

Value Analysis Calculator for HPP Solar Project Purchasing Land

|             |                        | Yr1           | Yr2           | Yr3           | Yr4           | Yr5           | Yr6           | Yr7           | Yr8           | Yr9           | Yr10          |
|-------------|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| BENEFITS    |                        |               |               |               |               |               |               |               |               |               |               |
|             | Increased revenue      | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           |
|             | Reduced costs          | 272,000       | 272,000       | 272,000       | 272,000       | 272,000       | 272,000       | 272,000       | 272,000       | 272,000       | 272,000       |
|             | Avoided costs          | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
|             | Year total             | \$272,000     | \$272,000     | \$272,000     | \$272,000     | \$272,000     | \$272,000     | \$272,000     | \$272,000     | \$272,000     | \$272,000     |
|             | Cumulative value       | \$272,000     | \$544,000     | \$816,000     | \$1,088,000   | \$1,360,000   | \$1,632,000   | \$1,904,000   | \$2,176,000   | \$2,448,000   | \$2,720,000   |
| INVESTMENTS |                        |               |               |               |               |               |               |               |               |               |               |
|             | Land Purchase          | (\$1,200,000) | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           |
|             | System Interconnection | (\$60,000)    | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           |
|             | Ongoing Maintenance    | (500)         | (500)         | (500)         | (500)         | (500)         | (500)         | (500)         | (500)         | (500)         | (500)         |
|             | Year total             | (\$1,200,500) | (\$500)       | (\$500)       | (\$500)       | (\$500)       | (\$500)       | (\$500)       | (\$500)       | (\$500)       | (\$500)       |
|             | Cumulative investment  | (\$1,200,500) | (\$1,201,000) | (\$1,201,500) | (\$1,202,000) | (\$1,202,500) | (\$1,203,000) | (\$1,203,500) | (\$1,204,000) | (\$1,204,500) | (\$1,205,000) |
| NET VALUE   |                        |               |               |               |               |               |               |               |               |               |               |
|             | Year total             | (\$928,500)   | \$271,500     | \$271,500     | \$271,500     | \$271,500     | \$271,500     | \$271,500     | \$271,500     | \$271,500     | \$271,500     |
|             | Cumulative total       | (\$928,500)   | (\$657,000)   | (\$385,500)   | (\$114,000)   | \$157,500     | \$429,000     | \$700,500     | \$972,000     | \$1,243,500   | \$1,515,000   |
|             | Breakeven point        | 5th Year      |               |               |               |               |               |               |               |               |               |
|             | ROI                    | -77.34%       | -54.70%       | -32.08%       | -9.48%        | 13.10%        | 35.66%        | 58.21%        | 80.73%        | 103.24%       | 125.73%       |

|             |                        | Yr11            | Yr12            | Yr13            | Yr14            | Yr15            | Yr16            | Yr17            | Yr18            | Yr19            | Yr20            |
|-------------|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| BENEFITS    |                        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|             | Increased revenue      | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             |
|             | Reduced costs          | 272,000         | 272,000         | 272,000         | 272,000         | 272,000         | 272,000         | 272,000         | 272,000         | 272,000         | 272,000         |
|             | Avoided costs          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
|             | Year total             | \$272,000       | \$272,000       | \$272,000       | \$272,000       | \$272,000       | \$272,000       | \$272,000       | \$272,000       | \$272,000       | \$272,000       |
|             | Cumulative value       | \$2,992,000     | \$3,264,000     | \$3,536,000     | \$3,808,000     | \$4,080,000     | \$4,352,000     | \$4,624,000     | \$4,896,000     | \$5,168,000     | \$5,440,000     |
| INVESTMENTS |                        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|             | Land Purchase          | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             |
|             | System Interconnection | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             |
|             | Ongoing Maintenance    | (500)           | (500)           | (500)           | (500)           | (500)           | (500)           | (500)           | (500)           | (500)           | (500)           |
|             | Year total             | (\$500)         | (\$500)         | (\$500)         | (\$500)         | (\$500)         | (\$500)         | (\$500)         | (\$500)         | (\$500)         | (\$500)         |
|             | Cumulative investment  | (\$1,205,500)   | (\$1,206,000)   | (\$1,206,500)   | (\$1,207,000)   | (\$1,207,500)   | (\$1,208,000)   | (\$1,208,500)   | (\$1,209,000)   | (\$1,209,500)   | (\$1,210,000)   |
| NET VALUE   |                        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|             | Year total             | \$271,500       | \$271,500       | \$271,500       | \$271,500       | \$271,500       | \$271,500       | \$271,500       | \$271,500       | \$271,500       | \$271,500       |
|             | Cumulative total       | \$1,786,500     | \$2,058,000     | \$2,329,500     | \$2,601,000     | \$2,872,500     | \$3,144,000     | \$3,415,500     | \$3,687,000     | \$3,958,500     | \$4,230,000     |
|             | net return             | \$1,786,500,000 | \$2,058,000,000 | \$2,329,500,000 | \$2,601,000,000 | \$2,872,500,000 | \$3,144,000,000 | \$3,415,500,000 | \$3,687,000,000 | \$3,958,500,000 | \$4,230,000,000 |
|             | Breakeven point        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|             | ROI                    | 148.20%         | 170.65%         | 193.08%         | 215.49%         | 237.89%         | 260.26%         | 282.62%         | 304.96%         | 327.28%         | 349.59%         |

Project Detail:

- Third Party System construction, ownership and maintenance
- System Size: 2 MW
- Projected life 20years
- Estimated Annual System output: 3,500,000 kWh
- Projected Power Purchase Agreement for Energy: 0.050 kWh
- Energy (\$0.03), capacity (\$0.017), transmission (0.013), REC sales (0.010) - offsets based on current markets: 0.070 kWh
- The estimated annual peak offset and subsequent capacity, transmission and REC’s offsets = \$272K
- The estimated annual peak offset and subsequent capacity, transmission offset (No REC’s) = \$209K
- Estimated Cost for Land Acquisition is \$1,200,000.
- System Interconnection is a one time cost of \$60,000.
- System Interconnection ongoing maintenance is \$10,000 over the life of the project or \$500 per year.