



The foundation model for residential real estate

homecastr.com

Everyone Knows What a Home Is Worth Today

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

WHAT EXISTS

Zillow Zestimate

\$425K



One number. Today only.



WHAT'S MISSING

Homecastr Forecast

\$425K → \$490K

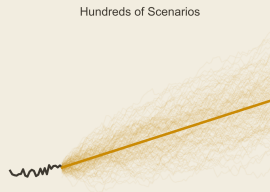


4-year range. Explainable.

150M+ residential properties. Zero affordable lot-level forecasts. Until now.

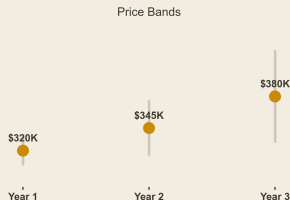
See It Live

See where any property is heading, not just where it's been.



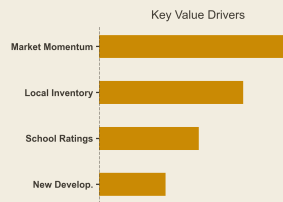
Scenario Analysis

What-if modeling



Forecast Bands

Not a point estimate

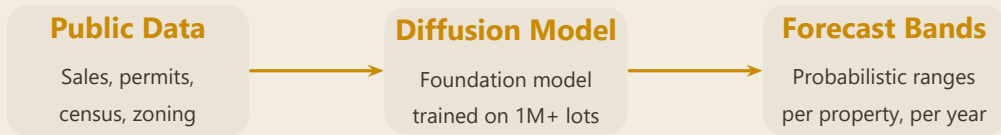


Explainable Outputs

For investment memos

homecastr.com Free. Live. Interactive.

How It Works



14%

Median Error

4yr

Forecast Horizon

1M+

Properties
Indexed

<1s

API Response

Why Now

\$3.4T

SFR Market

Institutional capital flooding in.
Operators need forecasts to compete.

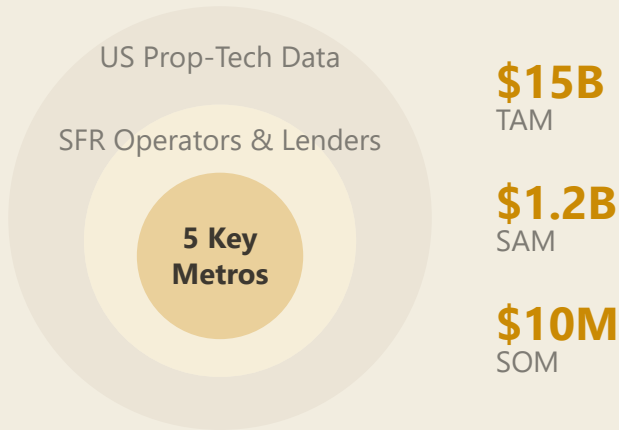
Diffusion Models

AI Inflection

Foundation models now generate
probabilistic futures, not point guesses.

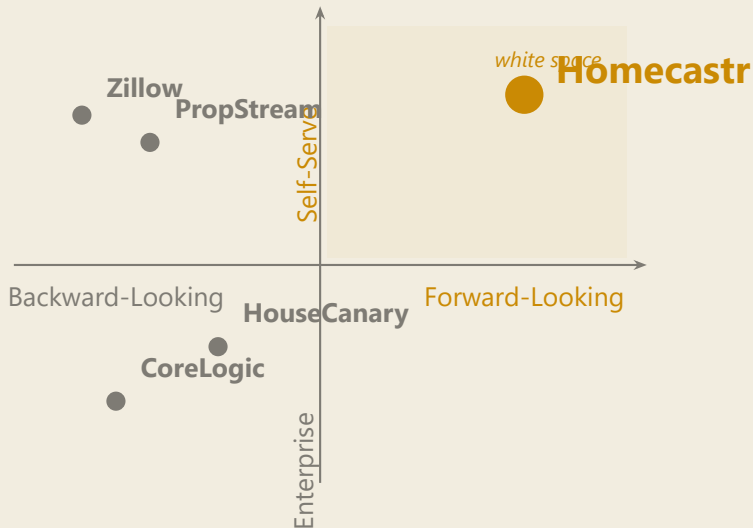
The tools are finally here. The market is ready. Nobody has
built this yet.

Market: The \$15B Forecast Layer



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

Positioning



Business Model

8x

LTV : CAC

\$1,188 LTV · \$150 CAC · 1.5 month payback

Free

Dashboard + basic forecasts
50K+ users → lead gen funnel



\$99/mo Operator

Bulk forecasts + API access
1,700 subs → \$2M ARR target

Where We Are

14%

Median Error

4yr

Forecast Horizon

Live

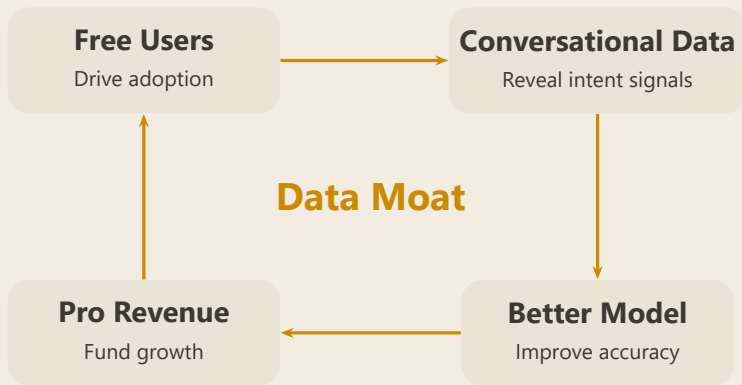
Dashboard

Ready

API

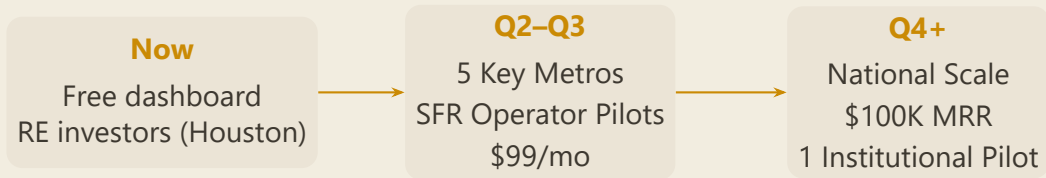
- Houston metro: 1M+ properties indexed
- Diffusion-based foundation model producing forecast bands
- AI voice agent for hands-free exploration

Flywheel



Every query improves the model. Every improvement attracts more users.
Intention data is the long-term asset.

Go-to-Market



- **Programmatic SEO**

Capture "Will [Address] appreciate?" searches

- **Broker-Client Loops**

Agents share forecasts with leads

- **Organic Virality**

Free tool drives word-of-mouth

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 \$1 M

Pre-Seed

Every Dollar Mapped

- **ML Engineer**
Transfer learning → 5 new metros
- **GTM / Sales**
Scale to 1,700+ Operator subs
- **Data & Compute**
CoreLogic license + GPU training

18-Month Milestones

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

These milestones set up a strong Series A.



The foundation model for residential real estate

homecastr.com