Investment Value		2300000										
Area		760										
Tenure		30 years										
Interest		8%										
Cash Flow		Q0	Year 1 to 3	Year 4 to	Year 7 to	Year 10 to	Year 13 to	Year 16 to	Year 19 to	Year 22 to	Year 25 to	Year 28 to 30
Initial Investment		-23										
Return per quarter			0.46	0.53	0.61	0.70	0.80	0.93	1.06	1.22	1.41	1.62
Annual Return			1.84	2.12	2.43	2.80	3.22	3.70	4.26	4.89	5.63	6.47
% Return			8%	9%	11%	12%	14%	16%	19%	21%	24%	28%
Net CashFlow		-23	0.46	0.53	0.61	0.70	0.80	0.93	1.06	1.22	1.41	1.62
IRR		16%										