| | |
|---|---|
| Project | 299 Fairfield Ave |
| System Size (kW DC) | 176 |

## 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 | 308,000 |
| Interconnection | 17,600 |
| Reimbursable DevEx (SRE) | 17,600 |
| Reimbursable DevEx (3rd Party) | - |
| Off-Take (Upfront) | 8,624 |
| Construction Management | - |
| Closing/ Legal/ 3rd Party Reports | 8,800 |

## 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 | - | 2,033 | 12,463 | 12,862 | 13,313 | 13,685 | 14,037 | 14,328 | 14,875 | 15,427 | 16,022 | 16,288 | 16,599 | 16,875 | 17,239 | 17,601 | 17,824 | 18,202 | 18,592 | 18,815 | 19,120 | 16,332 |
| PPA Offtake 2 revenue | - | 1,133 | 7,008 | 7,291 | 7,604 | 7,865 | 8,104 | 8,283 | 8,612 | 8,978 | 9,337 | 9,577 | 9,757 | 9,902 | 10,095 | 10,330 | 10,447 | 10,678 | 10,904 | 11,023 | 11,190 | 9,547 |
| Wholesale Revenue | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SRECs Revenue | - | 4,236 | 26,476 | 26,344 | 26,212 | 26,081 | 25,950 | 25,821 | 25,692 | 25,563 | 25,435 | 25,308 | 25,182 | 25,056 | 24,930 | 24,806 | 21,047 | 1,901 | 1,891 | 1,882 | 1,872 | 1,566 |
| Total Revenue | - | 7,401 | 45,948 | 46,497 | 47,128 | 47,630 | 48,092 | 48,432 | 49,179 | 49,968 | 50,794 | 51,172 | 51,537 | 51,833 | 52,264 | 52,737 | 49,317 | 30,781 | 31,387 | 31,720 | 32,183 | 27,445 |
| **Operating Expenses** | | | | | | | | | | | | | | | | | | | | | | |
| Operations & Maintenance | - | 439 | 1,764 | 1,782 | 1,800 | 1,818 | 1,836 | 1,854 | 1,873 | 1,892 | 1,911 | 1,930 | 1,949 | 1,968 | 1,988 | 2,008 | 2,028 | 2,048 | 2,069 | 2,090 | 2,110 | 1,595 |
| Asset Management | - | 263 | 1,061 | 1,083 | 1,104 | 1,126 | 1,149 | 1,172 | 1,195 | 1,219 | 1,243 | 1,268 | 1,294 | 1,320 | 1,346 | 1,373 | 1,400 | 1,428 | 1,457 | 1,486 | 1,516 | 1,154 |
| Lease/ Site Control | - | 2,177 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 8,730 | 6,548 |
| Ongoing Customer Management | - | 280 | 1,124 | 1,135 | 1,147 | 1,158 | 1,170 | 1,181 | 1,193 | 1,205 | 1,217 | 1,229 | 1,242 | 1,254 | 1,266 | 1,279 | 1,292 | 1,305 | 1,318 | 1,331 | 1,344 | 1,016 |
| Insurance | - | 132 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 528 | 396 |
| PILOT/ Other Taxes | - | 439 | 1,769 | 1,804 | 1,840 | 1,877 | 1,915 | 1,953 | 1,992 | 2,032 | 2,072 | 2,114 | 2,156 | 2,199 | 2,243 | 2,288 | 2,334 | 2,381 | 2,428 | 2,477 | 2,526 | 1,923 |
| Battery OpEx | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Net removal cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total operating expense | - | 3,729 | 14,977 | 15,062 | 15,149 | 15,238 | 15,327 | 15,419 | 15,511 | 15,606 | 15,702 | 15,799 | 15,899 | 16,000 | 16,102 | 16,207 | 16,313 | 16,421 | 16,530 | 16,642 | 16,755 | 12,631 |
| **NOI** | | | | | | | | | | | | | | | | | | | | | | |
| **Net Operating Income** | - | 3,673 | 30,971 | 31,435 | 31,979 | 32,392 | 32,764 | 33,013 | 33,668 | 34,362 | 35,093 | 35,373 | 35,638 | 35,833 | 36,162 | 36,531 | 33,005 | 14,360 | 14,857 | 15,078 | 15,427 | 14,814 |