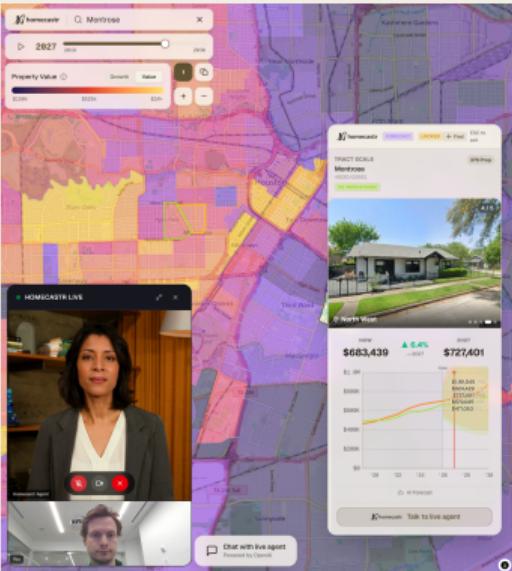




The foundation model for property forecasting

[homecastr.com](https://homecastr.com)

# Live today



**15%**

median error (p50)

**4yr**

forecast horizon

**1M+**

lots forecasted

[homecastr.com](https://homecastr.com) | Houston metro. Live. Free.

# 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's forecast

\$460K

\$425K



→ to

\$520K



4-year probabilistic range.

# How it works

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# Why now

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**300bps**

**rate swing**

Rates surged from 3% to 7%+  
in under two years,  
repricing every market.

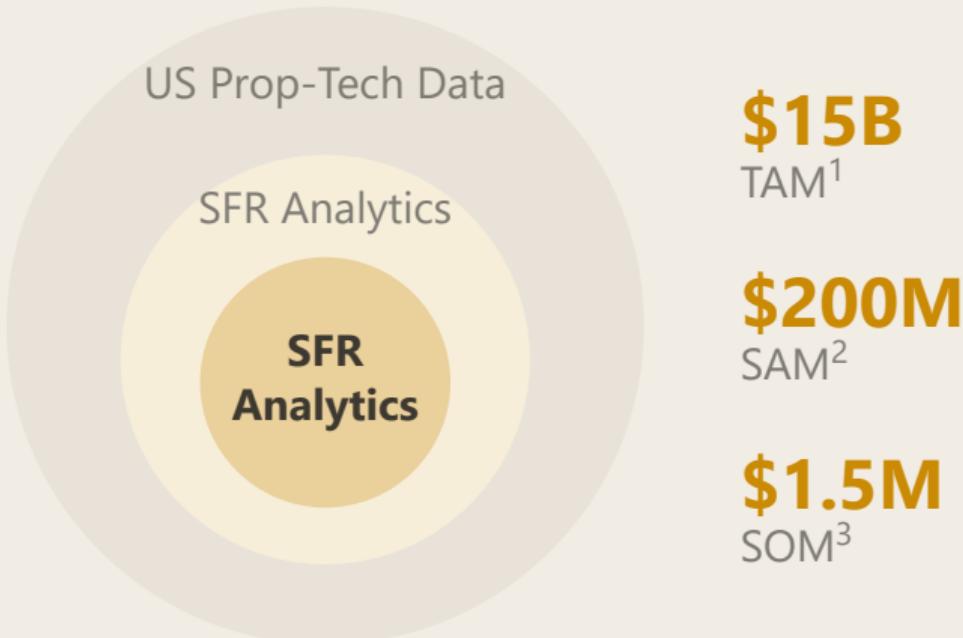
**ML Fore-  
casting**

**now feasible at scale**

GPU costs dropped 10×.  
Training at 100M+ parcel scale  
is now within reach.

The demand exists. The technology just caught up.

# Market

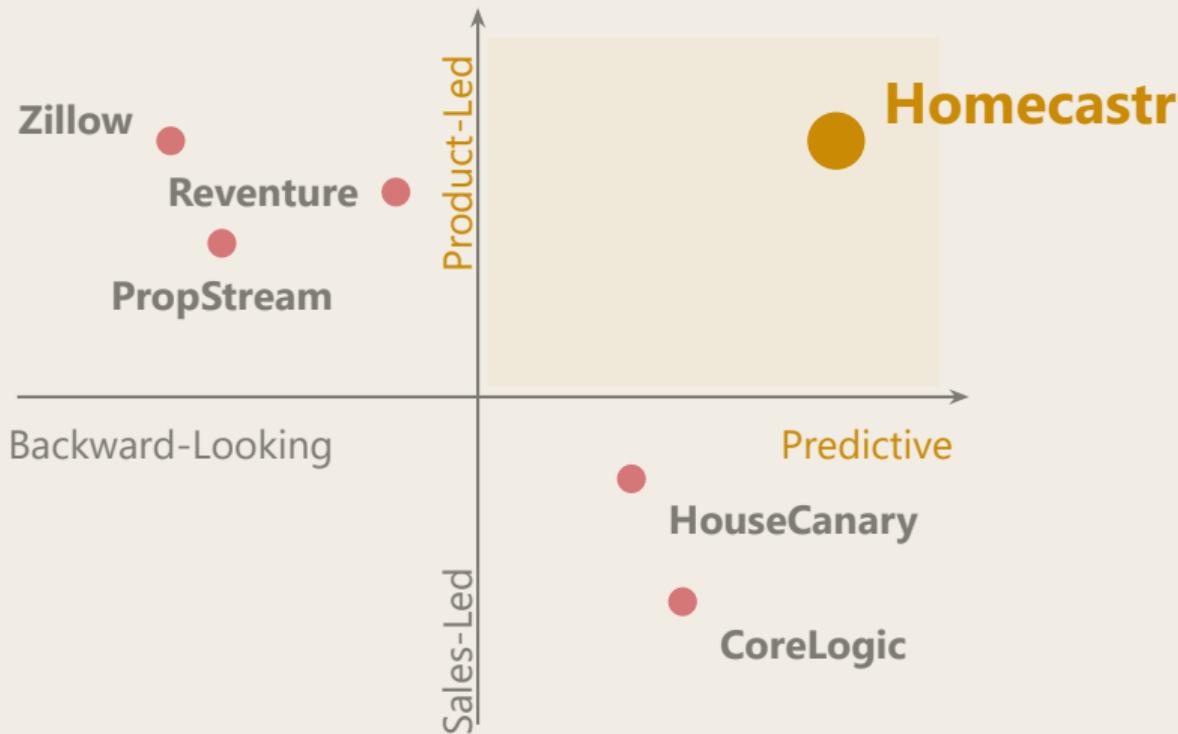


<sup>1</sup> US PropTech data market (Precedence Research, 2025).

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

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

# Positioning



# Business model

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**Free**

Dashboard & basic forecasts

Builds audience, captures intent

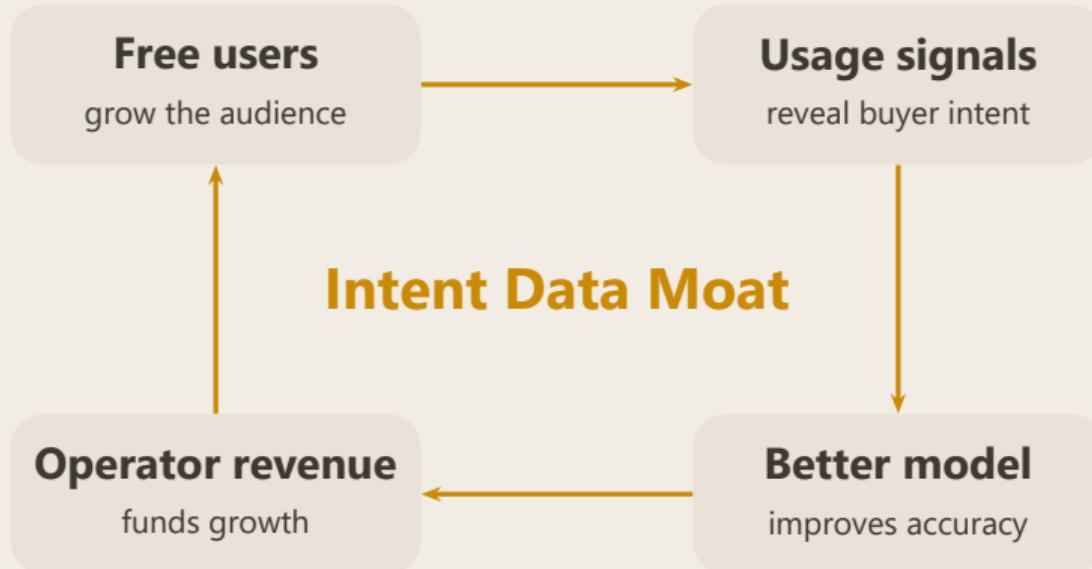


**\$99/mo**

Bulk forecasts & API access

Full portfolio analytics

# Flywheel



*Intent data is the moat. No one else is building it.*

# Go-to-market

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## Programmatic SEO

Neighborhood + forecast pages rank for long-tail real estate queries.

## Broker sharing

Agents share Homecastr's forecasts with clients.  
Organic word-of-mouth.

## Operator upsell

Free users convert to \$99/mo as they scale their portfolios.

*Free product is the distribution.*

# Team

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## 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

## Use of Funds

- **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

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