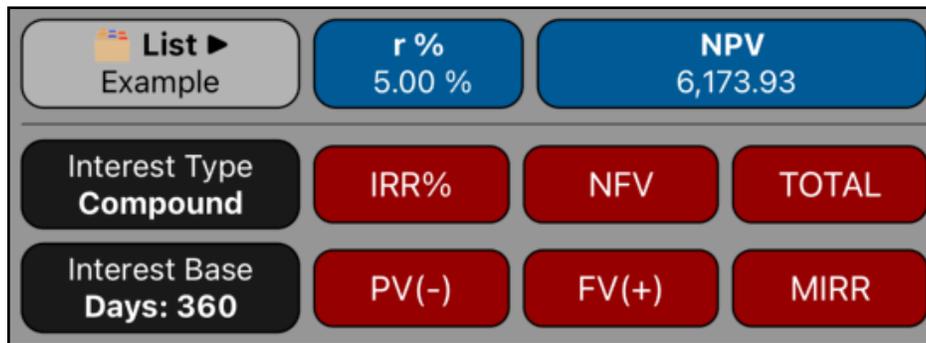


# Unequal Periods Cash Flows Worksheet



This worksheet extends the cash flows calculations when they occurs at unequal periods. The cash flows are specified in a list with the cash flow value and the date it occurs.

[  List ► ]	Unequal Periods Cash Flows action menu.
<b>New</b>	Opens the “ <b>(Date, CF) List Editor</b> ” to create a new list.
<b>Edit</b>	Opens the “ <b>(Date, CF) List Editor</b> ” to edit the current list.
> <b>Load</b>	Shows a menu to load a previously saved list.
<b>Delete</b>	Deletes the current list.
[ <b>r %</b> ]	Stores or calculates the “Rate of Return” ( <b>r%</b> ) in percent.
[ <b>NPV</b> ]	Stores or calculates the “Net Present Value” ( <b>NPV</b> ).
Interest Mode <b>Compound</b> or <b>Simple</b>	Set the interest type of <b>r%</b> to Compound or Simple for all the calculations performed in the worksheet.
Interest Base <b>Days</b>	Stores the number of days for interest “ <b>r%</b> ” definition to calculate the daily interest to apply ( <b>r% / Days</b> ).
[ <b>IRR%</b> ]	Calculates the Internal Rate of Return of the current list in %.
[ <b>NFV</b> ]	Calculates the Net Future Value of the current list.
[ <b>TOTAL</b> ]	Calculates the total sum of the current list.
[ <b>PV(-)</b> ]	Calculates the Present Value of <b>Negative</b> cash flows at the displayed number rate in %.
[ <b>FV(+)</b> ]	Calculates the Future Value of <b>Positive</b> cash flows at the displayed number rate in %.
[ <b>MIRR</b> ]	Calculates the Modified Internal Rate of Return. The investment rate is <b>r%</b> and the risk free rate% is the displayed number.

If any other key is pressed before one of the **Blue** keys, the displayed number is stored in the corresponding variable. Otherwise, the variable is calculated.

To create or edit an unequal period cash flow list, see the “**(Date, CF) List Editor**” help document.

### Example:

Considering an investment opportunity with the following estimated cash flows schedule:

Date	Cash Flow	Date	CashFlow
Dec 20, 2021	-180,000	Apr 16, 2024	45,000
Apr 18, 2022	25,000	Apr 14, 2025	50,000
Feb 13, 2023	33,000	Jul 16, 2026	60,000

If you demand a compounding nominal interest rate base on 360 days, calculate:

- 1.- Net Present value at 5% interest.
- 2.- The rate necessary to obtain a Net Present value of 1000.
- 3.- The Internal rate of return (IRR%).
- 4.- Calculate the Net Future Value at 5% of interest.
- 5.- Calculate the Modified Rate of Return with 2.5% safe rate and 5% risk rate.

### Solution:

Keys	Comment
[  List ► ]  New	Opens the “ <b>(Date, CF) List Editor</b> ”.
[ Add ] Set the Transaction Date Type 180000 [ + / - ] [ Enter ]	Adds transaction to the list. Set Year-Month and Day to “ <b>Dec 20, 2021</b> ”. Enter “-180000” cash flow value to the list.
[ Add ] Set the Transaction Date Type 25000 [ Enter ]	Adds transaction to the list. Set Year-Month and Day to “ <b>Apr 18, 2022</b> ”. Enter “25000” cash flow value to the list.
[ Add ] Set the Transaction Date Type 33000 [ Enter ]	Adds transaction to the list. Set Year-Month and Day to “ <b>Feb 13, 2023</b> ”. Enter “33000” cash flow value to the list.
[ Add ] Set the Transaction Date Type 45000 [ Enter ]	Adds transaction to the list. Set Year-Month and Day to “ <b>Apr 16, 2024</b> ”. Enter “45000” cash flow value to the list.

Keys	Comment
<b>[ Add ]</b> Set the Transaction Date Type 50000 <b>[ Enter ]</b>	Adds transaction to the list. Set Year-Month and Day to " <b>Apr 14, 2025</b> ". Enter "50000" cash flow value to the list.
<b>[ Add ]</b> Set the Transaction Date Type 60000 <b>[ Enter ]</b>	Adds transaction to the list. Set Year-Month and Day to " <b>Jul 16, 2026</b> ". Enter "60000" cash flow value to the list.
<b>[ 📁 List ▶ ]</b> <b>[ 📝 Name...</b>	Shows a Name entry view to name the list
Type "Example" <b>[ Done ]</b>	Name the list "Example"
<b>[ Save ]</b>	Save the "Example" list and close the editor

Once finished, you are back in the Unequal Periods Cash Flows menu and ready to perform the required calculations:

Keys	Comment
<b>[ 📁 List ▶ ]</b> <b>&gt; Load</b> <b>[ 📄 Example</b>	If the "Example" list is not already shown in the " <b>📁 List ▶</b> " button, select "Example" from the Load submenu.
Interest Mode <b>Compound</b>	Set the interest to compound.
360 <b>[ Days ]</b>	Set the interest base number of days.
5 <b>[ r% ] [ NPV ]</b>	1) Input the nominal interest rate and calculate NPV. Result -> <b>NPV = 6,173.93</b>
1000 <b>[ NPV ] [ r% ]</b>	2) Input the desire NPV and calculate the nominal interest rate. Result -> <b>r% = 6.10</b>
<b>[ IRR% ]</b>	3) Calculate the Internal Rate of Return. Result -> <b>IRR% = 6.32</b>
5 <b>[ r% ] [ NFV ]</b>	4) Calculate the Net Future Value at 5% rate. Result -> <b>NFV = 7,741.01</b>
2.5 <b>[ MIRR ]</b>	5) Type the risk free rate of 2.5% and calculate the Modified Rate of Return -> <b>MIRR% = 5.77</b>

Repeats the calculation but, change the Interest Mode to **Simple** interest.

Keys	Comment
Interest Mode <b>Simple</b>	Set the interest to compound.
5 [ r% ] [ NPV ]	1) Input the interest rate and calculate NPV. Result -> <b>NPV = 7,543.16</b>
1000 [ NPV ] [ r% ]	2) Input the desire NPV and calculate the interest rate. Result -> <b>r% = 6.58</b>
[ IRR% ]	Calculate the Internal Rate of Return. Result -> <b>IRR% = 6.83</b>
5 [ r% ] [ NFV ]	Calculate the Net Future Value at 5% rate. Result -> <b>NFV = 10,693.33</b>
2.5 [ MIRR ]	5) Type the risk free rate of 2.5% and calculate the Modified Rate of Return -> <b>MIRR = 6.28%</b>