Project	1290 Wall Street
System Size (kW DC)	129

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	225,750
Interconnection	12,900
Reimbursable DevEx (SRE)	12,900
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	6,321
Construction Management	-
Closing/ Legal/ 3rd Party Reports	6,450

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	-	1,553	9,519	9,824	10,168	10,452	10,721	10,944	11,361	11,782	12,237	12,440	12,678	12,889	13,167	13,443	13,613	13,902	14,200	14,370	14,604	12,474
PPA Offtake 2 revenue	-	865	5,353	5,569	5,808	6,007	6,190	6,326	6,578	6,857	7,131	7,315	7,452	7,563	7,710	7,890	7,979	8,156	8,329	8,419	8,547	7,292
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	3,235	20,222	20,121	20,020	19,920	19,820	19,721	19,623	19,525	19,427	19,330	19,233	19,137	19,041	18,946	16,075	1,452	1,445	1,437	1,430	1,196
Total Revenue	-	5,653	35,094	35,513	35,996	36,379	36,731	36,991	37,562	38,164	38,796	39,084	39,363	39,589	39,918	40,279	37,667	23,510	23,973	24,227	24,580	20,962
Operating Expenses																						
Operations & Maintenance	-	322	1,293	1,306	1,319	1,332	1,346	1,359	1,373	1,387	1,400	1,414	1,429	1,443	1,457	1,472	1,487	1,501	1,516	1,532	1,547	1,169
Asset Management	-	193	778	793	809	825	842	859	876	894	911	930	948	967	987	1,006	1,026	1,047	1,068	1,089	1,111	846
Lease/ Site Control	-	1,952	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	7,830	5,872
Ongoing Customer Management	-	205	824	832	840	849	857	866	874	883	892	901	910	919	928	938	947	956	966	976	985	745
Insurance	-	96	387	387	387	387	387	387	387	387	387	387	387	387	387	387	387	387	387	387	387	290
PILOT/ Other Taxes	-	322	1,296	1,322	1,349	1,376	1,403	1,431	1,460	1,489	1,519	1,549	1,580	1,612	1,644	1,677	1,711	1,745	1,780	1,815	1,852	1,409
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	3,090	12,408	12,471	12,534	12,599	12,665	12,732	12,800	12,869	12,940	13,011	13,084	13,158	13,233	13,309	13,387	13,466	13,547	13,628	13,712	10,331
NOI																						
Net Operating Income	-	2,563	22,686	23,043	23,461	23,780	24,066	24,259	24,762	25,295	25,856	26,073	26,279	26,431	26,685	26,970	24,280	10,044	10,426	10,599	10,869	10,631