



04/18/2017 10:57:08 Beta Version 0.8.1

Income Approach Method

Subject Property Data

Property		Solar Resource		O & M Expense	
Address:	156 Highland St	System Size:	8910 watts	Inverter Size:	8910 watts
City:	Boston	Module Warranty Yrs:	25	Inverter Warranty Yrs:	15
State:	MA	System Age Yrs:	0	Inverter Age Yrs:	0
Zip Code:	02119	Remaining Yrs:	25	Inverter Replaced:	No
Property Type:	residential	Derate Factor:	0.77	Replacement Cycle Yrs:	15
PV Project Type:	under_construction	Degradation Rate:	0.5	Replacement Cost ¢/W (survey):	55
PV Ownership:	owned	Array Tilt:	42.5	User Replacement Cost ¢/W:	30
		Array Azimuth:	195	O & M Expense (future):	\$2,673.00
		kWh Produced/Year:	10,708	O & M Expense (discounted):	\$1,323.06

Discount Rate

Discount Rate High:	5.55 %
Discount Rate Avg:	4.80 %
Discount Rate Low:	4.05 %
FNM 30yr Rate:	3.55
FNM Date:	April 18, 2017
User Input Rate (WACC):	%
Min Basis Points:	50
Max Basis Points:	200

Estimated Value of Energy

Low Estimated Value: \$35,214.62
Avg Estimated Value: \$37,965.29
High Estimated Value: \$41,054.59

Utility Rate

NREL Utility Co:	NSTAR Electric Co
NREL Utility Rate:	14.91 ¢kWh
User Input Rate:	21.05 ¢kWh
Utility Rate Used:	21.05 ¢kWh
EIA Escalation Rate:	2.05 % (CAGR)
User Input Esc Rate:	% (CAGR)
Escalation Rate Used:	2.05 % (CAGR)

Estimate of Accumulated Energy Production

Year	Annual kWh	Low Estimated Value		Avg Estimated Value		High Estimated Value	
		Annual Value	Accumulated Value	Annual Value	Accumulated Value	Annual Value	Accumulated Value
1	10,654	2,242.76	2,242.76	2,242.76	2,242.76	2,242.76	2,242.76
2	10,601	2,157.50	4,400.26	2,172.94	4,415.70	2,188.60	4,431.36
3	10,547	2,075.42	6,475.68	2,105.23	6,520.93	2,135.69	6,567.06
4	10,494	1,996.42	8,472.10	2,039.58	8,560.52	2,084.01	8,651.06
5	10,440	1,920.37	10,392.46	1,975.93	10,536.45	2,033.52	10,684.59
6	10,387	1,847.17	12,239.63	1,914.22	12,450.67	1,984.21	12,668.79
7	10,333	1,776.71	14,016.34	1,854.38	14,305.04	1,936.04	14,604.83
8	10,280	1,708.89	15,725.23	1,796.36	16,101.41	1,888.98	16,493.81
9	10,226	1,643.62	17,368.86	1,740.11	17,841.52	1,843.03	18,336.84
10	10,173	1,580.80	18,949.66	1,685.58	19,527.10	1,798.14	20,134.97
11	10,119	1,520.34	20,469.99	1,632.71	21,159.81	1,754.29	21,889.26
12	10,066	1,462.15	21,932.14	1,581.46	22,741.27	1,711.47	23,600.73
13	10,012	1,406.14	23,338.28	1,531.77	24,273.04	1,669.64	25,270.37
14	9,958	1,352.25	24,690.53	1,483.60	25,756.63	1,628.79	26,899.16
15	9,905	1,300.38	25,990.90	1,436.90	27,193.53	1,588.89	28,488.06
16	9,851	1,250.46	25,918.30	1,391.63	27,262.10	1,549.93	28,714.93
17	9,798	1,202.42	27,120.73	1,347.75	28,609.85	1,511.88	30,226.80
18	9,744	1,156.20	28,276.93	1,305.21	29,915.07	1,474.71	31,701.52
19	9,691	1,111.72	29,388.65	1,263.98	31,179.05	1,438.42	33,139.94
20	9,637	1,068.92	30,457.56	1,224.01	32,403.06	1,402.98	34,542.91
21	9,584	1,027.73	31,485.29	1,185.27	33,588.33	1,368.37	35,911.28
22	9,530	988.10	32,473.39	1,147.72	34,736.05	1,334.57	37,245.84
23	9,477	949.97	33,423.36	1,111.33	35,847.38	1,301.56	38,547.40
24	9,423	913.28	34,336.64	1,076.05	36,923.43	1,269.33	39,816.73
25	9,370	877.98	35,214.62	1,041.86	37,965.29	1,237.86	41,054.59

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