

**EXH. DMR-9
DOCKETS UE-22 ___/UG-22 ___
2022 PSE GENERAL RATE CASE
WITNESS: DAWN M. REYES**

**BEFORE THE
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

**WASHINGTON UTILITIES AND
TRANSPORTATION COMMISSION,**

Complainant,

v.

PUGET SOUND ENERGY,

Respondent.


**Docket UE-22 ___
Docket UG-22 ___**

**EIGHTH EXHIBIT (NONCONFIDENTIAL) TO THE
PREFILED DIRECT TESTIMONY OF**

DAWN M. REYES

ON BEHALF OF PUGET SOUND ENERGY

JANUARY 31, 2022

SUMMARY OF RESULTS		Appendix G.2						
<i>Trammell Crow - Puyallup Service Center: FINAL Lease-to-Own</i>								
Time Horizon	30 Years							
Present Value of Regulated Revenues	52,160,216							
Levelized Revenue Requirement	4,410,603							
Present Value of EBITDA	18,837,959							
		Financial Metrics						
	PV	2022	2023	2024	2025	2026	2027	Total
O&M	\$ 10,044,042	1,315,459	2,076,330	2,118,723	2,162,005	2,206,196	2,251,318	12,130,030
Capital	\$ 8,606,375	1,027,968	1,789,289	1,818,446	1,861,695	1,989,516	1,937,030	10,423,943
Revenue Requirement (Cost to Customers)	\$ 13,352,074	1,432,376	2,455,757	2,720,010	2,981,548	3,249,155	3,508,638	16,347,483
Operating Income		37,388	208,729	338,052	463,470	591,594	709,010	2,348,244
Ratebase		499,421	2,788,131	4,515,581	6,190,873	7,902,296	9,470,704	
Return on Ratebase (Op Inc/Ratebase)		7.49%	7.49%	7.49%	7.49%	7.49%	7.49%	
Project Net Cash Flow	\$ (6,234,593)	(972,812)	(1,552,974)	(1,396,689)	(1,260,930)	(1,209,021)	(985,512)	(7,377,937)
EBITDA	\$ 2,297,109	52,333	228,055	406,596	580,712	757,176	926,520	2,951,391