157,006	101,357	177,820	182,207	186,692	189,770	193,575	165,946
PPA Offtake 2 revenue	-	13,346	86,226	88,982	91,943	94,463	96,826	98,680	101,837	105,278	108,672	111,016	113,537	115,783	109,028	70,459	123,548	126,600	129,615	131,728	134,265	115,011
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	35,592	222,463	221,351	220,244	219,143	218,047	216,957	215,872	214,793	213,719	212,650	211,587	210,529	192,757	120,850	176,845	15,971	15,892	15,812	15,733	13,155
Total Revenue	-	67,699	429,764	435,403	441,630	446,755	451,588	455,400	462,727	470,335	478,285	482,883	488,056	492,689	458,791	292,666	478,213	324,779	332,199	337,310	343,574	294,112
Operating Expenses																						
Operations & Maintenance	-	3,436	13,814	13,953	14,092	14,233	14,375	14,519	14,664	14,811	14,959	15,109	15,260	15,412	15,566	15,722	15,879	16,038	16,199	16,361	16,524	12,486
Asset Management	-	2,061	8,309	8,476	8,645	8,818	8,994	9,174	9,358	9,545	9,736	9,930	10,129	10,332	10,538	10,749	10,964	11,183	11,407	11,635	11,868	9,034
Lease/ Site Control	-	39,442	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	158,203	118,653
Ongoing Customer Management	-	2,188	8,800	8,888	8,977	9,066	9,157	9,249	9,341	9,435	9,529	9,624	9,720	9,818	9,916	10,015	10,115	10,216	10,318	10,422	10,526	7,953
Insurance	-	1,031	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	3,101
PILOT/ Other Taxes	-	3,436	13,849	14,126	14,408	14,697	14,990	15,290	15,596	15,908	16,226	16,551	16,882	17,219	17,564	17,915	18,273	18,639	19,012	19,392	19,780	15,056
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	51,594	207,110	207,779	208,460	209,151	209,855	210,570	211,297	212,036	212,787	213,551	214,328	215,118	215,922	216,739	217,569	218,414	219,273	220,146	221,035	166,282
NOI																						
Net Operating Income	-	16,105	222,654	227,624	233,171	237,604	241,733	244,831	251,431	258,299	265,497	269,332	273,728	277,570	242,869	75,927	260,644	106,365	112,926	117,164	122,539	127,830