



SpreadWiseCo™

Spreadsheets Reimagined

REAL ESTATE FLIP GUIDE

5.1 - 1/2/2025

BUILT WITH
MICROSOFT
EXCEL



ABOUT THIS GUIDE

GUIDE POINTERS

NEED TO
KNOW

NICE TO
KNOW

FOR THOSE READY TO JUMP IN QUICKLY



YOU CAN SKIP
AND COME BACK



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.

YOUTUBE TUTORIALS

IF THERE ARE YOUTUBE TUTORIALS AVAILABLE FOR THIS PRODUCT, YOU CAN ACCESS THEM BY CLICKING ON THE YOUTUBE LOGO.



DOWNLOAD THIS GUIDE ANYTIME AT [HTTPS://SPREADWISECO.COM](https://spreadwise.co.com)

IN YOUR PRODUCT 'ABOUT' TAB

DSK

THERE IS AN ABOUT TAB IN EVERY WORKBOOK THAT INCLUDES IMPORTANT INFORMATION ABOUT YOUR DASHBOARD, AND USEFUL LINKS.

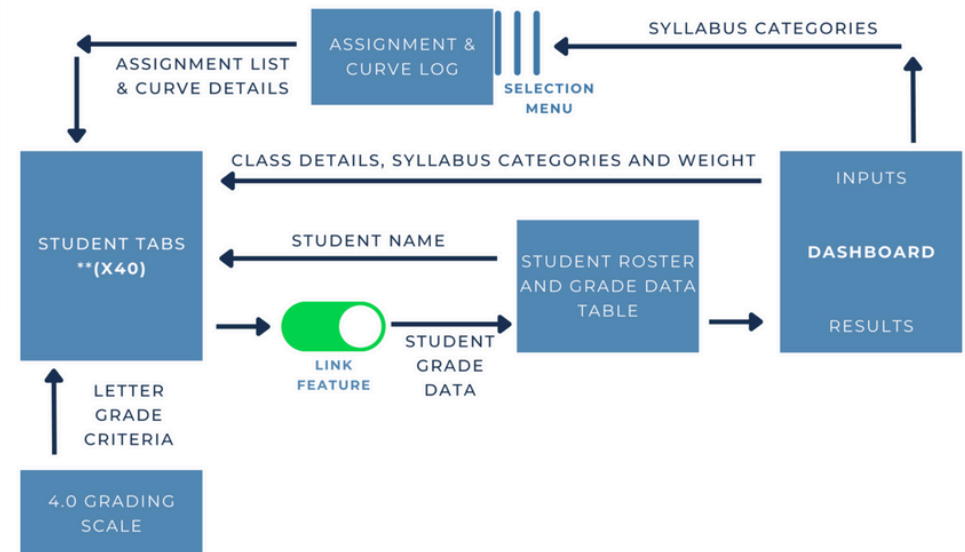
WE PROVIDE A HIGH LEVEL FLOW CHART FOR EVERY TOOL FOR A QUICK REFERENCE OF HOW IT ALL WORKS!

STUDENT GRADEBOOK AND ASSIGNMENT DASHBOARD

REVISION: 4.5

1	Password	Tabs are locked to prevent accidental errors to formulas: Password Key: "swc"
2	Tool Inputs	Your Inputs are the White Boxes With A Border!
3	Tool Inputs	Peach boxes are drop down menus
4	PDF Guide	**Use the downloaded guides to help you through the tool. You can Also visit our website anytime to view & download the
5	Site Link	https://spreadwiseco.com/
6	Google Sheets	This Dashboard is Not optimized for use with Google Sheets.
7	Support	**For support, message us on Etsy directly from your order, or send an email to Sales@SpreadWiseCo.com. Pictures are
8	Review	LOVE IT? CLICK & LEAVE US A REVIEW!

TOOL FLOW CHART

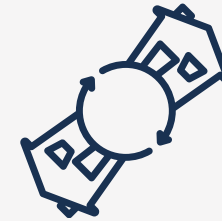


**DASHBOARD IS PRESET WITH (5) STUDENT TABS. BY SIMPLY MAKING A COPY OF THE TAB, YOU CAN QUICKLY LINK UP TO (40)

PRODUCT FEATURES & LEARNING TIME

PRODUCT FEATURES

- ✓ IN DEPTH **ROI ASSESSMENT**
- ✓ LIST OF UP TO **100 CONTRACTORS / SUPPLIERS**
- ✓ **ITEMIZED BUDGET** AND PROJECTION TABLE FOR EACH PROPERTY
- ✓ DETAILED **SPEND TRACKING** FOR EACH PROPERTY
- ✓ SELLING **OFFER REVIEW** ASSESSMENT
- ✓ 12 MONTH **REVENUE** TRACKING
- ✓ HOUSE FLIP **RECORD KEEPING**
- ✓ UP TO **25 FLIPS** IN ONE DASHBOARD
- ✓ PROFIT AND REVENUE **INSIGHT** TO IMPROVE YOUR FLIPS & GROW YOUR BUSINESS
- ✓ FOUR INTEGRATED **CURRENCIES** (*USD, EUR, GBP, CAD*)
- ✓ BUILT IN **GUIDE NOTES**



LEARNING & SETUP TIME

THIS IS OUR BEST ESTIMATE OF HOW MUCH TIME IT WILL TAKE THE AVERAGE PERSON TO LEARN AND COMPLETE THE INITIAL SETUP OF THEIR DASHBOARD

15MIN

30MIN

45MIN

1HR

1.5HR

2HR

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

TABS & GUIDES

TABS & GUIDES

- ✓ SUPPLIER LIST
- ✓ OFFER REVIEW
- ✓ PDF GUIDE
- ✓ PROPERTY SUMMARY AND DATA TABLE
- ✓ PERFORMANCE DASHBOARD
- ✓ TOOL FLOW CHART
- ✓ ROI ASSESSMENT
- ✓ PROPERTY TABS (*X2)
- ✓ YOUTUBE TUTORIAL

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

LEARN MORE



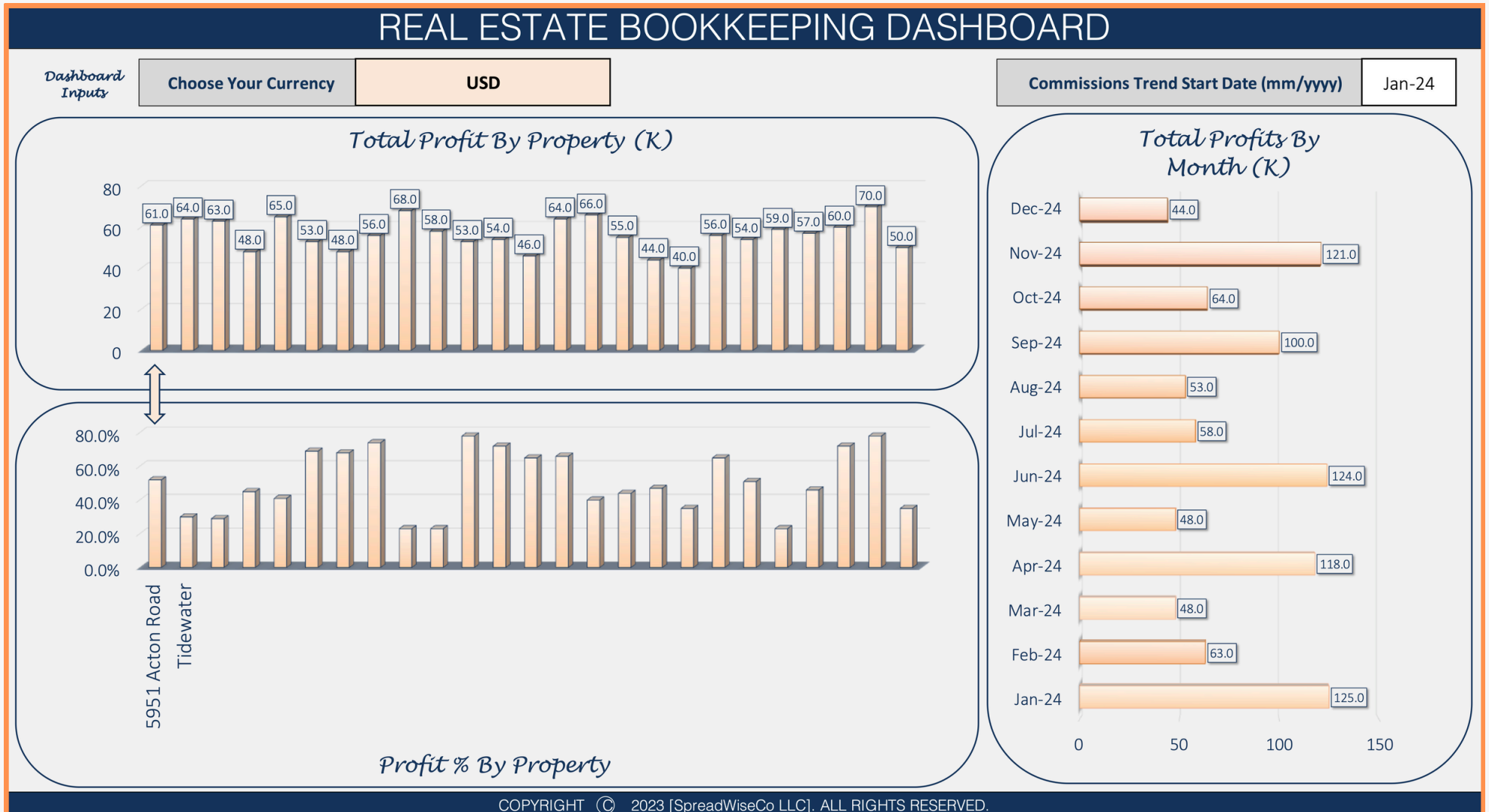
ETSY LIMITS PRODUCT PHOTOS. LEARN MORE ABOUT THESE ITEMS & FEATURES @ [HTTPS://SPREADWISECO.COM](https://spreadwise.co.com)

Enjoy Your
Dashboard!

1 - GETTING STARTED

DSK

THIS JOURNEY BEGINS WITH THE DASHBOARD



2 - DASHBOARD INPUTS

DSK

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 BOOKKEEPING DASHBOARD

Dashboard
Inputs

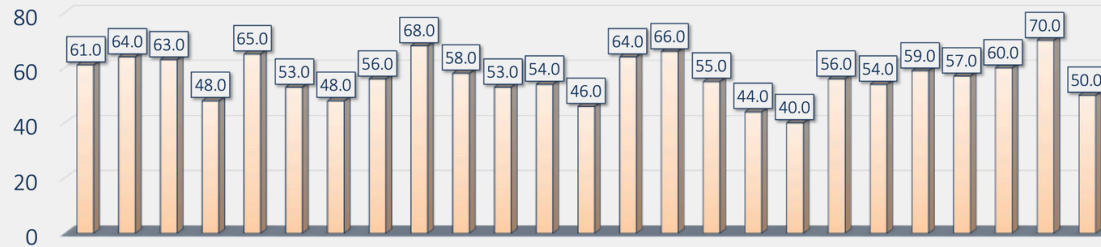
Choose Your Currency

USD

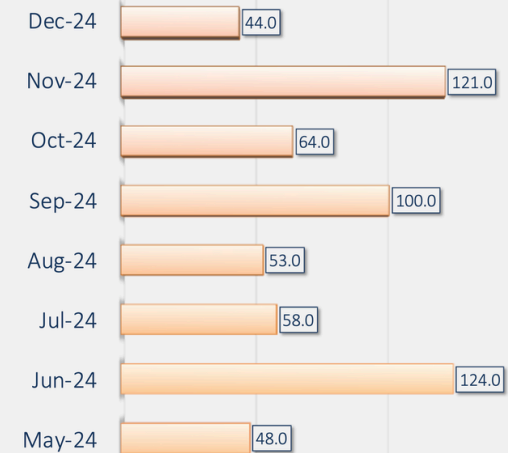
Commissions Trend Start Date (mm/yyyy)

Jan-24

Total Profit By Property (K)



Total Profits By
Month (K)



4 - PROPERTY TABS

DSK

1. SET YOUR PROPERTY NAME
2. ESTIMATE YOUR BUILD OR FLIP BUDGET
 - A. FOR YOUR FLIP BUDGET, DO **NOT** INCLUDE (**ACQUISITION, COMMISSION, CONCESSION**) COSTS. THESE ARE ACCOUNTED FOR SEPARATELY.
3. SET YOUR TARGET SALE PRICE
 - A. YOU CAN CHANGE THIS TO YOUR ACTUAL SALE PRICE LATER.
 - B. THIS VALUE IS USED TO CALCULATOR YOUR POTENTIAL PROFIT.
4. SET YOUR EXPECTED SELLER COMMISSION COSTS
 - A. THIS IS TYPICALLY 5%
5. SET THE PROPERTY SQUARE FEET

PROPERTY BUDGET & SPEND

Property Name	5951 Acton Road
Build / Flip Budget	\$ 52,000.00
Target / Actual Sale Price	\$ 215,000
Seller Commission %	5.0%
Home Square Feet	1690

Total Profit	\$ 47,600
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Acquisition Cost	\$ 97,000.00
Build / Flip Spend	\$ 51,650.00
Seller Concessions	\$ 8,000.00
Commisions Cost	\$ 10,750
Price / Sq Ft	\$ 127

Profit % of Sale	22.1%
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Actual Sale Date
mm/dd/yyyy
1/2/24

BUDGET PROJECTED & ACTUAL SPEND

Type	Item	Projected	Actual	Variance
------	------	-----------	--------	----------

BUILD / FLIP

Date	Sub
10/1/23	

5 - PROPERTY TABS - BUDGET DETAILS

DSK

***THIS IS DIFFERENT THAN THE SPEND TRACKING BY SUB-CONTRACTOR (NEXT PAGE). THIS IS AN ITEMIZED BUDGET LIST, VS A 'RECEIPT' LIST**

LIST ALL THE PROJECT NEEDS TO GET THE HOME READY FOR SALE

ESTIMATE YOUR COST FOR EACH ITEM

UPDATE YOUR ACTUAL SPENDING COLUMN ONCE YOU'VE INCURRED THOSE COSTS

VARIANCE - DID YOU OVERSPEND OR MEET YOUR PLANNED BUDGET?

WHAT WAS YOUR PROPERTY ACQUISITION COST?

- FOR BUILDERS, THIS MAY ONLY BE THE LAND COST

ESTIMATE YOUR SELLER CONCESSIONS

BUDGET PROJECTED & ACTUAL SPEND				
Type	Item	Projected	Actual	Variance
ACQUISITION	All Acquisition Costs	\$ 97,000.00	\$ -	\$ -
SELLING CONCESSIONS	All Selling Concessions	\$ 8,000.00	\$ -	\$ -
DEMO	Interior	\$ 2,550.00	\$ -	\$ -
DEMO	Exterior	\$ -	\$ -	\$ -
DEMO		\$ -	\$ -	\$ -
FUNCTIONAL	HVAC	\$ 1,500.00	\$ -	\$ -

6 - PROPERTY TABS - SPEND TRACKING

DSK

THIS IS A DETAILED SPENDING LIST AS YOU BUY MATERIALS AND PAY FOR SERVICES

SUB-CONTRACTOR OR
SUPPLIER SELECTION

- THIS IS A DROP DOWN LIST BASED ON YOUR SUPPLIER LIST

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 SPEND ON EACH PROPERTY, THE TOTAL SPENT BY SUB-CONTRACTOR / SUPPLIER WILL UPDATE

DATE

AMOUNT
PAID /
SPENT

COMMENT SECTION
FOR DETAILS

DETAILED SPEND & EXPENSE TRACKING

Date	Tracking Name or Category	Amount Paid / Spent	Paid In Full?	Description / Comments	Spent To Date
10/1/23	Hill Plumbing	\$ 3,500.00	Full Payout	Bathroom Re-Plumb	\$ 3,500.00
10/15/23	Easy Roofing	\$ 1,500.00	Draw	Shingle Damage	\$ 1,500.00
10/18/23	Jefferson Lumber	\$ 1,900.00	Material Deposit	Framing Studs for new addition	\$ 1,900.00
10/23/23	Hill Plumbing	\$ 649.00	Full Payout	Sink Repair - main bath	\$ 4,149.00

7 - PROPERTY TABS - RESULTS SUMMARY

DSK

Actual Sale Date

mm/dd/yyyy

1/2/24

SET THE ACTUAL SALE DATE. THIS IS NEEDED FOR THE 12 MONTH PROFITS TREND

WHAT YOU ACTUALLY SPENT ON THE PROPERTY

- THIS WILL BE BASED ON THE LARGER VALUE BETWEEN YOUR BUDGET SPEND TABLE, AND DETAILED SPEND TRACKING TABLE

PROFIT = SALE PRICE - (ACQUISITION + SPEND + CONCESSIONS + COMMISSIONS)

PROFIT % = PROFIT / SALE PRICE

PROPERTY BUDGET & SPEND

Property Name	5951 Acton Road
Build / Flip Budget	\$ 52,000.00
Target / Actual Sale Price	\$ 215,000
Seller Commission %	5.0%
Home Square Feet	1690
Total Profit	\$ 47,600

Acquisition Cost	\$ 97,000.00	Actual Sale
Build / Flip Spend	\$ 51,650.00	mm/dd
Seller Concessions	\$ 8,000.00	1/2/24
Commissions Cost	\$ 10,750	
Price / Sq Ft	\$ 127	
Profit % of Sale	22.1%	

8 - PROPERTY TAB - DASHBOARD LINK

DSK

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

& SPEND

5951 Acton Road

Acquisition Cost	\$ 97,000.00
Build / Flip Spend	\$ 51,650.00
Seller Concessions	\$ 8,000.00
Commissions Cost	\$ 10,750
Price / Sq Ft	\$ 127

Actual Sale Date

mm/dd/yyyy

1/2/24

LINK TO
DASHBOARD

Yes

USD

Profit % of Sale 22.1%

RECOMMENDED WORKFLOW

CTED & ACTUAL

	Actual	Variance
00	\$ -	\$ -
00	\$ -	\$ -

DETAILED SPEND & EXPENSE TRACKING

Date	Tracking Name or Category	Amount Paid / Spent	Paid In Full?	Description / Comments	Spent To Date
10/1/23	Hill Plumbing	\$ 3,500.00	Full Payout	Bathroom Re-Plumb	\$ 3,500.00
10/15/23	Easy Roofing	\$ 1,500.00	Draw	Shingle Damage	\$ 1,500.00
10/18/23	Jefferson Lumber	\$ 1,900.00	Material Deposit	Framing Studs for new addition	\$ 1,900.00
10/23/23	Hill Plumbing	\$ 649.00	Full Payout	Sink Repair - main bath	\$ 4,149.00

THIS TAB SET UP IS VERY SIMILAR TO THE 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.

FRONT END ROI ASSESSMENT

	USD
Profit % Goal	20.0%
Estimated Resale Value	\$ 180,000.00
Estimated Total Costs	\$ 160,650.00

ASSESSMENT RESULTS

Goal	Actual	Difference
20.0%	10.8%	-9.3%
\$ 32,130.00	\$ 19,350.00	\$ (12,780.00)

PROJECTED COSTS

Type	Item	Projected
Transactional	Acquisition	\$ 97,000.00
Transactional	Sales Commissions	\$ 8,000.00
Transactional	Concessions	\$ 4,000.00
TRANSACTIONAL	Building Permits	\$ -
DEMO	Interior	\$ 2,550.00
DEMO	Exterior	\$ -
DEMO		\$ -
FUNCTIONAL	HVAC	\$ 1,500.00
FUNCTIONAL	Roof	\$ 6,000.00

10 - OFFER REVIEW AND ASSESSMENT

DSK

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

IN THE EVENT YOU ARE A REALTOR, WE ALLOW TO EASILY CAPTURE YOUR % OF THE SALES COMMISSIONS

IF THERE'S A SPLIT IN THE PROFITS, YOU CAN EASILY NOTE YOUR PERCENTAGE, AND SEE YOUR PERSONAL PROFIT PORTION!

OFFER REVIEW & ASSESSMENT

5951 Acton Road

Select Property	5951 Acton Road	USD
Current Offer	\$ 215,000.00	
Total Commission %	5.00%	
Estimated Total Costs	\$ 167,400.00	
Estimated Total Profit	\$ 47,600.00	22.1%
My % Of Sales Profit	100.00%	\$ 47,600.00

PROPERTY COST BREAKDOWN

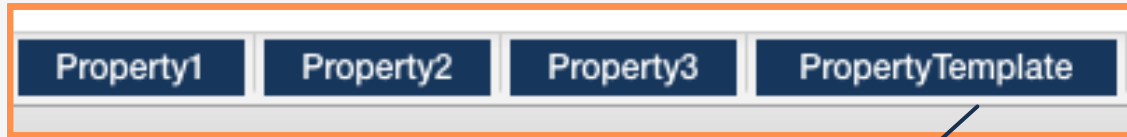
Type	Item	Projected
Build / Flip Cost	Total Build / Flip Spend	\$ 51,650.00
Acquisition Cost	Acquisition Cost	\$ 97,000.00
Concessions	Closing	\$ 7,900.00
Concessions	Termite	\$ 100.00
Concessions		\$ -
Paid Commissions	Paid Commissions	\$ 10,750.00
		\$ 167,400.00

ARE YOU A REALTOR WHO FLIPS?

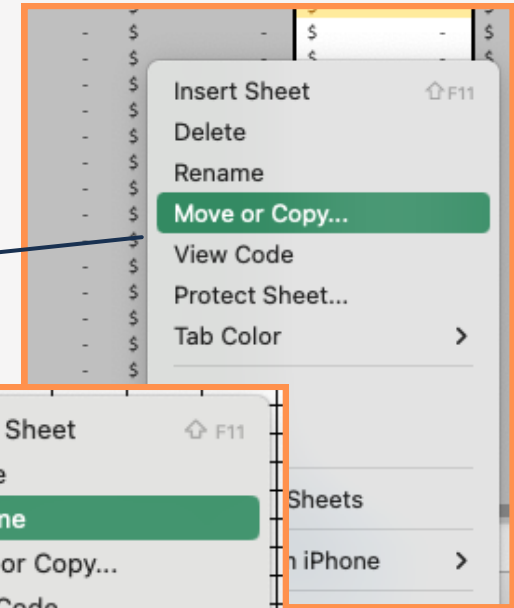
My % Of Commissions	50.00%	\$ 3,950.00
Total Property Earnings	\$ 51,550.00	24.0%

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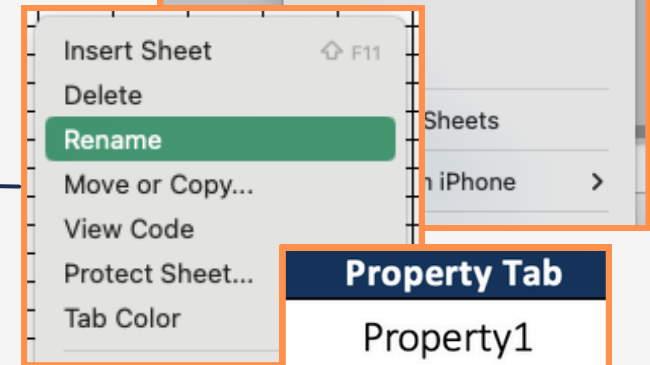
11 - ADDING PROPERTY TABS



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

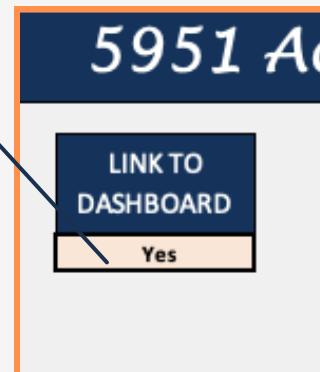


2.) RIGHT CLICK ON THE NEW TAB TO CHANGE THE NAME OF THE TAB.



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

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