



# Homecastr

The foundation model for property forecasting

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

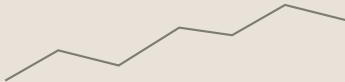
# Everyone Knows What a Home Is Worth Today

Nobody can affordably show you where it's **going**.

## WHAT EXISTS

Today's Estimate

**\$425K**



One number. No forecast.



## WHAT'S MISSING

Homecastr Forecast

**\$425K → \$490K**

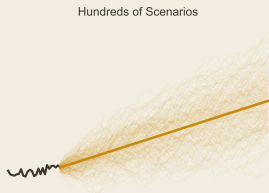


4-year outlook. See why.



# See It Live

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



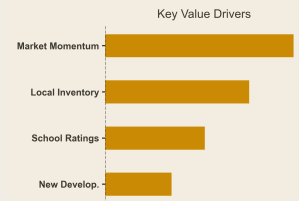
## Scenario Analysis

Probabilistic ranges



## Forecast Bands

Confidence intervals per property



## Explainable Outputs

For investment memos

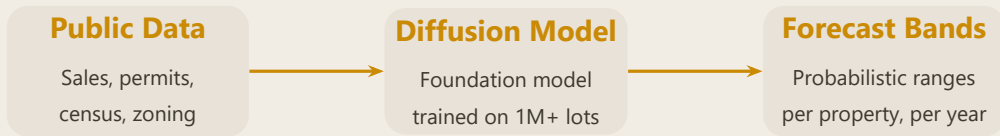
**homecastr.com**

Free. Live. Interactive.



Homecastr

# How It Works



Public data in. Probabilistic ranges out.



# Why Now

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## 300bps Swing

### Rate Volatility

Rates swung from 3% to 8% and back.  
Static estimates are useless.  
Buyers need forecast ranges.

## Diffusion Models

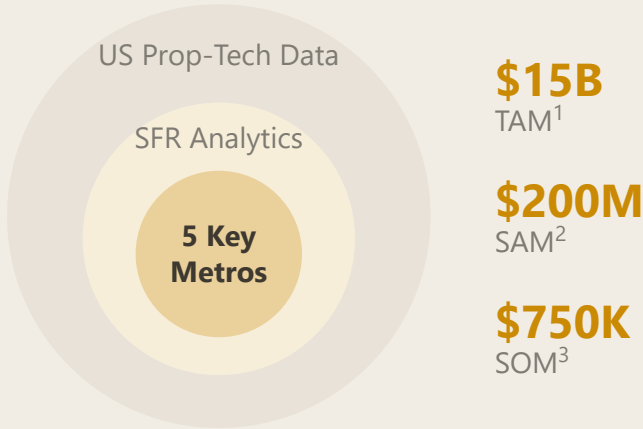
### Now Feasible at Scale

Property-level probabilistic forecasts  
became computation-  
ally practical in 2023.

The demand exists. The technology just caught up.



# Market



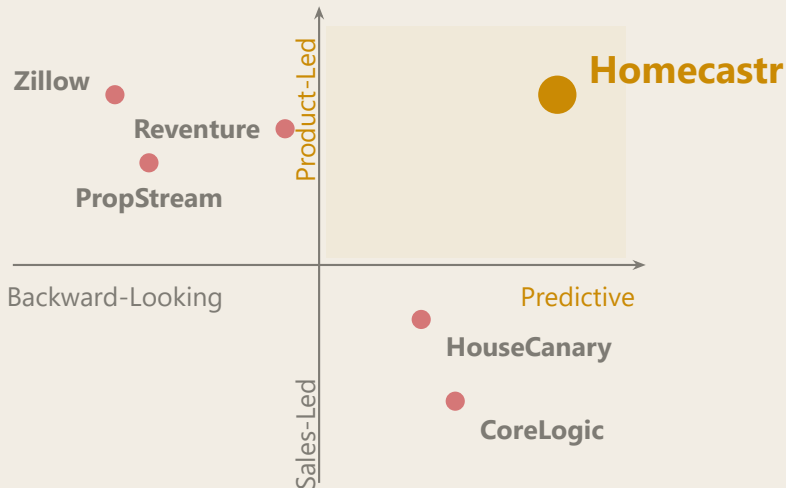
<sup>1</sup> US PropTech data market (Precedence Research, 2025).

<sup>2</sup> SFR analytics segment (est.): **CoreLogic** SFR div., **HouseCanary** (\$18M), **ATTOM** (\$28M), **PropStream** (\$25M+).

<sup>3</sup> Bottom-up: ~6,000 brokers, SFR operators, and investors across 5 metros × \$99/mo × 10% capture. Year 3 ARR target (\$750K).



# Positioning



# Business Model

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## Free

Dashboard + basic forecasts  
Builds audience, captures demand



## \$99/mo

Bulk forecasts + API access  
Full portfolio analytics





# Where We Are

[Dashboard Screenshot / Demo Video]

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**14%**

Median Error

**4yr**

Forecast Horizon

**1M+**

Properties Indexed

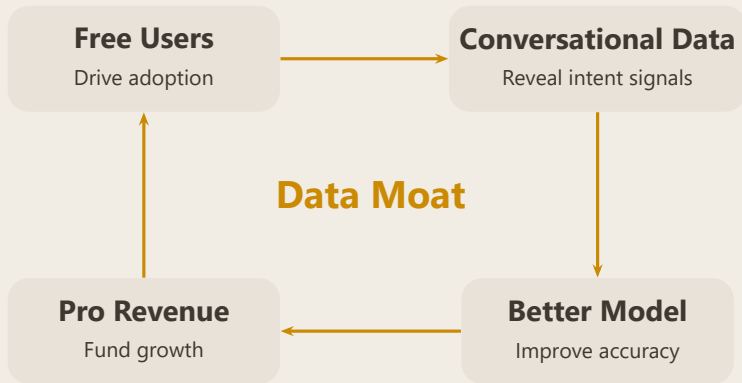
**<1s**

API Response

Houston metro live.

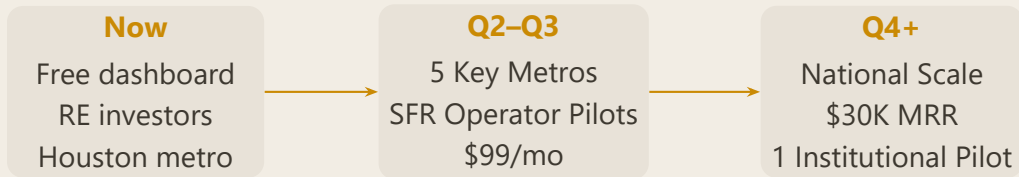


# Flywheel



Intention data is the long-term asset.

# Go-to-Market



- **Programmatic SEO**

Capture "Will [Address] appreciate?" searches

- **Broker-Client Loops**

Agents share forecasts with clients

- **Organic Growth**

Free tool drives word-of-mouth



# Team



**Daniel Hardesty Lewis**

Founder & CEO

[linkedin.com/in/dhardestylewis](https://www.linkedin.com/in/dhardestylewis)

- **Summit Geospatial**

Highest quality terrain in Texas

- **Sr. Data Scientist, TACC**

Principal on \$40M resiliency project

- **Scientific ML**



**[Cofounder Name]**

[Title]

[linkedin]

- **[Role / Company]**

[Description]

- **[Role / Company]**

[Description]

- **[Role / Company]**



# Raising \$1.75M

Pre-Seed

## Every Dollar Mapped

- **ML Engineer**  
Expand model to 5 metros
- **GTM / Sales**  
Land first 300 paying operators
- **Data & Compute**  
Data licenses + GPU compute

## 18-Month Milestones

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

[homecastr.com](https://homecastr.com) | [daniel@homecastr.com](mailto:daniel@homecastr.com)





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