Project	4 Pleasant Hill
System Size (kW DC)	461

Capex

Capex($/Wdc)	
Purchase Price	0.030
PV EPC	1.750
Interconnection	0.100
Reimbursable DevEx (SRE)	0.050
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	0.049
Construction Management	-
Closing/ Legal/ 3rd Party Reports	0.050
Capex ($)	
Purchase Price	13,822
PV EPC	806,295
Interconnection	46,074
Reimbursable DevEx (SRE)	23,037
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	22,576
Construction Management	-
Closing/ Legal/ 3rd Party Reports	23,037

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	-	4,310	27,647	28,516	29,531	30,328	31,076	31,655	32,987	34,339	35,827	36,664	37,634	38,504	36,463	23,624	41,457	42,621	43,819	44,531	45,485	39,046
PPA Offtake 2 revenue	-	2,986	19,384	20,159	21,010	21,713	22,360	22,835	23,752	24,780	25,793	26,400	27,067	27,635	26,080	16,917	29,666	30,491	31,303	31,805	32,446	27,819
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	11,676	72,982	72,618	72,254	71,893	71,534	71,176	70,820	70,466	70,114	69,763	69,414	69,067	63,237	39,647	58,017	5,240	5,213	5,187	5,161	4,316
Total Revenue	-	18,972	120,013	121,293	122,795	123,934	124,970	125,667	127,560	129,585	131,734	132,827	134,115	135,205	125,781	80,188	129,139	78,352	80,335	81,524	83,093	71,180
Operating Expenses																						
Operations & Maintenance	-	1,149	4,619	4,665	4,712	4,759	4,806	4,855	4,903	4,952	5,002	5,052	5,102	5,153	5,205	5,257	5,309	5,362	5,416	5,470	5,525	4,175
Asset Management	-	689	2,778	2,834	2,891	2,948	3,007	3,067	3,129	3,191	3,255	3,320	3,387	3,454	3,524	3,594	3,666	3,739	3,814	3,890	3,968	3,020
Lease/ Site Control	-	5,203	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	20,871	15,653
Ongoing Customer Management	-	732	2,942	2,972	3,001	3,031	3,062	3,092	3,123	3,154	3,186	3,218	3,250	3,283	3,315	3,349	3,382	3,416	3,450	3,485	3,519	2,659
Insurance	-	345	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,037
PILOT/ Other Taxes	-	1,149	4,630	4,723	4,818	4,914	5,012	5,112	5,215	5,319	5,425	5,534	5,644	5,757	5,873	5,990	6,110	6,232	6,357	6,484	6,613	5,034
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	9,266	37,223	37,446	37,674	37,905	38,140	38,379	38,622	38,870	39,121	39,376	39,636	39,900	40,169	40,442	40,720	41,002	41,289	41,581	41,878	31,578
NOI																						
Net Operating Income	-	9,706	82,790	83,846	85,122	86,029	86,829	87,287	88,937	90,715	92,613	93,451	94,478	95,305	85,612	39,746	88,419	37,349	39,046	39,942	41,214	39,602