Project	429-449 Schiller Street
System Size (kW DC)	284

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	497,000
Interconnection	28,400
Reimbursable DevEx (SRE)	28,400
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	13,916
Construction Management	-
Closing/ Legal/ 3rd Party Reports	14,200

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	-	3,355	20,568	21,226	21,969	22,583	23,165	23,646	24,549	25,458	26,441	26,879	27,392	27,849	28,449	29,046	29,414	30,039	30,681	31,049	31,554	26,953
PPA Offtake 2 revenue	-	1,869	11,566	12,032	12,548	12,979	13,374	13,669	14,212	14,816	15,409	15,804	16,101	16,341	16,659	17,048	17,240	17,622	17,995	18,192	18,466	15,756
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	6,990	43,693	43,474	43,257	43,041	42,826	42,611	42,398	42,186	41,975	41,766	41,557	41,349	41,142	40,936	34,733	3,137	3,121	3,106	3,090	2,584
Total Revenue	-	12,214	75,826	76,733	77,775	78,603	79,364	79,926	81,159	82,460	83,825	84,449	85,050	85,538	86,250	87,031	81,387	50,797	51,798	52,347	53,110	45,292
Operating Expenses																						
Operations & Maintenance	-	708	2,847	2,876	2,904	2,933	2,963	2,992	3,022	3,052	3,083	3,114	3,145	3,176	3,208	3,240	3,273	3,305	3,338	3,372	3,406	2,573
Asset Management	-	425	1,713	1,747	1,782	1,817	1,854	1,891	1,929	1,967	2,006	2,047	2,088	2,129	2,172	2,215	2,260	2,305	2,351	2,398	2,446	1,862
Lease/ Site Control	-	3,936	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	15,788	11,841
Ongoing Customer Management	-	451	1,814	1,832	1,850	1,869	1,887	1,906	1,925	1,944	1,964	1,984	2,003	2,023	2,044	2,064	2,085	2,106	2,127	2,148	2,169	1,639
Insurance	-	212	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852	639
PILOT/ Other Taxes	-	708	2,854	2,911	2,970	3,029	3,089	3,151	3,214	3,279	3,344	3,411	3,479	3,549	3,620	3,692	3,766	3,841	3,918	3,997	4,077	3,103
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	6,440	25,867	26,005	26,145	26,288	26,433	26,580	26,730	26,882	27,037	27,195	27,355	27,517	27,683	27,851	28,023	28,197	28,374	28,554	28,737	21,657
NOI																						
Net Operating Income	-	5,774	49,959	50,728	51,630	52,315	52,932	53,346	54,429	55,578	56,788	57,254	57,695	58,021	58,567	59,180	53,365	22,600	23,424	23,793	24,374	23,635