

Goal Seeking

Current Input

Initial Gross Monthly Rent	\$5,400	Original Asking Price	\$390,000
Rental Appreciation Rate	2.00%	Original Fair Market Value	\$435,638
		Property Appreciation Rate	8.50%

Solve for Offer/Purchase price ▼
Internal Rate of Return (IRR) - After Tax ▼

Goal: by Year

Offer must be \$ 347,100 Compared to Existing Input of \$390,000
and IRR of 21.10%

Solve for either:

1. Offer Price,
2. FMV of Property, or
3. Initial Monthly Rent

Determined by either:

1. IRR Before Tax
2. IRR After Tax
3. MIRR Before Tax
4. MIRR After Tax
5. Cash on Cash Before Tax
6. Cash on Cash After Tax

The Goal Seek function allows you to solve backwards. In this example, we determined that the offer price needs to be \$347,100 to make 30% IRR- After Tax by Year 5 which is \$42,900 less than the asking price.