



SpreadWiseCoTM

Spreadsheets Reimagined

FLIP PMSTM

5.5 - 10/24/2025

INTERACTIVE PDF
GUIDE



BUILT WITH MICROSOFT EXCEL

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FEATURE



PRODUCT FEATURES

SUPPORTS 25+ FLIPS IN ONE DASHBOARD



COMPLETE **FLIP PROJECT**
MANAGEMENT SYSTEM



ITEMIZED **BUDGET TRACKING**
& **EXPENSE MANAGEMENT**



SIGNATURE FLIP LINK /
UNLINK FEATURE &
SCALABILITY



PROFESSIONAL **INSPECTION**
CHECKLIST



AUTOMATED **PROJECT**
TIMELINE & **CARRYING**
COSTS ANALYSIS



COMPREHENSIVE **ROI**
ASSESSMENT & **BUDGET**
PLANNING



OFFER ANALYSIS WITH
PROFIT BREAKDOWN



PARTNER & CONTRACTOR
MANAGEMENT



PERFORMANCE
DASHBOARD & **REVENUE**
TRACKING



BUILT IN **GUIDANCE**
NOTES



FOUR INTEGRATED
CURRENCIES (*USD, EUR,*
GBP, CAD)



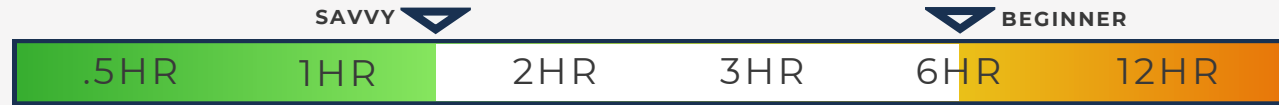
SIGNATURE HOME TAB &
SHORTCUT PANEL



LEARNING CURVE & GUARANTEE

LEARNING CURVE

THIS DASHBOARD'S
ESTIMATED LEARNING
CURVE & SETUP TIME



TOOLS TO HELP



INTERACTIVE PDF
INSTRUCTION GUIDE



DETAILED PRODUCT
TUTORIALS



MICRO-TUTORIALS FOR STANDARD
FEATURES AND FUNCTIONS



OUR GUARANTEE



LOVE IT OR REQUEST A
REFUND. PERIOD.



COMPATIBILITY

SOFTWARE APPLICATION

MICROSOFT EXCEL



GOOGLE SHEETS



APPLE NUMBERS



OPERATING
SYSTEMS



MICROSOFT
WINDOWS



MAC OS PRODUCT WAS BUILT WITH
MS EXCEL 365 FOR MAC

DESKTOP OR
LAPTOP



RECOMMENDED: OUR PRODUCTS ARE OPTIMIZED
FOR DESKTOP / LAPTOP USE

MOBILE



MICROSOFT 365
SHAREPOINT / ONE DRIVE



PHONE OR TABLET
WITH EXCEL APP

- SOME FONTS MAY SHOW UP DIFFERENTLY
- BUILT IN GUIDE NOTES
 - LOSE SOME OF THEIR FORMATTING THAT HELPS EMPHASIZE KEY POINTS
 - NOTE BOXES MAY LOOK SMALL, AND HARD TO READ WITHOUT ZOOMING IN
- SOME CELL TEXT MAY APPEAR TO NOT FIT THE CELL WIDTH



FILES & TABS

FILES



MS EXCEL
WORKBOOK



PRODUCT PDF GUIDE

WORKBOOK TABS



INSPECTION CHECKLIST



FLIP TIMELINE



ROI ASSESSMENT



OFFER REVIEW



SUPPLIER / CONTRACTOR
LIST



PERFORMANCE DASHBOARD



PARTNER / INVESTOR LIST



PARTNER PROFIT SUMMARY



PROPERTY TABS (*X2)



PROPERTY SUMMARY AND
DATA TABLE



CARRYING COST
CALCULATOR



SHORTCUT PANEL & TOOL
FLOW CHART

****Includes (2)**
Property tabs. By
simply making a
copy of the tab, you
can add up to **(25)**.

Enjoy Your Dashboard!



SPREADWISECO LEARN

MICRO TUTORIALS FOR FAQ

CLICK THE LOGOs TO WATCH OUR SHORT TUTORIALS



Using the Provided Passcode to Unlock Tabs In Your Dashboard



Edit Your Tab Names Without Impacting Workbook Function



Correcting "#####" & Other Text Visibility With Column Width Adjustments



Adding Tabs That Will Link to Your Data Table & Dashboard



Using the Signature Link Feature to Link & Unlink Tabs In Your Workbook



See Our Other
Tutorials



DEMO OR TRAINING

Click the Link Below to set up your 1 Hour product Demo or Training through MS Teams



QUICK NOTES ABOUT THIS GUIDE

GUIDE TEXT BOXES

NEED TO
KNOW

NICE TO
KNOW

SK

YOU CAN SKIP
AND COME BACK

DSK

DON'T SKIP!

PASSWORD

- THE FILE PASSWORD IS INCLUDED IN THE FIRST TAB OF YOUR WORKBOOK.
- USE WITH DISCRETION. FORMULAS AND SETUPS CAN BE EXTREMELY COMPLEX, EVEN FOR THE MOST SAVVY SPREADSHEET USERS.

INTERACTIVE TOOL BAR

WEBSITE

YOUTUBE
CHANNEL

MS TEAMS
SUPPORT

PAGE SKIP / DON'T
SKIP FLAG
(SEE ABOVE)

ETSY
SHOP

SPREADWISECO
LEARN

TABLE OF
CONTENTS

LINKS



LEARN

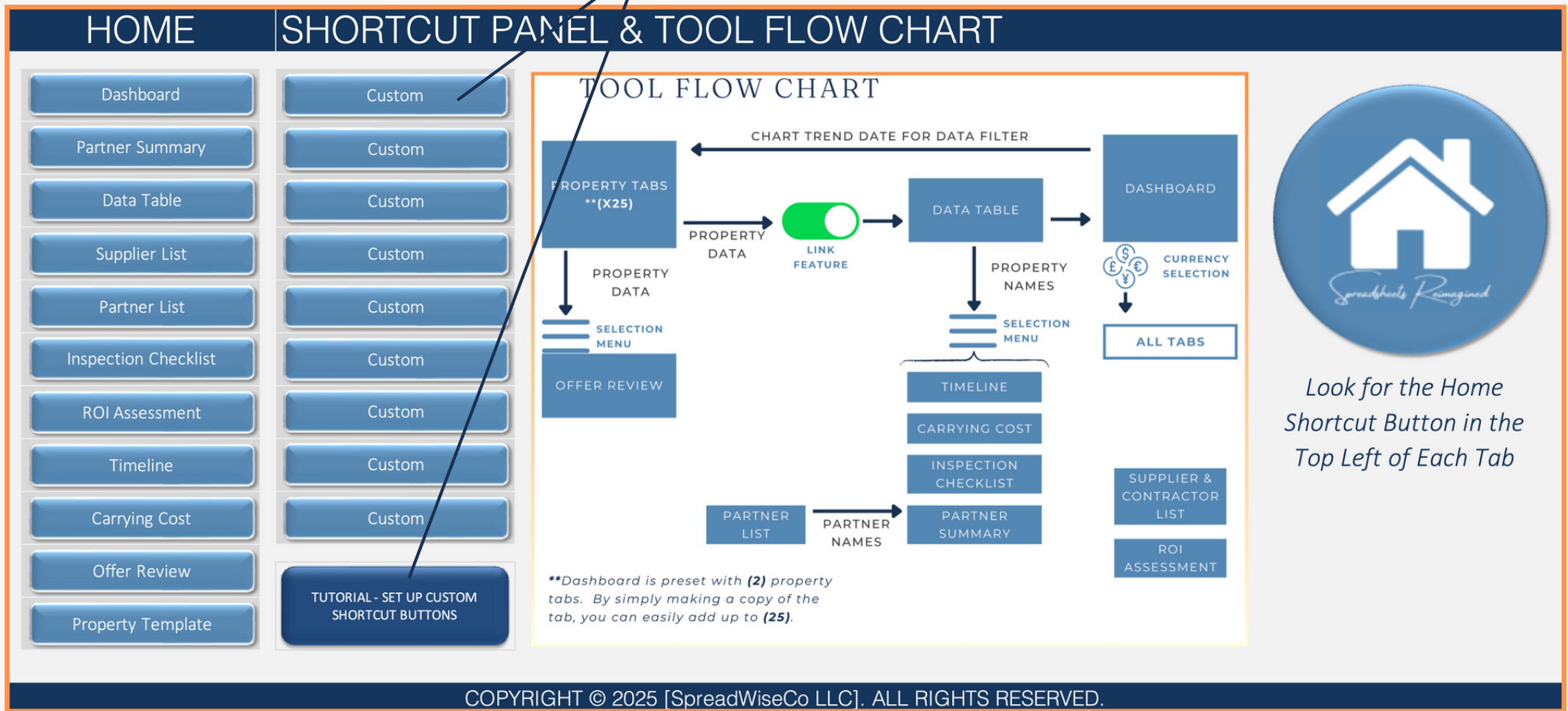


DSK

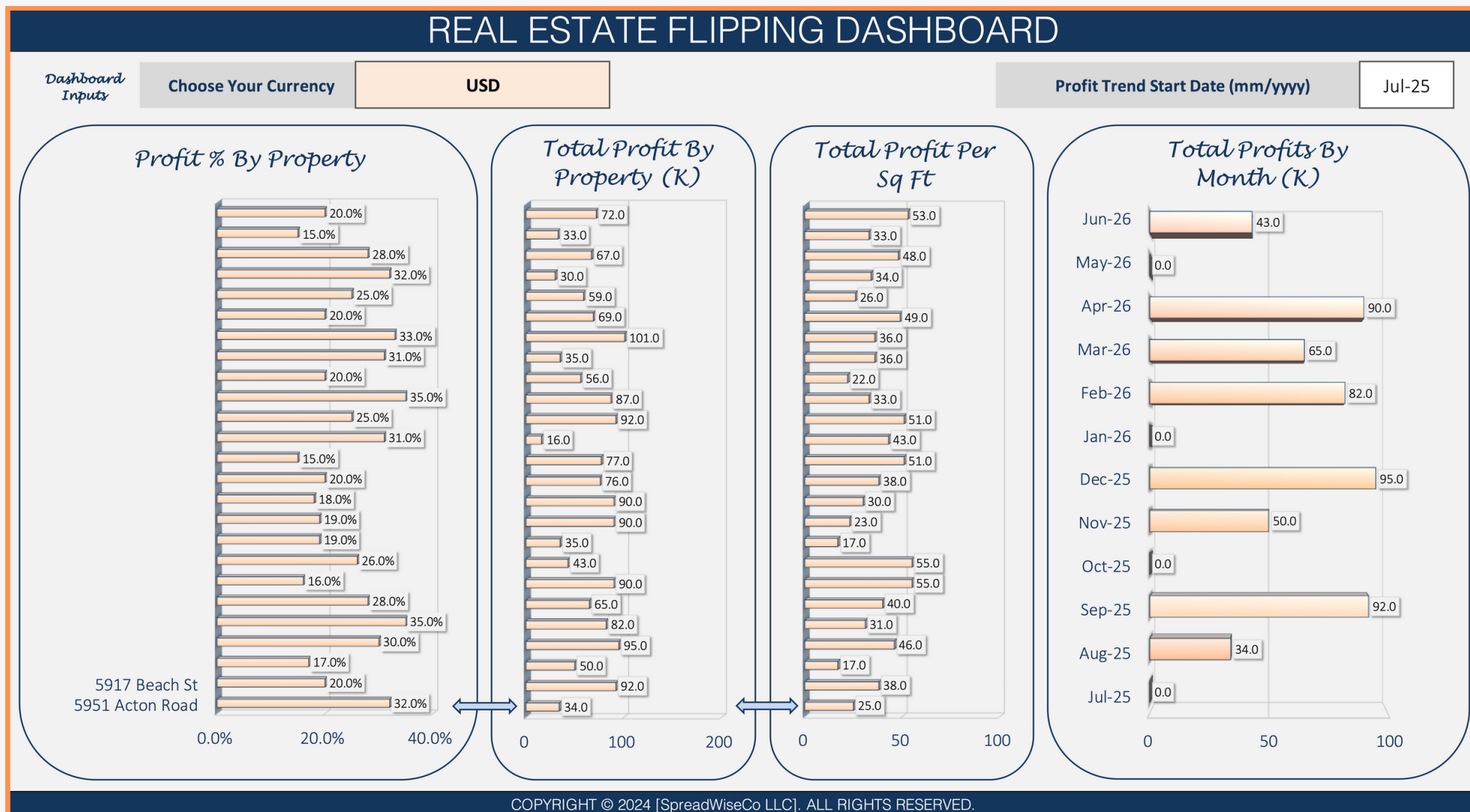
HOME TAB - SHORTCUT PANEL

USE THE INCLUDED SHORTCUT PANEL TO QUICKLY NAVIGATE THE ENTIRE WORKBOOK. EVEN BETTER, YOU CAN CUSTOMIZE SOME BUTTONS AS NEEDED FOR ANY PROPERTY FLIPS YOU ARE ACTIVELY WORKING ON.

** YOU WILL NEED TO UNLOCK THE TAB TO LINK A NEW BUTTON. USE THE TUTORIAL TO HELP GUIDE YOU THROUGH THE PROCESS!



THIS JOURNEY BEGINS WITH THE DASHBOARD



[illegible]

SELECT YOUR CURRENCY

THIS WILL SET THE CURRENCY
FOR THE ENTIRE WORKBOOK

SET YOUR STARTING MONTH
FOR YOUR 12 MONTH PROFITS
TREND GRAPH

REAL ESTATE FLIPPING DASHBOARD

Dashboard
Inputs

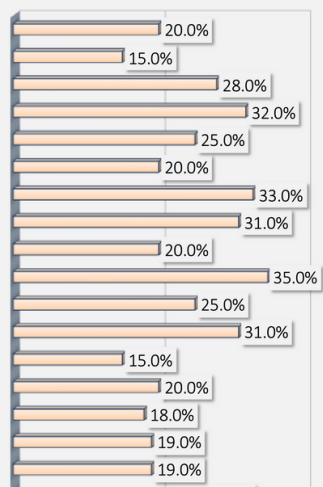
Choose Your Currency

USD

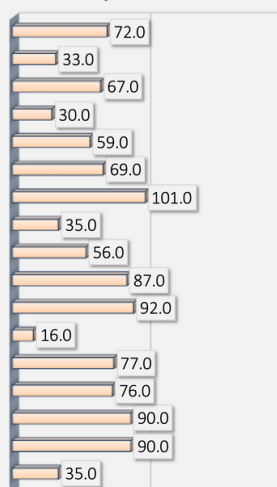
Profit Trend Start Date (mm/yyyy)

Jul-25

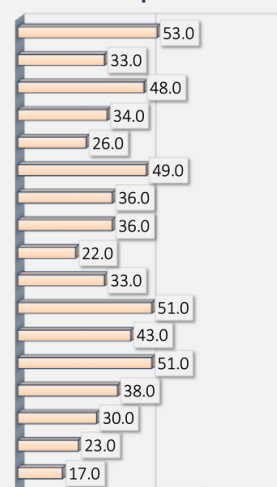
Profit % By Property



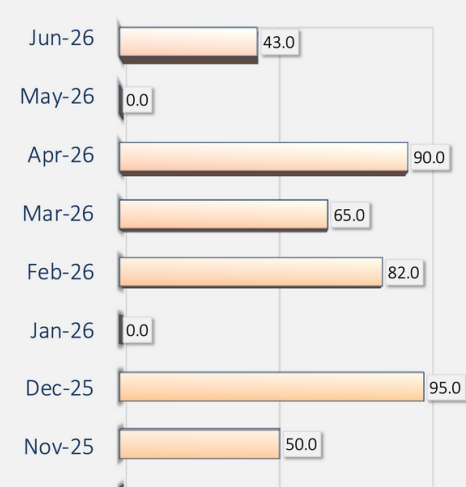
Total Profit By
Property (K)



Total Profit Per
Sq Ft



Total Profits By
Month (K)



LIST YOUR PARTNERS / INVESTORS THAT YOU'LL BE SHARING PROFITS WITH. YOU'LL BE ABLE TO SELECT FROM THIS LIST LATER WITHIN THE PARTNER PROFIT SUMMARY

PARTNER / INVESTOR LIST

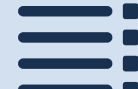
Name	Phone	Email	Address
Mike Smith			
John Coffee			
Alex Johnson			



INSPECTION CHECKLIST

USE THE INSPECTION CHECKLIST TO PREPARE NOTES FOR YOU ROI ASSESSMENT, AND TO HELP PLAN YOUR RENOVATION BUDGET.

INSPECTION CHECKLIST			5951 Acton Road	
5951 Acton Road				
Category	Item	Professional Required	Date	Comments & Details
Curb Appeal	Location	No		
Curb Appeal	Property Characteristics	No		
Major Systems	Roof	Yes		
Major Systems	HVAC	Yes		
Major Systems	Electric	Yes		
Major Systems	Propane / Gas	Yes		
Major Systems	Septic / Sewer	Yes		
Environmental	Mold / Asbestos	Yes		
Environmental	Termite / Pests	Yes		
Structural	Foundation	No		
		No		
Exterior	Brick, Vinyl, etc	No		
Interior	Paint	No		
Flooring	Laminate	No		
Flooring	Tile	No		
Flooring	Carpet	No		
Bathrooms	Showers	Yes		
Bathrooms	Sinks & Faucets	No		
Bathrooms	Toilets	No		
Bathrooms	Countertops	No		
Bathrooms	Cabinets	No		
Kitchen	Cabinets	No		
Kitchen	Countertops	No		
Kitchen	Appliances	No		
Kitchen	Sink	No		
Kitchen	Garbage Disposal	No		
Functional	Garage Doors	No		
Functional	Doors	No		
Functional	Windows	No		
		No		
		No		
		No		
		No		



CARRYING COST BREAKDOWN

DEPENDING ON HOW LONG YOU OWN THE FLIP WHILE RENOVATING, YOU COULD INCURR A FAIR AMOUNT OF CARRYING COSTS. USE THE CALCULATOR TO BREAK THOSE COSTS DOWN, ALLOWING YOU TO ESTIMATE THE TOTAL CARRYING COSTS FOR THE DURATION OF THE PROJECT.

SELECT PROPERTY

FINANCE CALCULATOR

EXPENSES

TOTAL CARRYING COST



CARRYING COST BREAKDOWN

Select Property

5951 Acton Road

USD

Finance Calculator

Amount Borrowed

\$ 150,000.00

Interest Rate

5.90%

Term (Months)

36

Monthly Payment

\$ 4,556.50

Estimated Monthly Interest

\$ 737.50

Total Carrying Cost

\$ 7,235.00

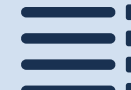
Item	Date Start	Date End	Monthly Cost	Total	7/1/25	8/1/25	9/1/25
Financing (Interest Only)	7/15/25	12/15/25	\$ 737.00	\$ 3,685.00	\$ -	\$ 737.00	\$ -
Taxes	7/15/25	12/15/25	\$ 150.00	\$ 750.00	\$ -	\$ 150.00	\$ -
Insurance	7/15/25	12/15/25	\$ 150.00	\$ 750.00	\$ -	\$ 150.00	\$ -
Electric	7/15/25	12/15/25	\$ 150.00	\$ 750.00	\$ -	\$ 150.00	\$ -
Gas	7/15/25	12/15/25	\$ 40.00	\$ 200.00	\$ -	\$ 40.00	\$ -
Water	7/15/25	12/15/25	\$ 40.00	\$ 200.00	\$ -	\$ 40.00	\$ -
Yard Maintenance	7/15/25	9/15/25	\$ 200.00	\$ 400.00	\$ -	\$ 200.00	\$ -
Security	7/15/25	12/15/25	\$ 100.00	\$ 500.00	\$ -	\$ 100.00	\$ -
				\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -

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LINKS



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DSK

THIS TAB SET UP IS VERY SIMILAR TO THE ITEMIZED BUDGET TABLE WITHIN EACH PROPERTY TAB.

HOWEVER, IT ALLOWS YOU TO DO A QUICK ASSESSMENT ON ROI BEFORE YOU ACQUIRE A PROPERTY AND CREATE A NEW PROPERTY TAB.

THERE IS CURRENTLY EXAMPLE DATA IN THE ASSESSMENT. REPLACE IT WITH YOUR REAL VALUES.

FRONT END ROI ASSESSMENT				
Profit % Goal		20.0%		USD
After Repair Value (ARV)		\$	425,600.00	
Esimated Total Flip Costs		\$	312,790.00	
ASSESSMENT RESULTS				
Goal		Actual		Difference From Goal
20.0%		26.5%		6.5%
\$ 62,558.00		\$	112,810.00	\$ 50,251.00
70% Rule - Max Purchase Price		\$	160,380.00	Purchase Price Pass
PROJECTED COSTS				
Item		Projected		
Acquisition & Carrying Costs		\$		15,000.00
Buyer Concessions		\$		
Selling Expenses		\$		
Total Sale Commissions Paid		\$		1,000.00
Renovation Costs		\$		13,000.00
PROJECTED COSTS - RENOVATION				
Renovation Contingency %		15.00%		\$ 17,000.00
Type	Item	Projected		
Utilities	New HVAC System	\$		1,000.00
Utilities	Rewire to Code	\$		1,000.00
Utilities	Septic Tank Replacment	\$		
Utilities	Drain Field	\$		
Roofing	Shingle Replacement	\$		1,000.00
Roofing	Add Gutters	\$		
Home Exterior	Landscaping	\$		
Home Exterior	privacy fence	\$		
Home Exterior	New Mailbox	\$		



1. SET YOUR PROPERTY NAME
2. ESTIMATE YOUR RENOVATION BUDGET
 - A. THIS IS NOT YOUR OVERALL FLIP BUDGET - THIS IS ONLY FOR RENOVATIONS.
3. ESTIMATE YOUR 'AFTER REPAIR VALUE'.
 - A. YOU CAN UPDATE THIS VALUE LATER, ONCE RENOVATIONS ARE COMPLETE, AND AN APPRAISAL HAS BEEN DONE.
4. SET YOUR RENOVATION CONTINGENCY %
 - A. 10-20% RECOMMENDED
5. SET THE PROPERTY SQUARE FEET

PROPERTY BUDGET & SPEND

Property Name	5951 Acton Road	Acquisition Costs
Renovation Budget	\$ 52,000.00	Renovation Costs
Renovation Contingency %	15.0%	Selling Costs
After Repair Value (ARV)	\$ 215,000	Buyer Concessions
Home Square Feet	2800	Commisions Costs
Total Profit	\$ 112,810	Price / Sq Ft
Profit % of Sale	26.5%	Profit / Sq Ft



ITEMIZE YOUR **PROJECTED**
SPEND BY CATEGORY

ACQUISITION AND CARRYING
COST

SELLING EXPENSES

BUYER CONCESSIONS

REALTOR / AGENT FEES

RENOVATIONS

ITEMIZED BUDGET SPEND - PROJECTED & ACTUAL

TYPE	ITEM	PROJECTED	ACTUAL
	Total Acquisition Costs	\$ 155,000.00	\$ -
Acquisition & Carrying Cost	Purchase Price	\$ 155,000.00	\$ -
Acquisition & Carrying Cost	Closing Costs	\$ -	\$ -
Acquisition & Carrying Cost	Holding / Carrying Costs	\$ -	\$ -
Acquisition & Carrying Cost	Other	\$ -	\$ -
	Total Selling Expenses	\$ 1,500.00	\$ -
Selling Expenses	Home Staging	\$ 500.00	\$ -
Selling Expenses	Marketing	\$ 500.00	\$ -
Selling Expenses	Photography	\$ 500.00	\$ -
Selling Expenses	Other	\$ -	\$ -
	Total Buyer Concessions	\$ 8,000.00	\$ -
Buyer Concessions	Buyer Closing Costs	\$ 8,000.00	\$ -
Buyer Concessions	Other	\$ -	\$ -
	Total Realtor / Agent Fees	\$ 10,750.00	\$ -
Realtor / Agent Fees	Seller Commission %	\$ 10,750.00	\$ -
Realtor / Agent Fees	Other	\$ -	\$ -
	Total Renovation Costs	\$ 137,540.00	\$ -
Renovation	Contingency	\$ 17,940.00	\$ -
Utilities	New HVAC System	\$ 13,000.00	\$ -
Utilities	Rewire to Code	\$ 15,000.00	\$ -



FOR YOUR PROJECTED AND ACTUAL COMMISSIONS SPEND, WE'VE ADDED IN A COMMISSIONS CALCULATOR TO HELP!

	Total Realtor / Agent Fees	\$ 10,750.00	\$ -	\$ -
Realtor / Agent Fees	Seller Commission %	\$ 10,750.00	\$ -	\$ -
Realtor / Agent Fees	Other	\$ -	\$ -	\$ -

Acton Road

Seller Commissions Calculator

Realtor / Agent Commission %

5.0%

Commissions Cost

\$

10,750

LINKS



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DSK

THIS IS A DETAILED EXPENSE TRACKER AS YOU SPEND MONEY ON YOUR FLIP

TRACKING BY
SUPPLIER/
CONTRACTOR

TRACKING BY
RENOVATION
CATEGORY

SERVICE NOW PAID IN FULL?

- WE KNOW SOME JOB PORTIONS MAY TAKE MULTIPLE WEEKS AND PAYMENTS
- NOTATE THIS AS **MATERIALS, DRAW, OR FULL PAYOUT**

AS YOU ADD EXPENSE ITEMS TO EACH ROW, THE TOTAL SPENT TO DATE WILL UPDATE FOR SUPPLIER, RENOVATION CATEGORY, AND THE TOTAL.

DATE

AMOUNT
PAID /
SPENT

COMMENT SECTION
FOR DETAILS

DETAILED SPEND & EXPENSE TRACKING

Date	Supplier / Contractor	Renovation Category	Amount Paid / Spent	Paid In Full?	Description / Comments	Supplier / Contractor to Date	Renovation Category to Date	Total To Date
10/1/23	Hill Plumbing	Bathrooms	\$ 3,500.00	Full Payout	Bathroom Re-Plumb	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
10/15/23	Easy Roofing	Roofing	\$ 1,500.00	Draw	Shingle Damage	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00
10/18/23	Jefferson Lumber	Structural	\$ 1,900.00	Material Deposit	Framing Studs for new addition	\$ 1,900.00	\$ 1,900.00	\$ 6,900.00
10/23/23	Hill Plumbing	Bathrooms	\$ 649.00	Full Payout	Sink Repair - main bath	\$ 4,149.00	\$ 4,149.00	\$ 7,549.00
			\$ -	Other Expense		\$ -	\$ -	\$ -
			\$ -	Other Expense		\$ -	\$ -	\$ -
			\$ -	Other Expense		\$ -	\$ -	\$ -

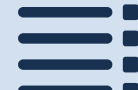


AS YOU GO THROUGH YOUR FLIP AND FILL OUT YOUR DETAILED EXPENSE TRACKING, UPDATE YOUR **ACTUAL** SPEND BY CATEGORY

THIS WILL SHOW YOU YOUR VARIANCES AGAINST YOUR PROJECTION

ITEMIZED BUDGET SPEND - PROJECTED & ACTUAL

TYPE	ITEM	PROJECTED	ACTUAL	VARIANCE
	Total Acquisition Costs	\$ 155,000.00	\$ -	\$ -
Acquisition & Carrying Cost	Purchase Price	\$ 155,000.00	\$ -	\$ -
Acquisition & Carrying Cost	Closing Costs	\$ -	\$ -	\$ -
Acquisition & Carrying Cost	Holding / Carrying Costs	\$ -	\$ -	\$ -
Acquisition & Carrying Cost	Other	\$ -	\$ -	\$ -
	Total Selling Expenses	\$ 1,500.00	\$ -	\$ -
Selling Expenses	Home Staging	\$ 500.00	\$ -	\$ -
Selling Expenses	Marketing	\$ 500.00	\$ -	\$ -
Selling Expenses	Photography	\$ 500.00	\$ -	\$ -
Selling Expenses	Other	\$ -	\$ -	\$ -
	Total Buyer Concessions	\$ 8,000.00	\$ -	\$ -
Buyer Concessions	Buyer Closing Costs	\$ 8,000.00	\$ -	\$ -
Buyer Concessions	Other	\$ -	\$ -	\$ -
	Total Realtor / Agent Fees	\$ 10,750.00	\$ -	\$ -
Realtor / Agent Fees	Seller Commission %	\$ 10,750.00	\$ -	\$ -
Realtor / Agent Fees	Other	\$ -	\$ -	\$ -
	Total Renovation Costs	\$ 137,540.00	\$ -	\$ -
Renovation	Contingency	\$ 17,940.00	\$ -	\$ -
Utilities	New HVAC System	\$ 13,000.00	\$ -	\$ -
Utilities	Rewire to Code	\$ 15,000.00	\$ -	\$ -



Actual Sale Date (mm/dd/yyyy)	Actual Sale Value
8/15/25	\$ 425,600

SET THE ACTUAL SALE DATE.
& VALUE. THIS IS IMPORTANT
FOR PROFIT TRACKING ON
YOUR DASHBOARD

WHAT YOU SPENT
ON RENOVATIONS

PROFIT = ACTUAL SALE VALUE - (ACQUISITION +
RENOVATIONS - SELLING COSTS - BUYER CONCESSIONS -
COMMISSIONS PAID)

ALL OF THE COST BUCKETS
WILL BE BASED ON
ITEMIZED PROJECTIONS
UNTIL YOU UPDATE THE
ITEMIZED ACTUALS

PROFIT % = PROFIT /
SALE PRICE

PROPERTY BUDGET & SPEND

Property Name	5951 Acton Road
Renovation Budget	\$ 52,000.00
Renovation Contingency %	15.0%
After Repair Value (ARV)	\$ 215,000
Home Square Feet	2800
Total Profit	\$ 112,810
Profit % of Sale	26.5%

Acquisition Costs	\$ 155,000
Renovation Costs	\$ 137,540
Selling Costs	\$ 1,500
Buyer Concessions	\$ 8,000
Commissions Costs	\$ 10,750
Price / Sq Ft	\$ 77
Profit / Sq Ft	\$ 40



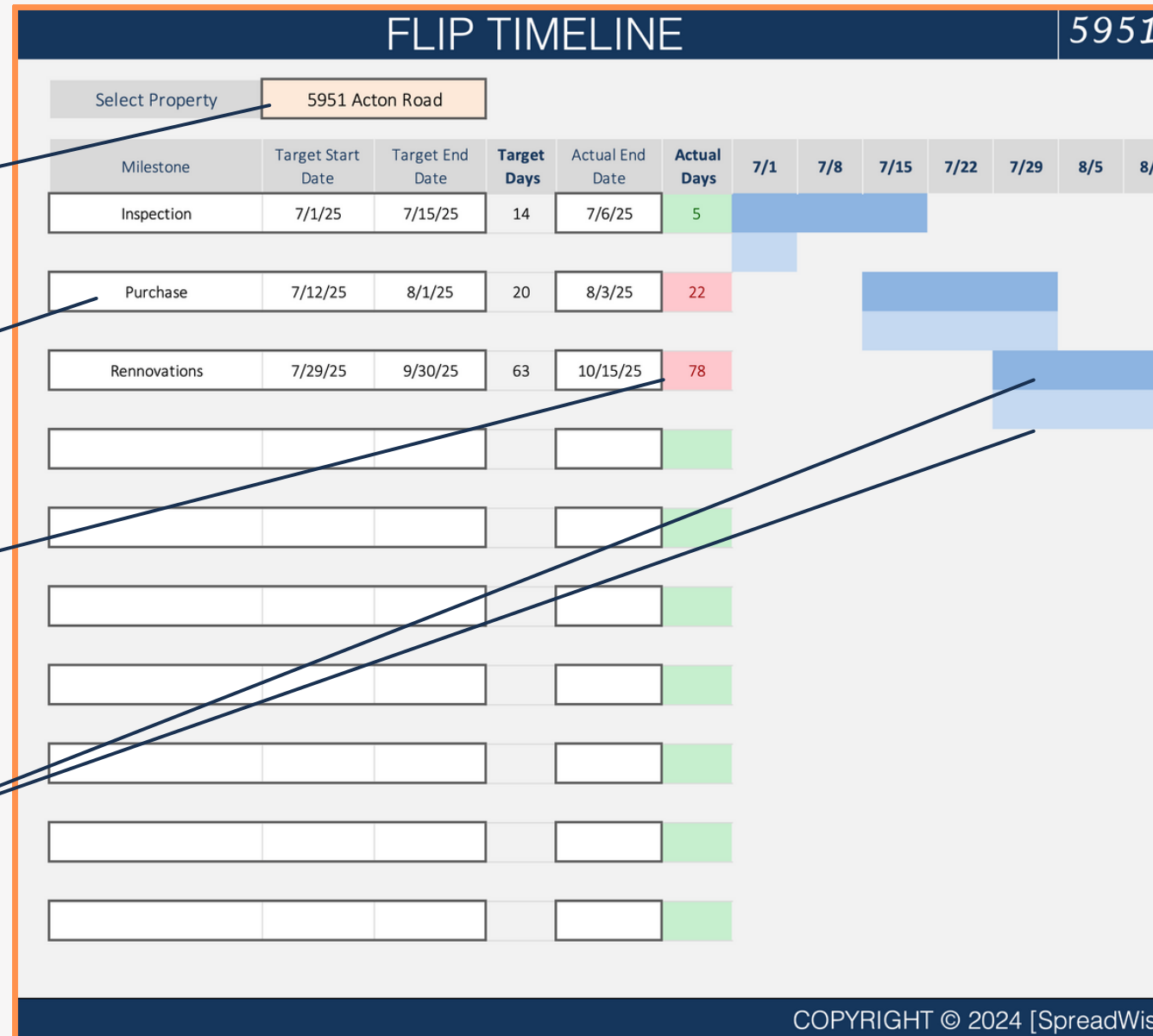
THIS IS AN AUTOMATED GANTT CHART FOR MANAGING EACH FLIP PROJECT!

SELECT THE PROPERTY

SET YOUR MILESTONES AND DATES

TRACK YOUR PROJECT PERFORMANCE

PLANNED VS ACTUAL



ONCE YOU HAVE YOUR FLIP ON THE MARKET, USE THIS TAB TO EVALUATE EACH OFFER YOU RECEIVE.

IF YOU'RE SPLITTING PROFITS WITH OTHER PARTNERS / INVESTORS, YOU CAN QUICKLY BREAK DOWN THAT SPLIT.

IN THE EVENT YOU ARE A REALTOR, YOU CAN EASILY CAPTURE YOUR % OF THE SALES COMMISSIONS

OFFER REVIEW & ASSESSMENT

5951 Acton Road

Select Property	5951 Acton Road	USD
Current Offer	\$ 425,600.00	
Estimated Total Costs	\$ 312,790.00	
Estimated Total Profit	\$ 112,810.00	26.5%

Profit Breakdown		
Mike Smith	100.00%	\$ 112,810.00
	0.00%	\$ -
	0.00%	\$ -

PROPERTY COST BREAKDOWN

Item	Projected
Acquisition & Carrying Costs	\$ 155,000.00
Renovation Costs	\$ 137,540.00
Selling Expenses	\$ 1,500.00
Total Sale Commissions Paid	\$ 10,750.00
Buyer Concessions	\$ 8,000.00
	\$ 312,790.00

ARE YOU A REALTOR WHO FLIPS?

Realtor Partner	My % Of Commissions	Commissions Earnings
Mike Smith	50.00%	\$ 5,375.00
Realtor Partner Earnings		\$ 118,185.00

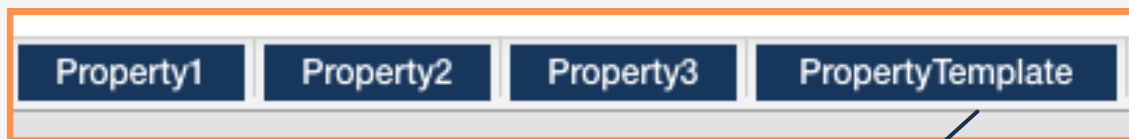
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PARTNER PROFIT SPLIT %

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ADDING PROPERTY TABS

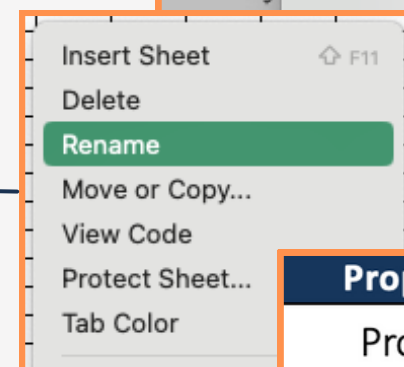
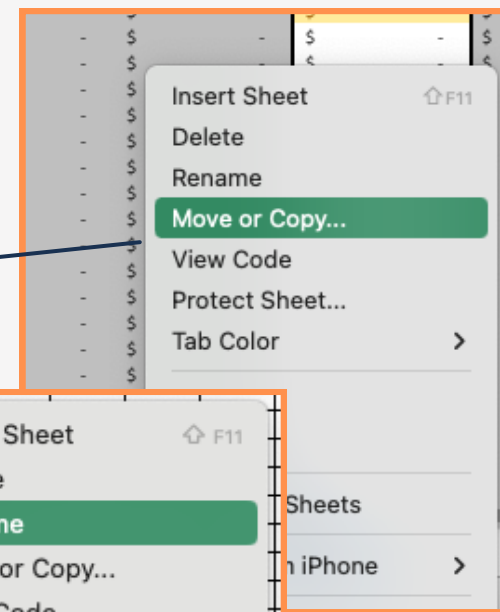


1.) RIGHT CLICK ON THE TEMPLATE & MAKE A COPY, OR HOWEVER MANY COPIES YOU NEED.

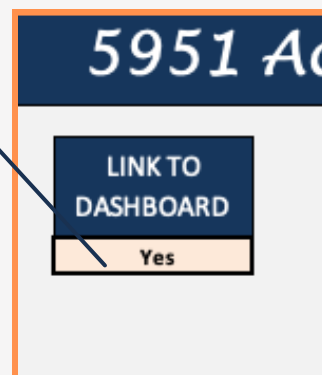
2.) RIGHT CLICK ON THE NEW TAB TO CHANGE THE NAME OF THE TAB.

3.) SET THE TAB NAME TO MATCH THE NEXT SEQUENTIAL PROPERTY TAB NUMBER FROM THE DATA TABLE EXACTLY.

- ONCE THE TAB IS ADDED AND RENAMED, IT WILL AUTO-LINK TO YOUR DASHBOARD AND PROPERTY DATA AS LONG AS THE LINK IS ENABLED



Property Tab
Property1
Property2
Property3
Property4
Property5
Property6
Property7
Property8



THE DASHBOARD LINK ALLOWS YOU QUICKLY DISCONNECT/CONNECT A PROPERTY TAB FROM YOUR DASHBOARD DATA AND PERFORMANCE, WHILE KEEPING ALL HISTORY!

5951 Acton Road

Seller Commissions Calculator

Realtor / Agent Commision %

5.0%

Commisions Cost

\$

10,750

LINK TO
DASHBOARD

Yes

USD

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