PER-DEAL PROFIT

Every project for Demo Flips LLC, October 2025 to September 2026. Sample report, invented data.

PROJECT AND ADDRESS	PURCHASE COST	REHAB	LOAN COSTS	HOLDING COSTS	SELLING COSTS	SOLD	NET PROFIT	RETURN ON CASH	DAYS HELD	STATUS
Project 1 bought Oct 8, 2025 1234 Example St, Sacramento, CA	$286,770 $285,000 + $1,770	$51,200	$6,194	$13,819	$24,441	Feb 20, 2026 $405,000	**$22,576**	35.0%	135	Sold
Project 2 bought Oct 22, 2025 5678 Sample Ave, Elk Grove, CA	$332,040 $330,000 + $2,040	$64,500	$7,240	$15,599	$27,937	Mar 12, 2026 $468,000	**$20,684**	27.8%	141	Sold
Project 3 bought Nov 12, 2025 910 Demo Way, Stockton, CA	$412,520 $410,000 + $2,520	$89,000	$9,060	$22,285	$34,629	Apr 3, 2026 $589,000	**$21,506**	22.6%	142	Sold
Project 4 bought Nov 20, 2025 2200 Test Ct, Rancho Cordova, CA	$374,292 $372,000 + $2,292	$74,000	$8,114	$31,652	$30,411	Jun 24, 2026 $512,000	**-$6,469**	-6.6%	216	Sold
Project 5 bought Dec 9, 2025 4321 Mock Blvd, Roseville, CA	$256,590 $255,000 + $1,590	$43,800	$5,566	$14,894	$22,061	May 15, 2026 $360,000	**$17,089**	28.4%	157	Sold
Project 6 bought Mar 4, 2026 707 Fakeview Dr, Citrus Heights, CA	$523,180 $520,000 + $3,180	$114,000	$11,430	$29,081	$42,749	Aug 14, 2026 $735,000	**$14,560**	12.0%	163	Sold
Project 7 bought Apr 20, 2026 88 Imaginary Ln, Modesto, CA	$296,830 $295,000 + $1,830	$72,050	$6,506	$16,295	$25,968	Sep 9, 2026 $430,000	**$12,351**	17.9%	142	Sold
Project 8 bought Jun 10, 2026 1500 Sample Pl, Folsom, CA	$442,700 $440,000 + $2,700	$42,240	$9,770	$17,118	-	-	-	-	112	In rehab
Project 9 bought Apr 2, 2026 3030 Example Rd, Lodi, CA	$352,160 $350,000 + $2,160	$61,500	$7,540	$21,614	-	Listed at $495,000	-	-	181	Listed for sale
Project 10 bought Sep 18, 2026 620 Demo Cir, Galt, CA	$269,668 $268,000 + $1,668	$0	$5,986	$824	-	-	-	-	12	Just bought
Totals, 7 sold projects	**$2,482,222**	**$508,550**	**$54,110**	**$143,625**	**$208,196**	**$3,499,000**	**$102,297**	**17.5%**	**157 avg**	

Purchase cost: price plus closing costs paid when buying. Loan costs: loan points, lender's title insurance and deed of trust recording. Holding costs: loan interest, property tax, insurance, utilities. Selling costs: commission, escrow, transfer tax, staging. Every cost counts in net profit; your CPA decides tax treatment. Return on cash: net profit divided by your own cash in (down payment plus closing, loan and holding costs); the lender funds the rehab. Active projects show costs so far; totals count sold projects only.

WHAT STANDS OUT

Project 4 lost $6,469. It sat 216 days, so holding costs reached $31,652. Time is the most expensive line on a flip.

Rehab on Project 7 ran 31% over budget ($72,050 spent against $55,000). We flag overruns while the work is still going.

Project 1 was the strongest sale at 35.0% return on cash in 135 days.

Loan interest and points cost $166,917 across the 7 sold projects. That is 16% of the gap between buying and selling prices.

Your company's performance, one deal at a time. Flipper Bookkeeping keeps the books for real estate investors and sends you, every month, a profit and loss for each deal, budget against actual during the rehab, holding costs month by month and cash against profit.

MONTH-END SUMMARY: SEPTEMBER 2026

Books closed on Oct 9, 2026. Sample report, invented data.

CASH POSITION ON SEP 30, 2026 (INVENTED DATA)

Checking	$193,631.75
Savings (reserve)	$40,000.00
Business credit card (owed)	-$9,895.59
Cash after the card balance	**$223,736.16**
Hard-money loans owed (active projects)	$1,003,040.00
Owed to you by Demo Rentals LLC	$41,380.00

MONEY IN AND OUT IN SEPTEMBER (INVENTED DATA)

Checking at the start of September	**$171,380.59**
In: Sale proceeds	$430,000.00
In: Loan money from the lender	$255,468.05
Out: Loan payoffs	-$322,850.00
Out: Purchases, with closing costs	-$269,668.00
Out: Selling costs	-$25,968.00
Out: Rehab payments	-$17,772.46
Out: Holding costs (interest, tax, insurance, utilities)	-$10,748.43
Out: Owner draw	-$8,000.00
Out: Loan costs (points, lender title and recording)	-$5,986.00
Out: Credit card payment	-$1,374.00
Out: Other (see items below)	-$850.00
Checking at the end of September	**$193,631.75**

WHAT IS IN EACH ACTIVE PROJECT (INVENTED DATA)

PROJECT	SPENT SO FAR	LOAN OWED	WHERE IT STANDS
Project 8 1500 Sample Pl	$511,828	$416,240	In rehab. $42,240 of $95,000 budget used.
Project 9 3030 Example Rd	$442,814	$359,000	Listed at $495,000. Rehab done, 181 days owned.
Project 10 620 Demo Cir	$276,478	$227,800	Closed Sep 18, 2026. Rehab starts next.

1099 CONTRACTORS, YEAR TO DATE (INVENTED DATA)

CONTRACTOR	PAID IN 2026 SO FAR
Example Roofing Co	$108,219.29
Demo Drywall & Paint	$94,868.04
Mock Electric Services	$90,682.07
Demo Framing Crew	$40,800.05
Test Flooring Inc	$36,827.16
Sample Plumbing LLC	$27,979.22

WHAT WE NEED FROM YOU

1. Tell us if the $850 transfer to Sample Credit Union on Sep 3, 2026 was for the business or personal.
2. Send the invoice for the $1,240 payment to Sample Plumbing LLC on Sep 21, 2026 (Project 8).
3. Send a W-9 from Demo Framing Crew. You will need it before you can file their 1099.

Mix-ups we caught this year: 4 personal charges ($1,203.70) were on the business card. We moved them out of the business books so your profit numbers stay clean.

Prepared by: Flipper Bookkeeping

FLIPPER BOOKKEEPING