

FLIP THAT GINGERBREAD HOUSE!

Project Based Learning

2nd - 3rd Grade
Print & Digital

DO YOUR RESEARCH!

Before taking on a project like this, you'll need to do some research. Are you aware of everything that goes into flipping a house? Do you know the basic terminology? Study the vocabulary cards below. They will come in handy!

WHAT IS AN INVOICE?

An invoice is a document. It helps you keep track of purchases. They are organized and detailed. It will be important for you to record your purchases on an invoice as you fix up your house. This will help you with two things: staying within your budget and calculating the value of your renovated home.

Example:
This invoice was created by a carpenter. She tracked her purchases while building a treehouse. It helped her stay within her budget and calculate the value of the treehouse when she was finished. Read the blue boxes to learn more about each column.

Item	Cost	Cash Spent	Added Value
Redwood Lumber	\$340	\$340	\$400
3-inch Screws	\$15	\$355	\$20
1-inch Screws	\$5	\$360	\$10
6-inch Brackets	\$100	\$460	\$115
Hinges	\$15	\$475	\$25
Doorknob	\$10	\$485	\$25
Chain Lock	\$5	\$490	\$20
10 ft. Rope	\$25	\$515	\$50
Curtain Rod	\$10	\$525	\$15
2 ft. Curtain	\$5	\$530	\$15
Total Amount of Money Spent:		\$530	
		Total Value of the Treehouse:	\$695

ivate

to repair something

budget

the amount of money available to spend

profit

the amount of money gained

value

how much something is worth

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FOR THE TEACHER

Flip That Gingerbread House is a project-based learning task that utilizes real-life math, writing, and research skills. It is created for students in second and third grade. This project is open-ended and is easily adapted and differentiated to meet most students' levels.

- To increase rigor: Incorporate one or all of the challenges.
- To provide further support: Provide the vocabulary words students will need, rather than having them discover them independently. Students can also work in groups or pairs to plan out their renovation.

Directions:

1. Assign students to work alone, in pairs, or in small groups.
2. Preview the activity with your students. Allow students class time to complete the activity. This should take one to two weeks (depending on the length of each class period).
3. Have students complete the self-evaluation reflection.
4. Allow students the opportunity to share and present their completed projects.

Suggested Order of Activities:

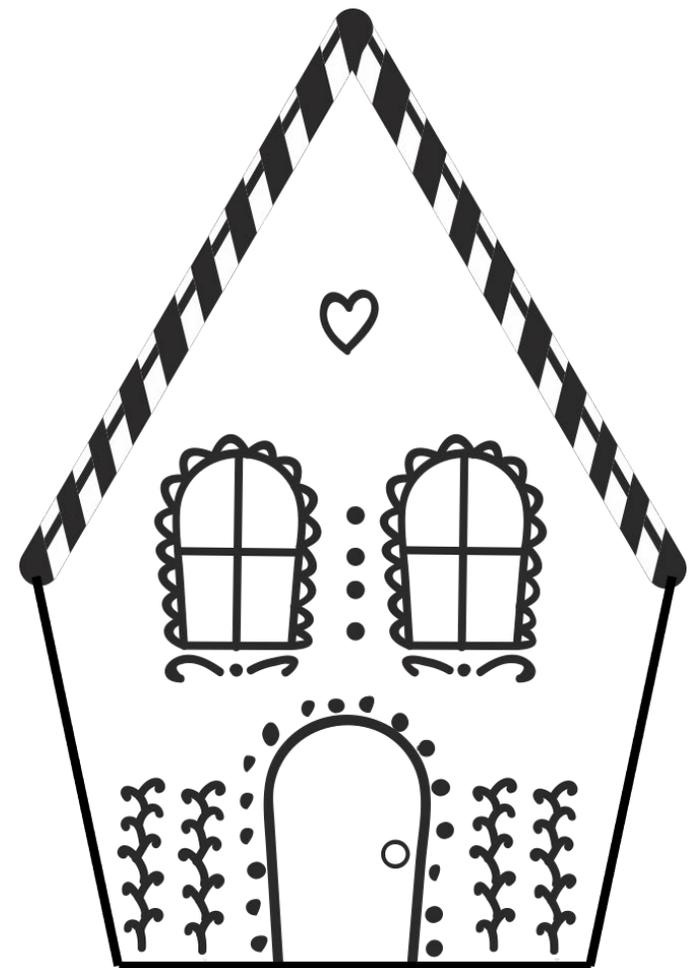
1. Present the newspaper ad that lists the gingerbread house for sale.
2. Explain to students that they will be renovating this old house. Go over the related vocabulary words.
3. Give students their budget for the renovation and have them experiment with making profit from the sale of a house.
4. Students will learn about an invoice and receive the invoice they are to use throughout this PBL activity.
5. Allow students to explore and choose the renovations they feel will bring in the most profit.
6. Next, students can practice area and perimeter with their fixer upper. Have students choose which items to landscape their gingerbread house. They can decorate the outside of their gingerbread house and draw their own landscape OR cut out the "stickers" to replicate the items they purchased for their landscape.
7. Using their invoice, students will determine the proper listing price (based on the added value they acquired) and create a newspaper ad listing their renovated gingerbread house for sale.
8. Finally, they can post their renovation process on social media!

FLIP THAT GINGERBREAD HOUSE!

You notice an ad in the newspaper. A crumbling gingerbread house in your neighborhood is for sale! You have always dreamed of buying a fixer upper to renovate and sell...maybe this is your chance! You will have to flip this house from start to finish. Are you up for the challenge?

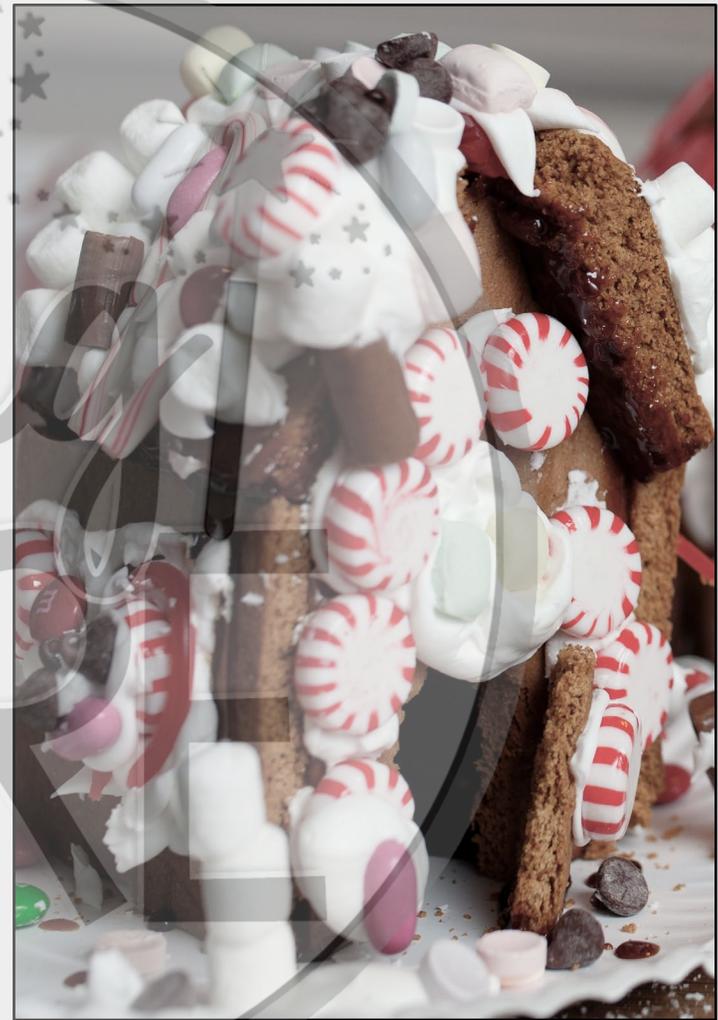
Here are your tasks:

- Inspect the newspaper ad.
- Research home renovation.
- Budget and plan the home renovation.
- Budget and plan the landscape design.
- Prepare for an open house! Determine the listing price and write a newspaper ad.
- Showcase your fixer upper journey on social media.
- Complete the reflection.



THE NEWSPAPER AD

FOR SALE 2 BEDROOM 1.5 BATH
1,434 SQ. FT. HOME FOR SALE. The house was built in 1899 by the Winston brothers. It is a beautifully constructed home that has been a landmark in this community for more than 100 years. It has seen better days, but the property is full of potential. It was built with squishy marshmallows, double chocolate chips, and swirly candy canes. The property around the home is filled with fluffy frosting and crumbling shortbread cookie trees. It may not be your style as is, but with a little bit of love, this house could be amazing. We hope someone like you sees the potential in this home like we do! Contact the real estate agent at (123) 456-7890 for more details, or to make a serious offer. This fixer upper costs \$250. Price is firm.

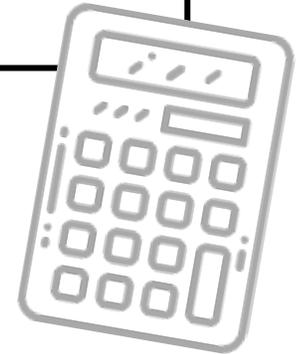


**HOME
FOR
SALE**

YOUR BUDGET

~ \$1,000 ~

Your budget is the amount of money you can spend. This includes the cost of the fixer upper, the renovations, and the landscaping. Your total budget for this project is \$1,000. The fixer upper property you are buying costs \$250. This leaves \$750 left to spend on everything else.



BUDGET WISELY!

You will get to make some big decisions about your fixer upper! There will be “packages” to choose from for each room in the house. The packages will cost different amounts. The packages will also add value to your property. Adding value to the home will increase the price that you can sell it for once you’re done! Some renovation packages will add a lot of value to your home. Others will add less value. While you’re choosing your packages, make sure you have enough money to purchase everything that you want.

WHAT IS AN INVOICE?

An invoice is a document. It helps you keep track of purchases. They are organized and detailed. It will be important for you to record your purchases on an invoice as you fix up your house. This will help you with two things: staying within your budget and calculating the value of your renovated home.

list of every item purchased	the cost of each item	a running total of the amount spent so far	
Item	Cost	Cash Spent	Added Value
Redwood Lumber	\$340	\$340	\$400
3-inch Screws	\$15	\$355	\$20
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Total Amount of Money Spent:		\$530	-
Total Value of the Treehouse:		\$695	

Example:
This invoice was created by a carpenter. She tracked her purchases while building a treehouse. It helped her stay within her budget and calculate the value of the treehouse when she was finished. Read the blue boxes to learn more about each column.

the value added to the tree-house

Full Bathroom Renovation Packages:

Swedish Fish Fancy

~ costs \$300 ~

Includes:

- all new heated flooring
- added bathtub
- added linen closet
- new toilet



adds \$250 in value

Cherished White Chocolate Chip

~ costs \$50 ~

Includes:

- all new tile flooring
- added window
- new toilet

adds \$100 in value

Half Bathroom Renovation Packages:

Frosted Snowflake Fix

~ costs \$150 ~

Includes:

- all new flooring
- upgraded toilet and sink
- added linen cabinet
- added skylight

adds \$200 in value

Lovely Licorice Lane

~ costs \$100 ~

Includes:

- buffed tile flooring
- new toilet



adds \$150 in value

Bedroom #2 Renovation Packages:

Candy Cane Lane ~ costs \$150 ~

Includes:

- new wood flooring
- new west-facing window for PM light
- added walk-in closet
- added access to full bath

adds \$250 in value

Fudge Swirl ~ costs \$50 ~

Includes:

- new carpeting
- added access to full bath



adds \$50 in value

Bonus Renovation Packages (Optional):

costs \$100

GAME ROOM!

adds \$50 to
value of home

costs \$350

POOL!

adds \$400 to
value of home

costs \$150

GARAGE!

adds \$300 to
value of home

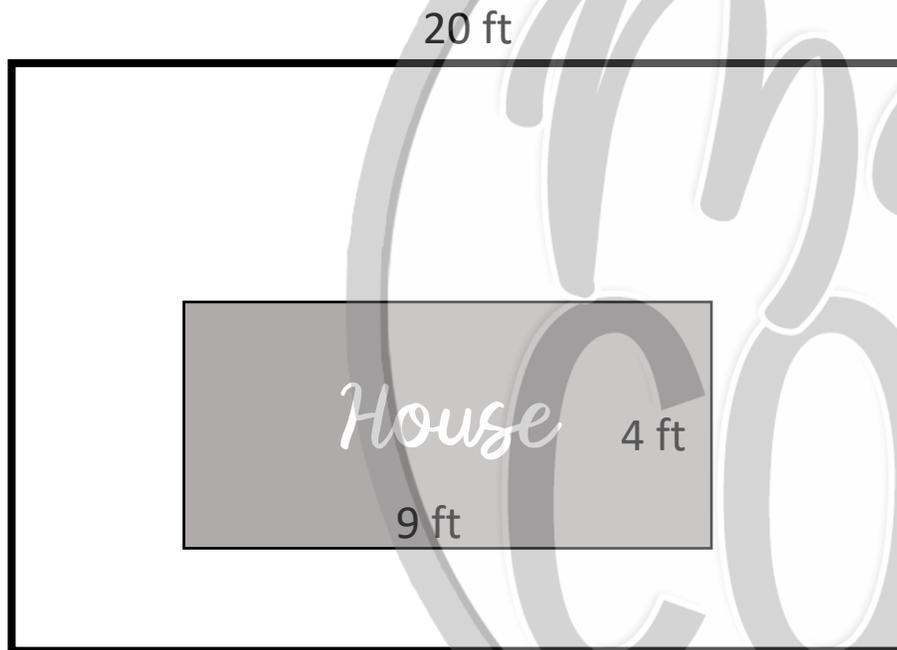
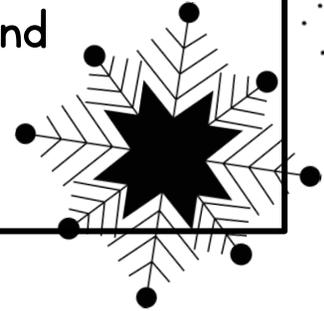
costs \$100

HOME THEATER!

adds \$100 to
value of home

TIME TO LANDSCAPE!

It's time to landscape your property! First, you need to figure out the area and perimeter. It is important to know how much land you are working on so that you can buy the correct number of items at the candy store.



Perimeter of Property:

Area of Property:

Perimeter of House:

Area of House:

Next, select which candies you would like to landscape your yard with. You can use as many or as few as you like. Consider what buyers might be interested in. Just remember to stay within your budget! Afterwards, transfer the total amount spent on landscape to your final fixer upper invoice.

Landscape Options: These candies are huge!

Twisty Lolli
Twirl



\$5 each

Delightful Gum
Drops

\$2 each

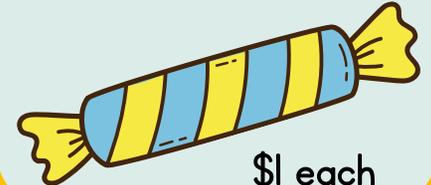


Swirly Sweet
Canes

\$4 each



Sour Sucker
Sweetie



\$1 each

Coco Covered
Sprinkle Ball



\$5 each

Minty Fresh
Twirly Mold

\$1
each



True Chocolate
Hearts

\$2
each



Peppermint
Rugby Ball

\$3 each



Jolly Joyful
Jumper



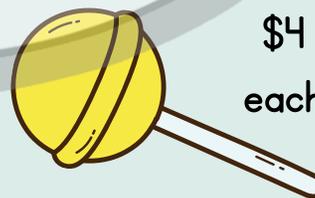
\$1 each

Sweet Silly
Sucker



\$8 each

Pearly Pop



\$4
each

Hardly Cocoa
Heart

\$2 each



WRITE A NEWSPAPER AD!

Remember the newspaper ad featuring this fixer upper when you bought it? It has many details and provides a lot of information about the house. Now, it is time to write a new ad for this house! You've fixed it up so well, and now it's time to sell it! Your ad should have important details. It should also be written in a way that convinces readers to buy your house.

FOR SALE 2 BEDROOM 1.5 BATH 1,434 SQ. FT. HOME FOR SALE. The house was built in 1899 by the Winston brothers. It is a beautifully constructed home that has been a landmark in this community for more than 100 years. It has seen better days, but the property is full of potential. It was built with squishy marshmallows, double chocolate chips, and swirly candy canes. The property around the home is filled with fluffy frosting and crumbling shortbread cookie trees. It may not be your style as is, but with a little bit of love, this house could be amazing. We hope someone like you sees the potential in this home like we do! Contact the real estate agent at (123) 456-7890 for more details, or to make a serious offer. This fixer upper costs \$100,000.00. Price is firm.



Use as many adjectives as possible while writing. This will help you write a detailed ad. Inside the box there are several adjectives you can use! Remember to also draw a picture of your house for readers to see!

excellent

glowing

bright

beautiful

elegant

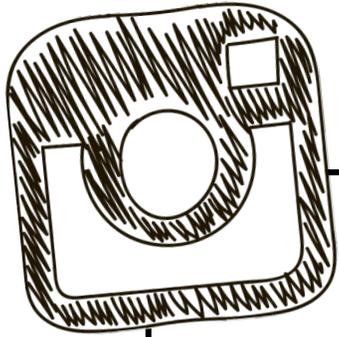
happy

quiet

lovely

sweet

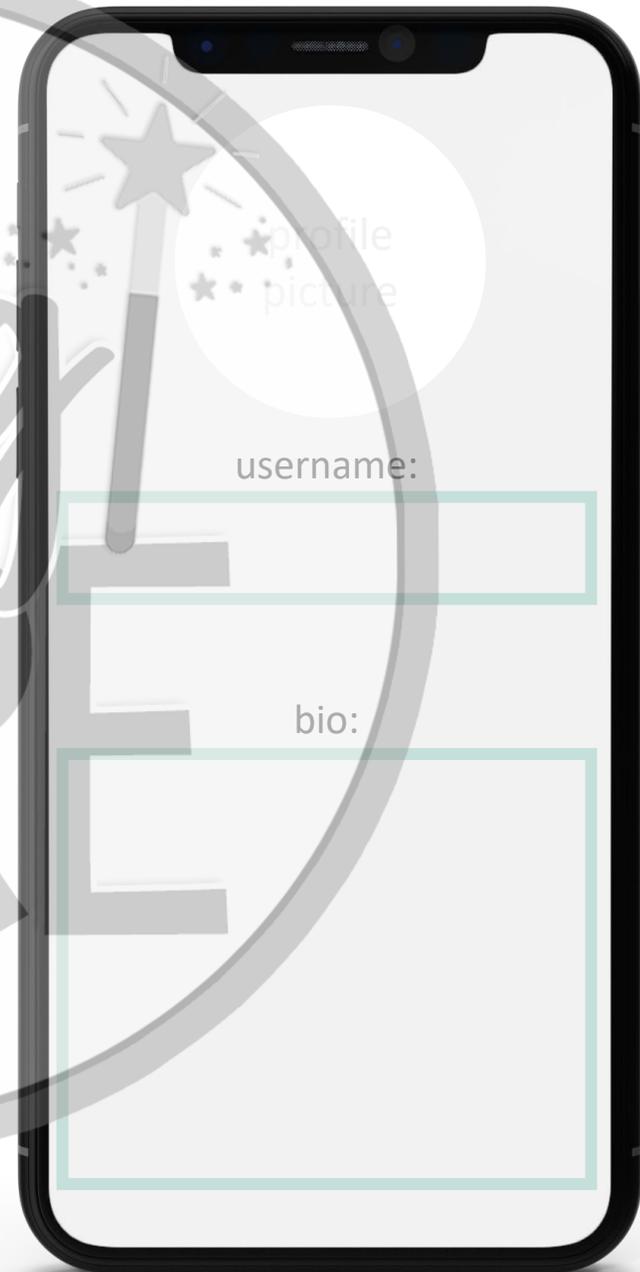
SHOWCASE YOUR FIXER UPPER!



In order to showcase your fixer upper journey, you'll need to make a social media account. First, create a profile picture. Then, choose a username. And finally, write a biography.

A biography should be a few sentences who you are what you are going to share on your account. For example, a bio could say:

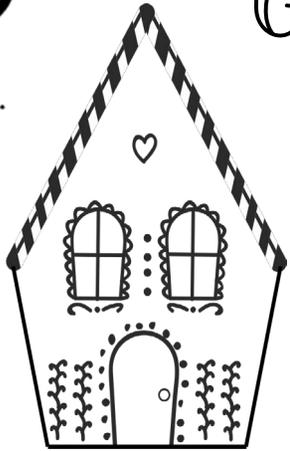
“Hi! I’m _____. This is my fixer upper journey! I love to garden, build, and draw... All of these activities helped me renovate this cool property!”



MY SOCIAL MEDIA SHOWCASE



GINGERBREAD RENOVATION REFLECTION



What was your profit?

Are you happy with the amount of money you made flipping the gingerbread house? Why or why not?

If you came across another newspaper ad for a fixer upper, would you consider buying it? Why or why not?

Given another opportunity, how would you flip another house differently? Would you choose different packages? Spend more money renovating? Etc.

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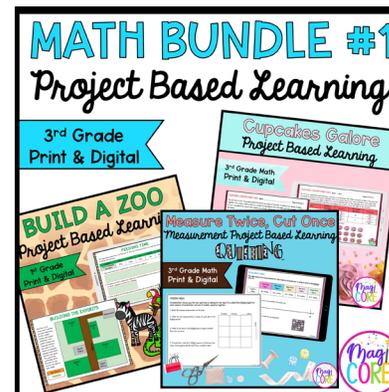
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