N: Months (240)

I: Months (0.5%)

PV $1

FV N/A

PMT 0.007164 (monthly)

Annual PMT 0.085972

Annual Debt Service / Original Loan Amount

$10mm Loan

6% Annual Rate

5 Year Term

20 Year Amortization

i: 6%/12 = 0.5%

Term: 5\*12 = 60

Am: 20\*12 = 240

PMT: $71,643.11

Annual Debt Service = 12\*PMT = $859,717.27

ADS/10,000,000 = 8.597%

Excel = pmt(rate, nper, PV, FV)