Project	5 Washington Street
System Size (kW DC)	216

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	378,000
Interconnection	21,600
Reimbursable DevEx (SRE)	21,600
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	10,584
Construction Management	-
Closing/ Legal/ 3rd Party Reports	10,800

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	-	2,577	15,798	16,303	16,874	17,346	17,792	18,162	18,855	19,554	20,308	20,645	21,039	21,390	21,851	22,310	22,592	23,072	23,565	23,848	24,236	20,701
PPA Offtake 2 revenue	-	1,436	8,883	9,242	9,638	9,968	10,272	10,499	10,916	11,380	11,835	12,139	12,367	12,551	12,795	13,094	13,241	13,535	13,822	13,972	14,183	12,101
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	5,369	33,559	33,391	33,224	33,058	32,893	32,728	32,565	32,402	32,240	32,079	31,918	31,759	31,600	31,442	26,677	2,409	2,397	2,385	2,373	1,985
Total Revenue	-	9,381	58,240	58,936	59,736	60,372	60,957	61,389	62,336	63,335	64,383	64,863	65,324	65,699	66,246	66,846	62,511	39,016	39,784	40,206	40,793	34,787
Operating Expenses																						
Operations & Maintenance	-	539	2,165	2,187	2,209	2,231	2,253	2,276	2,299	2,322	2,345	2,368	2,392	2,416	2,440	2,464	2,489	2,514	2,539	2,564	2,590	1,957
Asset Management	-	323	1,302	1,329	1,355	1,382	1,410	1,438	1,467	1,496	1,526	1,557	1,588	1,619	1,652	1,685	1,719	1,753	1,788	1,824	1,860	1,416
Lease/ Site Control	-	3,137	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	12,582	9,437
Ongoing Customer Management	-	343	1,379	1,393	1,407	1,421	1,435	1,450	1,464	1,479	1,494	1,509	1,524	1,539	1,554	1,570	1,586	1,601	1,617	1,634	1,650	1,247
Insurance	-	162	648	648	648	648	648	648	648	648	648	648	648	648	648	648	648	648	648	648	648	486
PILOT/ Other Taxes	-	539	2,171	2,214	2,259	2,304	2,350	2,397	2,445	2,494	2,543	2,594	2,646	2,699	2,753	2,808	2,864	2,922	2,980	3,040	3,100	2,360
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	5,042	20,248	20,353	20,460	20,568	20,679	20,791	20,905	21,020	21,138	21,258	21,380	21,504	21,630	21,758	21,888	22,020	22,155	22,292	22,431	16,903
NOI																						
Net Operating Income	-	4,340	37,992	38,583	39,277	39,804	40,279	40,598	41,431	42,315	43,245	43,605	43,944	44,196	44,616	45,088	40,623	16,996	17,630	17,914	18,362	17,885