

Internal Rate of Return (IRR) Net Present Value (NPV)



10 Year Cash Flow IRR NPV Sample

EOY	Cash Flows	+	Sales Proceeds
0	(\$1,000,000.00)		
1	\$70,000.00		
2	\$75,000.00		
3	\$80,000.00		
4	\$85,000.00		
5	\$90,000.00		
6	\$95,000.00		
7	\$100,000.00		
8	\$105,000.00		
9	\$110,000.00		
10	\$115,000.00	+	\$1,200,000.00

Internal rate of return	10.11
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NPV DISCOUNT RATE	12.00%
Net Present Value	(\$116,846.06)



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Todd Kuhlmann, CCIM

CEO/President: Creator & founder of TheAnalyst® PRO
commercial analysis platform.
International Speaker/Trainer for CRE.



Experience

CRE Tech®, Inc.
President/CEO January
2011 - Present

Todd Kuhlmann, CCIM is the CEO and Founder of CRE Tech®, Inc., creators of TheAnalyst PRO analysis platform designed by commercial real estate practitioners and investors for CRE practitioners and investors! CRE Tech has entered into strategic alliances with companies such as Fidelity National Title, C21 Commercial, NAI, SVN, Sperry, Colliers, and many others.

TheAnalyst® PRO software platform: <https://TheAnalystPRO.com>

Prior to CRE Tech, Todd served as the Vice President of CCIM Technologies, Inc., specializing in commercial real estate property information exchange and marketing, as well as demographic and GIS technology.

Independent Contractor / Instructor at CCIM Institute
June 2006 - Present

Educator and facilitator for the CCIM Negotiations, CI-101 (Investment Analysis), and CI-104 (Decision Analysis) courses.

Consultant and Coach for Commercial Real Estate
1992 - January 2018 (26 years)

Advising and coaching real estate practitioners and investors on structuring complex transactions.

Vice President at CCIM Technologies, Inc.
2009 - 2010 (2 years)

President at KC Capital, Inc
September 1995 - May 2009 (14 years)



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