

FLIP THAT GINGERBREAD HOUSE!

Project Based Learning

4th - 6th Grade
Print & Digital

WHAT IS AN INVOICE?

An invoice is a document created to keep track of purchases. Invoices are organized and detailed. They are used by people who buy and sell goods.

It is essential for you to keep an invoice as you renovate your property. This will help you stay within your budget and help you calculate the value of your renovated home.

Example:
This invoice was created by a carpenter. She tracked her purchases while building a treehouse in order to stay within her budget and know the value of the treehouse. Read the blue boxes to learn more about each column.

Item	Cost	Cash Spent	Added Value
Redwood Lumber	\$340	\$340	\$340
3-inch Screws	\$16	\$356	\$16
1-inch Screws	\$6	\$362	\$6
6-inch Brackets	\$98	\$460	\$115
Hinges	\$14	\$474	\$20
Doorknob	\$9	\$483	\$15
Chain Lock	\$7	\$490	\$15
10 ft. Rope	\$28	\$518	\$50
Curtain Rod	\$11	\$529	\$15
2 ft. Curtain	\$7	\$536	\$15
Total Amount of Money Spent:	\$536		
Total Value of the Treehouse:	\$591		

TIME TO LANDSCAPE!

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



27 ft

9 ft

Perimeter of Property: _____ Area of Property: _____

Perimeter of House: _____ Area of House: _____

Area of Land Available to Landscape: _____

Like to landscape your yard with. You can consider what buyers might be interested budget. Afterwards, transfer the total **fixer upper invoice**.



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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 fourth through sixth grades. 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:

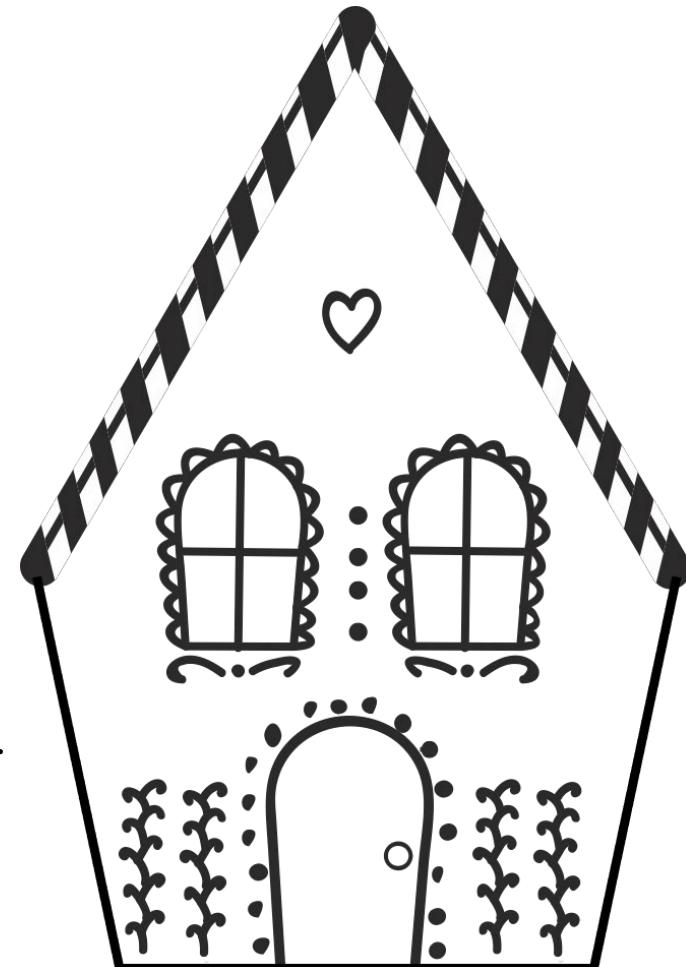
1. Present the newspaper ad that lists the gingerbread house for sale.
2. Explain to students that they will be renovating this old house. Have them find the related vocabulary words in the dictionary.
3. Give students their budget for the renovation and have them experiment with making profit from the 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. Students will then stage/decorate their home for resale.
8. 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.
9. Finally, they can post their renovation process on social media!

FLIP THAT GINGERBREAD HOUSE!

You notice an ad in the newspaper for the sale of a decrepit gingerbread house in your neighborhood. You have always dreamed of buying a fixer upper to renovate and sell...and 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! Stage your property, 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. Built in 1899 by the Winston brothers, this beautifully constructed home has been a landmark in this community for over a century. While it has seen better days, the property is full of exquisite potential. Built with squishy marshmallows, red and white swirled candy canes, and 82% cocoa chocolate chips, it has a solid foundation. The property surrounding the home is filled with lush, overgrown frosting and slightly crumbled shortbread trees. This house and property have endless potential as a quaint bed and breakfast or even as a community courthouse. Contact real estate agent at (123) 456-7890 for more details or to make a serious offer. This fixer upper costs \$131,000.00 firm.

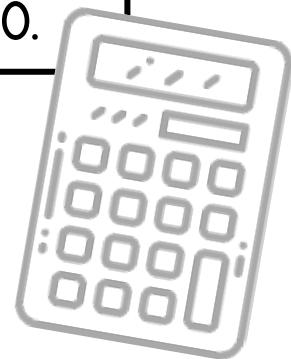


**HOME
FOR
SALE**

YOUR BUDGET

~ \$230,500 ~

Your budget is the total amount of money you have available to spend. This includes the cost of the fixer upper property, renovations, landscaping, and preparing for resale. Your total budget for this project is \$230,500. The fixer upper property you are buying costs \$131,000.



BUDGETING WISELY

You will have the opportunity to make several big decisions about your property. There will be various renovation "packages" to choose from. The packages will cost different amounts. Each renovation package will add a certain value to the property, increasing the price that you can sell it for once you're done renovating. Some renovation packages will add a lot of value to your home, while others will add only a little. So, make sure you have enough money to purchase your desired packages while considering how each package will affect your profit.

WHAT IS AN INVOICE?

An invoice is a document created to keep track of purchases. Invoices are organized and detailed. They are used by people who buy and sell goods.

It is essential for you to keep an invoice as you renovate your property. This will help you stay within your budget and help you calculate the value of your renovated home.

every item purchased	Item	Cost	Cash Spent	Added Value	the amount of money added to the worth of the tree-house
	Redwood Lumber	\$340	\$340	\$340	
	3-inch Screws	\$16	\$356	\$16	
	1-inch Screws	\$6	\$362	\$6	
	6-inch Brackets	\$98	\$460	\$115	
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	Total Value of the Treehouse:			\$591	

Example:
This invoice was created by a carpenter. She tracked her purchases while building a treehouse in order to stay within her budget and know the value of the treehouse. Read the blue boxes to learn more about each column.

FIXER UPPER INVOICE

RENOVATION TIME!

It's time to renovate! Your contractor provided you with multiple renovation packages to choose from for each room of your house. The contractor also gave you some "bonus" package options. You can choose whatever packages you want, and you can even choose multiple packages from each section if desired. While considering your options, remember to stay within your budget and think about how each package will add value to your home. Record your choices in the fixer upper invoice.



Bedroom #1 Renovation Packages:

Candy Cane Lane ~ costs \$14,000 ~

Includes:

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

adds \$20,000 in value

Lollipop Gumdrop ~ costs \$9,500 ~

Includes:

- new flooring
- new south-facing window
- widened closet
- new ceiling fan

adds \$12,000 in value

Fudge Swirl Fun ~ costs \$5,000 ~

Includes:

- new carpeting
- added access to full bath

adds \$6,000 in value

Bedroom #2 Renovation Packages:

Candy Cane Lane

~ costs \$14,000 ~

Includes:

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

adds \$20,000 in value

Lollipop Gumdrop

~ costs \$9,500 ~

Includes:

- new flooring
- new north-facing window
- widened closet
- new ceiling fan

adds \$12,000 in value

Fudge Swirl

~ costs \$5,000 ~

Includes:

- new carpeting
- added access to full bath



adds \$6,000 in value

Bonus Renovation Packages (Optional):

costs \$12,000

GAME ROOM!

adds \$9,500 to
value of home

costs \$42,500

POOL!

adds \$49,250 to
value of home

costs \$17,000

GARAGE!

adds \$29,500 to
value of home

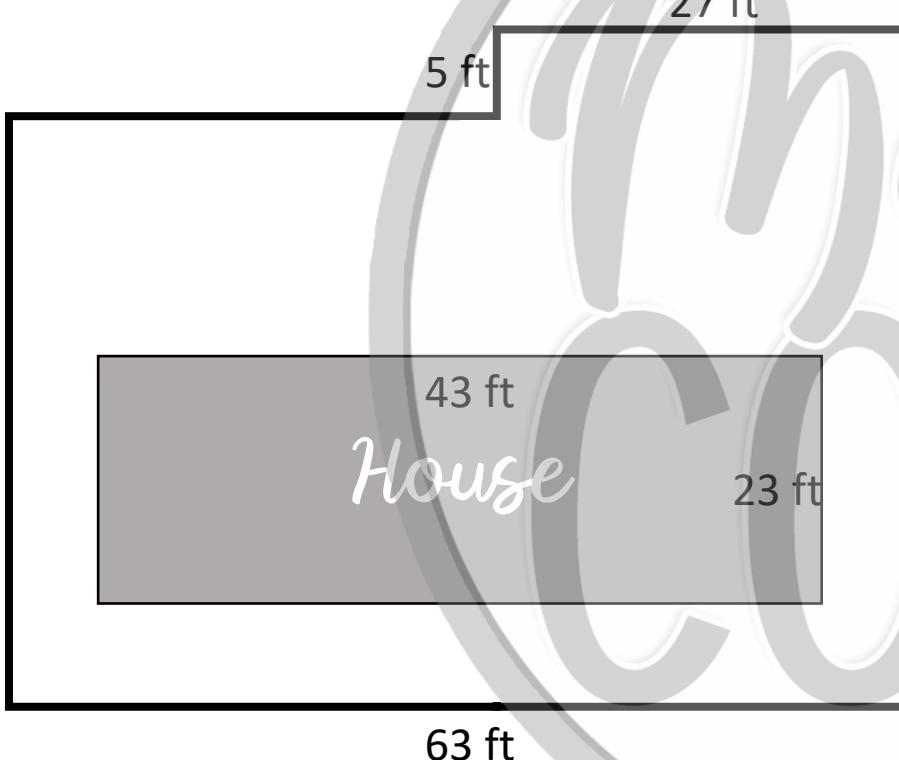
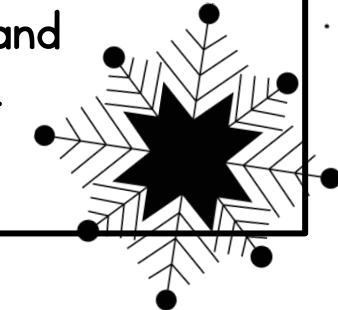
costs \$9,000

HOME THEATER!

adds \$11,500 to
value of home

TIME TO LANDSCAPE!

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



Perimeter of Property:

Area of Property:

Perimeter of House:

49 ft

Area of House:

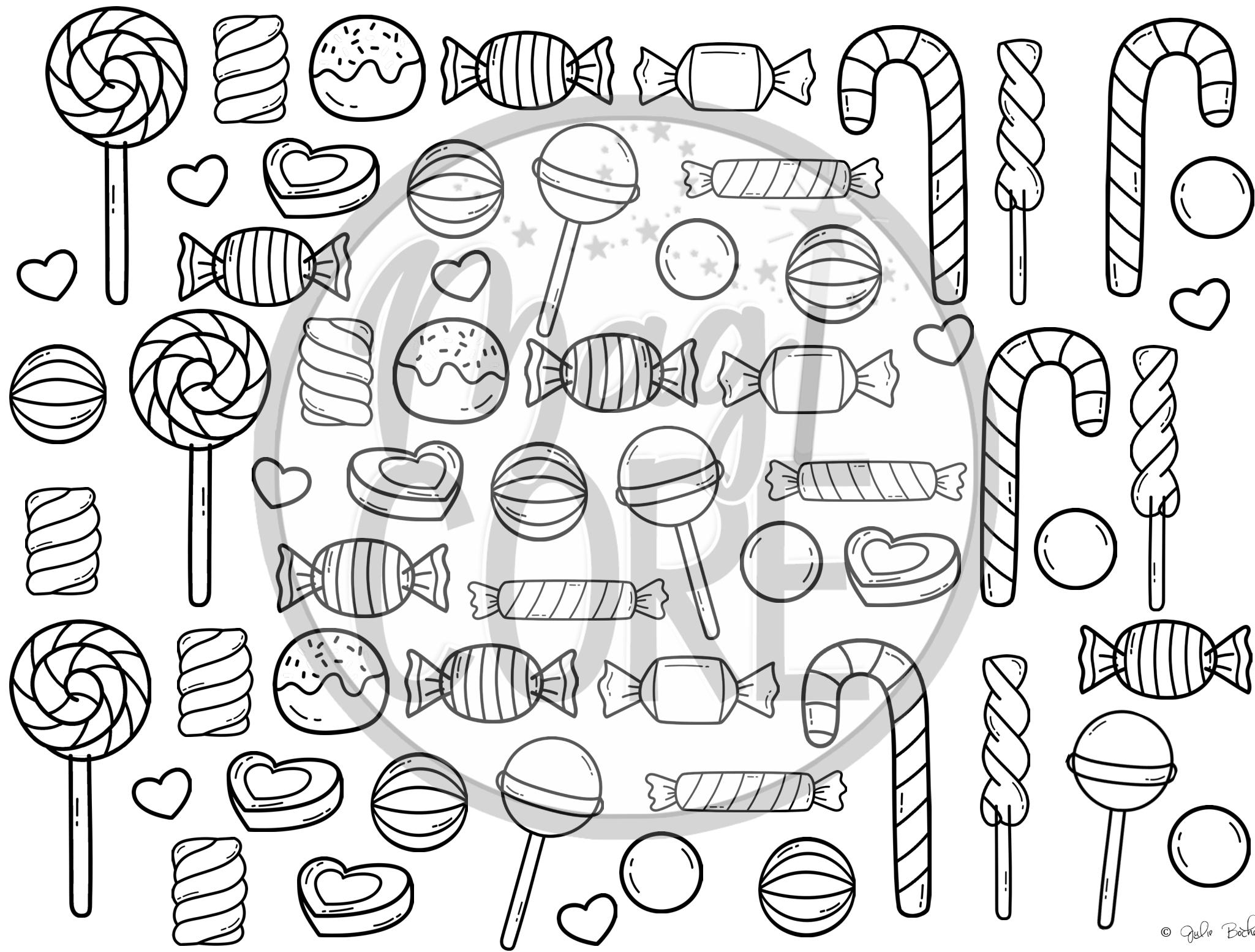
Area of Land Available to Landscape:

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 and remember to stay within your budget. Afterwards, transfer the total amount spent on landscape to your final fixer upper invoice.

LANDSCAPING INVOICE!

Fill out the landscaping invoice below. There is a row available for each of the 12 different landscaping items. Calculate the total, then add that (total) amount to your fixer upper invoice.

<u>Item</u>	<u>Cost Per Unit</u>	<u>Quantity</u>	<u>Item Subtotal</u>
TOTAL cost of landscaping purchases:			



DETERMINE LISTING PRICE

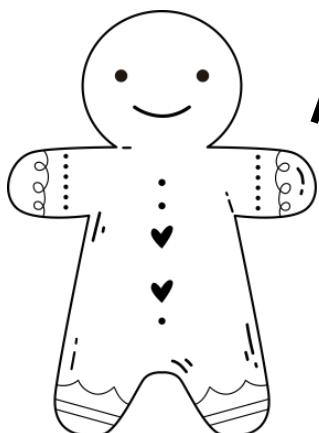
At this point, you've completely renovated your home, landscaped the property, and decorated for an open house. Now, it's time to calculate your asking price!

Using your completed fixer upper invoice, total the amount of money spent and the total value of the property. The total value of the property will be your asking price!

Total money spent:

Total value of property:

Asking price
for home:



If someone purchased your home at the asking price, what would your profit be?

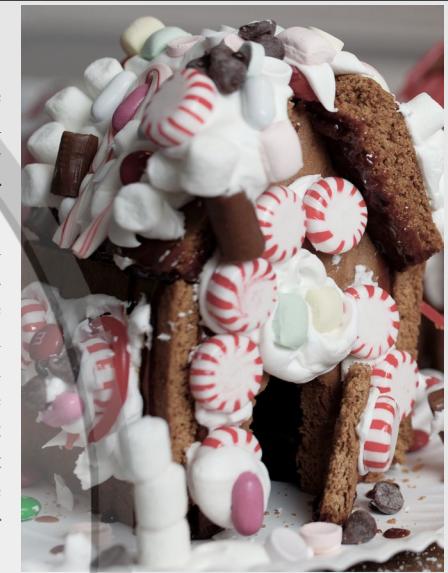
$$\text{Profit} = \frac{\text{Property Sale Amount}}{\text{Initial Cost of Property and Renovation Expenses}}$$

WRITE A NEWSPAPER AD!

Remember the newspaper ad that led you to purchase your fixer upper? It is detailed, persuasive, and informative. Now it is time to write a new ad! Like the example, your ad should have important details about the house and property. It should also be written in a way that persuades readers to choose your house over others.

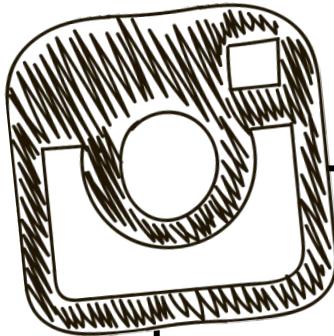
Use as many of the adjectives provided as possible. Be sure to include detailed information about the house and property that you have created!

FOR SALE 2 BEDROOM 1.5 BATH 1,434 SQ. FT. HOME FOR SALE. Built in 1899 by the Winston brothers, this beautifully constructed home has been a landmark in this community for over a century. While it has seen better days, the property is full of exquisite potential. Built with squishy marshmallows, red and white swirled candy canes, and 82% cocoa chocolate chips, it has a solid foundation. The property surrounding the home is filled with lush, overgrown frosting and slightly crumbled shortbread trees. This house and property have endless potential as a quaint bed and breakfast or even as a community courthouse. Contact real estate agent at (123) 456-7890 for more details or to make a serious offer. This fixer upper costs \$131,000.00 firm.



exquisite	glowing	cheerful
delightful	elegant	modern
quaint	plump	dazzling

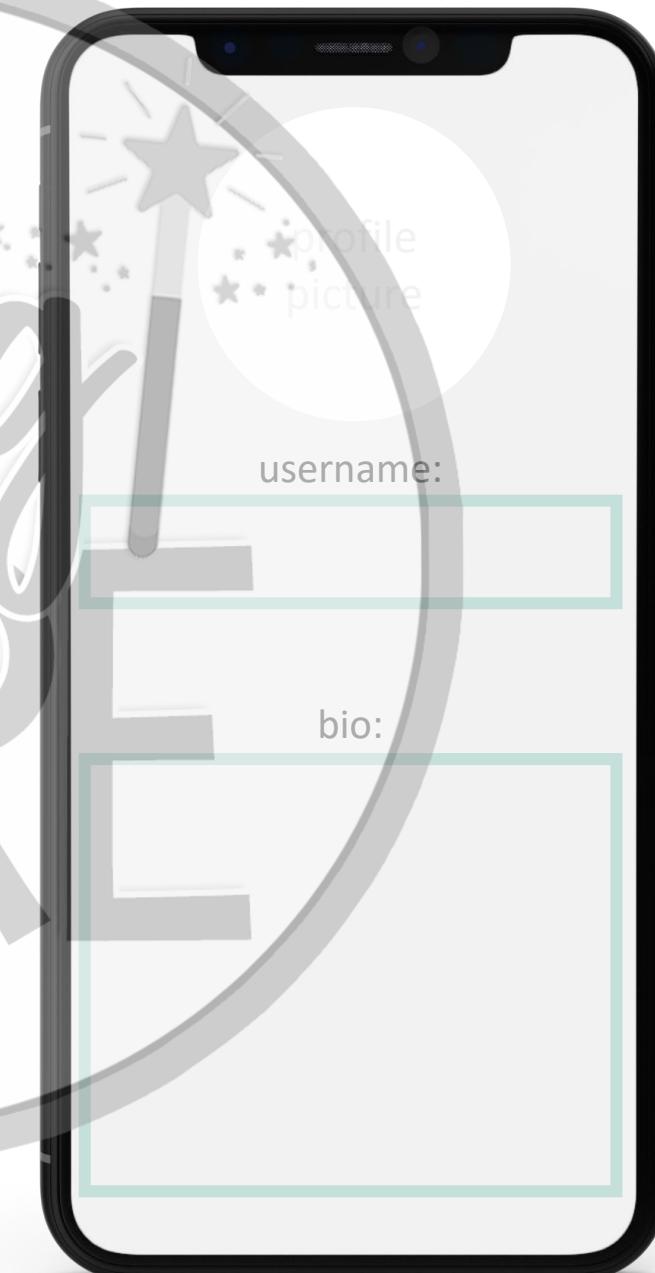
SHOWCASE YOUR FIXER UPPER!



In order to showcase your fixer upper journey, you'll need to make a social media account. Start by creating a profile picture, choosing a username, and writing a biography.

A biography should be a few sentences about you and what you plan to share on your account. For example, a bio might read:

"Hi! I'm _____ and this is my fixer upper journey! I love to garden, build, and draw... all of which helped me renovate this cool property!"



MY SOCIAL MEDIA SHOWCASE



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ESCAPE ROOM BUNDLE
Reading Comprehension

4th – 5th Grade

Main Idea Wizarding Escape Room
Context Clues Pirate Themed Escape Room
Text Features Mystery Escape Room

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Project Based Learning

5th Grade Print & Digital

Cupcakes Galore Project Based Learning

BUILD A ZOO Project Based Learning

Measuring Twice Cut Once CUTTING

5th Grade Math Print & Digital

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MATH BUNDLE #2
Project Based Learning

5th Grade Print & Digital

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