Project	39 Plymouth Street
System Size (kW DC)	193

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	337,750
Interconnection	19,300
Reimbursable DevEx (SRE)	19,300
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	9,457
Construction Management	-
Closing/ Legal/ 3rd Party Reports	9,650

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	-	2,343	14,368	14,828	15,347	15,776	16,183	16,518	17,149	17,785	18,471	18,777	19,136	19,455	19,874	20,291	20,548	20,984	21,433	21,691	22,043	18,829
PPA Offtake 2 revenue	-	1,306	8,079	8,406	8,766	9,067	9,343	9,549	9,928	10,350	10,764	11,041	11,248	11,415	11,638	11,909	12,043	12,310	12,571	12,708	12,900	11,007
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	4,883	30,523	30,370	30,218	30,067	29,917	29,767	29,619	29,470	29,323	29,177	29,031	28,885	28,741	28,597	24,264	2,191	2,180	2,169	2,159	1,805
Total Revenue	-	8,532	52,971	53,604	54,332	54,910	55,442	55,835	56,696	57,605	58,558	58,994	59,414	59,755	60,252	60,798	56,856	35,486	36,185	36,568	37,102	31,640
Operating Expenses																						
Operations & Maintenance	-	481	1,935	1,954	1,974	1,993	2,013	2,034	2,054	2,074	2,095	2,116	2,137	2,159	2,180	2,202	2,224	2,246	2,269	2,291	2,314	1,749
Asset Management	-	289	1,164	1,187	1,211	1,235	1,260	1,285	1,311	1,337	1,364	1,391	1,419	1,447	1,476	1,505	1,536	1,566	1,598	1,630	1,662	1,265
Lease/ Site Control	-	3,038	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	12,186	9,139
Ongoing Customer Management	-	307	1,232	1,245	1,257	1,270	1,283	1,295	1,308	1,321	1,335	1,348	1,361	1,375	1,389	1,403	1,417	1,431	1,445	1,460	1,474	1,114
Insurance	-	144	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579	434
PILOT/ Other Taxes	-	481	1,940	1,978	2,018	2,058	2,100	2,142	2,184	2,228	2,273	2,318	2,364	2,412	2,460	2,509	2,559	2,611	2,663	2,716	2,770	2,109
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	4,740	19,036	19,129	19,225	19,322	19,420	19,520	19,622	19,726	19,831	19,938	20,047	20,157	20,270	20,384	20,501	20,619	20,739	20,862	20,986	15,810
NOI																						
Net Operating Income	-	3,792	33,935	34,475	35,107	35,589	36,022	36,315	37,074	37,879	38,727	39,056	39,367	39,598	39,982	40,414	36,355	14,867	15,446	15,707	16,116	15,830