

FLIP INVESTOR OS

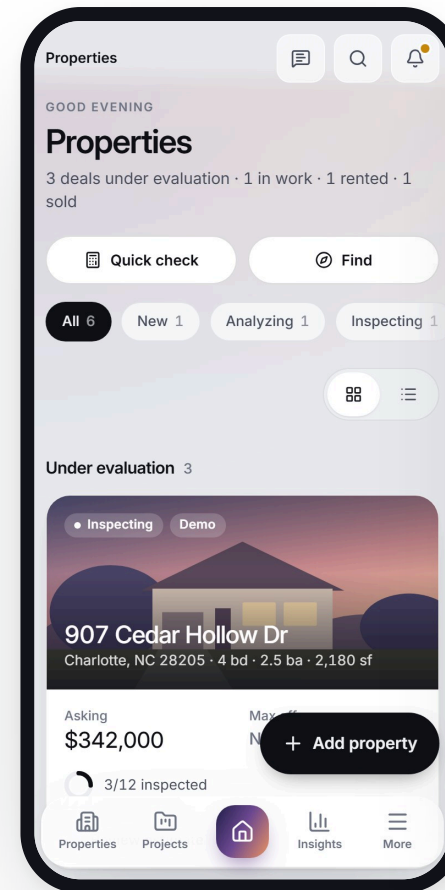
One place for a flip: from the first walk-through to the sale.

Numbers you can trust, on the phone you already carry.

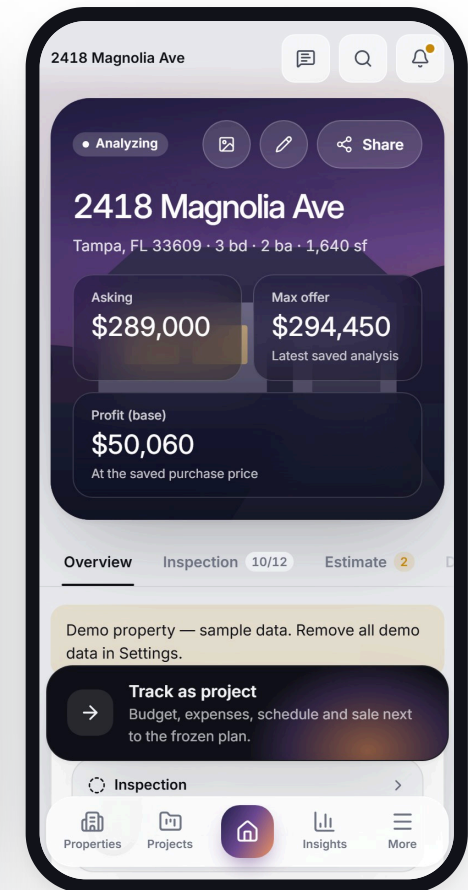
A web app for US house flippers. Add a house, walk it with your phone, get a rehab estimate, calculate the deal and your maximum offer, then track the project to the sale or the refinance — and see what came true.

14 days free on any plan, cancel anytime. A free account opens the eight calculators and the demo data.

flipinvestoros.com



Your properties, by stage



One house, one workspace

WHAT IT DOES

One deal, one path. Every step feeds the next.

1

Add the house

Address, asking price, size. Or screen public listings for your ZIPs against your own numbers.

2

Walk it with the phone

12 zones, photos and notes on the spot. Works without signal and syncs later.

3

Price the rehab

Line by line, Low / Base / High, your own rates first. AI reads the photos and suggests; you confirm.

4

Calculate the deal

Maximum offer, profit, stress tests, a score for the margin of safety — as a flip or as a BRRRR.

5

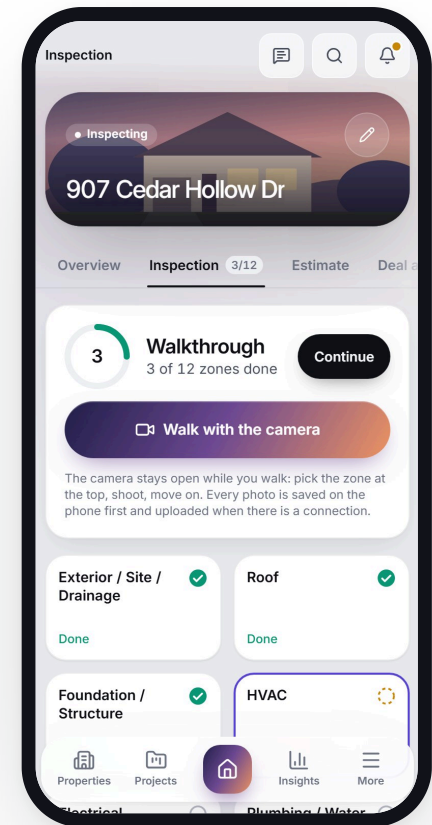
Track it to the end

Budget, expenses from receipts, milestones, contractors, the sale or the refinance — and a review of what came true.

ON SITE

The walk-through is done with one hand.

- **12 zones of the house** — roof, foundation, electrical, kitchen... Each one: status, notes, photos. Exterior-only visits are a tap.
- **Works without signal.** Edits and photos wait on the phone and upload when you are back in range.
- **Field AI looks at the photos** and separates three things: what is visible, what is possible, and what cannot be verified from a photo. Suggested repairs arrive as estimate lines priced at your rates and go in only after you confirm them.
- **Walk mode:** the camera opens inside the app, the zones switch at the bottom and the shutter sits under your thumb. Dictate notes by voice instead of typing.



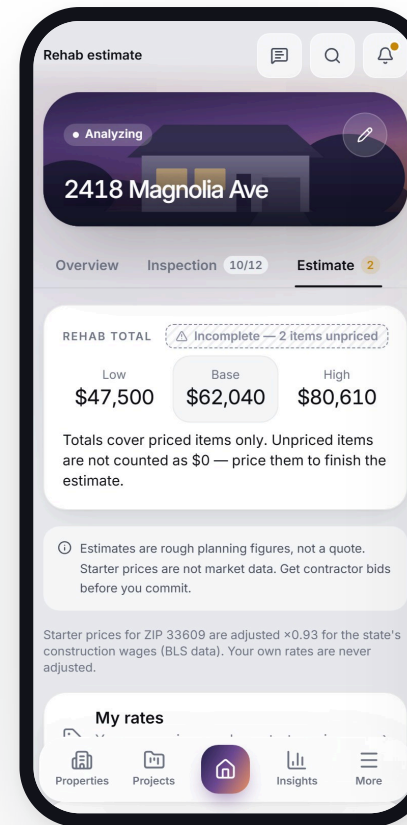
Inspection: zones, photos, status by glyph

THE NUMBERS

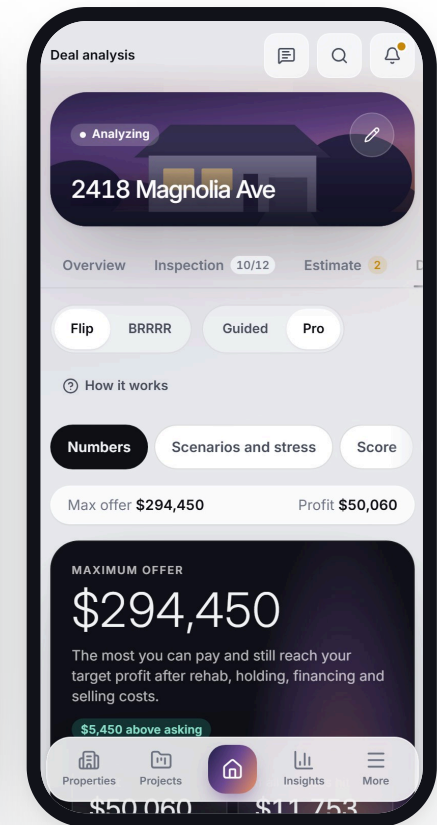
An estimate that admits what it does not know, and the price it leads to.

- **Low / Base / High per item**, from your own prices first; starter prices by region fill the gaps until you have yours. **Ready sets of lines** — kitchen refresh, bathroom, mechanicals, roof, full gut — in one tap, sized from the house.
- **Unknown is never \$0**. An unpriced item makes the total “Incomplete” and the maximum offer says “needs 1 more input” instead of pretending.
- **Maximum offer and profit** from purchase, rehab with contingency, holding, financing and selling costs. Stress tests: ARV -5 %, rehab +20 %, three more months. Saved versions are immutable and compare side by side.
- **Deal score** describes the margin of safety and the quality of the data in neutral words. The app never says “buy” or “don’t buy”.

Every figure is computed by tested code. AI explains and suggests; it never calculates and never names a price of its own.



Estimate with a range and the source of each price



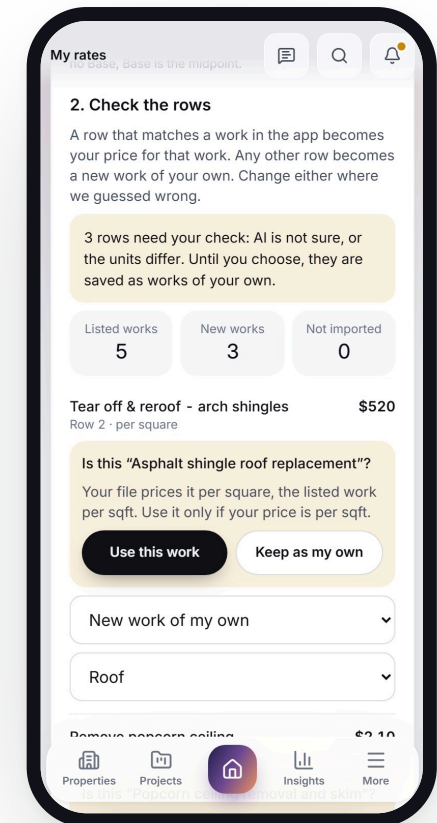
Maximum offer with the asking price gap

YOUR PRICES

Bring your contractor's price list once. Every estimate uses it.

- **Upload a price list** — yours or your contractor's — from Excel or CSV. The file is read on your phone; only the work names go to AI, never the prices.
- **AI files each row under the right work**, even when it is worded differently: "Tear off & reroof – arch shingles" is the asphalt shingle roof replacement. When it is not sure, or the units differ (per square vs per sq ft), it asks — one tap.
- **On the walk-through**, AI suggests repairs from the photos and each one arrives priced at your price; you only add the quantity.
- **Why not "market prices"?** They change every day and from city to city. The starter prices are a starting point; the numbers that count are yours.

Our test: a 60-line contractor price list in trade wording — 0 wrong matches; about 50 rows filed on their own, the rest asked with the right work ready.



A price list matched; AI asks about the unclear rows

EXIT

Two ways out of every deal, side by side.

The purchase, the rehab and the tracking are the same house. Only the exit math differs, so both readings are always shown — and tapping one chooses it for the deal.

MAXIMUM OFFER

Flip — sell after the rehab

The most you can pay and still keep your target profit after rehab, holding, financing and selling.

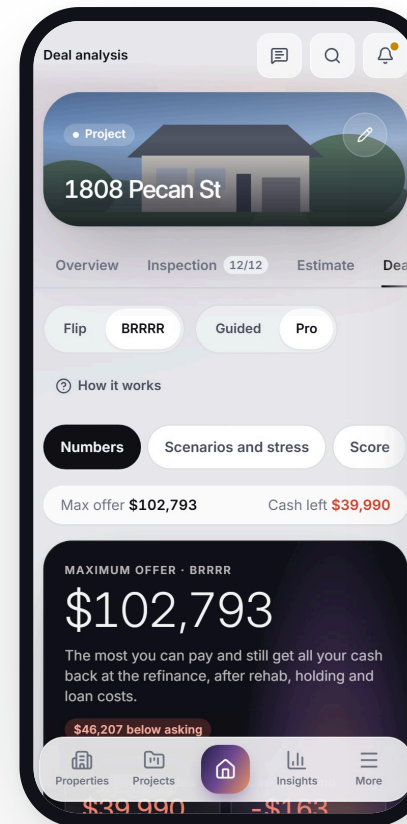
Shows: profit, return, months to sale

BRRRR — rent and refinance

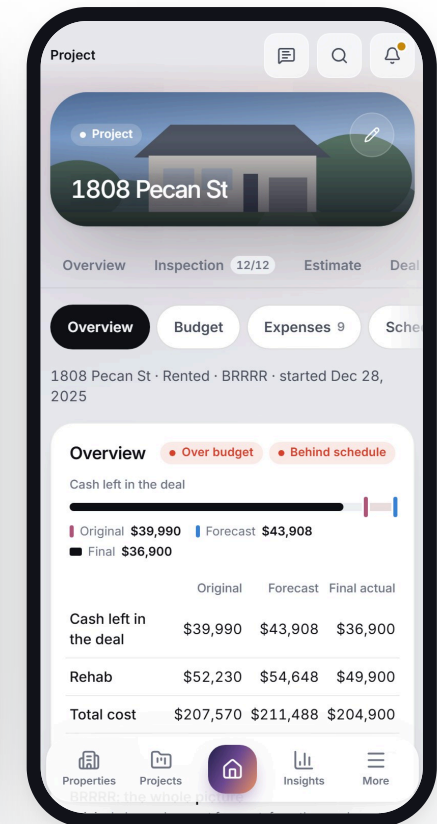
The most you can pay and still get your cash back at the refinance. Cash left in the deal, monthly cash flow, DSCR.

Shows: cash left in the deal, cash flow per month, DSCR

- **The project ends the way the deal chose:** a Sale screen, or a Refinance screen with the appraisal, the new loan, the rent and the real payment. A held house is "Held", never "Sold".
- **Screening for BRRRR too:** public listings for your ZIPs get a screening rent from nearby rentals and a BRRRR offer, not only a flip offer.



The same deal read as a BRRRR



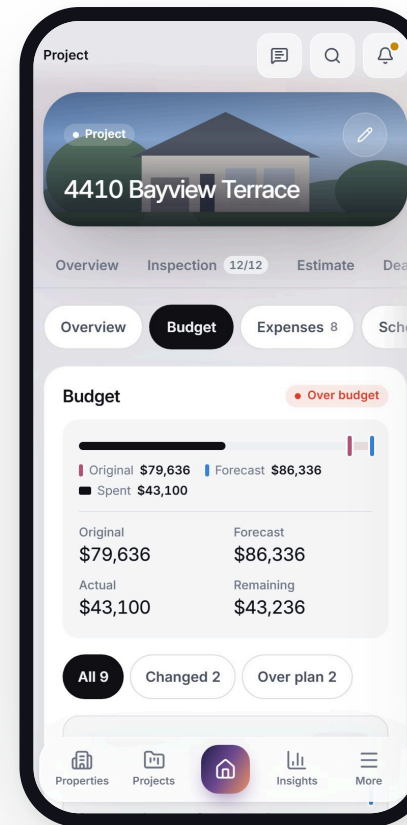
A refinanced project: cash left in the deal

DURING THE REHAB

Original plan, current forecast, actual. Never mixed.



- **The original plan is locked** the day you start the project — in the database, not just on screen. The forecast moves; every move asks for a reason.
- **Expenses in seconds:** a photo of the receipt becomes a draft (vendor, date, total, budget line) that you check and save. Or import your ledger from a spreadsheet.
- **Your contractor book:** who did what on which house, their bids, bid vs what you actually paid. Facts from your own projects — never ratings, never a marketplace.
- **"Needs attention" is not a feed.** Only what changes money, time or certainty: an unpriced scope, a budget over plan, an overdue milestone, a variance without a reason, an expiring bid.



Budget: plan / forecast / actual per
line

Project: 4410 Bayview Terrace

Overview Budget Expenses 8 Schedule

Expenses \$44,550

Draft from the receipt (high confidence). Check every field — nothing is saved until you press Save expense.

Amount 296.22 Date 09/28/2021

Budget line Floors / Walls / Ceilings

Vendor The Home Depot

Paid to contractor (optional) Not a contractor payment

Expense note (optional)

Drumwall sheets (x12) joint compound

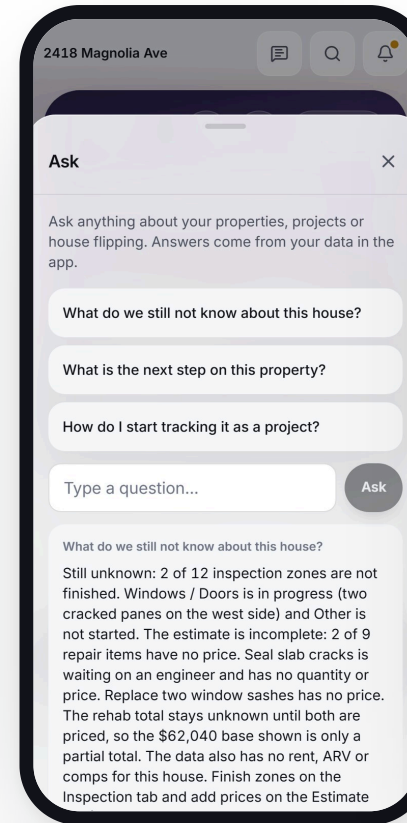
Properties Projects Insights More

A receipt read into a draft expense
line

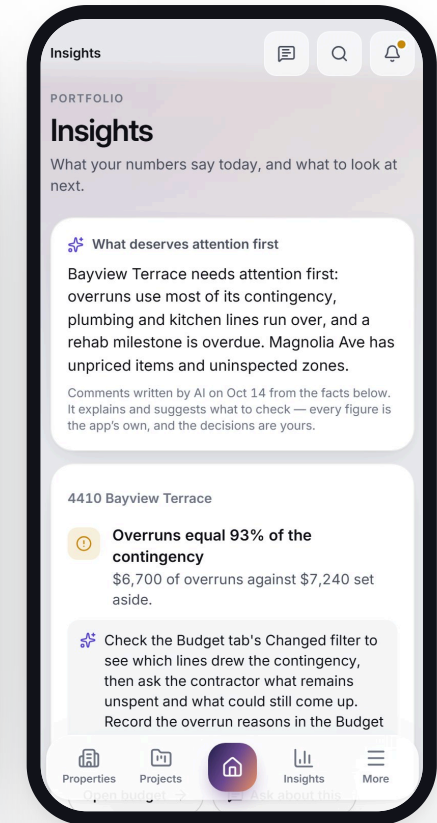
AI, IN ITS PLACE

It looks, reads and explains. You decide.

- **Ask** starts from the screen you are on and sees your whole account: “What don’t we know about this house yet?”, “Which zones are not inspected?”, “What is the next step?”. It also answers general flipping questions — permits, inspections, financing terms — and refuses everything unrelated.
- **Photos, receipts, contractor bids** are read into drafts: repair items, an expense, a bid compared with your scope (gaps, extras, price differences). Nothing is saved until you tap Save.
- **Insights get a comment, not a verdict.** The facts come from fixed rules over your data; AI only says what to check next, never a figure of its own.



Ask, answered from the house's own data

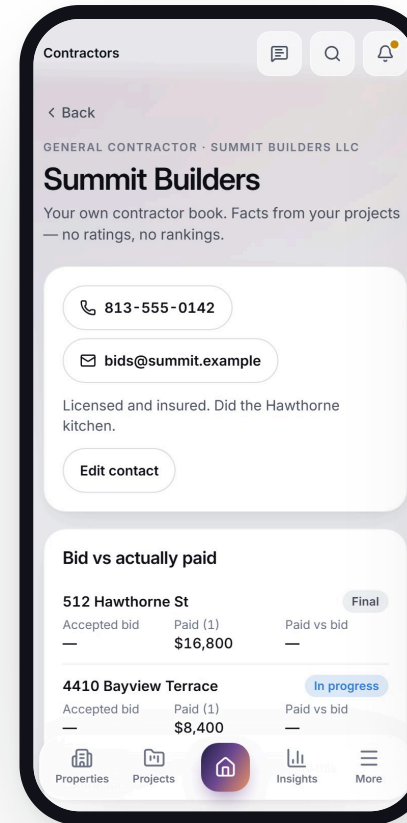


Insights with AI comments on the facts

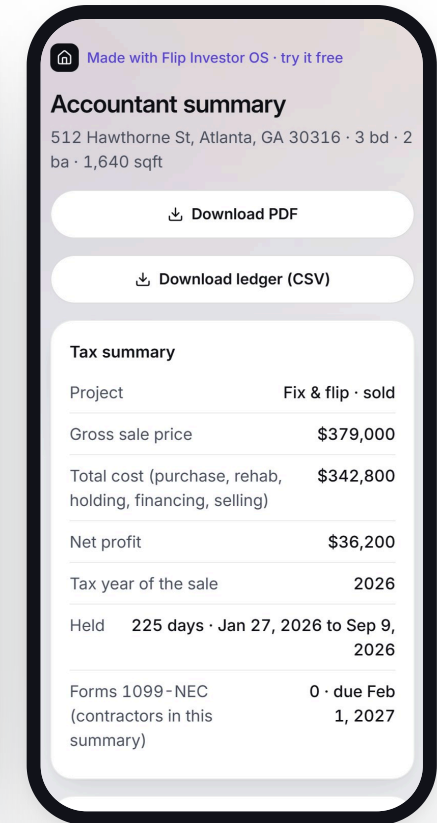
AFTER THE DEAL

It learns from your deals and shows each person exactly what they need.

- **Deal review** at the end: plan vs forecast vs actual, line by line, with the reasons you recorded. An **accuracy log** per work and region, and personal insights that always show the sample size — never drawn from a single deal.
- **Lender package** as a link or PDF: terms, sources and uses, exit cases, ARV with dated comps, budget by zone, timeline, photos and, if you choose, your track record.
- **Accountant summary** for your tax preparer: the sale and its profit, costs grouped for the return with suggested Schedule C lines, contractors paid with their W-9 status and the 1099-NEC list, open items, and the full ledger as CSV.
- **Every link shows only what that person needs** — a contractor sees the scope with no prices — and you can revoke it at any time. Nothing else leaves the account.



A contractor: projects, bids, bid vs paid



The accountant summary, as the preparer opens it

IN ONE BREATH

Why flippers switch

Everything in one place, on site

Inspection, estimate, deal, project, contractors, history — and a link for your partner, lender or accountant.

Honest numbers

Unknown stays unknown. The original plan is never rewritten. AI never calculates — and the prices are yours.

Nothing you don't need

No CRM, no mass mailing, no contractor marketplace, no chatbot, no notification feed. Only what moves money, time or certainty.

How to start

Sign up on your phone, load the demo data, then take one real house through the app. Fourteen days free on any plan, cancel anytime in Settings. English, Russian or Spanish; your data stays private.

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