Project	(18) 25 Greenbrook Rd
System Size (kW DC)	281

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	491,750
Interconnection	28,100
Reimbursable DevEx (SRE)	28,100
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	13,769
Construction Management	-
Closing/ Legal/ 3rd Party Reports	14,050

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	-	3,254	19,949	20,588	21,308	21,904	22,468	22,934	23,810	24,692	25,645	26,070	26,568	27,011	27,593	28,172	28,529	29,135	29,758	30,115	30,605	26,142
PPA Offtake 2 revenue	-	1,813	11,217	11,670	12,171	12,588	12,971	13,258	13,785	14,370	14,945	15,329	15,617	15,849	16,158	16,535	16,721	17,091	17,454	17,644	17,911	15,282
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	6,780	42,378	42,166	41,955	41,746	41,537	41,329	41,122	40,917	40,712	40,509	40,306	40,105	39,904	39,705	33,688	3,042	3,027	3,012	2,997	2,506
Total Revenue	-	11,846	73,545	74,424	75,435	76,237	76,976	77,521	78,717	79,979	81,303	81,908	82,491	82,964	83,654	84,412	78,938	49,269	50,239	50,772	51,512	43,929
Operating Expenses																						
Operations & Maintenance	-	701	2,817	2,845	2,874	2,902	2,931	2,961	2,990	3,020	3,050	3,081	3,112	3,143	3,174	3,206	3,238	3,270	3,303	3,336	3,370	2,546
Asset Management	-	420	1,694	1,728	1,763	1,798	1,834	1,871	1,908	1,946	1,985	2,025	2,066	2,107	2,149	2,192	2,236	2,280	2,326	2,373	2,420	1,842
Lease/ Site Control	-	3,522	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	14,126	10,594
Ongoing Customer Management	-	446	1,794	1,812	1,831	1,849	1,867	1,886	1,905	1,924	1,943	1,963	1,982	2,002	2,022	2,042	2,063	2,083	2,104	2,125	2,146	1,622
Insurance	-	210	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	632
PILOT/ Other Taxes	-	701	2,824	2,881	2,938	2,997	3,057	3,118	3,180	3,244	3,309	3,375	3,443	3,511	3,582	3,653	3,726	3,801	3,877	3,954	4,033	3,070
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	6,000	24,099	24,235	24,374	24,515	24,658	24,804	24,952	25,103	25,256	25,412	25,571	25,732	25,896	26,062	26,231	26,404	26,579	26,757	26,938	20,307
NOI																						
Net Operating Income	-	5,847	49,446	50,189	51,061	51,722	52,318	52,717	53,765	54,876	56,046	56,495	56,920	57,233	57,759	58,350	52,707	22,865	23,660	24,014	24,574	23,622