



# Homestr

The foundation model for residential real estate

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

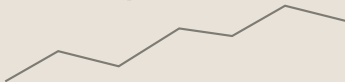
# Everyone Knows What a Home Is Worth Today

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**

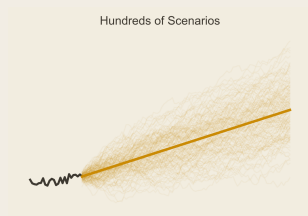


4-year outlook. See why.

150M+ residential properties. Forecasts exist — but none built for consumers.

# See It Live

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



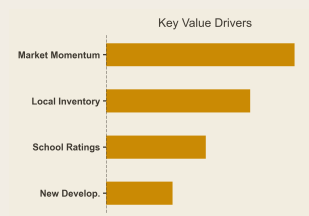
## Scenario Analysis

What-if modeling



## Forecast Bands

Not a point estimate

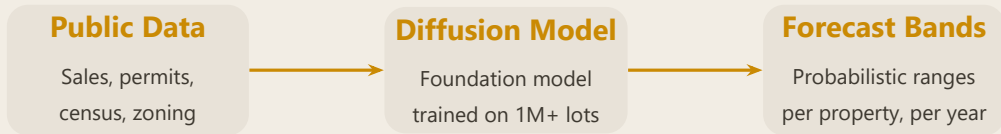


## Explainable Outputs

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

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## \$3.4T

### SFR Market

Institutional capital flooding in.  
Operators need forecasts to compete.

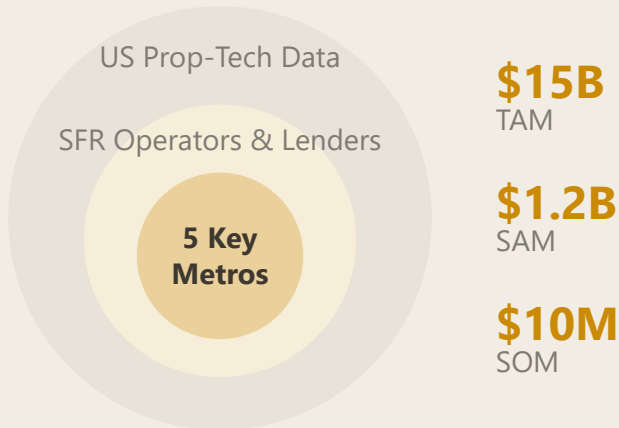
## Diffusion Models

### AI Inflection

Foundation models now generate  
probabilistic futures, not point guesses.

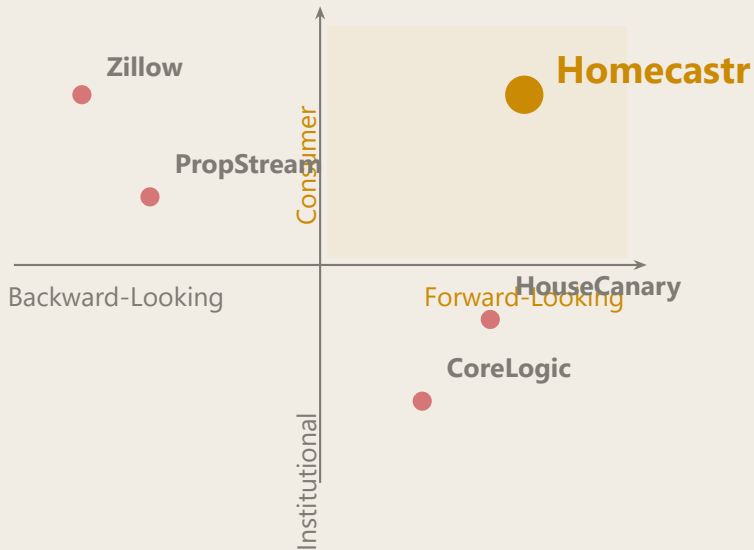
Property-level forecasts exist, but no one has built the  
consumer layer

# Market: The \$15B Forecast Layer



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

# Positioning



# Business Model

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## Free

Dashboard + basic forecasts  
Capture demand, build audience



## \$99/mo Operator

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

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



# Where We Are

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**14%**

Median Error

**4yr**

Forecast Horizon

**Live**

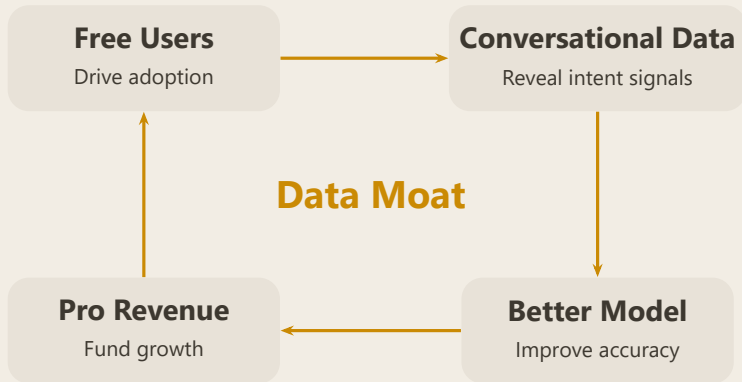
Dashboard

**Ready**

API

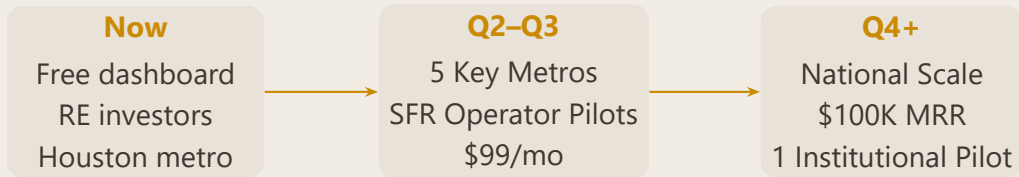
- Houston metro: 1M+ properties indexed
- Diffusion-based foundation model producing forecast bands
- AI voice agent for hands-free exploration

# 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

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**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 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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