



Homestr

The foundation model for residential real estate

homestr.com

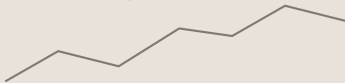
Everyone Knows What a Home Is Worth Today

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

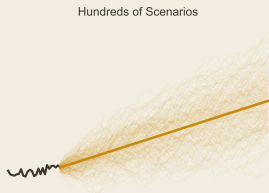


4-year outlook. See why.

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

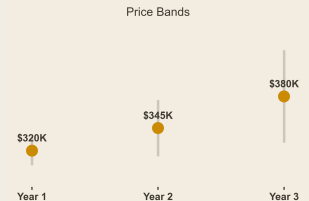
See It Live

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



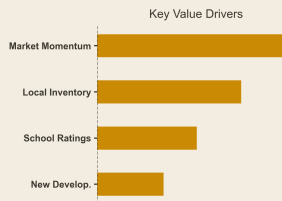
Scenario Analysis

Probabilistic ranges



Forecast Bands

Not a point estimate

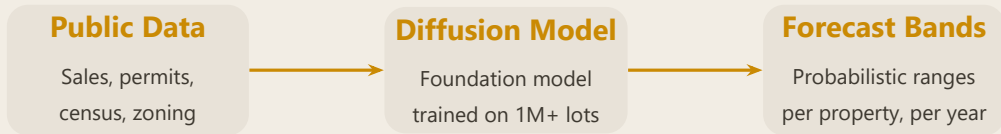


Explainable Outputs

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

7%

Rate Uncertainty

A decade of low rates is over.
Operators need forward-looking tools.

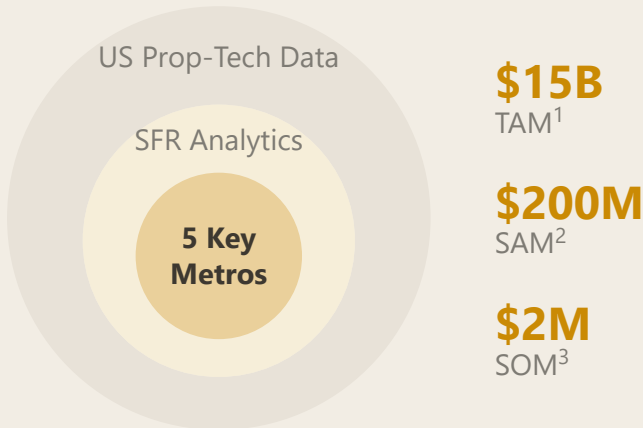
Diffusion Models

Now Feasible at Scale

Property-level probabilistic forecasts
became computationally practical in 2023.

The demand exists. The technology just caught up.

Market: The \$15B Forecast Layer

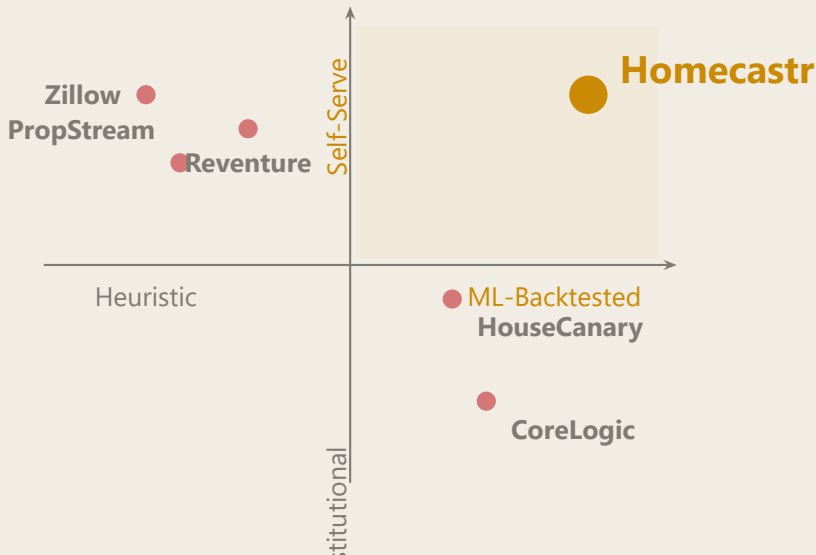


¹ US PropTech data market (Precedence Research, 2025).

² SFR analytics segment: CoreLogic SFR div., HouseCanary (\$18M), ATTOM (\$28M), PropStream (\$25M+).

³ Bottom-up: ~6,000 ICP entities across 5 metros × \$99/mo × 28% capture. Year 1 target.

Positioning



Business Model

Free

Dashboard + basic forecasts
Capture demand, build audience



\$99/mo Operator

Bulk forecasts + API access
Target: 500 subs → \$600K ARR

Year 2+: \$499/mo Pro tier
for 50+ property portfolios

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

Where We Are

14%

Median Error

4yr

Forecast Horizon

Live

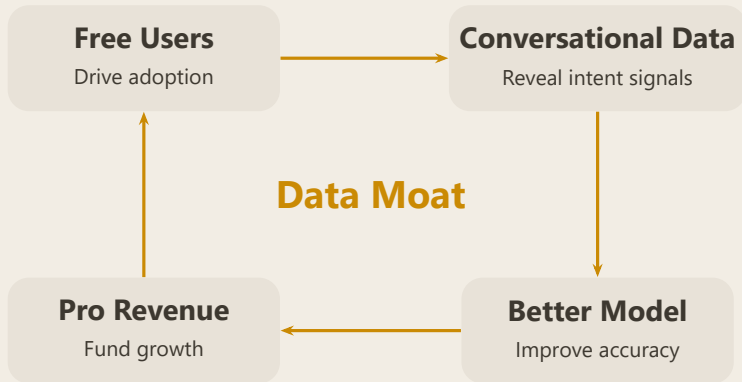
Dashboard

Ready

API

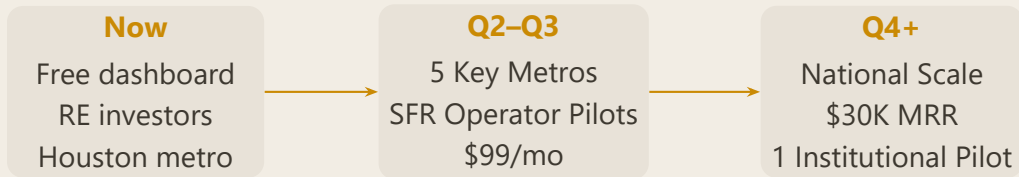
- Houston metro: 1M+ properties indexed
- Diffusion-based foundation model producing forecast bands
- AI voice agent for hands-free exploration

Flywheel



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



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 500+ Operator subs
- **Data & Compute**
CoreLogic license + GPU training

18-Month Milestones

- **5 metros**, 8M+ properties
- **\$30K MRR** from Operator tier
- **1 institutional pilot** or LOI

These milestones position us for Series A.



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