

RESIDENTIAL HOUSE FLIP GUIDE

5.3 - 8/5/2025

BUILT WITH MICROSOFT EXCEL

PRODUCT FEATURES & LEARNING TIME

PRODUCT FEATURES



CARRYING COST
CALCULATOR

SELLING OFFER REVIEW ASSESSMENT

PARTNER PROFIT SUMMARY

- PROJECTION TABLE FOR EACH PROPERTY
- 12 MONTH REVENUE
 TRACKING

CONTRACTORS /
SUPPLIERS

DETAILED SPEND

TRACKING FOR EACH
PROPERTY

PROFIT **INSIGHT** TO
IMPROVE YOUR BUDGET &
FLIP PROFITS

- CUSTOMIZABLE
 INSPECTION CHECKLIST
- UP TO 25 FLIPS IN ONE DASHBOARD
- BUILT IN GUIDE NOTES

IN DEPTH ROI
ASSESSMENT

- AUTOMATED RENOVATION TIMELINE
- FOUR INTEGRATED

 CURRENCIES (USD, EUR,
 GBP, CAD)



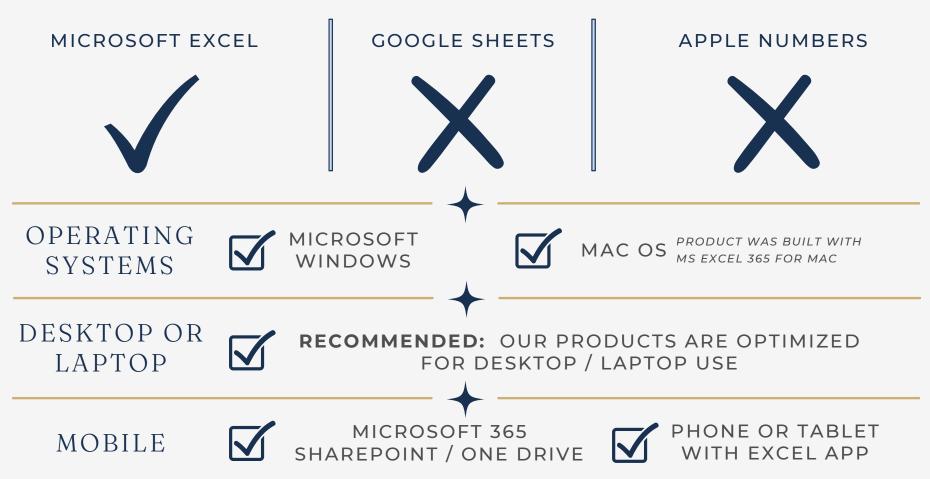
LEARNING & SETUP TIME

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



- 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













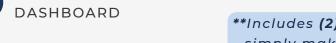












ROI ASSESSMENT





**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



ABOUT THIS GUIDE

GUIDE POINTERS





FOR THOSE READY TO JUMP IN QUICKLY





**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.



FREQUENTLY ASKED QUESTIONS

YOUTUBE TUTORIALS

CLICK THE LOGO 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

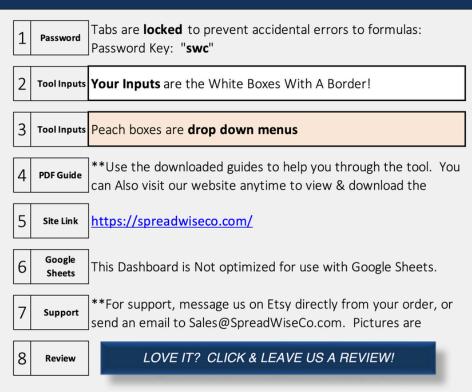
IN YOUR PRODUCT 'ABOUT' TAB

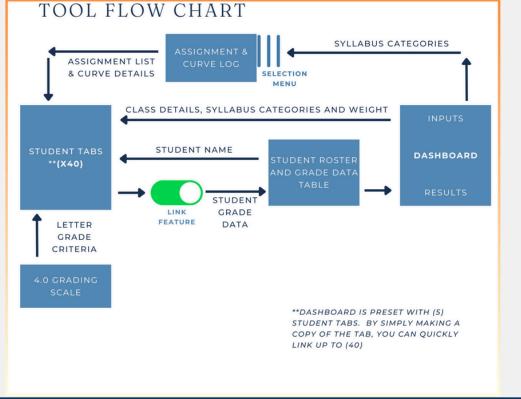


THERE IS AN ABOUT TAB IN EVERY WORKBOOK THAT INCLUDES IMPORTANT INFORMATION ABOUT YOUR DASHBOARD, AND USEFUL LINKS.

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



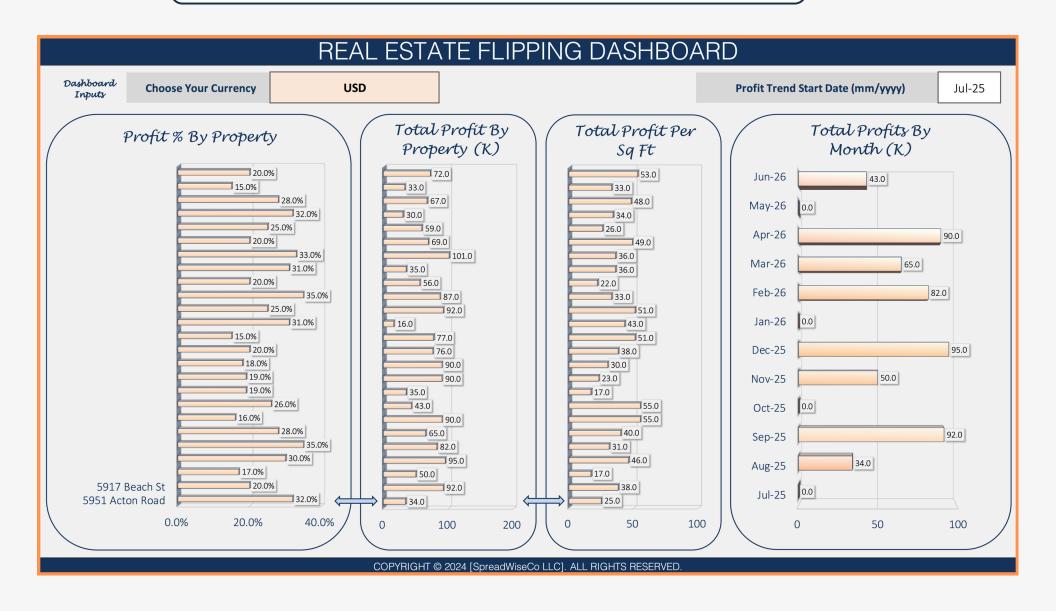


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1 - GETTING STARTED



THIS JOURNEY BEGINS WITH THE DASHBOARD



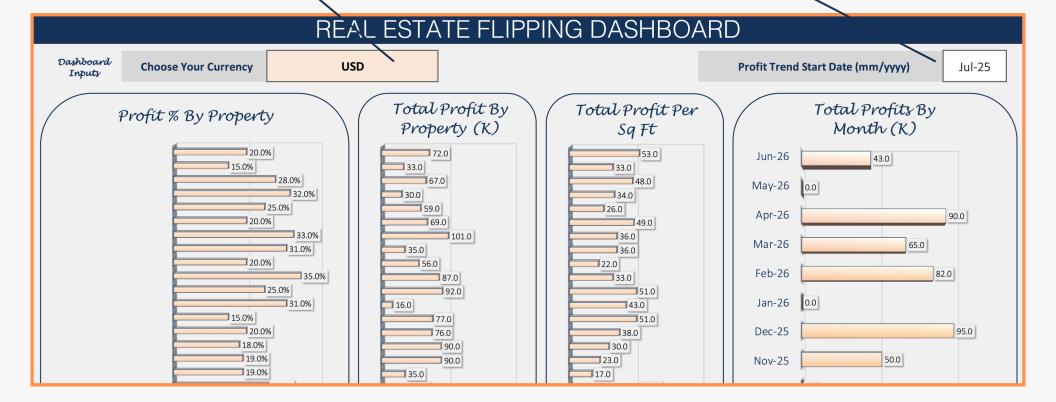
2 - DASHBOARD INPUTS



SELECT YOUR CURRENCY

THIS WILL SET THE CURRENCY FOR THE ENTIRE WORKBOOK

SET YOUR STARTING MONTH FOR YOUR 12 MONTH PROFITS TREND GRAPH



3 - CONTRACTOR / SUPPLIER LIST



USE YOUR SUPPLIER LIST TO DOCUMENT KEY CONTACT INFORMATION FOR EACH OF YOUR SUPPLIERS AND CONTRACTORS

SUB-CONTRACTOR & SUPPLIER CONTACT LIST

COMPANY NAME	ADDRESS	PROFESSION / SUPPLIER TYPE	PRIMARY CONTACT	PHONE NUMBER
Hill Plumbing	Address 1	Plumber		803-555-7788
Easy Roofing	Address 2	Roofer		
Jefferson Lumber	Address 3	Lumber Yard		

4 - PARTNER / INVESTOR LIST



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			

5 - INSPECTION CHECKLIST



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

	ISPECTION C	HECKLIST		5951 Acton Road
5951	Acton Road	1		
3331	Actor Road			
Category	ltem	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		

6 - 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.

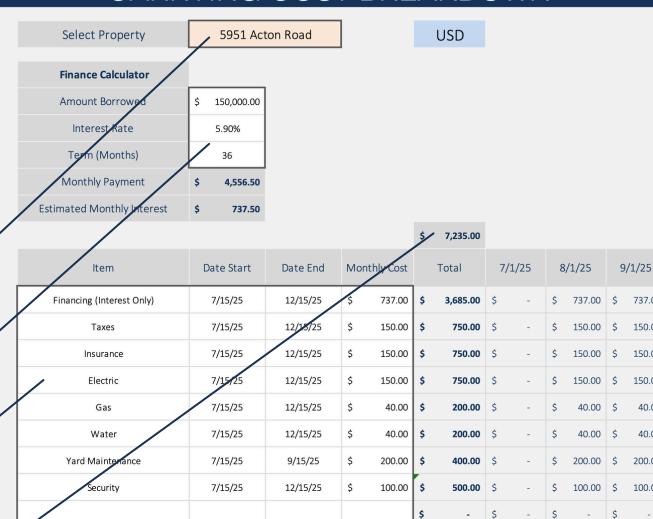
SELECT PROPERTY

FINANCE CALCULATOR

EXPENSES

TOTAL CARRYING COST

CARRYING COST BREAKDOWN



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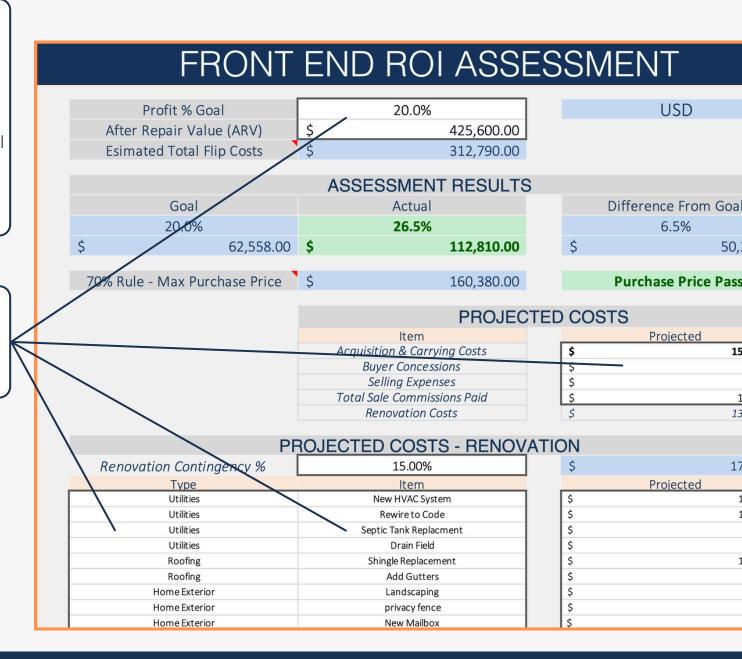
7 - ROI ASSESSMENT



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 AQUIRE A PROPERTY AND CREATE A NEW PROPERTY TAB.

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



8 - PROPERTY TABS



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 & SPENI 5951 Acton Road **Property Name 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 **Commissions Costs** \$ **Total Profit** 112,810 Price / Sq Ft **Profit % of Sale** 26.5% Profit / Sq Ft

9 - PROPERTY TABS - ITEMIZED BUDGET



ITEMIZE YOUR PROJECTED	ITEMIZED E	BUDGET SPEND	O - PROJEC	TED & ACTUA
SPEND BY CATEGORY	ТҮРЕ	ITEM	PROJECTED	ACTUAL
				•
		Total Acquisition Costs	\$ 155,000.00	
ACQUISITION AND CARRYING	Acquisition & Carrying Cost	Purchase Price	\$ 155,000.00	· ·
COST	Acquisition & Carrying Cost	Closing Costs	\$ -	\$ -
	Acquisition & Carrying Cost	Holding / Carrying Costs	5 -	\$ -
	Acquisition & Carrying Cost	Other	\$ -	\$ -
		Total Selling Expenses	\$ 1,500.00	
	Selling Expenses	Home Staging	\$ 500.00	\$ -
SELLING EXPENSES	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	Buyer Concessions	Other	\$ -	\$ -
		Total Realtor / Agent Fees	\$ 10,750.00	\$ -
	Realtor / Agent Fees	Seller Commission %	\$ 10,750.00	
DEALTOD / ACENT FEEC	Realtor / Agent Fees	Other	\$ -	\$ -
REALTOR/AGENT FEES	, , , , , , , , , , , , , , , , , , , ,		*	*
		Total Renovation Costs	\$ 137,540.00	\$ -
	Renovation	Contingency	\$ 17,940.00	
	Nellovation	Contingency	7 17,340.00	· ·
RENOVATIONS	Utilities	New HVAC System	\$ 13,000.00	ė
	400000000000000000000000000000000000000			
	Utilities	Rewire to Code	\$ 15,000.00	> -



10 - PROPERTY TABS - COMMISSION CALCS



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

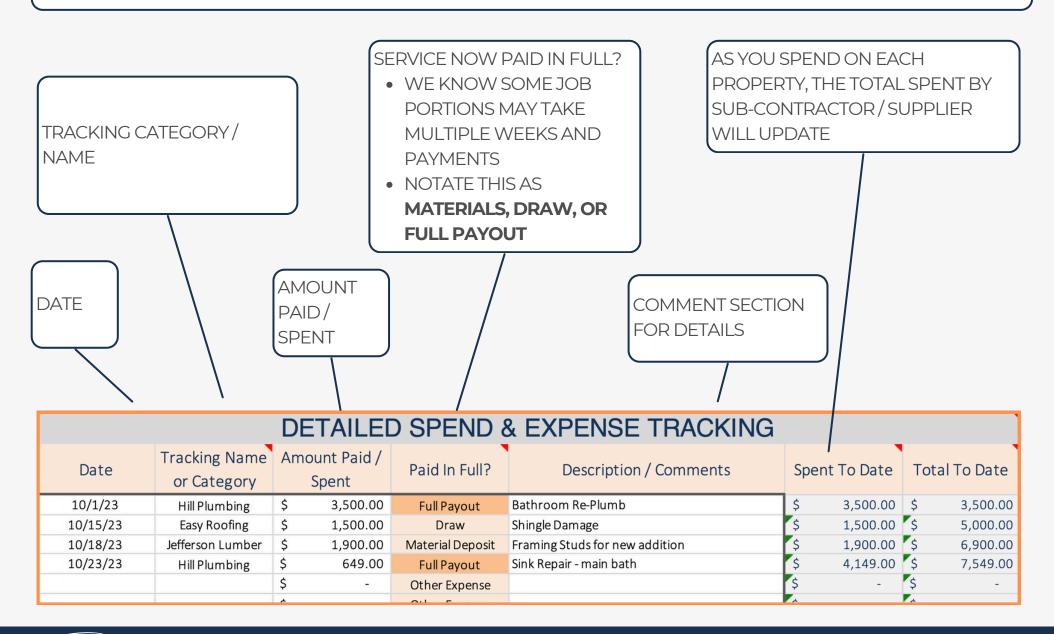
	Total Realtor / Agent Fees	\$		10,750.00	\$	-	\$	-
Realtor / Agent Fees	Seller Commission %	\$		10,750.00	\$	-	\$	-
Realtor / Agent Fees	Other	\$	/	-	\$	-	\$	-



11 - PROPERTY TABS - SPEND TRACKING



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



12 - PROPERTY TABS - ITEMIZED BUDGET



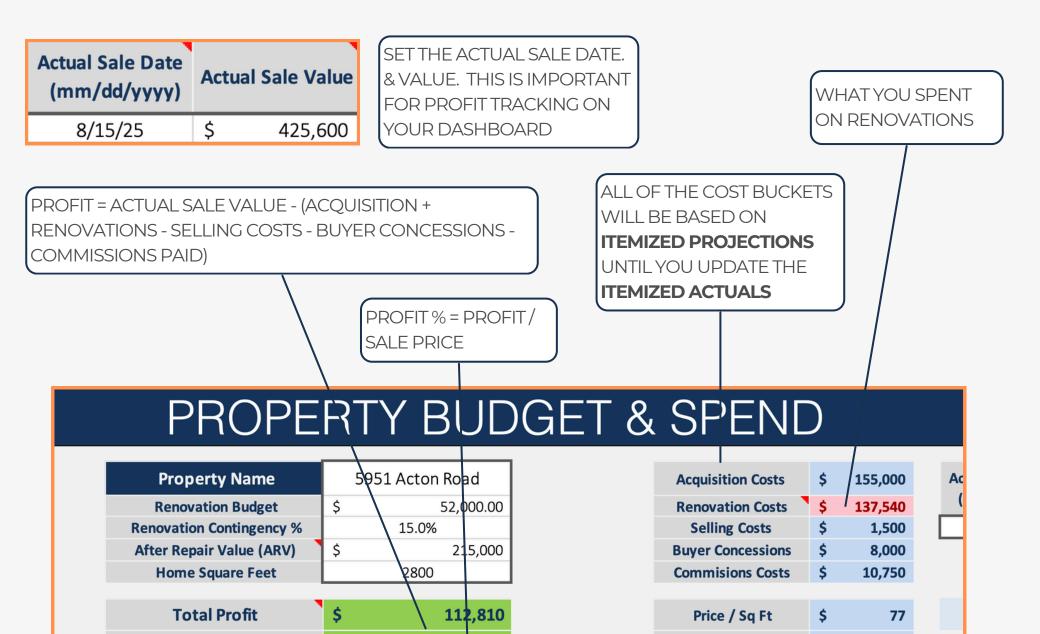
AS YOU GO THROUGH YOUR FLIP AND FILL OUT YOUR DETAILED EXPENSE TRACKING, UDPATE YOUR ACTUAL SPEND BY CATEGORY

THIS WILL SHOW YOU
YOUR VARIANCES
AGAINST YOUR
PROJECTION

ITEMIZED BUDGET SPEND - PROJECTED & ACTUAL								
ТҮРЕ	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	\$	-	\$	-	

13 - PROPERTY TABS - RESULTS SUMMARY





26.5%

Profit % of Sale

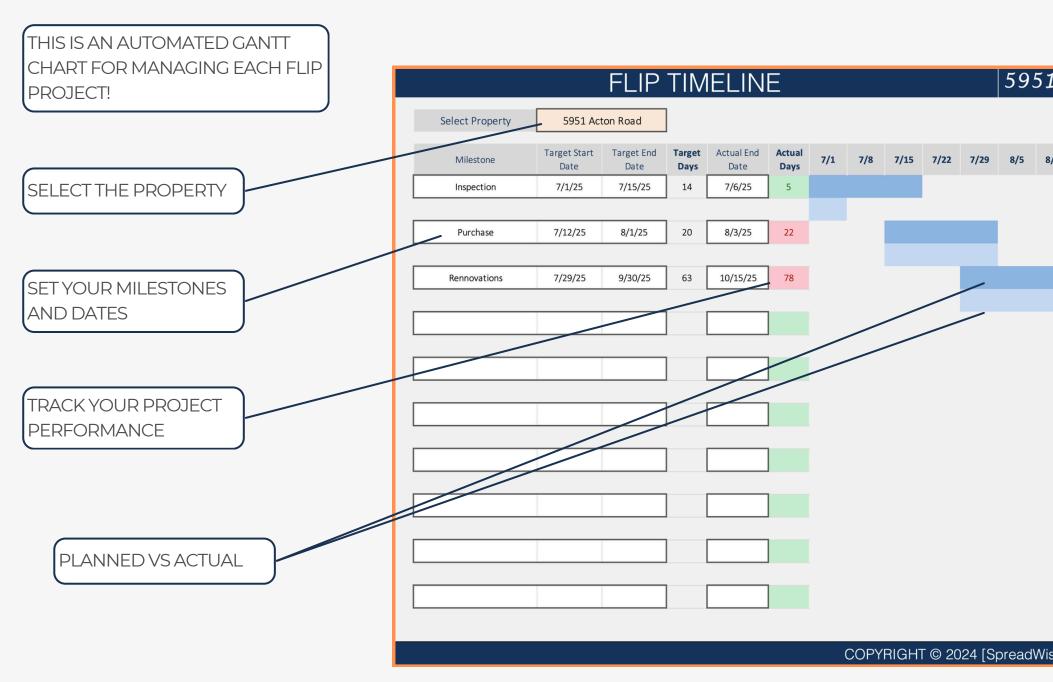
Profit / Sq Ft

\$

40

14 - PROJECT TIMELINE





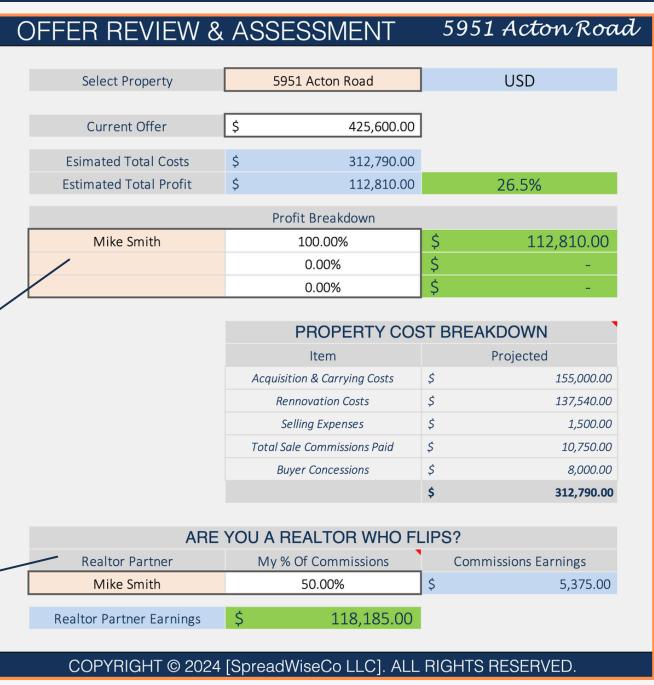
15 - OFFER REVIEW AND ASSESSMENT



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



16 - PARTNER PROFIT SUMMARY

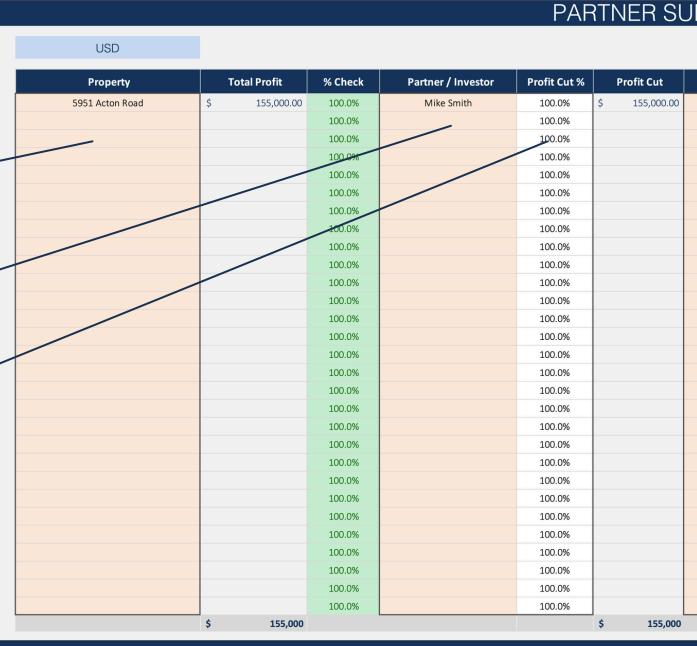


BY PROPERTY, YOU CAN BREAK DOWN AND TRACK ALL PROFIT SPLITS FOR ALL PARTNERS / INVESTORS

PROPERTY NAME

PARTNER

PARTNER PROFIT SPLIT %

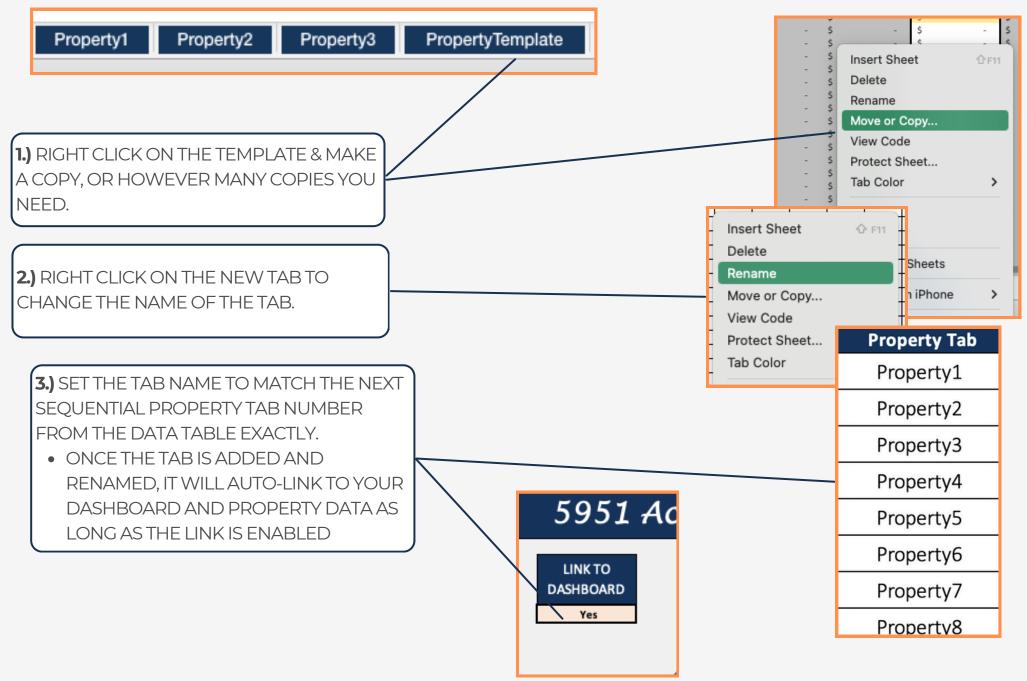


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17 - ADDING PROPERTY TABS

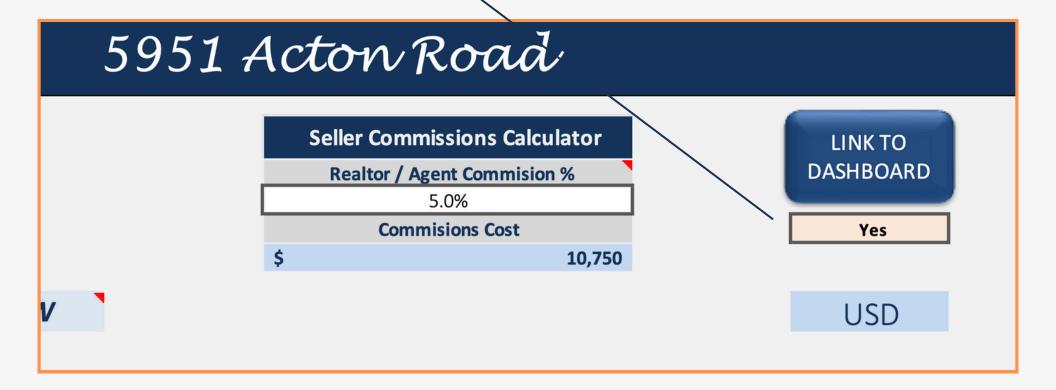




18 - PROPERTY TAB - DASHBOARD LINK



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



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