Project	2C Terminal Way
System Size (kW DC)	392

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	686,000
Interconnection	39,200
Reimbursable DevEx (SRE)	39,200
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	19,208
Construction Management	-
Closing/ Legal/ 3rd Party Reports	19,600

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	-	4,745	29,090	30,021	31,072	31,940	32,763	33,443	34,720	36,006	37,396	38,016	38,742	39,388	40,236	41,081	41,602	42,485	43,394	43,914	44,628	38,120
PPA Offtake 2 revenue	-	2,643	16,358	17,018	17,748	18,356	18,915	19,333	20,101	20,955	21,793	22,353	22,772	23,111	23,561	24,112	24,383	24,923	25,452	25,729	26,118	22,284
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	9,887	61,796	61,487	61,180	60,874	60,570	60,267	59,965	59,666	59,367	59,070	58,775	58,481	58,189	57,898	49,124	4,437	4,414	4,392	4,370	3,654
Total Revenue	-	17,275	107,244	108,526	110,000	111,171	112,248	113,043	114,786	116,627	118,557	119,439	120,289	120,980	121,986	123,091	115,109	71,844	73,260	74,036	75,116	64,058
Operating Expenses																						
Operations & Maintenance	-	977	3,930	3,969	4,009	4,049	4,089	4,130	4,172	4,213	4,255	4,298	4,341	4,384	4,428	4,472	4,517	4,562	4,608	4,654	4,701	3,552
Asset Management	-	586	2,364	2,411	2,459	2,508	2,559	2,610	2,662	2,715	2,770	2,825	2,881	2,939	2,998	3,058	3,119	3,181	3,245	3,310	3,376	2,570
Lease/ Site Control	-	6,084	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	24,402	18,302
Ongoing Customer Management	-	623	2,503	2,528	2,554	2,579	2,605	2,631	2,657	2,684	2,711	2,738	2,765	2,793	2,821	2,849	2,877	2,906	2,935	2,965	2,994	2,263
Insurance	-	293	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	882
PILOT/ Other Taxes	-	977	3,940	4,018	4,099	4,181	4,264	4,350	4,437	4,525	4,616	4,708	4,802	4,898	4,996	5,096	5,198	5,302	5,408	5,516	5,627	4,283
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	9,541	38,315	38,505	38,699	38,896	39,096	39,299	39,506	39,716	39,930	40,147	40,368	40,593	40,821	41,054	41,290	41,530	41,775	42,023	42,276	31,851
NOI																						
Net Operating Income	-	7,734	68,929	70,021	71,301	72,275	73,152	73,744	75,281	76,911	78,627	79,292	79,921	80,387	81,165	82,037	73,819	30,314	31,485	32,013	32,840	32,207