



# Homecastr

The foundation model for residential real estate

Pre-Seed Deck | 2026

Live Demo: [homecastr.com](https://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.



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](http://homecastr.com)

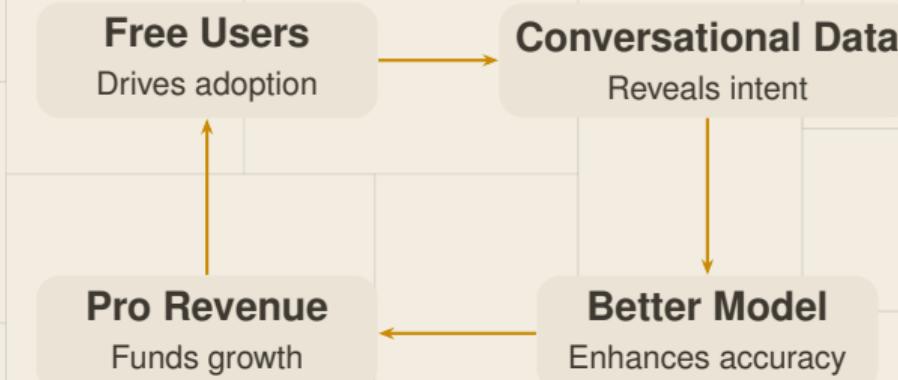
## REST API

Programmatic access for pros

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

[homecastr.com/api-docs](http://homecastr.com/api-docs)

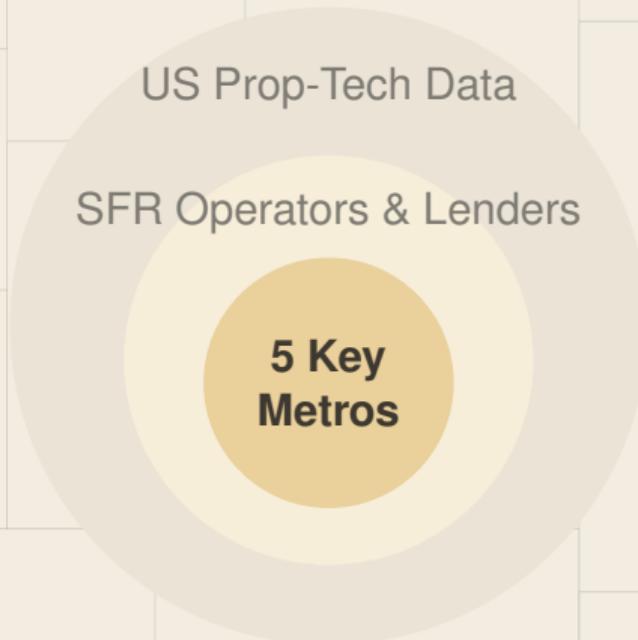
# Flywheel and Moat



## 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



**\$15B**  
TAM

**\$1.2B**  
SAM

**\$10M**  
SOM

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

# Landscape

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

<sup>1</sup>CoreLogic. <sup>2</sup>HouseCanary. <sup>3</sup>PropStream.

**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

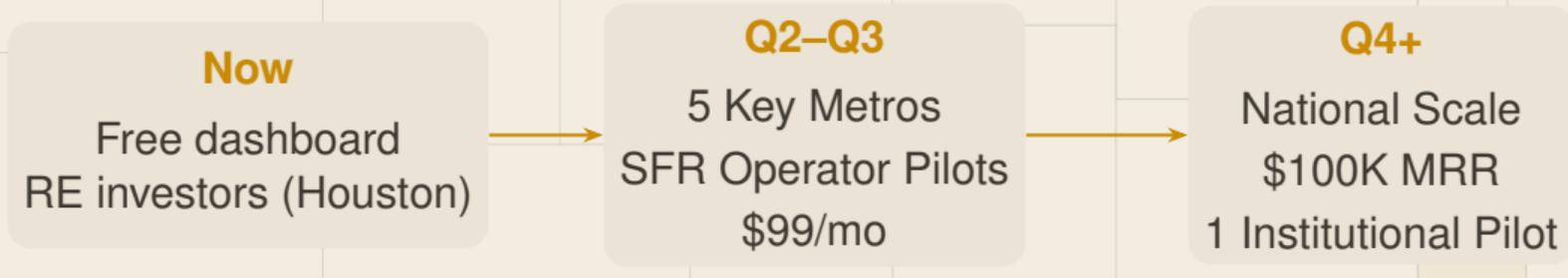
## Target Unit Economics

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://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](http://homecastr.com) | daniel@homecastr.com

**THANK YOU**