Project	1301 Metropolitan Ave
System Size (kW DC)	299

Capex

Capex($/Wdc)	
Purchase Price	0.040
PV EPC	1.750
Interconnection	0.100
Reimbursable DevEx (SRE)	0.100
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	0.049
Construction Management	-
Closing/ Legal/ 3rd Party Reports	0.050
Capex ($)	
Purchase Price	11,960
PV EPC	523,250
Interconnection	29,900
Reimbursable DevEx (SRE)	29,900
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	14,651
Construction Management	-
Closing/ Legal/ 3rd Party Reports	14,950

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	-	3,726	22,847	23,579	24,404	25,086	25,732	26,266	27,269	28,280	29,371	29,858	30,428	30,935	31,602	32,265	32,674	33,368	34,082	34,491	35,051	29,940
PPA Offtake 2 revenue	-	2,076	12,847	13,366	13,939	14,417	14,856	15,184	15,788	16,458	17,116	17,556	17,885	18,152	18,505	18,938	19,151	19,575	19,990	20,208	20,513	17,502
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	7,765	48,535	48,292	48,051	47,811	47,572	47,334	47,097	46,862	46,627	46,394	46,162	45,931	45,702	45,473	38,582	3,484	3,467	3,450	3,432	2,870
Total Revenue	-	13,568	84,230	85,237	86,394	87,314	88,160	88,784	90,154	91,599	93,115	93,808	94,476	95,018	95,808	96,676	90,407	56,427	57,538	58,148	58,996	50,312
Operating Expenses																						
Operations & Maintenance	-	745	2,997	3,027	3,058	3,088	3,119	3,150	3,182	3,214	3,246	3,278	3,311	3,344	3,378	3,411	3,446	3,480	3,515	3,550	3,585	2,709
Asset Management	-	447	1,803	1,839	1,876	1,913	1,952	1,991	2,030	2,071	2,112	2,155	2,198	2,242	2,287	2,332	2,379	2,427	2,475	2,525	2,575	1,960
Lease/ Site Control	-	4,763	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	19,104	14,328
Ongoing Customer Management	-	475	1,909	1,928	1,948	1,967	1,987	2,007	2,027	2,047	2,068	2,088	2,109	2,130	2,152	2,173	2,195	2,217	2,239	2,261	2,284	1,726
Insurance	-	224	897	897	897	897	897	897	897	897	897	897	897	897	897	897	897	897	897	897	897	673
PILOT/ Other Taxes	-	745	3,005	3,065	3,126	3,189	3,253	3,318	3,384	3,452	3,521	3,591	3,663	3,736	3,811	3,887	3,965	4,044	4,125	4,208	4,292	3,267
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	7,399	29,715	29,861	30,008	30,158	30,311	30,466	30,624	30,784	30,947	31,113	31,282	31,453	31,627	31,805	31,985	32,168	32,355	32,544	32,737	24,662
NOI																						
Net Operating Income	-	6,168	54,514	55,377	56,386	57,156	57,849	58,318	59,530	60,815	62,168	62,695	63,194	63,565	64,181	64,872	58,422	24,259	25,184	25,604	26,260	25,649