

FLIP THAT GINGERBREAD HOUSE

Project Based Learning

WRITE A NEWS PAPER AD

Remember the newspaper ad that let 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 makes readers want to buy the property.

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.

UNDERSTANDING PROFIT

You need to make sure that it will be worth the money you put into renovating the property after reselling the renovated property. Subtracting the amount of money you put into renovating the property from the profit you will be affected.

Property Profit = Initial Cost of Property + Renovation Expenses

Property for \$100,000. You spend \$175,000 for \$325,000. What is your profit?

GINGERBREAD RENOVATION REFLECTION



What was your profit?

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

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



CREATING A SOCIAL MEDIA POST

Now, you are going to create three posts to add to your social media account. Make sure to include the elements described below in each of your three posts.

Use your new profile pic and username here.

Post a photo of a moment during your fixer upper journey.

Caption the photo.

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.



4TH-6TH GRADE MATH

PRINT & DIGITAL

Mag
CORE

PRINT & DIGITAL VERSIONS

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 make the most profit.
6. Next, students will use their budget to plan the renovation and design the house.
- 7.
- 8.

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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.



EXPLORES MEASUREMENT & DATA

UNDERSTANDING PROFIT

Flipping this house might be a passion project, but you need to make sure that it will be worth your time, energy, and money.

Your profit will be the amount of money you make after reselling the renovated property. Profit can be calculated by subtracting the amount of money you put into renovating the property from the amount of money you sell the property for. With the profit you make, you'll want to think about how your profit will be used.

FIXER UPPER INVOICE

Package	Cost	Cash Spent	Added Value
Fixer Upper Property	\$131,000	\$131,000	\$131,000

WHAT IS AN INVOICE?

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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		\$356	\$15
1-inch Screws		\$362	\$6
6-inch Brackets	\$96	\$460	\$115
Hinges	\$14	\$474	\$20
Doorknob	\$9	\$483	\$15
Chain Lock	\$7	\$490	\$15
10 ft. Rope	\$28		\$50
Curtain Rod		\$536	\$15
2 ft. Curtain		\$536	
Total Amount of Money Spent		\$536	
Total Value of Treehouse			\$591

ENGAGING AND MEANINGFUL!

Landscape Options: These candies are huge!

Twisty Lolli
Twirl

10ft tall!

\$57 each

Delightful Gum
Drops

\$22
each

Swirly Sweet
Canes

6ft tall!
\$49 each

Sour Sucker
Sweetie

1ft wide!

\$18 each

Coco Covered
Sprinkle Ball



3ft tall!
\$61 each

Minty Fresh
Twirly Mold

\$16
each



Jolly Joyful
Jumper

\$11 each



Sweet Silly
Sucker

9ft tall
\$84 each



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.

Item	Cost Per Unit	Quantity	Item Subtotal

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:

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 landscaping to your final fixer upper invoice.

INTERDISCIPLINARY



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*

Bonus Renovation
costs \$12,000

GAME ROOM!

Fudge Swirl
~ costs \$5,000 ~

Includes:

RENOVATION TIME!

It's time to renovate! Your contractor provided you with multiple renovation packages 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



Fudge Swirl Fudge
~ costs \$5,000 ~

- Includes:
- new carpeting
 - added access to full bath
- *adds \$6,000 in value*

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Caption the photo and the context. How does the photo relate to the fixer upper project? Use details and descriptions of the use you renovated when possible.



WRITING

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. Exquisite potential. Exquisite marshmallows, red and white swirl candy canes, and 82% cocoa solid foundation. The home is filled with a slightly crumbly and slightly crumbly house and property quaint bed and community courthouse agent at (123) 456 make a serious offer. \$131,000.00 firm.

HOME FOR SALE



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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 exquisite marshmallows, red and white swirl 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.



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

exquisite	glowing	cheerful
delightful	elegant	modern
quaint	plump	dazzling



CREATIVITY



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.k.

username:

bio:



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Caption the photo and the context. How does the photo relate to the fixer upper project? Use details and descriptions of house you renovated when posting.



REFLECTION

GINGERBREAD RENOVATION REFLECTION



What was your profit?

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

Are you happy with the amount of money you made flipping the gingerbread house? 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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