House Buy, Fix & Sell (Flip)

2026 Real Estate Sale Organizer · Form GTP-5

How to use this form

1. Open it on your phone or computer (iPhone: Files app or Adobe Acrobat Reader; Android: Google Drive or Acrobat).
2. Tap a box to type. Save the file. Every amount should come from a real record: receipt, invoice, bank or card statement.

Use one form for each property sold or still being worked on. Upload both closing statements.

1. Property

Property address | City | State | ZIP

When you bought it, you planned to: ☐ Fix and sell ☐ Rent it out ☐ Live in it ☐ Other

2. Purchase

Date bought | Purchase price $ | Closing costs at purchase $ | Bought in whose name

3. Improvements and repairs

List each job. Keep invoices and proof of payment.

Description of work	Date	Cost $	Paid to

4. Holding costs while you owned it

	Amount $	Records		Amount $	Records
Loan interest		☐	Property taxes		☐
Insurance		☐	Utilities		☐
HOA fees		☐	Lawn, cleaning and security		☐
Loan fees and points		☐	Other (explain in notes)		☐

5. Sale

Date sold | Sale price $ | Agent commissions $ | Seller closing costs $

Form 1099-S received? ☐ Yes ☐ No ☐ Not yet sold

6. Your real estate activity

Properties you sold in 2026 | Properties you sold in 2025 | Properties you are working on now

Did you live in this home as your main home? ☐ Yes ☐ No

Do you hold a real estate license or work in construction or real estate full time? ☐ Yes ☐ No

Did you do the work through an LLC or corporation? ☐ Yes ☐ No

Notes

Your confirmation

I confirm that the information on this form is true and complete to the best of my knowledge, and that every amount comes from my own records, not from estimates. I will keep those records and give copies to G Tax Planners on request.

Your name | Your signature (type your full name) | Date

Spouse name (if filing jointly) | Spouse signature | Spouse date