

Modified Internal Rate Of Return

	MIRR	Down Payment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Year 1	-60.36%	\$ (587,500)	\$ 141,558	\$ (448,904)				
Year 2	-25.93%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ (330,231)			
Year 3	-6.46%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ (206,192)		
Year 4	5.16%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ (76,510)	
Year 5	12.26%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 59,106
Year 6	15.79%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 7	17.60%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 8	18.50%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 9	18.90%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 10	19.02%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 11	18.96%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 12	18.81%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 13	18.59%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 14	18.34%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 15	18.08%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 16	17.82%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 17	17.56%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 18	17.32%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 19	17.08%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841
Year 20	16.86%	\$ (587,500)	\$ 141,558	\$ 165,198	\$ 171,710	\$ 178,188	\$ 184,584	\$ 190,841

Modified Internal Rate Of

	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Year 1								
Year 2								
Year 3								
Year 4								
Year 5								
Year 6	\$ 200,963							
Year 7	\$ 196,896	\$ 349,385						
Year 8	\$ 196,896	\$ 202,677	\$ 504,712					
Year 9	\$ 196,896	\$ 202,677	\$ 208,102	\$ 667,307				
Year 10	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 837,548			
Year 11	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 1,015,836		
Year 12	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 1,202,595	
Year 13	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 1,398,270
Year 14	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148
Year 15	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148
Year 16	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148
Year 17	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148
Year 18	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148
Year 19	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148
Year 20	\$ 196,896	\$ 202,677	\$ 208,102	\$ 213,078	\$ 217,498	\$ 221,244	\$ 224,178	\$ 226,148

Modified Internal Rate Of

Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
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Year 1												
Year 2												
Year 3												
Year 4												
Year 5												
Year 6												
Year 7												
Year 8												
Year 9												
Year 10												
Year 11												
Year 12												
Year 13												
Year 14	\$	1,603,332										
Year 15	\$	226,979	\$	1,818,277								
Year 16	\$	226,979	\$	403,897	\$	1,866,392						
Year 17	\$	226,979	\$	403,897	\$	413,105	\$	1,915,470				
Year 18	\$	226,979	\$	403,897	\$	413,105	\$	422,599	\$	1,965,529		
Year 19	\$	226,979	\$	403,897	\$	413,105	\$	422,599	\$	432,386	\$	2,016,590
Year 20	\$	226,979	\$	403,897	\$	413,105	\$	422,599	\$	432,386	\$	442,470