Project	50 Furler Street
System Size (kW DC)	358

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	626,500
Interconnection	35,800
Reimbursable DevEx (SRE)	35,800
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	17,542
Construction Management	-
Closing/ Legal/ 3rd Party Reports	17,900

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	-	4,305	26,396	27,241	28,195	28,983	29,729	30,346	31,505	32,672	33,934	34,496	35,154	35,740	33,596	21,614	37,749	38,551	39,375	39,848	40,496	34,590
PPA Offtake 2 revenue	-	2,399	14,843	15,442	16,104	16,656	17,164	17,543	18,240	19,014	19,775	20,283	20,664	20,971	19,673	12,686	22,125	22,615	23,095	23,347	23,699	20,220
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	8,971	56,074	55,794	55,515	55,237	54,961	54,686	54,413	54,141	53,870	53,601	53,333	53,066	48,586	30,461	44,575	4,026	4,006	3,986	3,966	3,316
Total Revenue	-	15,675	97,313	98,477	99,814	100,876	101,854	102,575	104,157	105,827	107,578	108,379	109,150	109,777	101,856	64,761	104,450	65,191	66,476	67,180	68,160	58,126
Operating Expenses																						
Operations & Maintenance	-	893	3,589	3,625	3,661	3,698	3,735	3,772	3,810	3,848	3,886	3,925	3,964	4,004	4,044	4,085	4,125	4,167	4,208	4,250	4,293	3,244
Asset Management	-	536	2,159	2,202	2,246	2,291	2,337	2,383	2,431	2,480	2,529	2,580	2,631	2,684	2,738	2,793	2,848	2,905	2,963	3,023	3,083	2,347
Lease/ Site Control	-	4,895	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	19,636	14,727
Ongoing Customer Management	-	569	2,286	2,309	2,332	2,355	2,379	2,403	2,427	2,451	2,476	2,500	2,525	2,551	2,576	2,602	2,628	2,654	2,681	2,708	2,735	2,066
Insurance	-	268	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	806
PILOT/ Other Taxes	-	893	3,598	3,670	3,743	3,818	3,894	3,972	4,052	4,133	4,216	4,300	4,386	4,474	4,563	4,654	4,747	4,842	4,939	5,038	5,139	3,912
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	8,052	32,341	32,515	32,692	32,872	33,054	33,240	33,429	33,621	33,816	34,015	34,217	34,422	34,631	34,843	35,059	35,278	35,501	35,728	35,959	27,101
NOI																						
Net Operating Income	-	7,623	64,972	65,962	67,122	68,005	68,800	69,335	70,728	72,206	73,762	74,364	74,934	75,356	67,225	29,918	69,391	29,913	30,975	31,452	32,201	31,026