# How do I calculate XIRR in Google Sheets?

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XIRR (Internal Rate of Return) is a financial metric used to measure the profitability of an investment over a period of time. It takes into account the timing and amount of both cash inflows and outflows. In order to calculate XIRR in Google Sheets, you will need to input a series of cash flows and dates associated with those cash flows. Using the XIRR function, Google Sheets will then calculate the rate of return for the given investment. This can be a useful tool for evaluating the performance of investments and making informed financial decisions.

## XIRR

Calculates the internal rate of return of an investment based on a specified series of potentially irregularly spaced cash flows.

### Sample Usage

```
XIRR(B2:B25,C2:C25)
```

```
XIRR({-4000,200,250,300},{DATE(2012,01,01),DATE(2012,06,23),DATE(2013,05,12),DATE(2014,02,09)},0.09)
```

### Syntax

```
XIRR(cashflow_amounts, cashflow_dates, )
```

`cashflow_amounts` - An array or range containing the income or payments associated with the investment.

`cashflow_amounts` must contain at least one negative and one positive cash flow to calculate rate of return.

`cashflow_dates` - An array or range with dates corresponding to the cash flows in `cashflow_amounts`.

`rate_guess` - - An estimate for what the internal rate of return will be.

### Notes

If the days specified in `cashflow_dates` are at a regular interval, use `IRR` instead.

Each cell in `cashflow_amounts` should be positive if it represents income from the perspective of the owner of the investment (e.g. coupons) or negative if it represents payments (e.g. loan repayment).

`XNPV` will return zero if `discount` is set to the result of `XIRR` using the same cash flow amounts and schedule.

## See Also

`XNPV`: Calculates the net present value of an investment based on a specified series of potentially irregularly spaced cash flows and a discount rate.

`PV`: Calculates the present value of an annuity investment based on constant-amount periodic payments and a constant interest rate.

`NPV`: Calculates the net present value of an investment based on a series of periodic cash flows and a discount rate.

`MIRR`: Calculates the modified internal rate of return on an investment based on a series of periodic cash flows and the difference between the interest rate paid on financing versus the return received on reinvested income.

`IRR`: Calculates the internal rate of return on an investment based on a series of periodic cash flows.

## Examples