# XIRRT

Updated: 31 Mar 2016

Use XIRRT to calculate an internal rate of return for a series of cash flows with irregular time periods—cash flows of varying amount occurring at various points in time.

## Syntax

```
Public Shared Function XIRRT(
    ByVal CF As Double(),
    ByVal T As Double(),
    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**.

*T*

the time (expressed in periods) associated with *CF*. *T* is an expression that returns an Array of **Double** or of a type that can be implicitly converted to an Array of **Double**.

*Guess*

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

## Return Type

Double

## Remarks

- *CF_Amt* and *T* are passed in as pairs, but they can be passed into the function in any order.
- If *Guess* is NULL then Guess = 0.1.
- The solution will be returned in the same units as *T*.
- XIRRT is related to XNPVT in that XIRRT is solving for a value of *Disc_rate* such that the value returned by XNPVT is approximately zero, which is defined as having an absolute value of less than .0001.
- XIRRT requires at least one positive cash flow and one negative cash flow.
- If XIRRT is unable to find a solution then NULL is returned.

## 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
- XMIRR - Modified internal rate of return with non-periodic cash flows