Homecastr

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. No forecast.

→

WHAT'S MISSING
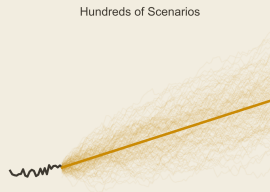Homecastr Forecast

$425K → $490K

4-year outlook. See why.

150M+ residential properties. Zero affordable home-level forecasts. Until now.
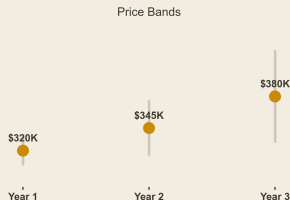
See It Live

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

Hundreds of Scenarios

Price Bands

Key Value Drivers

$320K · Year 1
$345K · Year 2
$380K · Year 3

Market Momentum
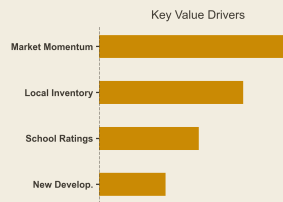Local Inventory
School Ratings
New Develop.

Scenario Analysis
What-if modeling

Forecast Bands
Not a point estimate

Explainable Outputs
For investment memos

homecastr.com Free. Live. Interactive.

How It Works

Public Data	Diffusion Model	Forecast Bands
Sales, permits, census, zoning	Foundation model trained on 1M+ lots	Probabilistic ranges per property, per year

14%
Median Error
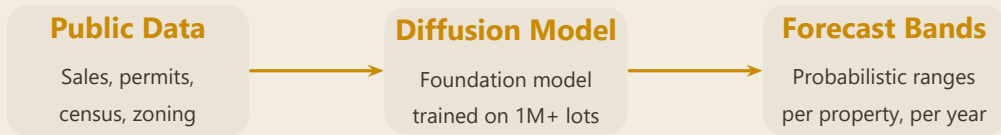
4yr
Forecast Horizon

1M+
Properties Indexed

<1s
API Response

Why Now

$3.4T
SFR Market

Institutional capital flooding in.
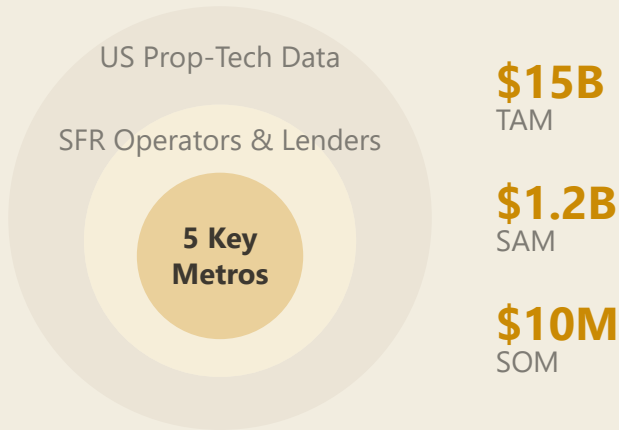Operators need forecasts to compete.

Diffusion Models
AI Inflection

Foundation models now generate
probabilistic futures, not point guesses.

No self-serve, home-level forecast product exists today.
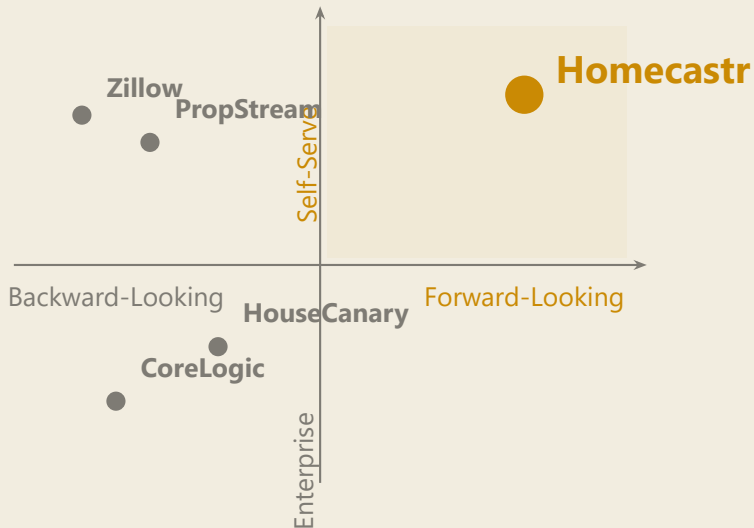
Market: The $15B Forecast Layer

US Prop-Tech Data

SFR Operators & Lenders

5 Key Metros

$15B
TAM

$1.2B
SAM

$10M
SOM

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

Positioning

Business Model

Free

Dashboard + basic forecasts
Capture demand, build audience

$\rightarrow$

$99/mo Operator

Bulk forecasts + API access
Target: 1,700 subs at $2M ARR

Target unit economics: $150 CAC · 24-mo retention · <2 month payback

Where We Are

14%
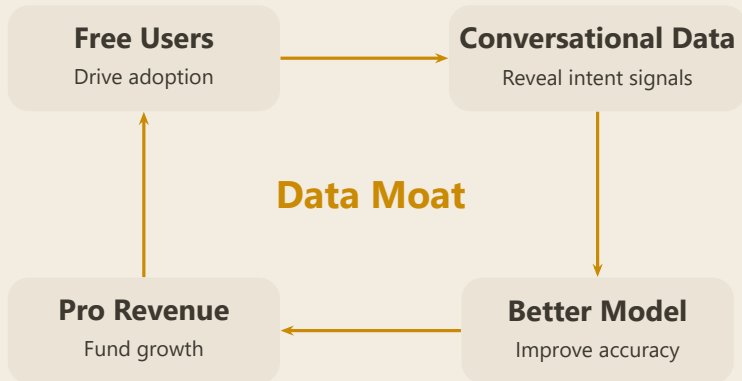Median Error

4yr
Forecast Horizon
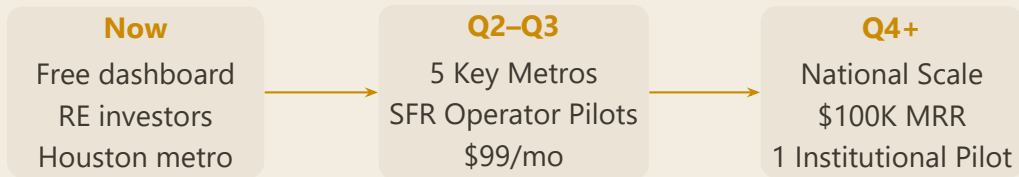
Live
Dashboard

Ready
API

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

Flywheel

Free Users		Conversational Data
Drive adoption	→	Reveal intent signals

Data Moat

Pro Revenue		Better Model
Fund growth	←	Improve accuracy

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

Go-to-Market

Now	Q2–Q3	Q4+
Free dashboard	5 Key Metros	National Scale
RE investors	SFR Operator Pilots	$100K MRR
Houston metro	$99/mo	1 Institutional Pilot

- **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

- **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

Every Dollar Mapped

- **ML Engineer**
  Transfer learning to 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 position us for Series A.

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