

Project: SL Pembroke, LLC



Capex:	\$ 10,139,094	Savings	
Sales Taxable (est.)	\$ 10,139,094	\$ 811,128	
Mortgage (est.)	\$ 10,139,094	\$ 101,391	1% of 1.25%
Property Tax	below	\$ 399,385	
Total		\$ 1,311,904	

Note: Includes Town Host Agreement

	Fixed \$ per MW AC	MW AC	from Assessor	Assessed Value
	\$ 4,000	4.0	Assessed Value Per MW	
Escalator	2.0%		\$ 450,000.00	\$ 1,800,000

	Increase In PILOT Payment + Host Divided by Current Property
Fiscal Impact ROI	\$ 471,230 \$ 158.96

	tax rate:	\$ 1.86	\$ 9.81	\$ 13.37	\$ 25.04				
Year of Exemption	Fixed Payment \$4000 per MW	Town of Pembroke	Genesee County	Akron School	Total Payments	Increase in property taxes due to loss of ag exemption	Total PILOT payments and property taxes to be received	Current property taxes	Total Payments to municipality upon project completion
1	\$ 16,000	\$ 1,188	\$ 6,268	\$ 8,543	\$ 16,000	\$ 1,440	\$ 17,440	\$ 198	\$ 17,638
2	\$ 16,320	\$ 1,212	\$ 6,394	\$ 8,714	\$ 16,320	\$ 1,440	\$ 17,760	\$ 198	\$ 17,958
3	\$ 16,646	\$ 1,237	\$ 6,522	\$ 8,888	\$ 16,646	\$ 1,440	\$ 18,086	\$ 198	\$ 18,284
4	\$ 16,979	\$ 1,261	\$ 6,652	\$ 9,066	\$ 16,979	\$ 1,440	\$ 18,419	\$ 198	\$ 18,617
5	\$ 17,319	\$ 1,286	\$ 6,785	\$ 9,247	\$ 17,319	\$ 1,440	\$ 18,759	\$ 198	\$ 18,957
6	\$ 17,665	\$ 1,312	\$ 6,921	\$ 9,432	\$ 17,665	\$ 1,440	\$ 19,105	\$ 198	\$ 19,303
7	\$ 18,019	\$ 1,338	\$ 7,059	\$ 9,621	\$ 18,019	\$ 1,440	\$ 19,459	\$ 198	\$ 19,656
8	\$ 18,379	\$ 1,365	\$ 7,200	\$ 9,813	\$ 18,379	\$ 1,440	\$ 19,819	\$ 198	\$ 20,017
9	\$ 18,747	\$ 1,393	\$ 7,344	\$ 10,010	\$ 18,747	\$ 1,440	\$ 20,187	\$ 198	\$ 20,384
10	\$ 19,121	\$ 1,420	\$ 7,491	\$ 10,210	\$ 19,121	\$ 1,440	\$ 20,562	\$ 198	\$ 20,759
11	\$ 19,504	\$ 1,449	\$ 7,641	\$ 10,414	\$ 19,504	\$ 1,440	\$ 20,944	\$ 198	\$ 21,142
12	\$ 19,894	\$ 1,478	\$ 7,794	\$ 10,622	\$ 19,894	\$ 1,440	\$ 21,334	\$ 198	\$ 21,532
13	\$ 20,292	\$ 1,507	\$ 7,950	\$ 10,835	\$ 20,292	\$ 1,440	\$ 21,732	\$ 198	\$ 21,930
14	\$ 20,698	\$ 1,537	\$ 8,109	\$ 11,051	\$ 20,698	\$ 1,440	\$ 22,138	\$ 198	\$ 22,335
15	\$ 21,112	\$ 1,568	\$ 8,271	\$ 11,272	\$ 21,112	\$ 1,440	\$ 22,552	\$ 198	\$ 22,749
Total	\$ 276,695	\$ 20,553	\$ 108,402	\$ 147,740	\$ 276,695	\$ 21,601	\$ 298,296	\$ 2,965	\$ 301,260

	Fixed \$ per MW AC	MW AC
	\$ 2,500	4.0
Town Host Payment	Escalator	2.0%

Year of Exemption	Fixed Payment \$2500 per MW
1	\$ 10,000
2	\$ 10,200
3	\$ 10,404
4	\$ 10,612
5	\$ 10,824
6	\$ 11,041
7	\$ 11,262
8	\$ 11,487
9	\$ 11,717
10	\$ 11,951
11	\$ 12,190
12	\$ 12,434
13	\$ 12,682
14	\$ 12,936
15	\$ 13,195
Total	\$ 172,934