Project	125 New Dutch Lane
System Size (kW DC)	221

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	386,750
Interconnection	22,100
Reimbursable DevEx (SRE)	22,100
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	10,829
Construction Management	-
Closing/ Legal/ 3rd Party Reports	11,050

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	-	2,587	15,861	16,368	16,941	17,415	17,863	18,234	18,930	19,632	20,389	20,727	21,123	21,475	21,938	22,399	22,682	23,164	23,659	23,943	24,332	20,784
PPA Offtake 2 revenue	-	1,441	8,919	9,279	9,676	10,008	10,313	10,541	10,960	11,425	11,882	12,187	12,416	12,601	12,846	13,146	13,294	13,589	13,877	14,028	14,240	12,150
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	5,391	33,693	33,524	33,357	33,190	33,024	32,859	32,695	32,531	32,368	32,207	32,046	31,885	31,726	31,567	26,784	2,419	2,407	2,395	2,383	1,992
Total Revenue	-	9,419	58,472	59,171	59,975	60,613	61,200	61,634	62,584	63,588	64,640	65,121	65,585	65,961	66,510	67,112	62,760	39,171	39,943	40,366	40,955	34,926
Operating Expenses																						
Operations & Maintenance	-	551	2,216	2,238	2,260	2,283	2,305	2,329	2,352	2,375	2,399	2,423	2,447	2,472	2,497	2,521	2,547	2,572	2,598	2,624	2,650	2,002
Asset Management	-	331	1,333	1,359	1,386	1,414	1,442	1,471	1,501	1,531	1,561	1,593	1,624	1,657	1,690	1,724	1,758	1,794	1,829	1,866	1,903	1,449
Lease/ Site Control	-	2,929	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	11,746	8,810
Ongoing Customer Management	-	351	1,411	1,425	1,440	1,454	1,469	1,483	1,498	1,513	1,528	1,544	1,559	1,575	1,590	1,606	1,622	1,638	1,655	1,671	1,688	1,276
Insurance	-	165	663	663	663	663	663	663	663	663	663	663	663	663	663	663	663	663	663	663	663	497
PILOT/ Other Taxes	-	551	2,221	2,265	2,311	2,357	2,404	2,452	2,501	2,551	2,602	2,654	2,707	2,762	2,817	2,873	2,931	2,989	3,049	3,110	3,172	2,415
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	4,877	19,590	19,697	19,806	19,917	20,030	20,145	20,261	20,380	20,500	20,623	20,748	20,874	21,003	21,134	21,267	21,403	21,541	21,681	21,823	16,449
NOI																						
Net Operating Income	-	4,541	38,882	39,474	40,168	40,696	41,170	41,489	42,323	43,208	44,139	44,498	44,837	45,087	45,507	45,978	41,493	17,768	18,402	18,685	19,132	18,477