

Rate of Return 15%

Year	Project M	Future Value (M)	Project N	Future Value (N)
0	\$ (125,000.00)		\$ (310,000.00)	
1	\$ 57,000.00	\$ 86,689.88	\$ 135,000.00	\$ 205,318.13
2	\$ 64,000.00	\$ 84,640.00	\$ 161,000.00	\$ 212,922.50
3	\$ 59,000.00	\$ 67,850.00	\$ 129,000.00	\$ 148,350.00
4	\$ 34,000.00	\$ 34,000.00	\$ 92,000.00	\$ 92,000.00
Terminal Value		\$ 273,179.88		\$ 658,590.63
IRR	27.70%		25.91%	
NPV	\$31,191.48		\$66,551.33	
MIRR	21.59%		20.73%	

At 15% Rate of Return Project N is acceptable because of the higher NPV. Project M would be accepted if MIRR is taken into account as project M has higher MIRR