Project	2125 McCarter Hwy
System Size (kW DC)	357

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	624,750
Interconnection	35,700
Reimbursable DevEx (SRE)	35,700
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	17,493
Construction Management	-
Closing/ Legal/ 3rd Party Reports	17,850

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	-	4,213	25,833	26,660	27,594	28,365	29,095	29,699	30,833	31,976	33,210	33,760	34,405	34,978	35,732	36,482	36,945	37,729	38,536	38,998	39,632	33,853
PPA Offtake 2 revenue	-	2,347	14,526	15,113	15,761	16,301	16,798	17,169	17,851	18,609	19,353	19,850	20,223	20,524	20,924	21,413	21,653	22,133	22,602	22,849	23,194	19,789
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	8,780	54,879	54,604	54,331	54,059	53,789	53,520	53,253	52,986	52,721	52,458	52,196	51,935	51,675	51,417	43,625	3,940	3,920	3,901	3,881	3,245
Total Revenue	-	15,341	95,238	96,377	97,686	98,726	99,682	100,388	101,937	103,571	105,285	106,068	106,823	107,437	108,330	109,312	102,223	63,802	65,059	65,748	66,707	56,887
Operating Expenses																						
Operations & Maintenance	-	890	3,579	3,615	3,651	3,687	3,724	3,761	3,799	3,837	3,875	3,914	3,953	3,993	4,033	4,073	4,114	4,155	4,197	4,239	4,281	3,235
Asset Management	-	534	2,153	2,196	2,240	2,284	2,330	2,377	2,424	2,473	2,522	2,573	2,624	2,677	2,730	2,785	2,840	2,897	2,955	3,014	3,075	2,340
Lease/ Site Control	-	5,058	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	20,286	15,214
Ongoing Customer Management	-	567	2,280	2,303	2,326	2,349	2,372	2,396	2,420	2,444	2,469	2,493	2,518	2,543	2,569	2,595	2,621	2,647	2,673	2,700	2,727	2,061
Insurance	-	267	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	803
PILOT/ Other Taxes	-	890	3,588	3,660	3,733	3,807	3,884	3,961	4,041	4,121	4,204	4,288	4,374	4,461	4,550	4,641	4,734	4,829	4,925	5,024	5,124	3,901
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	8,206	32,956	33,129	33,306	33,485	33,667	33,852	34,041	34,232	34,427	34,625	34,826	35,031	35,239	35,451	35,666	35,885	36,107	36,333	36,564	27,554
NOI																						
Net Operating Income	-	7,135	62,282	63,248	64,380	65,241	66,015	66,536	67,896	69,339	70,858	71,444	71,997	72,406	73,092	73,861	66,558	27,917	28,952	29,415	30,144	29,333