Year	Cash Flow	Net Benefits	Net Cash Flow
0	100000		-100000
1	20000	50000	30000
2	20000	60000	40000
3	5000	45000	40000
4	10000	55000	45000
5	8000	40000	32000
		Net Profit=	87000

ROI=	17.4
Payback Period=	2.75
Discounted Payback Period=	3.31
ROI on Discount=	8.20
Benefit to Cost Ratio=	1.27
IRR=	25%

Discount Factor @ 10%	Discounted Cash Flow	Discounted Cumulative Cash Flow
1.00	-100000.00	-100000.00
0.91	27272.73	-72727.27
0.83	33057.85	-39669.42
0.75	30052.59	-9616.83
0.68	30735.61	21118.78
0.62	19869.48	40988.26
NPV=	40988.26	

Cumulative Cash Flow	PV of Cost	PV of Benefits
-100000	100000.00	0.00
-70000	18181.82	45454.55
-30000	16528.93	49586.78
10000	3756.57	33809.17
55000	6830.13	37565.74
87000	4967.37	24836.85
	150264.82	191253.08