AGENT ADVANTAGE
REAL ESTATE TOOLKIT

SITE ADDRESS
2847 ELVAS AVE
SACRAMENTO, CA 95819

AGENT ADVANTAGE REPORT · SOLAR AGREEMENT REVIEW

Solar Agreement Review

Prepared October 15, 2026

CONTRACT TYPE	UTILITY	PREPARED
PPA — Power Purchase Agreement	PG&E	October 2026

NET MONTHLY BENEFIT

System is *helping the buyer*

ENERGY VALUE AT PG&E RATE

$451/mo

10,820 kWh/yr × $0.50/kWh

PPA PAYMENT

$185/mo

Effective $0.21/kWh solar rate

NET MONTHLY BENEFIT **+$266/mo**

EXISTING SYSTEM

10,820 kWh	$451/mo	$185/mo	$0.21/kWh
ANNUAL PRODUCTION	VALUE AT PG&E	SOLAR PAYMENT	EFFECTIVE SOLAR RATE

PROPERTY & RATE DETAILS

Utility	PG&E	Current Utility Rate	$0.50 / kWh
Annual Production	10,820 kWh	Energy Value / Month	$451

+ BATTERY LEASE (SEPARATE FROM SOLAR)

1 Tesla Powerwall 3 at **$42/mo** (~$504/yr). This is a separate line item bundled with the solar contract — it provides backup power during outages and self-consumption. It is **not** an energy-savings line item; the value is power reliability ($12,000–$18,000 typical retail). All-in monthly to provider: **$227/mo**.

HOW THE NUMBERS WORK

Annual solar production: 10,820 kWh per year — from the solar contract or monitoring records.

Value at PG&E rate: 10,820 kWh × $0.50/kWh = **$5,410/yr** ($451/mo).

Solar PPA payment: $2,220/yr ($185/mo) for 10,820 kWh of production — an effective **$0.21/kWh** for the solar portion.

Battery lease (separate): $504/yr ($42/mo) for 1 Tesla Powerwall 3. Bundled with the solar contract but not an energy-savings line — value is backup power.

Solar net monthly benefit: $451/mo energy value − $185/mo solar payment = **$266/mo** from the solar portion alone (before battery).

All-in monthly to provider: $185/mo solar + $42/mo battery = **$227/mo**. This is what the buyer takes over each month if they assume the contract.

Contract escalator: Payment rises **2.90% per year** for the remaining **22 years** on the contract. Compare that to PG&E climbing ~9%/yr — if the contract escalator is faster than utility increases, savings shrink over time.

IMPORTANT — PLEASE READ

This Agent Advantage Report is a courtesy summary based on the solar agreement provided. It's designed to help real estate professionals and their clients understand key terms in plain language, but it is **not a substitute for reviewing the original contract**. We make every reasonable effort to be accurate, but figures, terms, and transfer requirements can vary or be subject to provider-specific exceptions not captured here. **The original solar agreement is the authoritative document for all financial, legal, and contractual matters.** Please review it directly and consult with the solar provider, lender, and any appropriate professional advisor before making decisions based on this summary.

Informational only. *For informational purposes only to help real-estate professionals understand whether an existing solar system is helping or hurting the homeowner relative to direct utility cost. Not legal, financial, tax, or real estate advice. Figures based on the contract terms and usage data provided. Actual results vary based on system performance, future utility rate changes, NEM/NBT program rules, and contract terms. Buyers and sellers should review the original solar contract directly and consult their own legal, tax, and financial advisors. Latham Roofing & Solar — the trade name of Latham Energy LLC (sales) and North Valley Power LLC (installations, CSLB License #1080746) — provides this analysis as a courtesy and is not a party to any existing solar agreement.*