Project	295 Fairfield Ave
System Size (kW DC)	197

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	344,750
Interconnection	19,700
Reimbursable DevEx (SRE)	19,700
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	9,653
Construction Management	-
Closing/ Legal/ 3rd Party Reports	9,850

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	-	2,252	13,810	14,252	14,751	15,163	15,553	15,876	16,482	17,093	17,753	18,047	18,392	18,698	19,101	19,502	19,749	20,168	20,600	20,847	21,186	18,096
PPA Offtake 2 revenue	-	1,255	7,765	8,079	8,425	8,714	8,979	9,178	9,542	9,948	10,346	10,611	10,810	10,971	11,185	11,446	11,575	11,831	12,082	12,214	12,399	10,579
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	4,693	29,336	29,189	29,043	28,898	28,754	28,610	28,467	28,325	28,183	28,042	27,902	27,762	27,623	27,485	23,320	2,106	2,096	2,085	2,075	1,735
Total Revenue	-	8,201	50,911	51,520	52,219	52,775	53,286	53,664	54,492	55,365	56,281	56,700	57,104	57,432	57,909	58,434	54,645	34,106	34,778	35,146	35,659	30,410
Operating Expenses																						
Operations & Maintenance	-	491	1,975	1,995	2,015	2,035	2,055	2,076	2,096	2,117	2,139	2,160	2,182	2,203	2,225	2,248	2,270	2,293	2,316	2,339	2,362	1,785
Asset Management	-	295	1,188	1,212	1,236	1,261	1,286	1,312	1,338	1,365	1,392	1,420	1,448	1,477	1,507	1,537	1,567	1,599	1,631	1,663	1,697	1,291
Lease/ Site Control	-	2,306	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	9,248	6,936
Ongoing Customer Management	-	313	1,258	1,271	1,283	1,296	1,309	1,322	1,335	1,349	1,362	1,376	1,390	1,404	1,418	1,432	1,446	1,461	1,475	1,490	1,505	1,137
Insurance	-	147	591	591	591	591	591	591	591	591	591	591	591	591	591	591	591	591	591	591	591	443
PILOT/ Other Taxes	-	491	1,980	2,019	2,060	2,101	2,143	2,186	2,230	2,274	2,320	2,366	2,413	2,462	2,511	2,561	2,612	2,665	2,718	2,772	2,828	2,152
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	4,043	16,239	16,335	16,432	16,531	16,632	16,734	16,838	16,944	17,051	17,160	17,271	17,384	17,499	17,616	17,735	17,855	17,978	18,103	18,230	13,745
NOI																						
Net Operating Income	-	4,158	34,671	35,185	35,787	36,244	36,655	36,930	37,654	38,421	39,230	39,540	39,832	40,047	40,410	40,818	36,910	16,251	16,800	17,043	17,429	16,665