IRR

Updated: 31 Mar 2016

Use IRR to calculate an internal rate of return for a series of cash flows

Syntax

```
Public Shared Function IRR(
    ByVal CF As Double(),
    ByVal Per As Integer(),
    ByVal Guess As Double,)
```

Arguments

CF

the cash flow amounts. *CF* is an expression that returns an Array of **Double** or of a type that can be implicitly converted to an array of **Double**.

Per

the period in which the cash flow occurred. *Per* is an expression that returns an Array of **Integer** or of a type that can be implicitly converted to an array of **Integer**.

Guess

a user-supplied suggestion as to a rate of return to use as a starting point in the iteration calculations. *Guess* is an expression that returns a **Double**, or of a type that can be implicitly converted to **Double**.

Return Type

Double

Remarks

- The IRR function requires a series of cash flows (*CF*) and the periods in which those cash flows occurred (*Per*) as input.
- Periods in which the cash flow is zero, or in which there is no cash flow, do not have to be included.
- The periods can start and end with any integer value, including negative numbers.
- IRR and NPV are related in that the IRR is solving for the value that makes the cash flows as sent to NPV approximately equal to zero.
- IRR solves for NPV approximately equal to zero, iteratively with a maximum of 100 iterations. If IRR fails to resolve to zero within the maximum number of iterations, it will return a NULL.
- IRR requires that there be at least one period with a negative cash flow and one period with a positive cash flow, otherwise it will return a NULL.
- If you want to calculate the internal rate of return using dates rather than periods, use the XIRR function.

- Just as in EXCEL, the *Guess* value can change the result for cash flow datasets with multiple solutions.

See Also
- AMORTIZECASHFLOWS - Schedule of discounted cash flow values
- 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 XNPVT
- XMIRR - Modified internal rate of return with non-periodic cash flows