Project	400 Grove Road
System Size (kW DC)	139

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	243,250
Interconnection	13,900
Reimbursable DevEx (SRE)	13,900
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	6,811
Construction Management	-
Closing/ Legal/ 3rd Party Reports	6,950

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	-	1,663	10,199	10,526	10,894	11,199	11,487	11,725	12,173	12,624	13,111	13,329	13,583	13,810	14,107	14,403	14,586	14,895	15,214	15,397	15,647	13,365
PPA Offtake 2 revenue	-	927	5,735	5,967	6,222	6,436	6,632	6,778	7,048	7,347	7,641	7,837	7,984	8,103	8,261	8,454	8,549	8,738	8,924	9,021	9,157	7,813
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	3,466	21,666	21,558	21,450	21,343	21,236	21,130	21,024	20,919	20,815	20,711	20,607	20,504	20,401	20,299	17,223	1,555	1,548	1,540	1,532	1,281
Total Revenue	-	6,057	37,600	38,050	38,567	38,977	39,355	39,634	40,245	40,890	41,567	41,876	42,174	42,417	42,769	43,157	40,358	25,189	25,685	25,958	26,336	22,459
Operating Expenses																						
Operations & Maintenance	-	347	1,393	1,407	1,421	1,436	1,450	1,465	1,479	1,494	1,509	1,524	1,539	1,555	1,570	1,586	1,602	1,618	1,634	1,650	1,667	1,259
Asset Management	-	208	838	855	872	889	907	925	944	963	982	1,002	1,022	1,042	1,063	1,084	1,106	1,128	1,151	1,174	1,197	911
Lease/ Site Control	-	2,049	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	8,220	6,165
Ongoing Customer Management	-	221	888	897	905	915	924	933	942	952	961	971	981	990	1,000	1,010	1,020	1,031	1,041	1,051	1,062	802
Insurance	-	104	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	313
PILOT/ Other Taxes	-	347	1,397	1,425	1,453	1,482	1,512	1,542	1,573	1,605	1,637	1,669	1,703	1,737	1,772	1,807	1,843	1,880	1,918	1,956	1,995	1,519
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	3,275	13,154	13,221	13,290	13,360	13,431	13,503	13,576	13,651	13,726	13,803	13,882	13,962	14,043	14,125	14,209	14,294	14,381	14,469	14,558	10,970
NOI																						
Net Operating Income	-	2,781	24,447	24,829	25,277	25,618	25,924	26,131	26,669	27,240	27,840	28,073	28,292	28,455	28,727	29,032	26,149	10,895	11,305	11,489	11,778	11,489