Project	1351 Metropolitan Ave
System Size (kW DC)	456

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	798,000
Interconnection	45,600
Reimbursable DevEx (SRE)	45,600
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	22,344
Construction Management	-
Closing/ Legal/ 3rd Party Reports	22,800

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	-	5,444	33,378	34,446	35,652	36,648	37,592	38,372	39,837	41,314	42,908	43,619	44,452	45,193	46,167	47,136	47,734	48,747	49,790	50,387	51,206	43,739
PPA Offtake 2 revenue	-	3,033	18,769	19,526	20,364	21,062	21,703	22,182	23,064	24,043	25,005	25,647	26,129	26,518	27,034	27,666	27,977	28,597	29,203	29,521	29,967	25,568
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	11,344	70,905	70,550	70,197	69,846	69,497	69,150	68,804	68,460	68,118	67,777	67,438	67,101	66,765	66,432	56,365	5,090	5,065	5,040	5,015	4,193
Total Revenue	-	19,821	123,051	124,523	126,213	127,556	128,793	129,704	131,705	133,817	136,031	137,044	138,019	138,812	139,966	141,234	132,075	82,434	84,058	84,948	86,188	73,500
Operating Expenses																						
Operations & Maintenance	-	1,137	4,571	4,617	4,663	4,710	4,757	4,805	4,853	4,901	4,950	5,000	5,050	5,100	5,151	5,203	5,255	5,307	5,360	5,414	5,468	4,132
Asset Management	-	682	2,750	2,805	2,861	2,918	2,976	3,036	3,097	3,159	3,222	3,286	3,352	3,419	3,487	3,557	3,628	3,701	3,775	3,850	3,927	2,989
Lease/ Site Control	-	6,648	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	26,664	19,998
Ongoing Customer Management	-	724	2,912	2,941	2,971	3,000	3,030	3,061	3,091	3,122	3,153	3,185	3,217	3,249	3,281	3,314	3,347	3,381	3,415	3,449	3,483	2,632
Insurance	-	341	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,026
PILOT/ Other Taxes	-	1,137	4,583	4,674	4,768	4,863	4,961	5,060	5,161	5,264	5,369	5,477	5,586	5,698	5,812	5,928	6,047	6,168	6,291	6,417	6,545	4,982
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	10,669	42,848	43,069	43,294	43,523	43,756	43,993	44,233	44,478	44,726	44,979	45,236	45,498	45,764	46,034	46,309	46,588	46,873	47,162	47,456	35,759
NOI																						
Net Operating Income	-	9,152	80,203	81,453	82,919	84,033	85,037	85,712	87,472	89,339	91,305	92,064	92,783	93,314	94,202	95,200	85,767	35,845	37,185	37,787	38,732	37,741