

Know your max offer **before you sign.**

Max offer, real profit after hard-money costs, the cash you need, and what happens if the ARV or rehab misses. About 10 minutes per deal.

What's inside

Excel or Google Sheets



Flip Deal Analyzer (Sample)

A filled-in deal so you can see every number: the 70% rule, your profit-target max offer, holding and selling costs, and the GO / WATCH / PASS verdict.

Sample .xlsx



Flip Deal Analyzer (Blank)

The same workbook, empty and ready for your next deal. Defaults for loan, holding and selling costs are typical numbers. Change any that are not yours.

Blank .xlsx

How to run a deal

About 10 minutes

01

Enter the deal

Deal Inputs: price, ARV and up to 4 sold comps, plus your lender's rate, points and draw fees.

02

Price the rehab

Rehab Estimate: quantity times unit cost for each line. Or type one rehab number to skip it.

03

Read the verdict

Deal Summary: max offer, profit, cash needed, and the what-if grid for ARV and rehab misses.

What it catches

- ✓ **Hard-money costs** a napkin 70% rule ignores: interest, points, draw fees and holding time.
- ✓ **Deals that only work if nothing goes wrong.** The what-if grid shows it in one look.
- ✓ **An ARV more than 5% above** what your sold comps support.
- ✓ **How much of your own cash** the deal really needs, not just the down payment.

WANT THE REST OF THE SYSTEM?

The Proper Systems Investor Kit

- Deal analyzer
- Rehab budget
- Lender draws
- Rental portfolio
- Investor update
- Change order + subs

ONE-TIME

\$97

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