#### 7.2 FUTURE VALUE OF A SINGLE AMOUNT

Suppose you invest Rs1,000 for three years in a savings account that pays 10 percent interest per year. If you let your interest income be reinvested, your investment will grow as follows:

First year	: Principal at the beginning	1,000
	Interest for the year	100
	$(Rs1,000 \times 0.10)$	
	Principal at the end	1,100
Second year	: Principal at the beginning	1,100
	Interest for the year	110
	(Rs1,100 × 0.10)	
	Principal at the end	1,210
Third year	: Principal at the beginning	1,210
	Interest for the year	121
	$(Rs1,210 \times 0.10)$	
	Principal at the end	1,331

#### **園** Formula

The process of investing money as well as reinvesting the interest earned thereon is called compounding. The future value or compounded value of an investment after n years when the interest rate is r percent is :

$$FV_n = PV(1+r)^n \tag{7.1}$$

In this equation (1+r)'' is called the future value interest factor or simply the future value factor.

To solve future value problems you have to find the future value factors. You can do it in different ways. In the example given above, you can multiply 1.10 by itself three times or more generally (1+r) by itself n times. This becomes tedious when the period of investment is long.

Fortunately, you have an easy way to get the future value factor. Most calculators have a key labelled " $y^x$ ". So all that you have to do is to enter 1.10, press the key labelled  $y^x$ , enter 3, and press the "=" key to obtain the answer.

Alternatively, you can consult a future value interest factor (FVIF) table. Exhibit 7.2 presents one such table showing the future value factors for certain combinations of periods and interest rates. A more comprehensive table is given in Appendix A at the end of the book.

Suppose you deposit Rs1,000 today in a bank which pays 10 percent interest compounded annually, how much will the deposit grow to after 8 years and 12 years?

Rs 1,000 
$$(1.10)^{N}$$
 = Rs 1,000  $(2.144)$   
= Rs 2,144

The future value, 12 years hence, will be:

Rs 1,000 
$$(1.10)^{12}$$
 = Rs 1,000  $(3.138)$ 

= Rs 3,138

Exhibit 7.2 Value of FVIF, n for Various Combinations of rand n

n/r	6%	8%	10%	12%	14%
2	1.124	1,166	1.210	1.254	1,300
4	1.262	1.360	1.464	1.574	1.689
6	1.419	1.587	1.772	1.974	2.195
8	1.594	1.851	2.144	2.476	1.853
10	1.791	2.159	2.594	3.106	3.707
1.2	2.012	2.518	3.138	3.896	4.817

While tables are easy to use they have a limitation as they contain values only for a small

## 7.3 PRESENT VALUE OF A SINGLE AMOUNT

Suppose someone promises to give you Rs 1,000 three years hence. What is the present value of this amount if the interest rate is 10 percent? The present value can be calculated by discounting Rs 1,000, to the present point of time, as follows:

Value three years bence	= Rs 1,000
Value two years hence	$= Rs 1,000 \left(\frac{1}{1.10}\right)$
Value one year hence	$= \text{Rs } 1,000 \left(\frac{1}{1.10}\right) \left(\frac{1}{1.10}\right)$
Present Value	$= \text{Rs } 1,000 \left(\frac{1}{1.10}\right) \left(\frac{1}{1.10}\right) \left(\frac{1}{1.10}\right)$

#### Formula

The process of discounting, used for calculating the present value, is simply the inverse of compounding. The present value formula can be readily obtained by manipulating the compounding formula.

$$FV_n = PV (1+r)^n \tag{7.2}$$

Dividing both the sides of Eq. (7.2) by  $(1+r)^n$ , we get:

$$PV = FV_n [1 / (1+r)^n]$$
 (7.3)

The factor  $1/(1+r)^n$  in Eq. (7.3) is called the discounting factor or the present value interest factor (PVIF<sub>r,n</sub>). Exhibit 7.5 gives the value of PVIF<sub>r,n</sub> for several combinations of r and n. A more detailed table of PVIF<sub>r,n</sub> is given in Appendix A at the end of this book.

What is the present value of Rs 1,000 receivable 6 years hence if the rate of discount is 10 percent?

The present value is:

Rs 
$$1,000 \times PVIF_{10\%,6} = Rs 1,000 (0.5645) = Rs 564.5$$

What is the present value of Rs 1,000 receivable 20 years hence if the discount rate is 8 percent? Since Exhibit 7.5 does not have the value of PVIF<sub>8%,20</sub> we obtain the answer as follows:

Rs 1,000 
$$\left(\frac{1}{1.08}\right)^{20}$$
 = Rs 1,000  $\left(\frac{1}{1.08}\right)^{10} \left(\frac{1}{1.08}\right)^{10}$   
= Rs 1,000 (PVIF<sub>Nin,10</sub>)(PVIF<sub>85,10</sub>)  
= Rs 1,000 (0.463)(0.463) = Rs 214

Exhibit 7.5 Value of PVIF, for Various Combinations of rand n

N. BURN						(	
2.1	n/r	6%	8%	10%	12%	14%	200
	2	0.890	0.857	0.826	0.797	0.770	
735	4	0.792	0.735	0.683	0.636	0.592	
	6	0.705	0.630	0.565	0.507	0.456	
	8	0.626	0.540	0.467	0.404	0.351	
	10	0.558	0.463	0.386	0.322	0.270	
	12	0.497	0.397	0.319	0.257	0.208	
						- Anna Carlotte	**

## 7.4 FUTURE VALUE OF AN ANNUITY

An annuity is a stream of constant cash flow (payment or receipt) occurring at regular intervals of time. The premium payments of a life insurance policy, for example, are an annuity. When the cash flows occur at the end of each period, the annuity is called an ordinary annuity or a deferred annuity. When the cash flows occur at the beginning of each period, the annuity is called an annuity due. Our discussion here will focus on a regular annuity—the formulae of course can be applied, with some modification, to an annuity due.

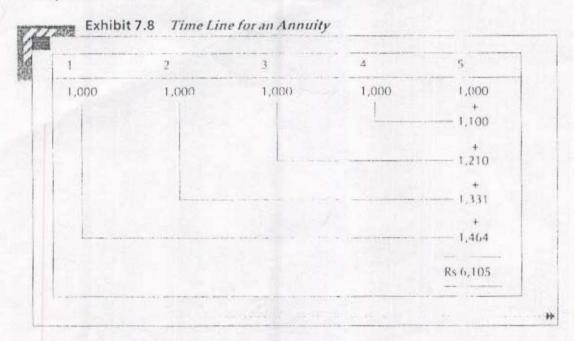


Exhibit 7.9 Value of FVIFA,, for Various Combinations of r and n

THE REAL PROPERTY.	n/r	6%	8%	10%	12%	14%
	2	2.060	2.080	2.100	2.120	2,140
	4	4.375	4.507	4.641	4.779	4.921
	6	6.975	7.336	7.716	8.115	8.536
	8	9.897	10.636	11.436	12.299	13.232
	10	13.181	14.487	15.937	17.548	19.337
	12	16.869	18.977	21.384	24.133	27.270

#### M Applications

The future value annuity formula can be applied in a variety of contexts. Its important applications are illustrated as follows:

Knowing What Lies in Store for You Suppose you have decided to deposit Rs 30,000 per year in your Public Provident Fund Account for 30 years. What will be the accumulated amount in your Public Provident Fund Account at the end of 30 years if the interest rate is 11 percent?

The accumulated sum will be: Rs 30,000 (FVIFA11%,30vrs)

$$= \text{Rs } 30,000 \left( \frac{\left(1.11\right)^{30} - 1}{0.11} \right)$$

= Rs 5,970,600

How Much Should You Save Annually You want to buy a house after 5 years when it is expected to cost Rs 2 million. How much should you save annually if your savings earn a compound return of 12 percent?

The future value interest factor for a 5 year annuity, given an interest rate of 12 percent, is:

FVIFA 
$$n = 5$$
,  $r = 12\%$  =  $\frac{(1 + 0.12)^5 - 1}{0.12}$  = 6.353

The annual savings should be:

$$\frac{\text{Rs } 2,000,000}{6.353} = \text{Rs } 314,812$$

Annual Deposit in a Sinking Fund Futura Limited has an obligation to redeem Rs 500 million bonds 6 years hence. How much should the company deposit annually in a sinking fund account wherein it earns 14 percent interest to cumulate Rs 500 million in 6 years time?

The future value interest factor for a 5 year annuity, given an interest rate of 14 percent is:

$$FVIFA_{n=6, r=14\%} = \frac{(1+0.14)^4 - 1}{0.14} = 8.536$$

The annual sinking fund deposit should be:

$$\frac{\text{Rs } 500 \text{ million}}{8.536} = \text{Rs } 58.575 \text{ million}$$

Finding the Interest Rate A finance company advertises that it will pay a lump sum of Rs 8,000 at the end of 6 years to investors who deposit annually Rs 1,000 for 6 years. What interest rate is implicit in this offer?

The interest rate may be calculated in two steps:

 Find the FVIFA<sub>r,6</sub> for this contract as follows: Rs 8,000 = Rs 1,000 × FVIFA<sub>r,6</sub>

$$FVIFA_{r, 6} = \frac{Rs \, 8,000}{Rs \, 1,000} = 8000$$

 Look at the FVIFA, a table and read the row corresponding to 6 years until you find a value close to 8,000. Doing so, we find that

FVIFA<sub>12%, 6</sub> is 8.115

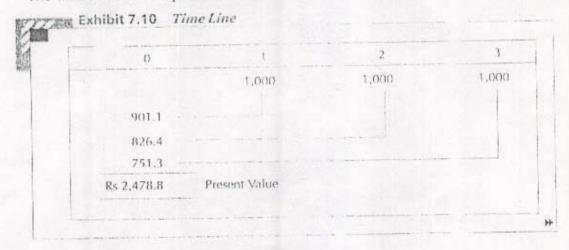
So, we conclude that the interest rate is slightly below 12 percent.

# 7.5 PRESENT VALUE OF AN ANNUITY

Suppose you expect to receive Rs 1,000 annually for 3 years, each receipt occurring at the end of the year. What is the present value of this stream of benefits if the discount rate is 10 percent? The present value of this annuity is simply the sum of the present values of all the inflows of this annuity:

Rs 1,000 
$$\left(\frac{1}{1.10}\right)$$
 + Rs 1,000  $\left(\frac{1}{1.10}\right)^2$  + Rs 1,000  $\left(\frac{1}{1.10}\right)^3$   
= Rs 1,000 × 0.9091 + Rs 1.000 × 0.8264 + Rs 1,000 × 0.7513  
= Rs 2,478.8

The time line for this problem is shown in Exhibit 7.10.



# 9.3 CASH FLOW ILLUSTRATIONS

To show how cash flows are determined, bearing in mind the principles discussed above, two illustrations are presented in this section.

#### Illustration I

Naveen Enterprises is considering a capital project about which the following information is available:

 The investment outlay on the project will be Rs 100 million. This consists of Rs 80 million on plant and machinery and Rs 20 million on net working capital. The entire outlay will be incurred at the beginning of the project.

The project will be financed with Rs 45 million of equity capital, Rs 5 million of preference capital, and Rs 50 million of debt capital. Preference capital will carry a dividend rate of 15 percent; debt capital will carry an interest rate of 15 percent

The life of the project is expected to be 5 years. At the end of 5 years, fixed assets will
fetch a net salvage value of Rs 30 million whereas net working capital will be
liquided at its book value.

 The project is expected to increase the revenues of the firm by Rs 120 million per year. The increase in costs on account of the project is expected to be Rs 80 million per year (This includes all items of cost other than depreciation, interest, and tax). The effective tax rate will be 30 percent.

 Plant and machinery will be depreciated at the rate of 25 percent per year as per the written down value method. Hence, the depreciation charges will be:

> First year : Rs 20.00 million Second year: Rs 15.00 million Third year : Rs 11.25 million Fourth year : Rs 8.44 million

Fifth year : Rs 6.33 million

Given the above details, the project cash flows are shown in Exhibit 9.2.

				Rs. ii	million		
	0	1	2	3	4	5	
1. Fixed assets	(80.00)	-	-	10	-	-	
2. Net working capital	(20.00)	-	-	-	-	-	
Revenues     Costs tother than		120	120	120	120	120	
depreciation and interest		80	80	80	80	80	

			III)	Rs. in	million	
	0	1	2	3	4	5
5. Depreciation	The State of the S	20	15	11.25	8.44	6.33
6. Profit before tax		20	25	28.75	31.56	33.67
7. Tax		6	7.5	8.63	9.47	10.10
8. Profit after tax		14.0	17.5	20.12	22.09	23.57
Net salvage value of fixed assets		4	-	-	-	30,00
10. Recovery of net working capital		-	-	-		20.00
11. Initial outlay	(100.00)			-		
12. Operating cash						
inflow (8+5)		34.0	32.5	31.37	30,53	29.90
13. Terminal cash						
inflow (9 + 10)		77	-	-	-	50.0
14. Net cash flow						
(11+12+13)	(100.00)	34.0	32.5	31.37	30.53	79.90
Book value of			100	TELE		
Investment	100	80	65	53.75	45.31	-
			II Toronto			

Illustration II

# Appendix A



Table A.1 Future Value Interest Factor  $FVIF(r, n) = (1 + r)^n$ 

Period n	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%	12%	13%
0	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
1	1.010	1.020	1.030	1.040	1.050	1.060	1.070	1.080	1.090	1.100	1.110	1.120	1.130
2	1.020	1.040	1.061	1.082	1.102	1.124	1.145	1.166	1.188	1.210	1.232	1.254	1.277
3	1.030	1.061	1.093	1.125	1.158	1.191	1.225	1.260	1.295	1.331	1.368	1.405	1.443
4	1.041	1.082	1.126	1.170	1.216	1.262	1.311	1.360	1.412	1.464	1.518	1.574	1.630
5	1.051	1.104	1.159	1.217	1.276	1.338	1.403	1.469	1.539	1.611	1.685	1.762	1.842
6	1.062	1.126	1.194	1.265	1.340	1.419	1.501	1.587	1.677	1.772	1.870	1.974	2.082
7	1.072	1.149	1.230	1.316	1.407	1.504	1.606	1.714	1.828	1.949	2.076	2.211	2,353
8	1.083	1.172	1.267	1.369	1.477	1.594	1.718	1.851	1.993	2.144	2.305	2.476	2.658
9	1.094	1.195	1.305	1.423	1.551	1.689	1.838	1.999	2.172	2.358	2.558	2.773	3.004
10	1.105	1.219	1.344	1.480	1.629	1.791	1.967	2.159	2.367	2.594	2.839	3.106	3.395
11	1,116	1.243	1.384	1.539	1.710	1.898	2.105	2.332	2.580	2.853	3.152	3.479	3.836
12	1.127	1.268	1.426	1.601	1.796	2.012	2.252	2.518	2.813	3.138	3.498	3.896	4.335
13	1.138	1.294	1.469	1.665	1.886	2.133	2.410	2.720	3.056	3.452	3.883	4.363	4.898
14	1.149	1.319	1.513	1.732	1.930	2.261	2.579	2.937	3.342	3.797	4.310	4.887	5.535
15	1.161	1.346	1.558	1.801	2.079	2.397	2.759	3.172	3.642	4.177	4.785	5.474	6.254
16	1.173	1.373	1.605	1.873	2.183	2.540	2.952	3.426	3.970	4.595	5.311	6.130	7.067
17	1.184	1.400	1.653	1.948	2.292	2.693	3.159	3.700	4.328	5.054	5.895	6.866	7.986
18	1.196	1.428	1.702	2.026	2.407	2.854	3.380	3.996	4.717	5.560	6.544	7.690	9.024
19	1.208	1.457	1.754	2.107	2.527	3.026	3.617	4.316	5.142	6.116	7.263	8.613	10.19
20	1.220	1.486	1.806	2.191	2.653	3.207	3.870	4.661	5.604	6.728	8.062	9,646	11.52
25	1.282	1.641	2.094	2.666	3.386	4.292	5.427	6.848	8.623	10.835	13.585	17.000	21.23
30	1.348	1.811	2.427	3.243	4.322	5.743	7.612	10.063	13.268	17.449	22.892	29.960	39.11

he.

Table A.2 Future Value Interest Factor for an Annuity

1.000 1.000 1.000 1.000 1.000 1.000	2.070 2.080 2.090 2.100 2.110 2.120	3,215 3,246 3,278 3,310 3,342 3,374	4.440 4.506 4.573 4.641 4.710 4.779	5.751 5.867 5.985 6.105 6.228 6.353	7.153 7,336 7,523 7,716 7,913 8,115	8.654 8.923 9.200 9.487 9.783 10.089	10.637 11.028 11.436 11.859 12.300	12.488 13.021 13.579 14.164 14.776	14.487 15.193 15.937 16.722 17.549	5,784 16,645 17,560 18,531 19,561 20,655 21,814	18.977 20.141 21.384 22.713 24.133	21.495 22.953 24.523 26.212 28.029	24.215 26.019 27.975 30.095 32.393	27.152 29.361 31.772 34.405 37.280	30.324 33.003 35.950 39.190 42.753	33.750 36.974 40.545 44.501 48.884	37.450 41.301 45.599 50.396 55.750	41.446 46.018 51.159 56.939 63.440	45.762 51.160 57.275 64.203 72.052	73.106 84.701 98.347 114.413 133.334	113.283 136.308 164.494 199.021 241.333
1.000 1.000 1.000 1.000 1.000 1.000	2.070 2.080 2.090 2.100 2.110	3.215 3.246 3.278 3.310 3.342	4.440 4.506 4.573 4.641 4.710	5.751 5.867 5.985 6.105 6.228	7.153 7,336 7,523 7,716 7,913	8.654 8.923 9.200 9.487 9.783	10.637 11.028 11.436 11.859	12,488 13,021 13,579 14,164	14.487 15.193 15.937 16.722	16.645 17.560 18.531 19.561	18.977 20.141 21.384 22.713	21.495 22.953 24.523 26.212	24,215 26,019 27,975 30,095	27,152 29,361 31,772 34,405	30.324 33.003 35.950 39.190	33.750 36.974 40.545 44.501	37.450 41.301 45.599 50.396	41.446 46.018 51.159 56.939	45.762 51.160 57.275 61.203	73.106 84.701 98.347 114.413	113.283 136.308 164.494 199.021
1.000 1.000 1.000 1.000 1.000	2.070 2.080 2.090 2.100	3,215 3,246 3,278 3,310	4,440 4,506 4,573 4,641	5.751 5.867 5.985 6.105	7.153 7.336 7.523 7.716	8.654 8.923 9.200 9.487	10.637 11.028 11.436	12.488 13.021 13.579	14,487 15,193 15,937	16.645 17.560 18.531	18.977 20.141 21.384	21.495 22.953 24.523	24.215 26.019 27.975	27,152 29,361 31,772	30,324 33,003 35,950	33,750 36,974 40,545	37.450 41.301 45.599	41.446 46.018 51.159	45.762 51.160 57.275	73.106 84.701 98.347	113.283 136.308 164.494
1.000 1.000 1.000 1.000	2.070 2.080 2.090	3.215 3.246 3.278	4.440 4.506 4.573	5.751 5.867 5.985	7.153 7,336 7,523	8.654 8.923 9.200	10.637 11.028	12.488 13.021	14.487 15.193	16.645 17.560	18.977 20.141	21.495 22.953	24,215 26.019	27.152 29.361	30.324 33.003	33,750 36,974	37.450 41.301	41.446 46.018	45.762 51.160	73.106 84.701	113.283 136.308
1.000 1.000 1.000	2.070 2.080	3.215 3.246	4,440 4,506	5.751 5.867	7.153 7,336	8.654 8.923	10.637	12.488	14.487	519991	18.977	21,495	24.215	27.132	30.324	33.750	37.450	41.446	45.762	73.106	113.283
1.000 1.000	2.070	3.215	4,440	5.751	7.153	8.654	-	-			_	_		-			_	_	-	-	-
1.000	9	17	21	-		56	10.260	826.11	13,816	5.784	888	141	920	129	888	840	664	623	995	3.249	1947
	2.060	3.184	375	37	10			AN	100	111	17	20	22	25.	27.8	30.8	33.5	37.3	40	9	94
0		0000	44	5.6	6.97	8.394	6.897	11.491	13.181	14.972	16.870	18.882	21.015	23.276	25.673	28.213	30.906	33.760	36.786	54.865	79.058
1.00	2.050	3.152	4.310	5.526	6.802	8.142	9.549	11.027	12.578	14.207	15.917	17.713	19.599	21.579	23.657	25.840	28.132	30.539	33.066	47.727	66.439
1.000	2.040	3.122	4.246	5.416	6.633	7.898	9.214	10.583	12.006	13.486	15.026	16.627	18.292	20.024	21.825	23.698	25.645	27.671	29.778	41.646	56.805
1.000	2.030	3.091	4.184	5.309	6.468	7.662	8.892	10.159	11.464	12.808	14.192	15.618	17.086	18 599	20.157	21.762	23.414	25,117	26.870	36.459	47.575
1.000	2.020	3.060	4.122	5.204	6.308	7,434	8.583	9.755	10.950	12.169	13.412	14.680	15.974	17.293	18,639	20.012	21.412	22.841	24.297	32.030	10.568
1.000	2.010	3.030	4.060	5.101	6.152	7.214	8.286	6986	10.462	11.567	12.683	13.809	14.947	16.097	17,258	18.430	19,615	20.811	22,019	28,243	34.785
_	2	3	4	15	9	7	80	6	10	11	12	13	14	151	16	17	18	161	20	22	30
17/1/1/1	1.000	2.020	2.020	2.020 3.060 4.122	2.020 3.060 4.122 5.204	2.020 3.060 4.122 5.204 6.308	2.020 3.060 4.122 5.204 6.308 7.434	2.020 3.060 4.172 5.204 6.308 7.434 8.583	2.020 3.060 4.122 5.204 6.308 7.434 8.583 9.755	2.020 3.060 4.122 5.204 6.308 7.434 8.583 9.755	2.020 3.060 4.122 5.204 6.308 7.434 8.583 9.755 10.950	2.020 3.060 4.122 5.204 6.308 7.434 8.583 9.755 10.950 12.169	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680 14.947 15.974 16.097 17.293	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680 14.947 15.974 16.097 17.293 17.258 18.639	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680 14.947 15.974 16.097 17.293 17.258 18.639	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680 14.947 15.974 16.097 17.293 17.258 18.639 18.150 20.012	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680 14.947 15.974 16.097 17.293 17.258 18.639 18.430 20.012 19.615 21.412 20.811 22.841	2.010 2.020 3.030 3.060 4.060 4.122 5.101 5.204 6.152 6.308 7.214 7.434 8.286 8.583 9.369 9.755 10.462 10.950 11.567 12.169 12.683 13.412 13.809 14.680 14.947 15.974 16.097 17.293 17.258 18.639 18.430 20.012 19.615 21.412 22.019 22.019	2 2.010 2.020 1.000 3 3.030 3.060 3.091 4 4.060 4.122 4.184 5 5.101 5.204 5.309 6 6.152 6.308 6.468 7 7.214 7.434 7.662 8 8.286 8.583 8.892 9 9.369 9.755 10.159 10 10.462 10.950 11.464 11 11.567 12.169 12.808 12 12.683 13.412 14.192 13 13.809 14.680 15.618 14 14.947 15.974 17.086 15 16.097 17.293 18.599 16 17.258 18.639 20.157 17 18.430 20.012 21.762 18 19.615 21.412 23.414 19 20.811 22.841 25.117 20 22.019 24.297 26.870 25 28.243 32.030 36.459

Period

Table A.3 Present Value Interest Factor

 $PVIF(r, n) = (1 + t)^{-n}$ 

Period									K				
ш	1%	2%	3%	4%	2%	9%9	7%	8%	9%6	10%	11%	12%	13%
0	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1,000	1.000	1.000	1.000	1.000	1.00
-	0.990	0.980	176.0	0.962	0.952	0.943	0.935	0.926	0.917	606'0	106.0	0.893	0.88
2	0.980	1960	0.943	0.925	0.907	0.890	0.873	0.857	0.842	0.826	0.812	0.797	0.78
3	0.971	0.942	0.915	0.889	0.864	0.840	0.816	0.794	0.772	0.751	0.731	0.712	0.693
4	0.961	0.924	0.889	0.855	0.823	0.792	0.763	0.735	0.708	0.683	0.659	0.636	19.0
2	0.951	906'0	0.863	0.822	0.784	0.747	0.713	0.681	0.650	0.621	0.593	0.567	0.54
9	0.942	0.888	0.838	0.790	0.746	0.705	9990	0.630	0.596	0.564	0.535	0.507	0.48
7	0.933	0.871	0.813	0920	0.711	0.665	0.623	0.583	0.547	.0.513	0.482	0.452	0.42
00	0.923	0.853	0.789	0.731	0.677	0.627	0.582	0.540	0.502	0.467	0.434	0.404	0.37
6	0.914	0.837	0.766	0.703	0.645	0.592	0.544	0200	0.460	0.424	0.391	0.361	0.33
10	0.905	0.820	0.744	9290	0.614	0.558	8050	0.463	0.422	0.386	0.352	0.322	0.29
11	968.0	0.804	0.722	0.650	0.585	0.527	0.475	0.429	0.388	0320	0.317	0.287	0.26
12	0.887	0.788	0.701	0.625	.0.557	0.497	0.444	0.397	0.356	0.319	0.286	0.257	0.23
13	628.0	0.773	0.681	0.601	0.530	0.469	0.415	0.368	0.326	0.290	0.258	0.229	0.20
14	0.870	0.758	1990	0.577	0.505	0.442	0.388	0.340	0.299	0.263	0.232	0.205	0.18
15	0.861	0.743	0.642	0.555	0.481	0.417	0.362	0.315	0.275	0.239	0.209	0.183	0.16
16	0.853	0.728	0.623	0.534	0.458	0.394	0.339	0.292	0.252	0.218	0.188	0.163	0.14
17	0.844	0.714	0.605	0.513	0.436	0.371	0.317	0.270	0.231	0.198	0.170	0.146	0.12
18	0.836	0.700	0.587	0.494	0.416	0.350	0.296	0.250	0.212	0.180	0.153	0.130	0,11
19	0.828	9890	0.570	0.475	0.396	0.331	0.276	0.232	0.194	0.164	0.138	0.116	0.09
20	0.820	62970	0.554	0.456	0.377	0.312	0.258	0.215	0.178	0.149	0.124	0.104	0.08
25	0.780	0.610	0.478	0.375	0.295	0.233	0.184	0.146	0.116	0.092	0.074	0.059	0.04
30	0.742	0.552	0.412	0.308	0.231	0.174	0.131	0.099	0.075	0.057	0.044	0.033	0.02

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Table A.4 Present Value Interest Factor for an Annuity

11% 12% 13%		0.893	1.690	2.402	3.037	3.605	4.111	4.564	4.968		5.650	5.938	6.194	6.424	6.628	6.811	6.974	7.120	7.250	7366	7.469	
10%	1.000	0.909	1.736	2.487	3,170	3.791	4.355	4.868	5.335	5.759	6.145	6.495	6.814	7,103	7.367	7.606	7.824	8.022	8.201	8,365	8.514	
9%6	1.000	0.917	1,759	2.531	3.240	3.890	4.486	5.033	5.535	5.995	6.418	6.805	7.161	7.487	7.786	8.060	8.312	8.544	8.756	8.950	9.128	
8%	1,000	0.926	1.783	2.577	3.312	3.993	4.623	5.206	5.747	6.247	6.710	7.139	7.536	7.904	8.244	8.559	8.851	9.122	9.372	9.604	9.818	
7%	1.000	0.935	1.808	2.624	3.387	4.100	4.766	5.389	5.971	6.515	7.024	7.499	7.943	8.358	8.745	9.108	9.447	9.763	10,059	10,336	10.594	
%.9	1,000	0.943	1.833	2.673	3,465	4.212	4.917	5.582	6.210	6.802	7.360	7.887	8.384	8.853	9.295	9.712	10.106	10.477	10.828	11.158	11.470	
5.00	1.000	0.952	1.859	2.723	3,546	4329	5.076	5.786	6.463	7.108	7.722	8.306	8.863	9.394	668'6	10,380	10.838	11.274	11.690	12.085	12.462	
7%	1.000	0.962	1.886	2.775	3.630	4.452	5.242	6.002	6.733	7.435	8.111	8.760	9.385	986.6	10.563	11.118	11.652	12.166	12.659	13.134	13.590	
3%	1.000	0.971	1.913	2.829	3.717	4.580	5.417	6.230	7.020	7.786	8.530	9.253	9.954	10.635	11.296	11.938	12,561	13.166	13.754	14.324	14.877	
2%	1.000	0.980	1.942	2.884	3.808	4.713	5.601	6.472	7:325	8.162	8.983	6.787	10.575	11.348	12.106	12.849	13.578	14.292	14.992	15.678	16.351	
1%	1.000						5.795			8.566	9.471	10.368	11.255	12.134	13.004	13.865	14.718	15,562	16.398	17.226	18.046	
Period	0	-	2	63	4	un	9	7	8	6	10	11	12	13	14	15	16	17	18	19	20	