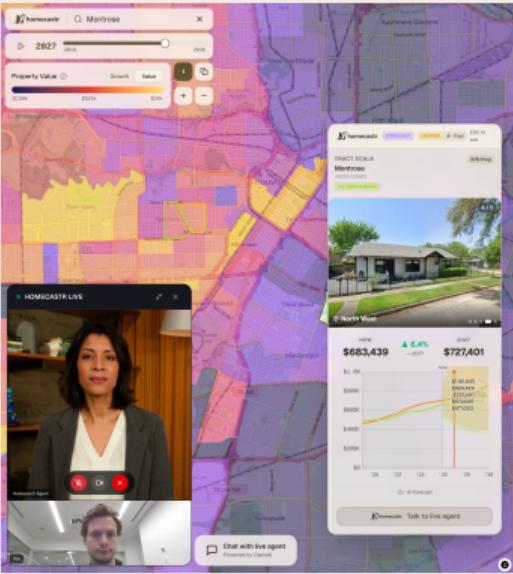




The foundation model for property forecasting

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

# Live today



**15%\***

median error

**4yr**

forecast horizon

**1M+**

properties forecasted

\* 50% of properties fall below this error.

[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

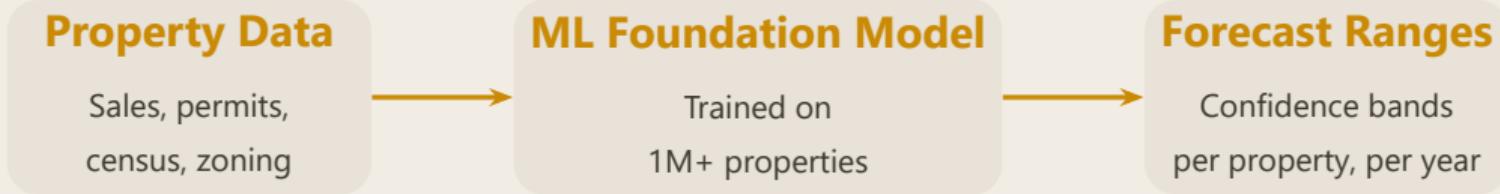
\$425K → to  
\$520K



4-year probabilistic range.

# How it works

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# Why now

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# 300bps

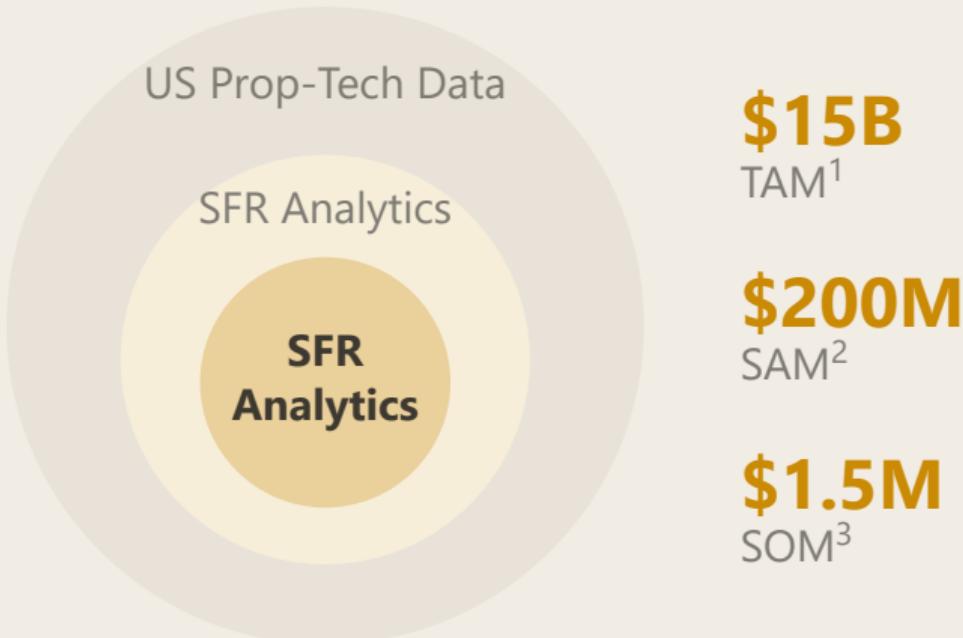
Rate swing baked into our training data.  
Our model learned to price rate cycles.  
Others weren't trained on this.

# ML Fore-casting

Now feasible at property scale.  
GPU costs dropped 10x.  
Training on 100M+ properties is within reach.

The demand exists. The technology just caught up.

# Market

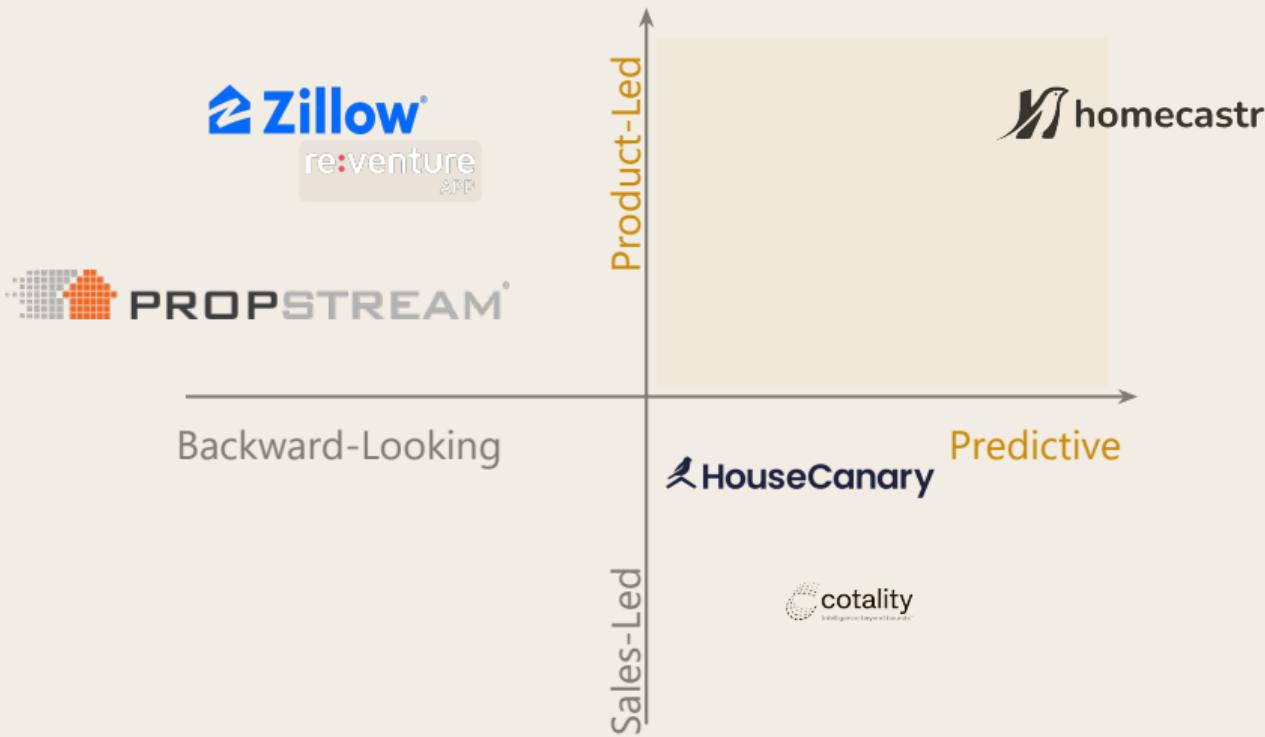


<sup>1</sup> US PropTech data market (Precedence Research, 2025).

<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

**Free**

Dashboard & basic forecasts

Builds audience. Every  
chat trains the model.

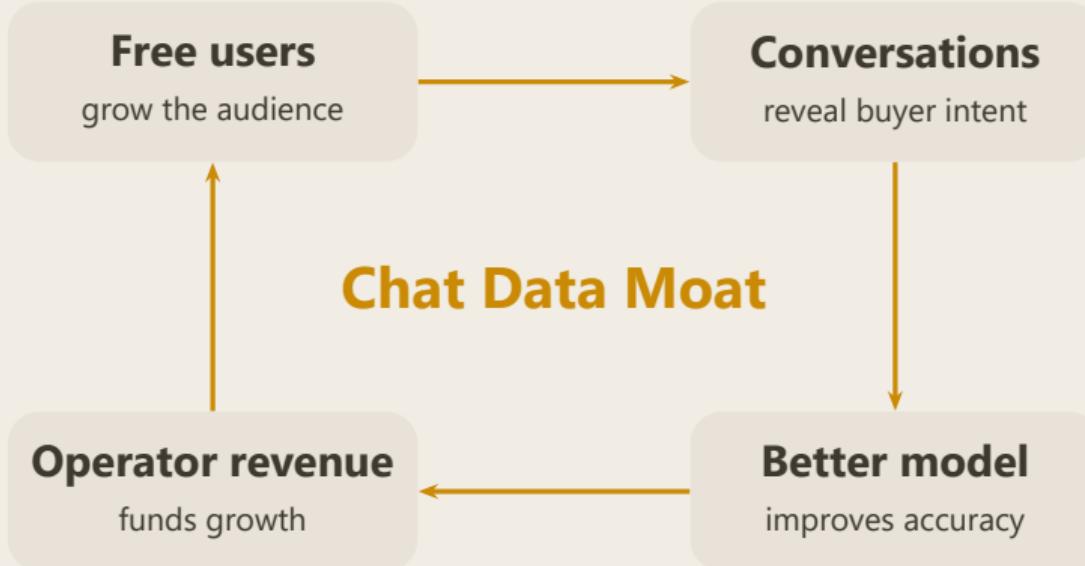


**\$99/mo**

Bulk forecasts & API access

Full portfolio analytics

# Flywheel



# Go-to-market

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## Direct outreach

Direct calls to Houston SFR operators. Word-of-mouth closes pilots.

## Broker sharing

Agents share Homecastr's forecasts with clients, creating organic word-of-mouth.

## Operator upsell

Try free. Upgrade to \$99/mo when you need bulk forecasts or API access.

# Team

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**Daniel Hardesty  
Lewis**

Founder & CEO

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



## Summit Geospatial

Founder: highest-quality terrain data, Texas



## Data Scientist, TACC

Lead on \$40M FEMA resiliency project

## Scientific ML

Bagnold Medal contributor, EGU

# 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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