Project	701 12th St
System Size (kW DC)	427

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	747,250
Interconnection	42,700
Reimbursable DevEx (SRE)	42,700
Reimbursable DevEx (3rd Party)	-
Off-Take (Upfront)	20,923
Construction Management	-
Closing/ Legal/ 3rd Party Reports	21,350

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	-	4,982	30,543	31,521	32,624	33,536	34,399	35,113	36,454	37,805	39,264	39,915	40,677	41,355	42,246	43,133	43,680	44,606	45,561	46,108	46,857	40,024
PPA Offtake 2 revenue	-	2,775	17,175	17,868	18,634	19,273	19,860	20,298	21,105	22,001	22,881	23,469	23,910	24,266	24,738	25,316	25,601	26,168	26,723	27,014	27,422	23,397
Wholesale Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRECs Revenue	-	10,381	64,883	64,558	64,236	63,914	63,595	63,277	62,960	62,646	62,332	62,021	61,711	61,402	61,095	60,790	51,578	4,658	4,635	4,612	4,589	3,837
Total Revenue	-	18,138	112,600	113,947	115,494	116,723	117,854	118,689	120,519	122,452	124,478	125,404	126,297	127,022	128,079	129,239	120,858	75,432	76,919	77,734	78,868	67,258
Operating Expenses																						
Operations & Maintenance	-	1,065	4,281	4,323	4,367	4,410	4,454	4,499	4,544	4,589	4,635	4,682	4,729	4,776	4,824	4,872	4,921	4,970	5,019	5,070	5,120	3,869
Asset Management	-	639	2,575	2,626	2,679	2,732	2,787	2,843	2,900	2,958	3,017	3,077	3,139	3,201	3,265	3,331	3,397	3,465	3,535	3,605	3,677	2,799
Lease/ Site Control	-	5,564	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	22,317	16,738
Ongoing Customer Management	-	678	2,727	2,754	2,782	2,809	2,838	2,866	2,895	2,923	2,953	2,982	3,012	3,042	3,073	3,103	3,134	3,166	3,197	3,229	3,262	2,465
Insurance	-	319	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	961
PILOT/ Other Taxes	-	1,065	4,291	4,377	4,465	4,554	4,645	4,738	4,833	4,929	5,028	5,129	5,231	5,336	5,442	5,551	5,662	5,776	5,891	6,009	6,129	4,665
Battery OpEx	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net removal cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expense	-	9,329	37,472	37,679	37,890	38,104	38,322	38,544	38,769	38,998	39,231	39,468	39,708	39,953	40,202	40,455	40,713	40,974	41,241	41,511	41,786	31,497
NOI																						
Net Operating Income	-	8,808	75,129	76,268	77,604	78,619	79,532	80,145	81,751	83,454	85,247	85,937	86,589	87,069	87,877	88,784	80,146	34,458	35,678	36,222	37,081	35,761