

HOUSE

WINDSOR GLENN HEIGHTS

“And He who was seated on the throne said, “Behold, I am making all things new.” Also He said, “Write this down, for these words are trustworthy and true.” Rev. 21:5



**1521 WINDSOR
GLENN HEIGHTS, TX**

1521 WINDSOR

**INSPIRATION
REDEMPTION
& OPORTUNITY**

**IN EVERY
PERILOUS
SITUATION**



The Windsor House project mirrors it's beneficiary. The home was left beaten, bruised, and burned... Young 13 year old Ahri has the same story. Join us on this journey of restoration & watch a house become a home and broken girl, become a daughter of the King!

WE BELIEVE, VISION, MISSION, & MOTTO



**WE BELIEVE GOD HAS UNIQUELY EQUIPPED HIS PEOPLE TO
DECLARE AND DISPLAY CHRIST TOGETHER!**

HANDS EMPOWERS THE CHURCH BY ALIGNING OPORTUNITIES FOR:

Teachers to train teachers.

Professionals to support professionals.

Cultures collaborating for Inter-culturally intelligent connections.

to empower...

Disciples to go make Disciples.

*** Get equipped, get connected,
get perspective, and change the world!**

Hands international is a nonprofit educational & humanitarian organization that operates 100% on volunteer support & donations. As an organization with zero paid employees, we exist entirely to network, connect, train, and empower professionals and interns to use their skill set to bless and empower populations across the globe that can benefit from their unique talents.



Join us in supporting...

"Ahri"
13 year old



A FIX AND FLIP OPORTUNITY

with a **WIN-WIN-WIN** scenario

- A blessing to a **strategic property owner**
- A blessing to **strategic Kingdom investors**
- A blessing for a **strategic beneficiary** who is in a life-threatening situation that needs Jesus!

**** THE WHY ****

The Windsor House project will be a flix and flip project to help fund the emergency transport and life-saving surgeries for **'Ahri' a 13yr old trafficked girl taken** from her family in 2021, abused, **left for dead in May 2024. One month later, she was rescued & cared for by a team with The Olive Branch Safe Homes and she now has HOPE that she will have a future.**

With your help, she will be on the road to recovery in 2025.

Strategic Property Owner

Joe and Sally Tonne

1521 Windsor Dr., Glenn Heights, TX 95154

Offer \$160,000 + 6mo @ 10% APR

Strategic Life-Giving Beneficiary

'Ahri Safi' 13yr old Afghan girl

- Taken in 2021 by the Taliban as a child bride.
- In Spring 2024, during an attempt to run away, she was 'made' an example with excessive beatings, smashed jaw and cheekbones, dosed with gasoline and set on fire.
- Ahri should, by all accounts have died, but she was transported across national lines, taken to a UNHCR facility, and then to a military hospital and has been receiving care since June 2024.
- Spring 2025 she qualified for resettlement in Paris, France.
- She will need medical transport, \$12,000
- She will need a series of surgeries that will cost well over \$35k+, in addition to refugee medical assistance.
- She will need continued trauma-intervention support, therapies, social-emotional support, and Jesus!
- We pray she will be reunited with her family, or placed in the care of a family that will show her the love of Jesus!

Strategic Financial Investors

6mo @ 8-12% APR guaranteed

(we expect 4mo turnaround)

Mark & Deanna Jackson

Investors @ \$35k

&

Jonathan & Tonya Lincoln

Investors \$10k

&

YOU: _____

Investor @ \$15k - \$35k

Pray, invest, bless & be blessed!

GAP INVETORS ● YOUR ROI OPTIONS



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Join us in supporting...

13 year old

"Ahri"



The Olive Branch

A Home for Afghan Girls

GAP Investor Options

** Choose Your Own APR: 8%, 10%, or 12% **

<p>\$25k @ 8% APR Earnings = \$1,000 <i>(guaranteed)</i></p>	<p>Invest: \$25,000 APR: 8% Payout: \$26,000 Earned: \$1,000 Timeline: 3-6 mo @ 3mo Payout = 17% APR @ 6mo Payout = 8% APR</p>
<p>\$30k @ 10% APR Earnings = \$1,500 <i>(guaranteed)</i></p>	<p>Invest: \$30,000 APR: 10% Payout: \$31,500 Earned: \$1,500 Timeline: 3-6 mo @ 3mo Payout = 20% APR @ 6mo Payout = 10% APR</p>
<p>\$35k @ 12% APR Earnings = \$2,100 <i>(guaranteed)</i></p>	<p>Invest: \$35,000 APR: 12% Payout: \$37,100 Earned: \$2,100 Timeline: 3-6 mo @ 3mo Payout = 24% APR @ 6mo Payout = 12% APR</p>

FINANCIAL INVESTMENT ROI BREAKDOWN



PITCH DECK



1521 Windsor Dr; Multiple Scenario - Formula - Fix n Flip Real Estate Business Model Plug In

Buyers:	Imagine More Estates LLC	Lead Developer:	Tonya Lincoln
Developers:	OPAL - Partners	Email:	tonya@handsintl.org

OFFERS & EXPECTATIONS

Itemized Content	Project Expenditures	Project Income
Estimated FIX & FLIP - ARV		\$310,000.00
Developer's House As-Is Purchase Price <i>(Note Hold)</i>	\$160,000.00	
Developer's Final Bid in Rehab	\$65,000.00	
Developer's Estimated Legal, Loan, & Carry Fees <i>(Earnest Down, Insurance, Loan Processing, Title, Appraisal, etc.)</i>	\$11,800.00	
Purchase/Selling Closing Costs	\$10,000.00	
Original Seller's Note (\$160k) @ 10% APR for 6 months	\$8,000.00	
Investor #1 - Jackson's (\$35k Mar. 2025) @ 12% APR for 6 mo		\$35,000.00
Investor #1 - Jackson's Payout - June 2025	\$37,100.00	
Investor #2 - OPEN for YOU (\$25-\$35k) @ 8-12% APR for 6 mo		\$35,000.00
Investor #2 - YOUR Payout - June 2025	\$37,100.00	
Investor #3 - Lincoln's (\$10k) @ 8% APR for 6 months		\$10,000.00
Investor #3 - Lincoln's Payout - June 2025	\$10,400.00	
Sub-Totals	\$339,400.00	\$390,000.00

(Post ALL Expenses & Fees) **Grand Total Income Post- Project**

\$50,600

REAL ESTATE INFORMATION



PITCH DECK



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Buyers:	Imagine More Estates LLC	Lead Developer:	Tonya Lincoln
Developers:	OPAL - Partners	Email:	tonya@handsintl.org

HML	Oasis Partners / Kevin Prince - Sally & Joe Tonne via House Note Hold		
PROPERTY	1521 Windsor Dr		
City	Glenn Heights		
State	TX		
Zip	75154	Dallas County	

At First Consideration Statistics & Asking Price

As-Is Base Appraisal	\$200,000+	(@\$190sqft)Market Avg Appraisal	\$314,260.00
Square Ft	1,654	Note Holders	Sally & Joe Tonne
Year Built	1985	Developer & Rehab Managers	Tonya & Jonathan Lincoln
Bed	3/4	Paperwork, Mortgage & Legal	Kevin & Pam Prince
Bath	2/2.5	Smart House & Advisor	Mark & Deanna Jackson
Base + Seller's Rehab	\$200,000 + Rehab (\$30k)	Investors	Jacksons, Lincolns, and YOU

Rehab Cost POST-Evaluation & Inspection

Investor Options

Rehab Re-evaluation	\$70,000	House Lend - Owner Hold Note	10% APR, guaranteed 6 mo. payout.
House Offer	\$160,000	Rehab Gap Funders	8%-12% APR, guaranteed 6 mo. payout.

FINANCIAL ANALYSIS - CURRENT MARKET BREAKDOWN



PITCH DECK



1521 Windsor Dr; Multiple Scenario - Formula - Fix n Flip Real Estate Business Model Plug In			
Buyers: Imagine More Estates LLC		Lead Developer: Tonya Lincoln	
Developers: OPAL - Partners		Email: tonya@handsintl.org	
OFFER		PROFIT CALCULATIONS	
As-Is ARV	\$240,000	ARV	\$ 310,000.00
Initial Offer (.62 or .54)	\$190,000.00	Less Purchase Price (+ note ROI)	\$ 168,000.00
Est. Rehab (10% ARV)	\$22,000.00	Less Rehab	\$ 70,000.00
Rehab est. post-inspec	\$70,000	Investor ROI	\$ 4,600.00+/-
Rehab Adjustment	\$ (48,000.00)	Less Closing Cost	\$ 11,800.00
Final Offer	\$160,000.00	Less Filing & Fees	\$ 10,000.00
Home Note @ 10% APR for 6 mo	\$8,000.00	Gross Profit	\$ 45,600.00
Final + Note APR	\$168,000.00	Total Funds Needed	\$ 264,400.00

CHOOSE YOUR OWN ROI with APR OPTIONS @ 8%, 10%, OR 12%

We anticipate a 3-month payout, but with a 6-month guaranteed payout!

You cannot beat this investment guarantee!



COMPETITOR RESEARCH



Address	Beds	Baths	Grge	SqFt	Year Built	Date Listed	Sale Date	Asking	Sale Amount
222 Tradd Glenn Heights, TX 75154	4	2	1	1,696	2024	04/01/ 2025	04/01/ /2025	\$338,300	\$345,000

Address	Beds	Baths	Grge	SqFt	Year Built	Date Listed	Sale Date	Asking	Sale Amount
1500 Nightingale Ct, Desoto, TX 75154	3	2	2	1,638	1993	11/6/ 2024	12/9/ 2024	\$300,000	\$309,900

Address	Beds	Baths	Grge	SqFt	Year Built	Date Listed	Sale Date	Asking	Sale Amount
306 E Milas Ln, Glenn Heights, TX 75154 (in need of TLC)	3	2	2	1,984	1983	6/14/ 2024	12/18/ 2024	\$254,000	\$259,000

TIME LINE



2014

The Tonnes purchased and rehabbed the Windsor home in Glenn Heights to use as a rental property.

January 2025

The property was left in disarray by the former rental tenants.

A complete rehab will need to be done to prepare the home for resell or future rental tenants.

February 2025

HANDS International & OPAL evaluated the property, conducted an inspection, collaborated with rehab teams, and are working with a realtor for BPO and quick turnaround options to bless the current owners.

Spring 2025

HANDS International with Tonya & Jonathan Lincoln will submit an LOI. and pursue the development of the fix and flip project

Rehab Team - Complete Renovation will be conducted according to the area needs & comps.

May / June 2025

Market Sale - The home will be set on Market just under the market value to entice a quick turn-around sale.

HANDS International



Summer 2001

HANDS International was birthed out of a prayer meeting in the living room of 5 young professional women in their 20s, in Fort Worth, TX. They shared a heart for the Nations and to see the name of Jesus Christ made famous and glorified among orphans, widows, and families that have been discarded or disenfranchised due to circumstances out of their control. This tiny, but mighty team pulled their collective training, talents, treasures, and trajectories and have watched the Lord work miracle after miracle. They have been honored to join the Father in His work and invite others to join them along the way! HANDS Int'l has served in over 65 countries and counting.

PITCH DECK



OPAL 501c3

Oasis Partners Affordable Living



SPRING 2019

HANDS International spent years Helping, Affirming, Networking, Developing, and Skill-building directed at opportunities and discipleship for those impacted by scenarios of trauma. In 2019 an opportunity arose to work with the underserved and disenfranchised here in the United States through Affordable Housing opportunities. OPAL was developed by another small, but mighty team of 5 with unique skills in mortgage lending, property development, flipping concepts, gap-funding, and real estate, and asked the Lord to use them at His will. If you're reading this, then you have been prayerfully asked to join us in one of these journeys. We ask that you prayerfully consider joining us! To God be the glory!

ABOUT US



LET'S COLLABORATE!



**JOIN US ON THIS
WORLD-CHANGING
ENDEAVOR**

Contact Us

HANDS International

www.OliveBranchSafeHomes.org

The Olive Branch Safe Homes

tonya@handsintl.org

817-891-4236



Imagine More Estates, LLC

www.ImagineMoreEstates.com

Jonathan & Tonya Lincoln

Mark & Deanna Jackson

Kevin & Pam Prince