Data	Description								
($85,353)	Initial Investment Cost			Hypothetical Sales Price in Fifth Year:				$375,000	**(This assumes no appreciation)**
14,546	Cash Flow (Net Income) first year			Existing Loan Amount (No Principal Paydown)				$274,971.23	
15,212	Cash Flow (Net Income) second year			Minus Real Estate Commissions:				$22,500.00	
16,426	Cash Flow (Net Income) third year			Minus Misc. Other Closing Costs/Prorations:				$1,000	
17,664	Cash Flow (Net Income) fourth year			**Estimated Net Proceeds From Sale**				**$76,528.77**	
95,456	Cash Flow (Net Income) fifth year (Includes proceeds of a hypothetical sale of $250,000)								
1.50%	Safe Rate (Risk free return for placement of cash for long term repair reserves, etc. when the NI is negative)								
2.50%	Reinvestment Rate - Annual interest rate for the reinvested profits								
Formula	Description (Result)								
13.85%	MIRR (Modified internal rate of return) after five years. MIRR discounts all negative cash flows to day one								
14.42%	Five-year modified internal rate of return based on a reinvestment rate of 5 percent								
17.52%	IRR (Internal Rate of Return) - The IRR assumes the net income is reinvested at the same rate as the overall IRR & doesn't work properly when a yearly cash flow switches from negative to positve from one year to the next								
$159,303.03	5 Year Cash Flow								
$138,833.66	DCF (Discounted Cash Flow) - Present Value of future 5 year cash flows) - Opportunity Cost/Cost of Capital at 3.5% please adjust as you deem fit								
$53,480.94	NPV (Net Present Value) - The difference between the Present Value of future cash flows and the amount you invested to acquire them								
$1.63	PI (Profitability Index)								