



Incremental Cash Flow Report (Before Tax)

September 24, 2009
Investit Decisions

Net Cash Flow (Before Tax)

Year	Plus Replace Example Revenue & Expenses	Minus Keep Example with Revenue & Expenses	Incremental Net Cash Flow (Before Tax)
0	(5,668,479)	-	(5,668,479)
1	565,586	(64,617)	630,203
2	745,636	(42,787)	788,423
3	840,149	(480,162)	1,320,311
4	939,348	741,965	197,384
5	1,043,461	764,139	279,322
6	1,152,735	786,282	366,453
7	1,267,422	808,303	459,119
8	2,546,205	830,102	1,716,103
9	3,852,539	926,566	2,925,973
Total	7,284,604	4,269,792	3,014,812

Before Tax Financial Return

Internal Rate of Return (IRR)	14.62%	93.24%	7.53%
Net Present Value (NPV) at 15.00%	(\$ 102,264)	\$ 1,578,430	(\$ 1,680,693)
Modified Internal Rate of Return (MIRR)	10.39%	30.26%	5.69%
Short term financing rate	8.00%	8.00%	8.00%
Short term reinvestment rate	2.50%	2.50%	2.50%
Annual Equivalency at 15.00%	(\$ 21,432)	\$ 330,798	(\$ 352,230)
Benefit to Cost Ratio at 15.00%	0.89	4.62	N/A
Payback Period	6.30 years	3.79 years	7.95 years
Discounted Pay Back Period at 15.00%	N/A	3.95 years	N/A