Project	1501 Grandview Ave
System Size (kW DC)	417

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	729,750
Interconnection	41,700
Reimbursable DevEx (SRE)	41,700
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	20,433
Construction Management	-
Closing/ Legal/ 3rd Party Reports	20,850

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	-	4,986	30,573	31,551	32,656	33,568	34,433	35,148	36,489	37,842	39,302	39,954	40,716	41,395	42,287	43,175	43,722	44,650	45,605	46,153	46,903	40,063
PPA Offtake 2 revenue	-	2,778	17,191	17,885	18,652	19,292	19,879	20,318	21,126	22,023	22,904	23,492	23,933	24,289	24,762	25,341	25,626	26,193	26,749	27,041	27,449	23,420
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	10,391	64,946	64,621	64,298	63,977	63,657	63,339	63,022	62,707	62,393	62,081	61,771	61,462	61,155	60,849	51,628	4,663	4,639	4,616	4,593	3,841
Total Revenue	-	18,155	112,710	114,058	115,606	116,837	117,969	118,804	120,637	122,571	124,599	125,527	126,420	127,146	128,204	129,365	120,976	75,506	76,994	77,809	78,945	67,323
Operating Expenses																						
Operations & Maintenance	-	1,040	4,180	4,222	4,264	4,307	4,350	4,394	4,438	4,482	4,527	4,572	4,618	4,664	4,711	4,758	4,805	4,853	4,902	4,951	5,000	3,778
Asset Management	-	624	2,515	2,565	2,616	2,668	2,722	2,776	2,832	2,888	2,946	3,005	3,065	3,126	3,189	3,253	3,318	3,384	3,452	3,521	3,591	2,734
Lease/ Site Control	-	6,125	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	24,569	18,427
Ongoing Customer Management	-	662	2,663	2,690	2,716	2,744	2,771	2,799	2,827	2,855	2,884	2,912	2,942	2,971	3,001	3,031	3,061	3,092	3,122	3,154	3,185	2,407
Insurance	-	312	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	938
PILOT/ Other Taxes	-	1,040	4,191	4,275	4,360	4,447	4,536	4,627	4,720	4,814	4,910	5,008	5,109	5,211	5,315	5,421	5,530	5,640	5,753	5,868	5,986	4,556
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	9,803	39,368	39,571	39,777	39,986	40,199	40,415	40,635	40,859	41,086	41,318	41,553	41,792	42,035	42,282	42,534	42,789	43,049	43,313	43,582	32,840
NOI																						
Net Operating Income	-	8,353	73,341	74,487	75,829	76,851	77,770	78,389	80,002	81,712	83,513	84,209	84,867	85,354	86,169	87,083	78,443	32,717	33,945	34,496	35,362	34,483