

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	12.95%	12.51%
Year 3 Jan-Year 3 Dec		1,806,704	11.96%	11.21%
Year 4 Jan-Year 4 Dec		1,796,761	11.43%	10.42%
Year 5 Jan-Year 5 Dec		2,110,749	17.01%	15.19%
Year 6 Jan-Year 6 Dec		2,100,250	15.89%	13.89%
Year 7 Jan-Year 7 Dec		2,088,689	15.09%	12.91%
Year 8 Jan-Year 8 Dec		2,077,438	14.51%	12.15%
Year 9 Jan-Year 9 Dec		2,065,086	14.06%	11.52%
Year 10 Jan-Year 10 Dec		2,428,090	15.69%	12.79%

Modified Internal Rate of Return (MIRR)

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