



Homecastr

The foundation model for property forecasting

homecastr.com

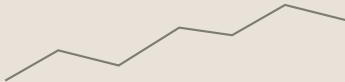
Everyone knows what a home is worth today

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

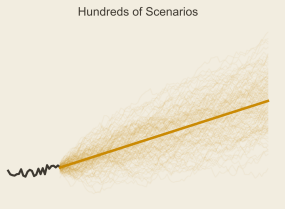


4-year outlook. See why.



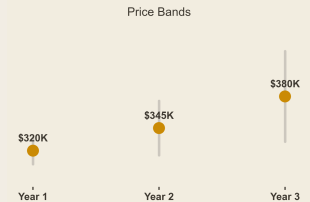
See it live

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



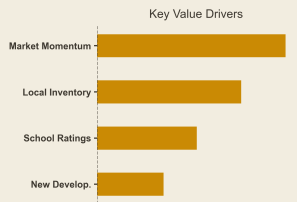
Scenario analysis

Probabilistic ranges



Forecast bands

Confidence intervals per property



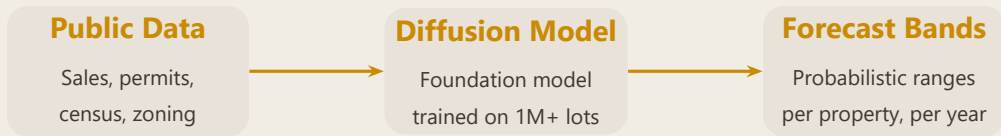
Explainable outputs

For investment memos

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How it works



Public data in. Probabilistic ranges out.



Why now

300bps Swing

Rate Volatility

Rate swings repriced every market.

Static models can't keep up.

Buyers need scenario forecasts.

Diffusion Models

Now Feasible at Scale

GPU costs dropped 10x.

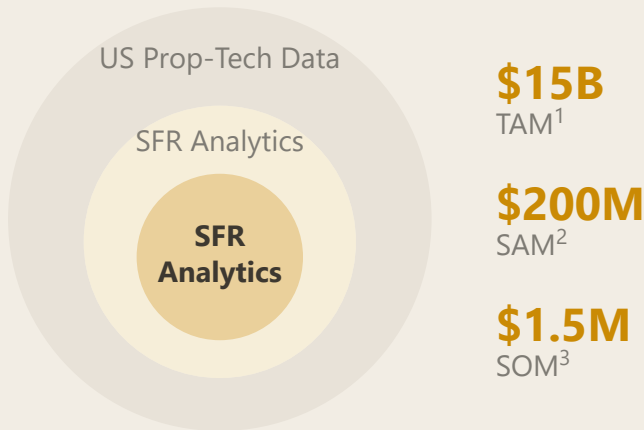
Training on 1M+ parcels

is now practical.

The demand exists. The technology just caught up.



Market



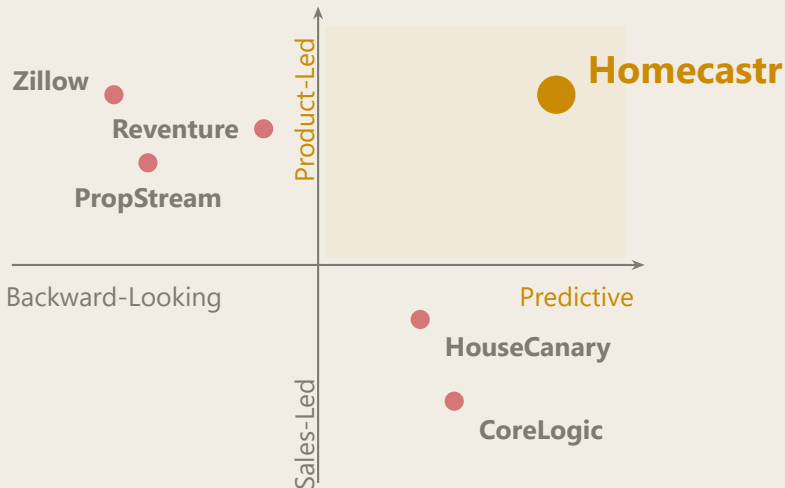
¹ US PropTech data market (Precedence Research, 2025).

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

[Dashboard Screenshot / Demo Video]

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14%

Median Error

4yr

Forecast Horizon

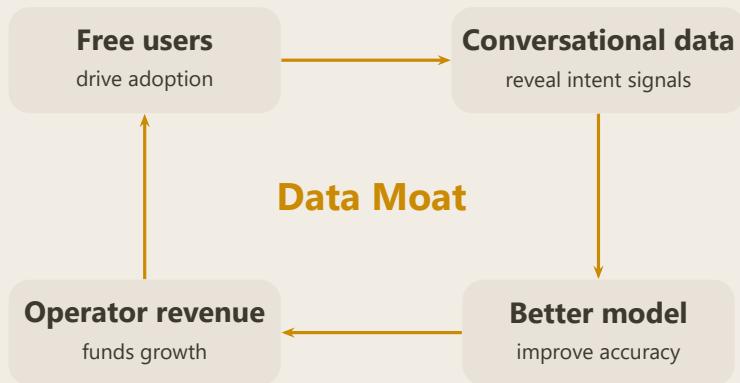
1M+

Properties Indexed

Houston metro live.



Flywheel



Intention data is the long-term asset.



Go-to-market

	Now		Q2–Q3		Q4+
Product	Free dashboard	→	\$99/mo operator tier	→	Enterprise API
Geography	Houston metro	→	5 key metros	→	10 metros
Customers	RE investors	→	SFR operators	→	1 institutional pilot
Revenue	\$0	→	\$10K MRR	→	\$30K MRR

Programmatic SEO | Broker-client sharing | Organic growth

Team



Daniel Hardesty Lewis

Founder & CEO

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

- **Summit Geospatial**

Highest quality terrain in Texas

- **Sr. Data Scientist, TACC**

Principal on \$40M resiliency project

- **Scientific ML**

Bagnold Medal Research Contributor



[Cofounder Name]

[Title]

[linkedin]

- **[Role / Company]**

[Description]

- **[Role / Company]**

[Description]

- **[Role / Company]**

[Description]



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

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