



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

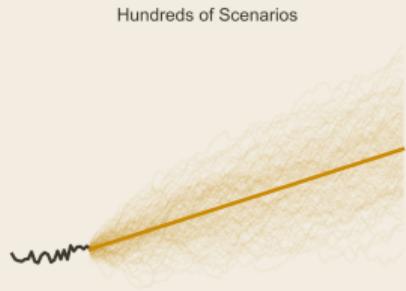


4-year outlook. See why.

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

See It Live

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



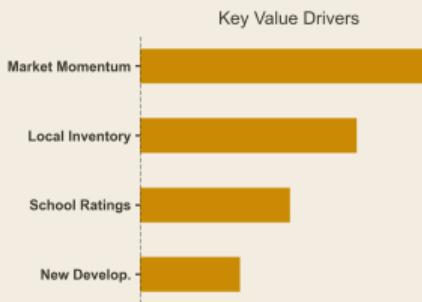
Scenario Analysis

What-if modeling



Forecast Bands

Not a point estimate

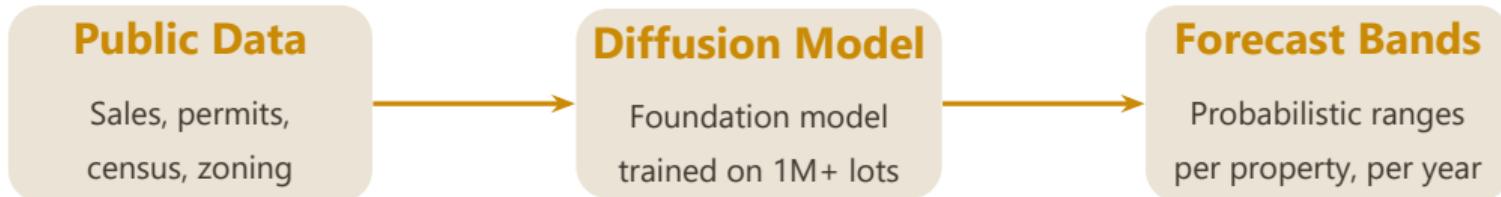


Explainable Outputs

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

\$3.4T

SFR Market

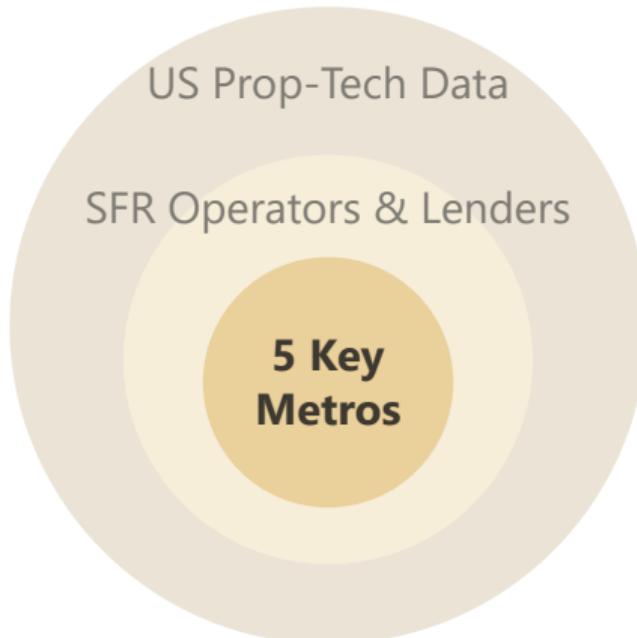
Institutional capital flooding in.
Operators need forecasts to compete.

**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



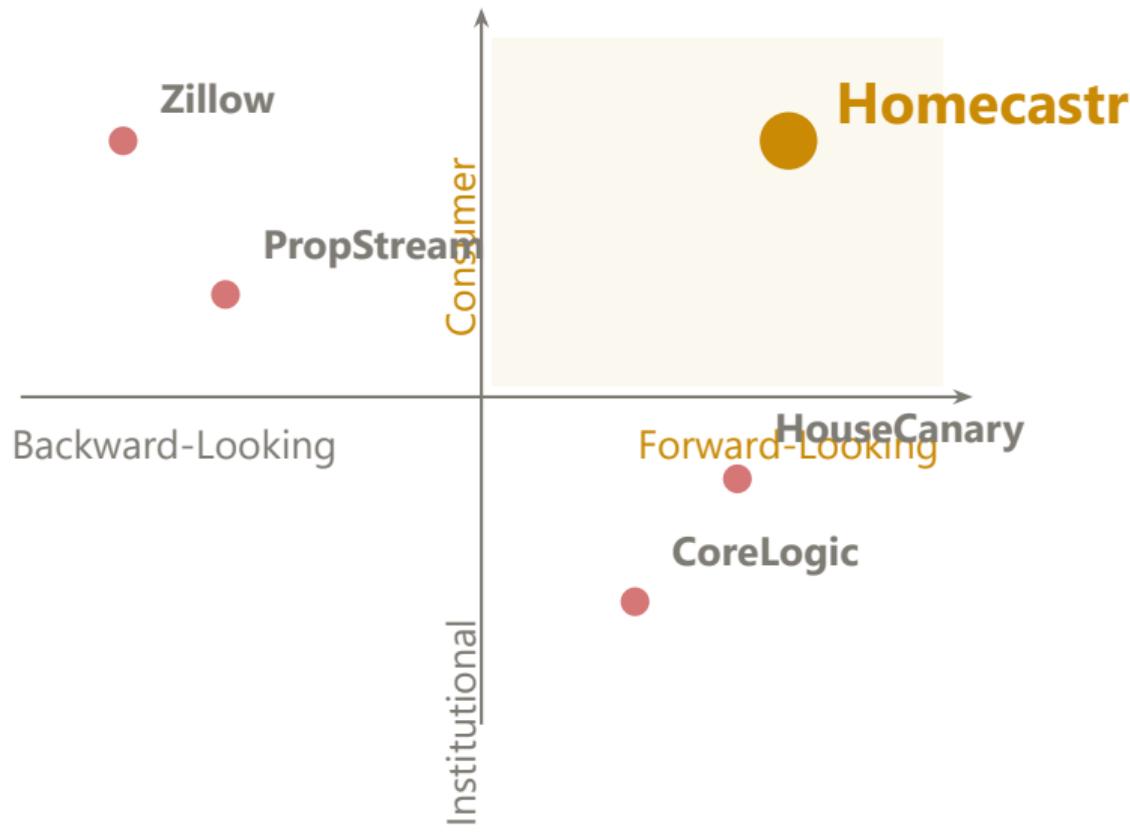
\$15B
TAM

\$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



\$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

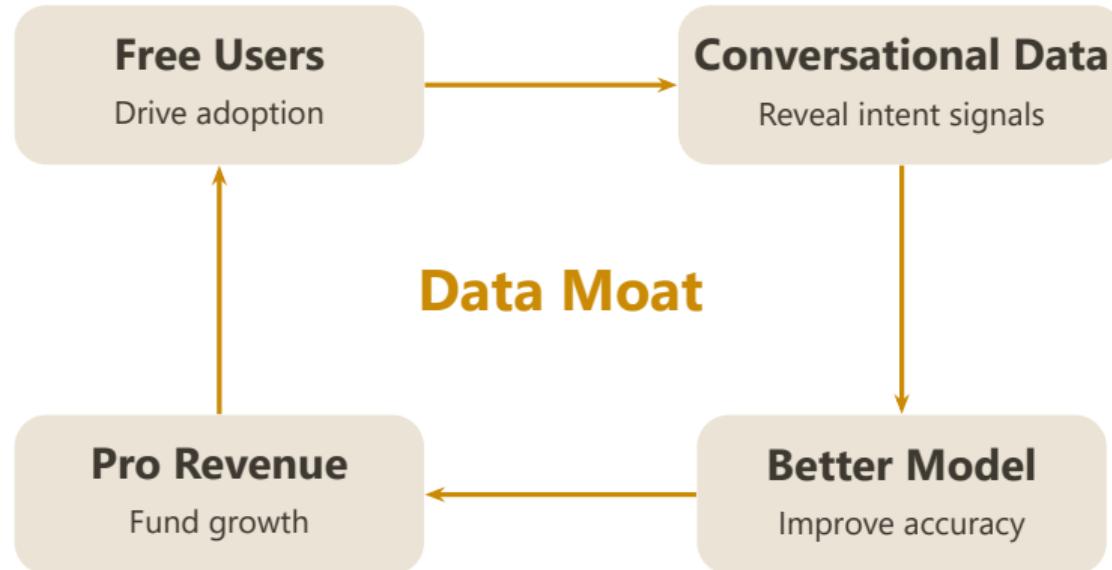
Dashboard

Ready

API

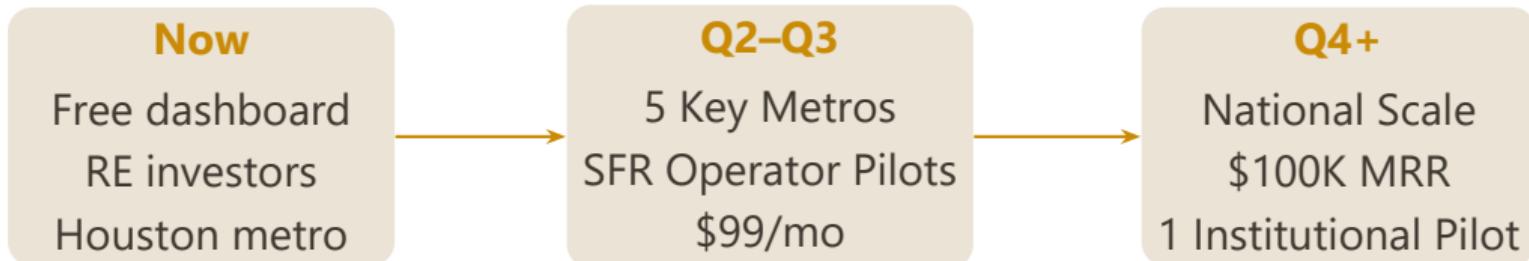
- Houston metro: 1M+ properties indexed
- Diffusion-based foundation model producing forecast bands
- AI voice agent for hands-free exploration

Flywheel



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

- **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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