

Year	Gas Station CF	Ice Cream CF	Ice Cream vs Gas station
0	-80000	-120000	-40000
1	8000	11000	3000
2	8000	11000	3000
3	8000	11000	3000
4	8000	11000	3000
5	8000	11000	3000
6	8000	11000	3000
7	8000	11000	3000
8	8000	11000	3000
9	8000	11000	3000
10	8000	11000	3000
11	8000	11000	3000
12	8000	11000	3000
13	8000	11000	3000
14	8000	11000	3000
15	8000	11000	3000
16	8000	11000	3000
17	8000	11000	3000
18	8000	11000	3000
19	8000	11000	3000
20	8000	11000	3000

IRR= 4.22%