



Homecastr

The foundation model for residential real estate

The Problem

Owners and investors now prioritize **growth**.

Everyone can tell you what a home is worth *today*.

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

What exists

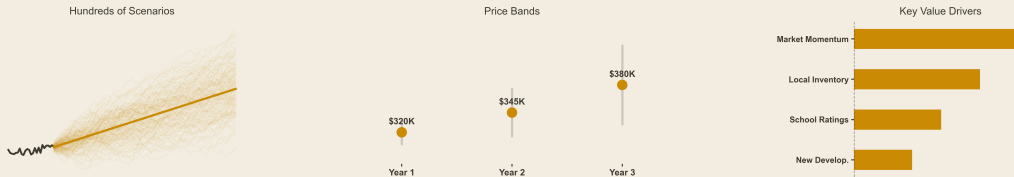
- Zestimates, CMAs, appraisals
- Present value, not future
- Zip-level forecast indexes

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

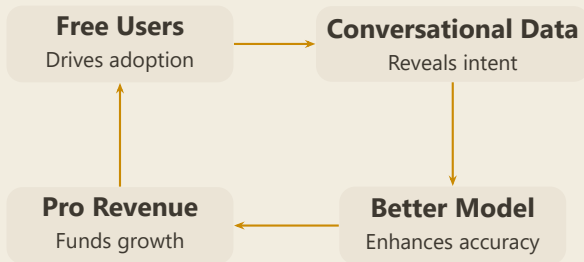
REST API

Programmatic access for pros

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

homecastr.com/api-docs

Flywheel and Moat



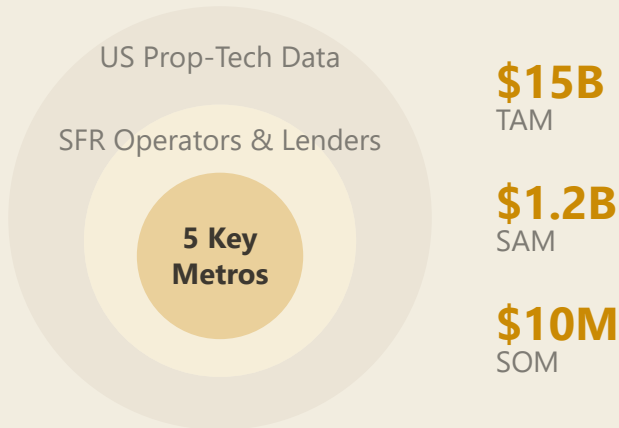
Defensibility

Data Asset Intention reveals buyer needs

Switching Costs Transparency locks in trust

Network Effects Market prices against model

Market: The \$15B Forecast Layer



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

Landscape

	CoreLogic ¹	HouseCanary ²	PropStream ³	Homecastr
Model	Legacy ML	ML	Database	Diffusion
Output	History	Value	Lists	Forecast
Forecasts?	No	Point	No	Bands
Context	None	Manual	Manual	Automated
Access	Enterprise	Enterprise	Self-serve	Self-serve
Price	Contract	Contract	\$99/mo	Freemium

¹CoreLogic. ²HouseCanary. ³PropStream.

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

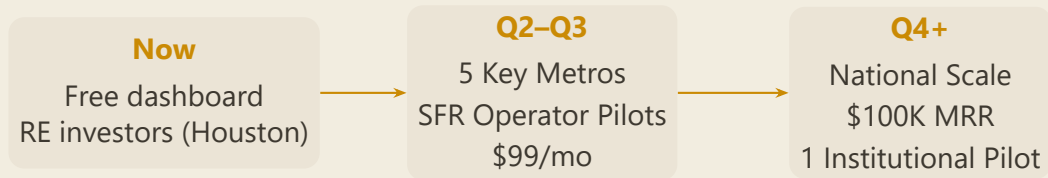
Target Unit Economics

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://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