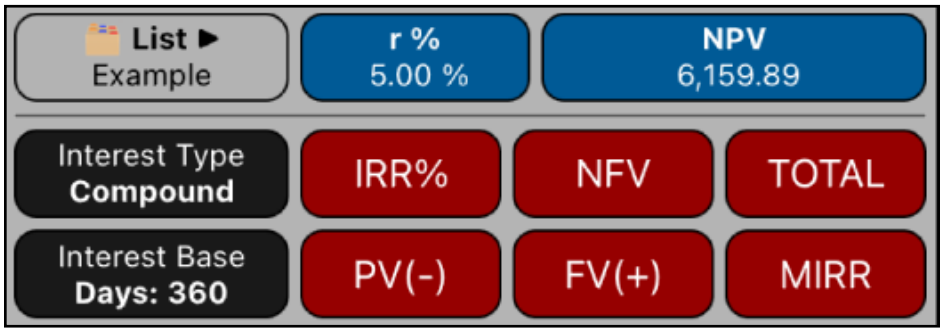
Unequal Periods Cash Flows Worksheet



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 ▶] **New** **Edit** **> Load** **Delete**	Unequal Periods Cash Flows action menu. Opens the "**(Date, CF) List Editor**" to create a new list. Opens the "**(Date, CF) List Editor**" to edit the current list. Shows a menu to load a previously saved list. Deletes the current list.
[r %]	Stores or calculates the "Rate of Return" (**r%**) in percent.
[NPV]	Stores or calculates the "Net Present Value" (**NPV**).
Interest Mode **Compound** or **Simple**	Set the interest type of **r%** to Compound or Simple for all the calculations performed in the worksheet.
Interest Base **Days**	Stores the number of days for interest "**r%**" definition to calculate the daily interest to apply (**r% / Days**).
[IRR%]	Calculates the Internal Rate of Return of the current list in %.
[NFV]	Calculates the Net Future Value of the current list.
[TOTAL]	Calculates the total sum of the current list.
[PV(-)]	Calculates the Present Value of **Negative** cash flows at the displayed number rate in %.
[FV(+)]	Calculates the Future Value of **Positive** cash flows at the displayed number rate in %.
[MIRR]	Calculates the Modified Internal Rate of Return. The investment rate is **r%** 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, 2023	-180.000	Apr 16, 2026	45.000
Apr 18, 2024	25.000	Apr 14, 2027	50.000
Feb 13, 2025	33.000	Jul 16, 2028	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 "**(Date, CF) List Editor**".
[Add] Set the Transaction Date Type 180000 **[+ / -]** **[Enter]**	Adds transaction to the list. Set Year-Month and Day to "**Dec 20, 2023**". 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 "**Apr 18, 2024**". 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 "**Feb 13, 2025**". 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 "**Apr 16, 2026**". Enter "45000" cash flow value to the list.

Keys	Comment
[Add] Set the Transaction Date Type 50000 **[Enter]**	Adds transaction to the list. Set Year-Month and Day to “**Apr 14, 2027**”. Enter “50000” cash flow value to the list.
[Add] Set the Transaction Date Type 60000 **[Enter]**	Adds transaction to the list. Set Year-Month and Day to “**Jul 16, 2028**”. Enter “60000” cash flow value to the list.
[🗂 List ▶] 📝 Name…	Shows a Name entry view to name the list
Type “Example” **[Done]**	Name the list “Example”
[Save]	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
[🗂 List ▶] **> Load 📄 Example**	If the “Example” list is not already shown in the “**🗂 List ▶**” button, select “Example” from the Load submenu.
Interest Mode **Compound**	Set the interest to compound.
360 **[Days]**	Set the interest base number of days.
5 **[r%] [NPV]**	1) Input the nominal interest rate and calculate NPV. Result -> **NPV = 6,159.89**
1000 **[NPV] [r%]**	2) Input the desire NPV and calculate the nominal interest rate. Result -> **r% = 6.10**
[IRR%]	3) Calculate the Internal Rate of Return. Result -> **IRR% = 6.32**
5 **[r%] [NFV]**	4) Calculate the Net Future Value at 5% rate. Result -> **NFV = 7,724.45**
2.5 **[MIRR]**	5) Type the risk free rate of 2.5% and calculate the Modified Rate of Return -> **MIRR% = 5.76**

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

Keys	Comment
Interest Mode **Simple**	Set the interest to compound.
5 **[r%] [NPV]**	1) Input the interest rate and calculate NPV. Result -> **NPV = 7,530.21**
1000 **[NPV] [r%]**	2) Input the desire NPV and calculate the interest rate. Result -> **r% = 6.57**
[IRR%]	Calculate the Internal Rate of Return. Result -> **IRR% = 6.83**
5 **[r%] [NFV]**	Calculate the Net Future Value at 5% rate. Result -> **NFV = 10,681.53**
2.5 **[MIRR]**	5) Type the risk free rate of 2.5% and calculate the Modified Rate of Return -> **MIRR = 6.28%**