Project	1550 Imperial Way
System Size (kW DC)	599

Capex

Capex($/Wdc)	
Purchase Price	-
PV EPC	1.750
Interconnection	0.100
Reimbursable DevEx (SRE)	0.050
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	0.049
Construction Management	-
Closing/ Legal/ 3rd Party Reports	0.050
Capex ($)	
Purchase Price	-
PV EPC	1,048,250
Interconnection	59,900
Reimbursable DevEx (SRE)	29,950
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	29,351
Construction Management	-
Closing/ Legal/ 3rd Party Reports	29,950

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	-	7,285	44,665	46,095	47,709	49,042	50,305	51,349	53,310	55,285	57,419	58,370	59,485	60,476	56,848	36,573	63,876	65,232	66,627	67,427	68,523	58,530
PPA Offtake 2 revenue	-	4,059	25,116	26,130	27,250	28,184	29,043	29,684	30,864	32,174	33,461	34,321	34,965	35,485	33,289	21,466	37,438	38,267	39,079	39,505	40,101	34,215
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	15,180	94,883	94,409	93,937	93,467	93,000	92,535	92,072	91,612	91,154	90,698	90,244	89,793	82,213	51,544	75,426	6,812	6,778	6,744	6,710	5,611
Total Revenue	-	26,524	164,664	166,633	168,896	170,693	172,348	173,568	176,245	179,071	182,034	183,389	184,694	185,755	172,351	109,583	176,741	110,311	112,484	113,676	115,335	98,356
Operating Expenses																						
Operations & Maintenance	-	1,493	6,005	6,065	6,126	6,187	6,249	6,311	6,374	6,438	6,503	6,568	6,633	6,700	6,767	6,834	6,903	6,972	7,041	7,112	7,183	5,427
Asset Management	-	896	3,612	3,684	3,758	3,833	3,910	3,988	4,068	4,149	4,232	4,317	4,403	4,491	4,581	4,672	4,766	4,861	4,958	5,058	5,159	3,927
Lease/ Site Control	-	9,189	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	36,859	27,644
Ongoing Customer Management	-	951	3,825	3,863	3,902	3,941	3,980	4,020	4,060	4,101	4,142	4,184	4,225	4,268	4,310	4,353	4,397	4,441	4,485	4,530	4,575	3,457
Insurance	-	448	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,797	1,348
PILOT/ Other Taxes	-	1,493	6,020	6,140	6,263	6,388	6,516	6,647	6,779	6,915	7,053	7,194	7,338	7,485	7,635	7,787	7,943	8,102	8,264	8,429	8,598	6,545
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	14,472	58,118	58,409	58,705	59,005	59,311	59,622	59,938	60,259	60,586	60,918	61,256	61,599	61,948	62,304	62,665	63,032	63,405	63,785	64,171	48,348
NOI																						
Net Operating Income	-	12,052	106,546	108,225	110,191	111,688	113,036	113,946	116,307	118,811	121,448	122,471	123,438	124,156	110,402	47,279	114,076	47,279	49,079	49,891	51,164	50,008