Project	90 Raskulinecs Rd
System Size (kW DC)	413

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	722,750
Interconnection	41,300
Reimbursable DevEx (SRE)	41,300
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	20,237
Construction Management	-
Closing/ Legal/ 3rd Party Reports	20,650

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	-	4,894	30,009	30,969	32,054	32,949	33,798	34,499	35,817	37,144	38,578	39,217	39,965	40,632	41,507	42,379	42,916	43,827	44,764	45,301	46,038	39,324
PPA Offtake 2 revenue	-	2,727	16,874	17,555	18,308	18,936	19,513	19,943	20,736	21,616	22,481	23,059	23,492	23,841	24,305	24,873	25,153	25,710	26,256	26,542	26,943	22,988
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	10,199	63,748	63,429	63,112	62,797	62,483	62,170	61,860	61,550	61,242	60,936	60,632	60,328	60,027	59,727	50,676	4,577	4,554	4,531	4,508	3,770
Total Revenue	-	17,820	110,631	111,954	113,474	114,682	115,793	116,613	118,412	120,310	122,301	123,212	124,089	124,801	125,839	126,979	118,745	74,113	75,574	76,374	77,489	66,081
Operating Expenses																						
Operations & Maintenance	-	1,030	4,140	4,182	4,224	4,266	4,308	4,352	4,395	4,439	4,483	4,528	4,573	4,619	4,665	4,712	4,759	4,807	4,855	4,903	4,952	3,742
Asset Management	-	618	2,490	2,540	2,591	2,643	2,696	2,750	2,805	2,861	2,918	2,976	3,036	3,096	3,158	3,222	3,286	3,352	3,419	3,487	3,557	2,707
Lease/ Site Control	-	6,040	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	24,228	18,171
Ongoing Customer Management	-	656	2,637	2,664	2,690	2,717	2,744	2,772	2,800	2,828	2,856	2,884	2,913	2,942	2,972	3,002	3,032	3,062	3,093	3,123	3,155	2,384
Insurance	-	309	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	929
PILOT/ Other Taxes	-	1,030	4,151	4,234	4,318	4,405	4,493	4,583	4,674	4,768	4,863	4,960	5,060	5,161	5,264	5,369	5,477	5,586	5,698	5,812	5,928	4,512
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	9,682	38,886	39,086	39,290	39,498	39,708	39,923	40,141	40,362	40,587	40,816	41,049	41,286	41,527	41,772	42,021	42,274	42,531	42,793	43,059	32,446
NOI																						
Net Operating Income	-	8,138	71,745	72,868	74,184	75,184	76,085	76,690	78,271	79,948	81,714	82,395	83,039	83,515	84,312	85,207	76,724	31,840	33,042	33,581	34,429	33,635