Project	200 Federal Boulevard
System Size (kW DC)	94

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	164,675
Interconnection	9,410
Reimbursable DevEx (SRE)	9,410
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	4,611
Construction Management	-
Closing/ Legal/ 3rd Party Reports	4,705

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	-	1,031	6,322	6,524	6,753	6,941	7,120	7,268	7,545	7,825	8,127	8,262	8,419	8,560	8,744	8,928	9,041	9,233	9,430	9,543	9,698	8,284
PPA Offtake 2 revenue	-	574	3,555	3,698	3,857	3,989	4,111	4,201	4,368	4,554	4,736	4,858	4,949	5,022	5,120	5,240	5,299	5,416	5,531	5,591	5,676	4,843
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	2,149	13,429	13,362	13,295	13,229	13,163	13,097	13,032	12,966	12,902	12,837	12,773	12,709	12,645	12,582	10,676	964	959	955	950	794
Total Revenue	-	3,754	23,306	23,585	23,905	24,159	24,393	24,566	24,945	25,345	25,764	25,956	26,141	26,291	26,510	26,750	25,015	15,613	15,921	16,089	16,324	13,921
Operating Expenses																						
Operations & Maintenance	-	235	943	953	962	972	982	991	1,001	1,011	1,022	1,032	1,042	1,052	1,063	1,074	1,084	1,095	1,106	1,117	1,128	853
Asset Management	-	141	567	579	590	602	614	626	639	652	665	678	692	706	720	734	749	764	779	795	810	617
Lease/ Site Control	-	846	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	3,393	2,545
Ongoing Customer Management	-	149	601	607	613	619	625	632	638	644	651	657	664	670	677	684	691	698	705	712	719	543
Insurance	-	70	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	212
PILOT/ Other Taxes	-	235	946	965	984	1,004	1,024	1,044	1,065	1,086	1,108	1,130	1,153	1,176	1,199	1,223	1,248	1,273	1,298	1,324	1,351	1,028
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	1,676	6,733	6,779	6,825	6,872	6,920	6,969	7,019	7,069	7,121	7,173	7,226	7,280	7,335	7,391	7,447	7,505	7,564	7,623	7,684	5,797
NOI																						
Net Operating Income	-	2,078	16,573	16,806	17,080	17,287	17,473	17,597	17,926	18,276	18,644	18,783	18,915	19,011	19,175	19,359	17,568	8,108	8,357	8,466	8,640	8,123