

Homecastr

The foundation model for residential real estate

Pre-Seed Deck | 2026

Live Demo: homecastr.com

The Problem

Everyone can tell you what a home is worth *today*.
Nobody can affordably tell you where it's **going**.

What exists

- Zestimates, CMAs, appraisals
- Present value, not future
- Zip-level forecast indexes

What's missing

- **Lot-level forecasts**
with forward-looking ranges
- **Explainable outputs**
for investment memos
- **Self-serve access**
for instant underwriting

Our Solution

A diffusion-based foundation model
generating probable futures for every residential property.

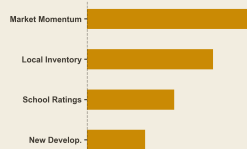
Hundreds of Scenarios



Price Bands



Key Value Drivers



Forecast accuracy as strong as 14% median error

Product

Consumer Dashboard

Free, interactive map

- Search any address
- 4-year forecast with price bands
- Compare neighborhoods
- Export PDF reports
- AI voice agent

homecastr.com

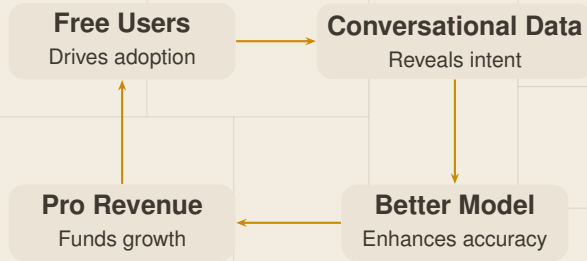
REST API

Programmatic access for pros

- Property-level forecasts
- Neighborhood metrics
- Sub-second responses

homecastr.com/api-docs

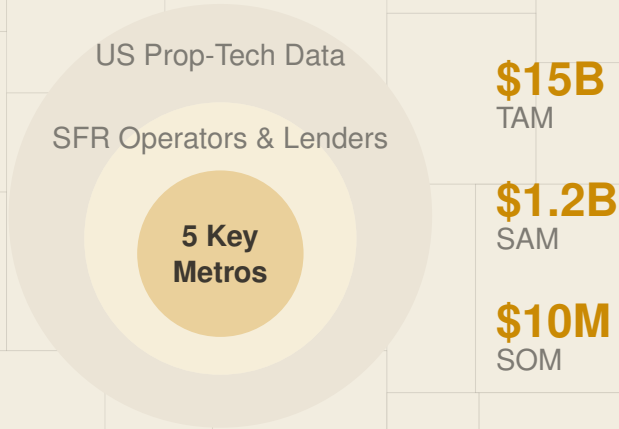
Flywheel and Moat



Defensibility

- **Data Asset**: Intention reveals buyer needs
- **Switching Costs**: Transparency builds high-trust lock-in
- **Network Effects**: Market begins to price against model

Market Opportunity



*TAM based on 8M+ investors. SOM reflects Year 3 target in initial metros.

Landscape

	CoreLogic ¹	HouseCanary ²	PropStream ³	Homecastr
Model	Legacy ML	ML	Database	Diffusion
Output	Chat	AVM	Lists	Forecasts
Forecasts?	No	Point	No	Bands
Explainable?	No	No	No	Grounded LLM
Access	Closed	Enterprise	Self-serve	Self-serve
Price	High	Custom	\$99/mo	Freemium

¹CoreLogic. ²HouseCanary. ³PropStream.

Only foundation model forecasts
with explainable outputs and self-serve GTM.

Business Model

Target Customer

Individual real estate investors
in 5 high-growth metros

- Time exits with forward-looking data
- Underserved by enterprise tools
- Pay for edge over Zillow estimates

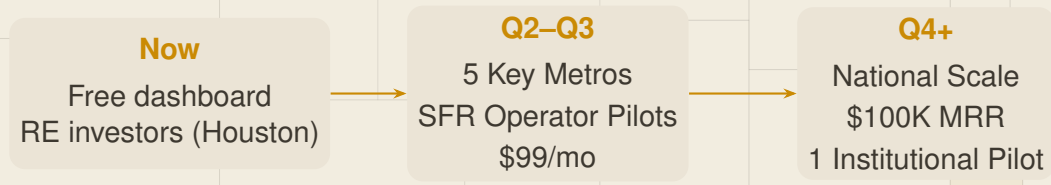
Target Unit Economics

Pricing	\$99/mo Operator
Target LTV	\$1,188*
Target CAC	\$150
LTV:CAC	8x
Payback	1.5 months

Plan	Price	Target	Revenue	Value
Free	\$0	50K+ users	Lead Gen	Basic
Operator	\$99/mo	1,700 subs	\$2.0M	Bulk/API

*Assumes 12-month retention.

Go-to-Market



- **Programmatic SEO**
Capture high-intent search traffic
- **Broker-Client Share Loops**
Agents send forecasts to leads
- **Index against Forecasts**
SEO for "Will [Address] appreciate?"

Where We Are

14%

Median Error

4yr

Forecast Horizon

Live

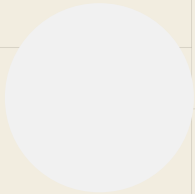
Dashboard

Ready

API

- Houston metro: 1M+ properties indexed
- Diffusion-based foundation model producing forecast bands
- AI voice agent for hands-free exploration

Team



Daniel Hardesty Lewis

Founder & CEO

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

- **Founder, Summit Geospatial**
Highest quality terrain in Texas
- **Sr. Data Scientist, TACC**
Principal on \$40M resiliency project
- **Scientific ML**
Bagnold Medal Research Contributor
- **Teaching**
ML for Petrobras Geoscientists

Raising \$1M

Pre-Seed

Use of Funds

- **ML Engineer**
transfer learning to new markets
- **GTM / Sales**
scale to 1,700+ Operators
- **Data, compute**
CoreLogic, GPUs, 5 metros

18-Month Milestones

- 5 metros, 8M+ properties
- \$50K MRR
- 1 institutional pilot or LOI

homecastr.com | daniel@homecastr.com

THANK YOU