Project	400 Gotham Parkway
System Size (kW DC)	444

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	776,895
Interconnection	44,394
Reimbursable DevEx (SRE)	44,394
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	21,753
Construction Management	-
Closing/ Legal/ 3rd Party Reports	22,197

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	-	5,326	32,654	33,699	34,879	35,853	36,777	37,540	38,973	40,417	41,977	42,673	43,488	44,213	45,165	46,114	46,698	47,689	48,709	49,294	50,095	42,790
PPA Offtake 2 revenue	-	2,967	18,361	19,103	19,922	20,605	21,232	21,701	22,564	23,521	24,463	25,091	25,562	25,942	26,448	27,066	27,370	27,976	28,569	28,881	29,317	25,014
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	11,098	69,366	69,020	68,675	68,331	67,989	67,650	67,311	66,975	66,640	66,307	65,975	65,645	65,317	64,990	55,142	4,980	4,955	4,930	4,906	4,102
Total Revenue	-	19,391	120,381	121,821	123,475	124,789	125,998	126,890	128,848	130,914	133,080	134,070	135,025	135,800	136,930	138,170	129,210	80,645	82,234	83,105	84,318	71,905
Operating Expenses																						
Operations & Maintenance	-	1,107	4,450	4,495	4,540	4,585	4,631	4,678	4,724	4,772	4,819	4,867	4,916	4,965	5,015	5,065	5,116	5,167	5,219	5,271	5,323	4,022
Asset Management	-	664	2,677	2,730	2,785	2,841	2,898	2,956	3,015	3,075	3,136	3,199	3,263	3,328	3,395	3,463	3,532	3,603	3,675	3,748	3,823	2,910
Lease/ Site Control	-	6,377	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	25,580	19,185
Ongoing Customer Management	-	705	2,835	2,863	2,892	2,921	2,950	2,980	3,009	3,039	3,070	3,101	3,132	3,163	3,195	3,226	3,259	3,291	3,324	3,357	3,391	2,562
Insurance	-	332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	999
PILOT/ Other Taxes	-	1,107	4,462	4,551	4,642	4,735	4,829	4,926	5,024	5,125	5,227	5,332	5,439	5,547	5,658	5,772	5,887	6,005	6,125	6,247	6,372	4,851
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	10,292	41,336	41,551	41,770	41,993	42,220	42,450	42,684	42,922	43,165	43,411	43,661	43,916	44,174	44,438	44,705	44,977	45,254	45,535	45,822	34,529
NOI																						
Net Operating Income	-	9,099	79,046	80,270	81,705	82,796	83,779	84,440	86,164	87,991	89,915	90,660	91,364	91,885	92,755	93,732	84,505	35,668	36,980	37,570	38,496	37,376