

**IRR & MIRR Year by Year (Before Tax)**Pentium Place  
12,000 Sq. Ft Office BuildingSeptember 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

<u>Year</u>	<u>Investment Year 1</u>	<u>Estimated Sale Price</u>	<u>IRR (Before Tax)</u>	<u>MIRR (Before Tax)</u>
Year 1 Jan-Year 1 Dec	\$ (1,648,000)			
Year 2 Jan-Year 2 Dec		1,815,797	13.09%	12.64%
Year 3 Jan-Year 3 Dec		1,806,704	12.09%	11.32%
Year 4 Jan-Year 4 Dec		1,796,761	11.56%	10.53%
Year 5 Jan-Year 5 Dec		2,110,749	17.12%	15.27%
Year 6 Jan-Year 6 Dec		2,100,250	15.99%	13.97%
Year 7 Jan-Year 7 Dec		2,088,689	15.20%	12.98%
Year 8 Jan-Year 8 Dec		2,077,438	14.62%	12.21%
Year 9 Jan-Year 9 Dec		2,065,086	14.16%	11.58%
Year 10 Jan-Year 10 Dec		2,428,090	15.78%	12.84%

## Modified Internal Rate of Return (MIRR)

Short Term Financing Rate (Before Tax)	7.500%
Short Term Reinvestment Rate (Before Tax)	2.500%