

The foundation model for property forecasting

homecastr.com

Everyone knows what a home is worth today

Nobody can affordably show you where it's **going**.

WHAT EXISTS

Today's estimate

\$425K



One number. No forecast.



WHAT'S MISSING

Homecastr forecast

\$460K

\$425K



→
to

\$520K



4-year outlook. See why.

How it works

Public Data

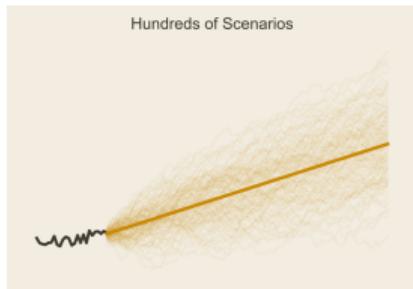
Sales, permits,
census, zoning

ML Foundation Model

Trained on
1M+ lots

Forecast Ranges

Confidence bands
per property, per year



Scenario analysis

Test any market assumption



Forecast ranges

Confidence bands per property



Explainable outputs

Built for investment memos

Why now

300bps Swing Rate Volatility

A 300bps swing repriced
every market overnight.

Buyers need scenario-based forecasts.

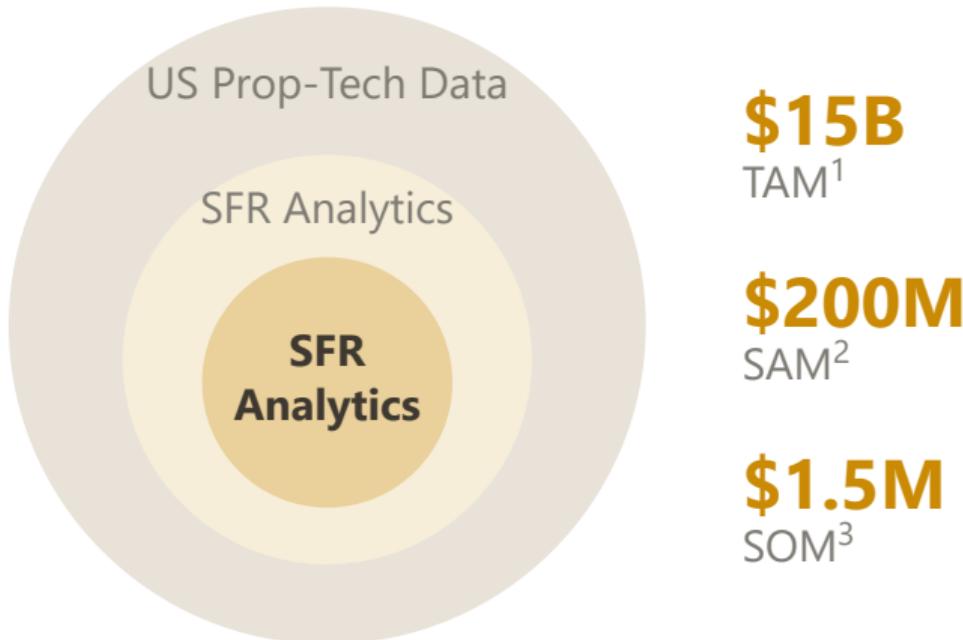
ML Forecasting Now Feasible at Scale

Training on 1M+ parcels
is now practical at scale.

GPU costs dropped 10×.

The demand exists. The technology just caught up.

Market

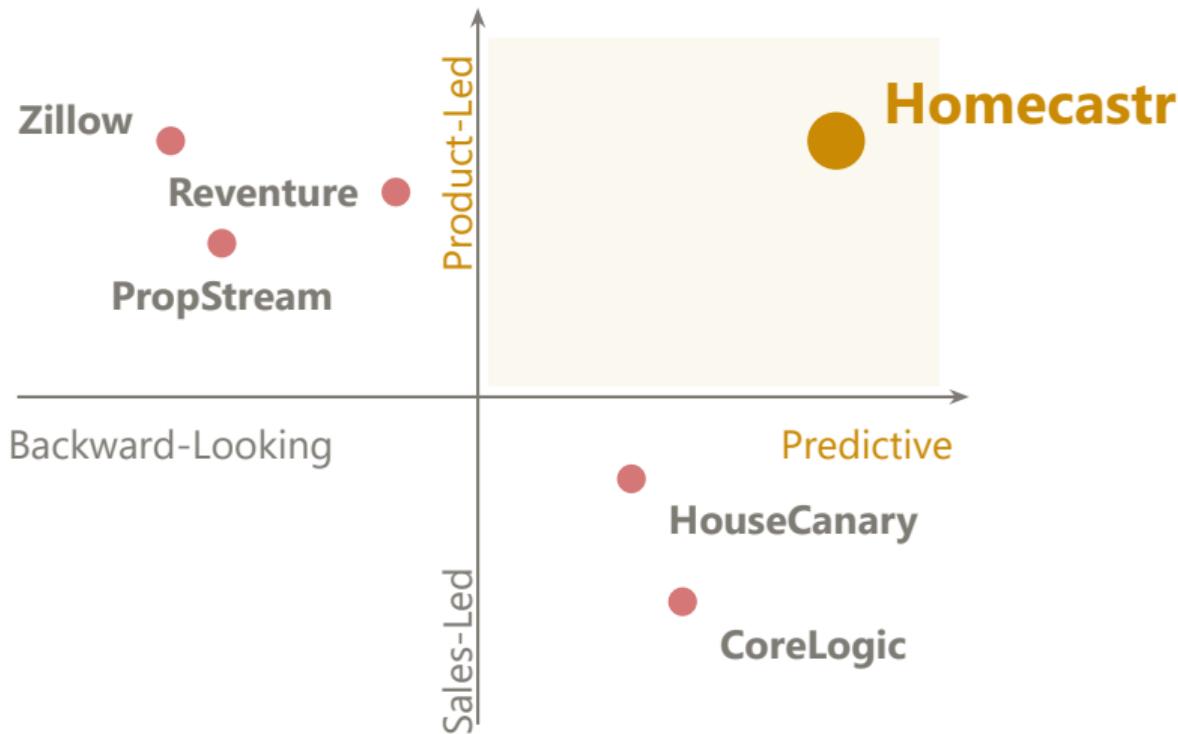


¹ US PropTech data market (Precedence Research, 2025).

² Est. SFR analytics segment: CoreLogic SFR div., HouseCanary (\$18M+), ATTOM (\$28M+), PropStream (\$25M+).

³ ~12K operators × \$99/mo × 10% penetration, 10 metros. Annual revenue.

Positioning



Only product-led platform with backtested, probabilistic forecasts.

Business model

Free

Dashboard & basic forecasts

Builds audience, captures demand

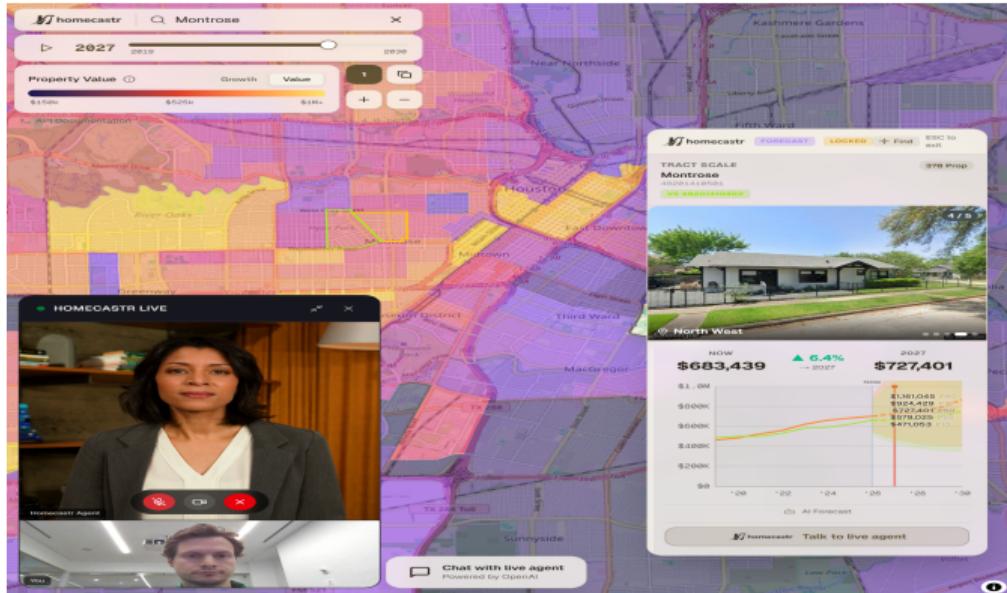


\$99/mo

Bulk forecasts & API access

Full portfolio analytics

Where we are



14%

Median Error

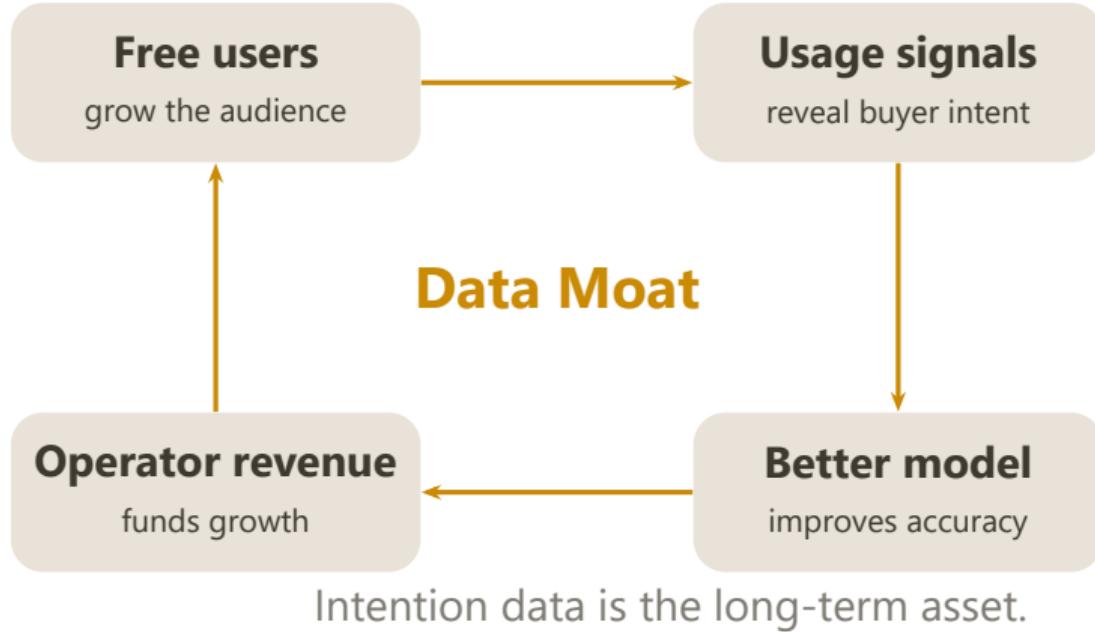
4yr

Forecast Horizon

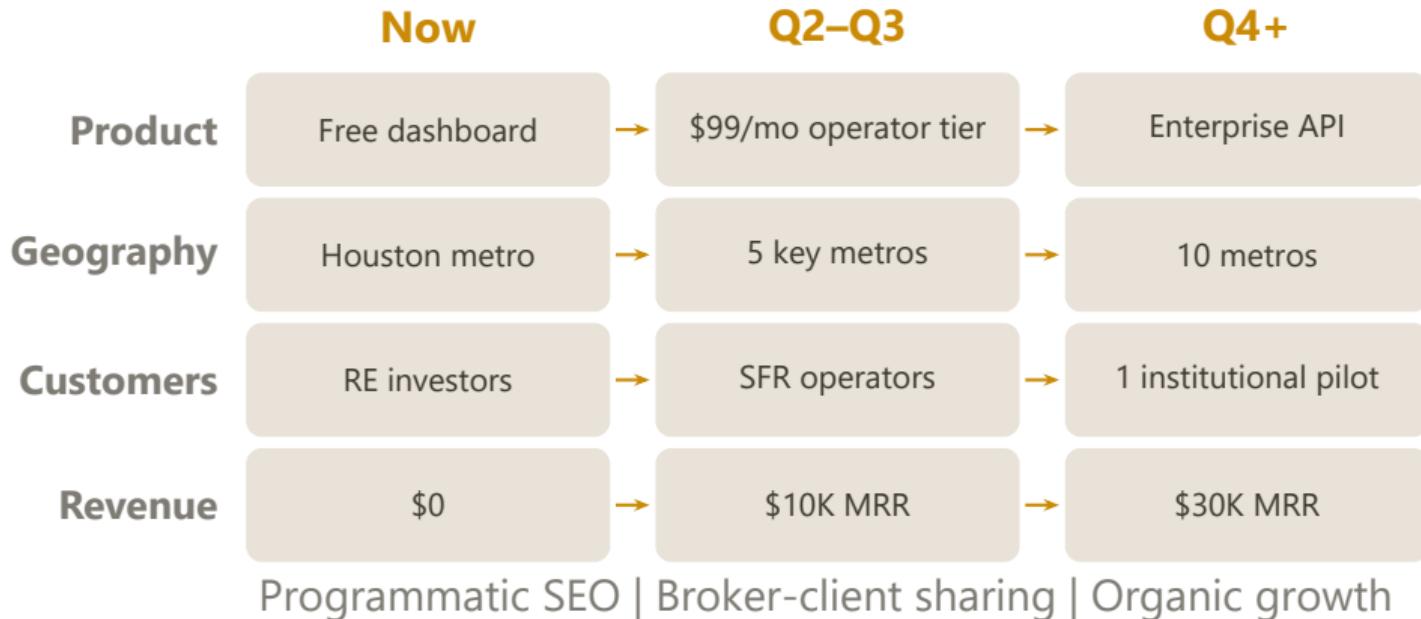
1M+

Properties Indexed

Flywheel



Go-to-market



Team



Daniel Hardesty Lewis

Founder & CEO

[linkedin.com/in/dhardestylewis](https://www.linkedin.com/in/dhardestylewis)

Summit Geospatial

Highest-quality terrain, Texas

Data Scientist, TACC

Lead on \$40M resiliency project

Scientific ML

Bagnold Medal contributor

Raising \$1.75M

Pre-Seed

Every Dollar Mapped

- **ML Engineer**

Expand model to 10 metros

- **GTM / Sales**

Land first 300 paying operators

- **Data & Compute**

Data licenses + GPU compute

18-Month Milestones

- **10 metros**

20M+ properties

- **\$30K MRR**

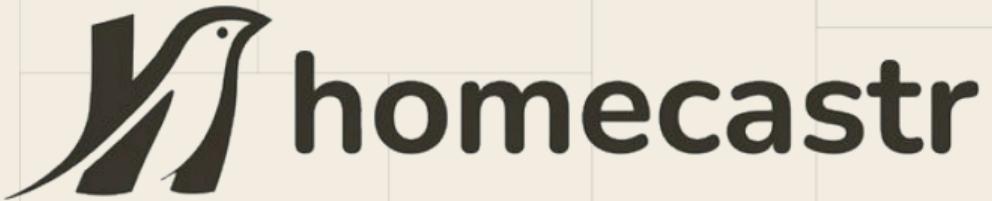
from operator tier

- **1 institutional pilot**

or LOI

homecastr.com

| daniel@homecastr.com



The foundation model for property forecasting

homecastr.com