



# HandyHouseHelp

REDISTRIBUTING GLOBAL TALENT, HYPER-LOCALLY.



We kill the 'Commuter Tax' for pros and the  
'Maintenance Anxiety' for homeowners. The Operating  
System for the 15-Minute City.

● PRE-SEED INVESTMENT DECK

# The Friction

The world's biggest asset class is drowning in inefficiency.

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- **The Commute Tax:** Pros spend 20% of their day in traffic. That's lost revenue.
- **The Homeowner Gap:** Buying a €500k asset blind. No history, no plan, just fear.
- **The Realtor Cliff:** Relationship dies at closing. A massive wasted channel.
- **Result:** High prices for owners, low margins for pros, zero loyalty.

*We don't just fix houses. We fix the logistics of the service economy.*

# The Solution

Connecting Context (Data) & Logistics (Supply).

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- **1. Instant Context:** Vision AI turns the Brochure into a Digital Twin (Scope).
- **2. Hyper-Local Routing:** We match jobs to Pros within a 15-min radius.
- **3. Frictionless Action:** 'Project Packs' replace vague leads and site visits.

*Data + Density = Profit.*



# The Magic (Demand)

From PDF to Operating System in 30 Seconds.

- Vision AI: Scans photos to detect materials, boiler types, and quantities.
- House Agent: Extracts warranty info and energy labels from the brochure.
- Instant Value: The homeowner gets a 10-year plan before they even unpack.

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**Static paper becomes a living, money-saving roadmap.**



# The Product

Stewardship as a Service.

- › The Logbook: 'The Carfax for your Home'. Increases resale value.
- › The AI Concierge: First-opinion advice. 'Is this crack dangerous?'
- › The Button: Book a verified neighbor. Not a stranger from 50km away.

**Peace of mind for the owner. Perfect data for the Pro.**

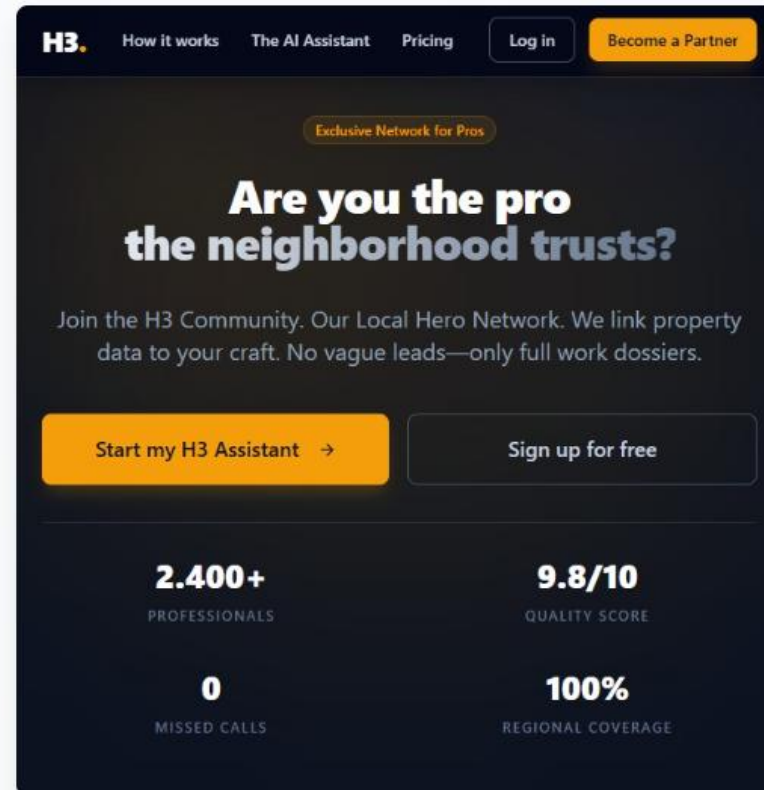


# The Efficiency Engine

Why Pros join: We sell them TIME.

- The Math: 2 hours driving -> 30 mins driving = 1.5 extra billable hours/day.
- The H3 Community: Free local quote requests. Optional AI services to automate the chaos.
- The Catch?: No catch. We maximize their billable hours; we share the upside.

**We don't sell leads. We sell 18% more revenue per day.**



# Distribution Strategy

The Realtor as the 'Gatekeeper of Trust'.

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- **The Problem:** Realtors fear post-sale complaints ('You sold me a lemon').
- **The H3 Solution:** A 'Housewarming Gift' that manages the home for them.
- **The Flywheel:** Realtor gives App -> We get Data -> We route local Pros -> Home stays in top condition -> Realtor gets recommended.

*Acquisition at the point of maximum intent (The Sale).*

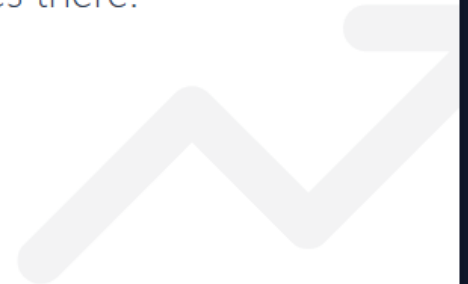
# Why Now?

The Convergence of Tech & Scarcity.

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- **Labor Crisis:** There are no spare hands. We MUST optimize the ones we have.
- **Urban Density:** Cities are dense enough for the '15-Minute Service' model.
- **Vision AI:** Finally, software can 'see' the job before the human drives there.

*Efficiency is no longer a luxury. It's survival.*





# Business Model

Monetizing Efficiency.

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- **Marketplace:** 5% on the job (Paid by the efficiency gain).
- **SaaS Layer:** €49/mo for the AI Operating System (Phone/CRM).
- **Data API:** Insurers pay for 'Real-Time Risk Monitoring'.

*We tax the friction we remove.*

# The Playbook

Neighborhood Domination.

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- **Phase 1 (The Wedge):** Onboard 50 Pros in 1 Zip Code with AI Phone Agent.
- **Phase 2 (Density):** Partner with local Realtors to saturate the Demand side.
- **Phase 3 (Optimization):** Algorithms route Pros <15 mins. Network effects kick in.
- **Goal:** Replicate the '15-Minute Service City' globally.

*Prove the unit economics locally. Scale globally.*

# The Team

Built by Operators & Architects.



**Kristian Dansen**

FOUNDER / DOMAIN OPERATOR

15+ years Real Estate. Built inspection systems. Governance expert.



**Michel Tol**

AI ARCHITECTURE PARTNER

Decades of IT Architecture. Scalable data pipelines & deploying solutions.



**Ahmad Harbiye**

SALES PARTNER

Large Real Estate Network. Expert in Business Relations.

## SUPPORTED BY INDUSTRY LEADERS

- Roy Wieman (HOA & Maint.)
- Donny Hoogendorp (AI & Constr.)
- Sjoerd Munnik (HOA Finance)

*"We know how to transform dreams to reality."*



# The Ask

Raising €250k Ignition Capital.

To prove the '15-Minute Service' Playbook.

And onboard the first 5,000 homes.

**The Tech is ready. The Logic is sound. Let's ignite the network.**



# Contact

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