

What a month could look like

Four flips a month is the starting floor. Bigger cases need a team.

Lower resale / higher repairs

Per month	Year 1	Year 3	Year 5
Completed flips	4	4	4
Customer sales	\$24,570	\$24,570	\$24,570
Cash before owner work	\$3,060	\$3,060	\$3,060
After time allowance	(\$2,040)	(\$2,040)	(\$2,040)

Working: repeat the four-unit mix

Per month	Year 1	Year 3	Year 5
Completed flips	4	8	12
Customer sales	\$27,300	\$54,600	\$81,900
Cash before owner work	\$8,300	\$13,600	\$17,000
After time allowance	\$3,200	\$6,600	\$10,000

Ambitious: more deals, not inflated prices

Per month	Year 1	Year 3	Year 5
Completed flips	8	16	24
Customer sales	\$54,600	\$109,200	\$163,800
Cash before owner work	\$13,600	\$20,700	\$27,800
After time allowance	\$6,600	\$13,700	\$20,800

Read the bottom line first.

Cash before owner work is after modeled cash expenses. The next line also values unpaid owner time; brackets there mean a shortfall against that allowance, not necessarily a cash loss. Tax, debt and major purchases are additional.

Prices use market comparisons; buying, costs, hours and volumes are assumptions. Open Unit economics in the workbook for the breakdown, or the review guide for sources and a worked month. These are operating-year milestones, not promised sales.

What a month could look like

Different offers: 6, 8 or 12 guests. Monthly group bookings.

Smaller: \$750 / up to six guests

Per month	Year 1	Year 3	Year 5
Private group bookings	3	5	6
Customer sales	\$2,250	\$3,750	\$4,500
Cash before owner work	\$834	\$1,490	\$1,818
After time allowance	(\$246)	(\$70)	(\$22)

Working: \$1,400 / up to eight guests

Per month	Year 1	Year 3	Year 5
Private group bookings	6	12	18
Customer sales	\$8,400	\$16,800	\$25,200
Cash before owner work	\$3,455	\$7,109	\$9,244
After time allowance	\$815	\$2,229	\$3,644

Ambitious: \$2,800 / up to twelve guests

Per month	Year 1	Year 3	Year 5
Private group bookings	8	20	32
Customer sales	\$22,400	\$56,000	\$89,600
Cash before owner work	\$8,648	\$18,530	\$26,972
After time allowance	\$4,488	\$12,930	\$21,372

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What a month could look like

Core books, business support or back-office coordination.

Core books: \$395 / client

Per month	Year 1	Year 3	Year 5
Active monthly clients	4	6	8
Customer sales	\$1,580	\$2,370	\$3,160
Cash before owner work	\$1,140	\$1,710	\$2,280
After time allowance	(\$210)	(\$270)	(\$330)

Business support: \$750 / client

Per month	Year 1	Year 3	Year 5
Active monthly clients	6	12	18
Customer sales	\$4,500	\$9,000	\$13,500
Cash before owner work	\$3,400	\$6,440	\$6,780
After time allowance	(\$200)	\$140	\$480

Back-office coordination: \$1,250 / client

Per month	Year 1	Year 3	Year 5
Active monthly clients	8	18	30
Customer sales	\$10,000	\$22,500	\$37,500
Cash before owner work	\$6,900	\$8,050	\$9,000
After time allowance	(\$100)	\$1,050	\$2,000

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What the bigger case requires

Same cases as the five-year page. No second set of growth assumptions.

Year 5 average month	Lower	Working	Ambitious
Completed flips	4	12	24
Customer revenue	\$24,570	\$81,900	\$163,800
Delivery cash + overhead	\$21,510	\$57,000	\$114,000
Paid team work	\$0	\$7,900	\$22,000
Before unpaid owner work	\$3,060	\$17,000	\$27,800
Unpaid owner work value	\$5,100	\$7,000	\$7,000
Business remainder	(\$2,040)	\$10,000	\$20,800
Owner / paid work hours	102 / 0	140 / 158	140 / 440
Working-cash coverage	\$43,020	\$102,800	\$218,000

The ambitious month supports 24 completed flips, with 140 owner hours and 440 paid work hours. At the assumed stock cycle, 36 units must be in progress. This is a capacity plan, not existing customers or funded expansion. Cash coverage includes the modeled delivery cycle and two months of overhead and paid work; tax, equipment and financing remain additional.

Paid work replaces that share of the total work allowance; it is not deducted twice. Unpaid owner work is shown separately so cash available is not mistaken for profit. Cash coverage is a sizing test, not a funded plan; owner draws, tax, debt and equipment purchases remain additional.

Open Planning inputs in the workbook to change the case or assumptions. The book is the dated September 21 comparison; editing the workbook does not automatically rewrite the book. Market sources support price context only. Customer demand and the volume targets have not been established.

CSG provides part of this business's funding, as reported by Levi. Keep that support separate from customer sales and from the other entities' money. No new funding amount, ownership share, repayment term or future top-up is assumed here. Existing starting-cash assumptions are not an allocation of reported CSG funding.

What the bigger case requires

Same cases as the five-year page. No second set of growth assumptions.

Year 5 average month	Lower	Working	Ambitious
Private group bookings	6	18	32
Customer revenue	\$4,500	\$25,200	\$89,600
Delivery cash + overhead	\$2,682	\$14,436	\$53,508
Paid team work	\$0	\$1,520	\$9,120
Before unpaid owner work	\$1,818	\$9,244	\$26,972
Unpaid owner work value	\$1,840	\$5,600	\$5,600
Business remainder	(\$22)	\$3,644	\$21,372
Owner / paid work hours	46 / 0	140 / 38	140 / 228
Working-cash coverage	\$3,432	\$19,476	\$76,248

The ambitious month supports 32 private group bookings, with 140 owner hours and 228 paid work hours. Outside-provider work already included in direct cash is additional to these hours. This is a capacity plan, not existing customers or funded expansion. Cash coverage includes the modeled delivery cycle and two months of overhead and paid work; tax, equipment and financing remain additional.

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What the bigger case requires

Same cases as the five-year page. No second set of growth assumptions.

Year 5 average month	Lower	Working	Ambitious
Active monthly clients	8	18	30
Customer revenue	\$3,160	\$13,500	\$37,500
Delivery cash + overhead	\$880	\$3,300	\$8,500
Paid team work	\$0	\$3,420	\$20,000
Before unpaid owner work	\$2,280	\$6,780	\$9,000
Unpaid owner work value	\$2,610	\$6,300	\$7,000
Business remainder	(\$330)	\$480	\$2,000
Owner / paid work hours	58 / 0	140 / 76	140 / 400
Working-cash coverage	\$1,280	\$11,640	\$52,500

The ambitious month supports 30 active monthly clients, with 140 owner hours and 400 paid work hours. This is a capacity plan, not existing customers or funded expansion. Cash coverage includes the modeled delivery cycle and two months of overhead and paid work; tax, equipment and financing remain additional.

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