

XMIRR

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Use **XMIRR** to calculate the modified internal rate of return, where positive and negative cash flows are financed at different rates and where the cash flows occur irregularly.

Syntax

```
Public Shared Function XMIRR(  
    ByVal CF_Amt As Double(),  
    ByVal CF_Date As Date(),  
    ByVal Finance_rate As Double,  
    ByVal Reinvest_rate As Double,)
```

Arguments

CF_Amt

the cash flows. *CF_Amt* is an expression that returns an Array of **Double** or of a type that can be implicitly converted to an Array of **Double**.

CF_Date

the cash flow dates. *CF_Date* is an expression that returns an Array of **Date** or of a type that can be implicitly converted to an Array of **Date**.

Finance_rate

the rate applied to the negative cash flows. *Finance_rate* is an expression that returns a **Double**, or of a type that can be implicitly converted to **Double**.

Reinvest_rate

the rate applied to the positive cash flows. *Reinvest_rate* is an expression that returns a **Double**, or of a type that can be implicitly converted to **{paramtype}**.

Return Type

Double

Remarks

- The **XMIRR** function requires a series of cash flows (*CF_Amt*) and the dates on which those cash flows occurred (*CF_Date*) as input.
- There can be multiple cash flows with the same date.
- If the finance rate (*Finance_rate*) is equal to -1, a NULL will be returned.
- If the reinvestment rate (*Reinvest_rate*) is equal to -1, a NULL will be returned.
- The *Reinvest_rate* and the *Finance_rate* are both annual rates.
- Funds that are paid should be represented with negative numbers. Funds that are received should be represented as positive numbers.
- If there are no positive cash flows, **XMIRR** will return a value of -1 (-100%).

- If there are no negative cash flows, or all the cash flows have the same date, [XMIRR](#) will return a NULL.

See Also

- [AMORTIZECASHFLOWS](#) - Schedule of discounted cash flow values
- [IRR](#) - Internal rate of return
- [MIRR](#) - Modified internal rate of return
- [XIRR](#) - Internal rate of return with non-periodic cash flows
- [XIRR30360](#) - Internal rate of return for irregular cash flows using a 30/360 day-count convention
- [XIRRT](#) - Internal rate of return for cash flows discounted using XNPV