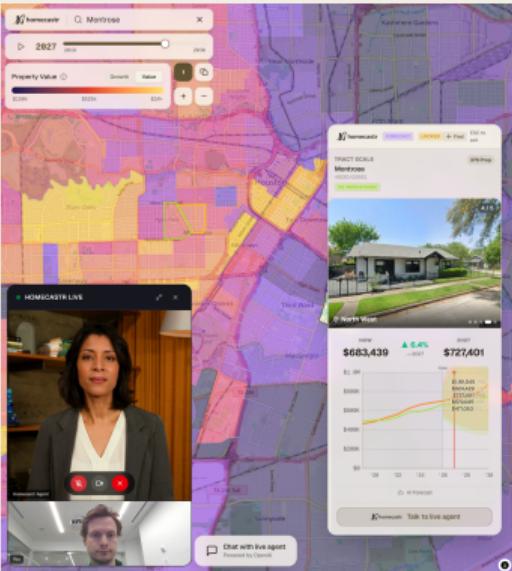




The foundation model for property forecasting

homecastr.com

Live today



15%

median error (p50)

4yr

forecast horizon

1M+

lots forecasted

homecastr.com | Houston metro. Live. Free.

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's forecast

\$460K

\$425K



to

\$520K



4-year probabilistic range.

How it works



Why now

300bps

rate swing

Rates surged from 3% to 7%+
in under two years,
repricing every market.

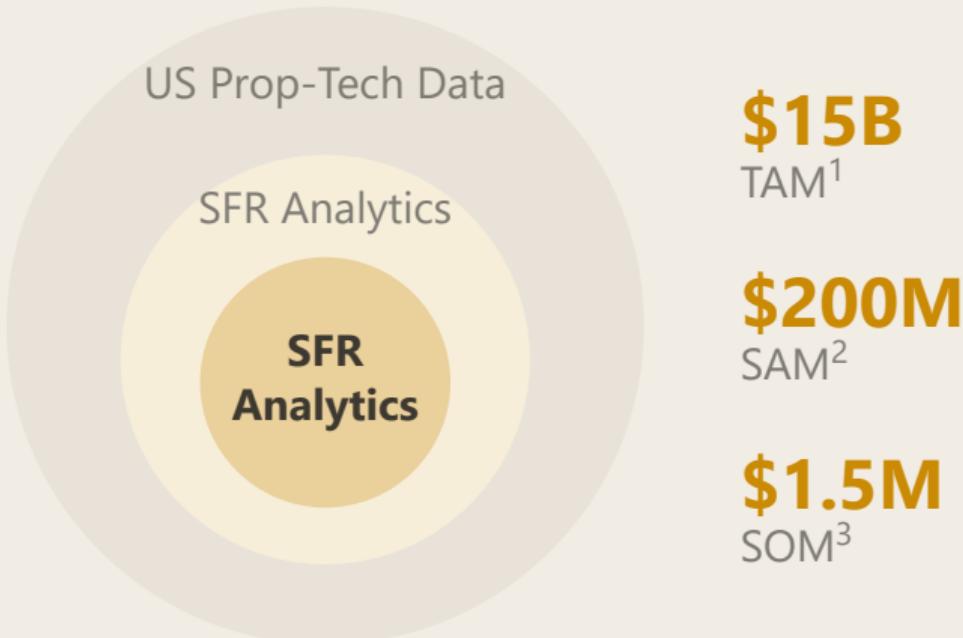
**ML Fore-
casting**

now feasible at scale

GPU costs dropped 10×.
Training at 100M+ parcel scale
is now within reach.

The demand exists. The technology just caught up.

Market

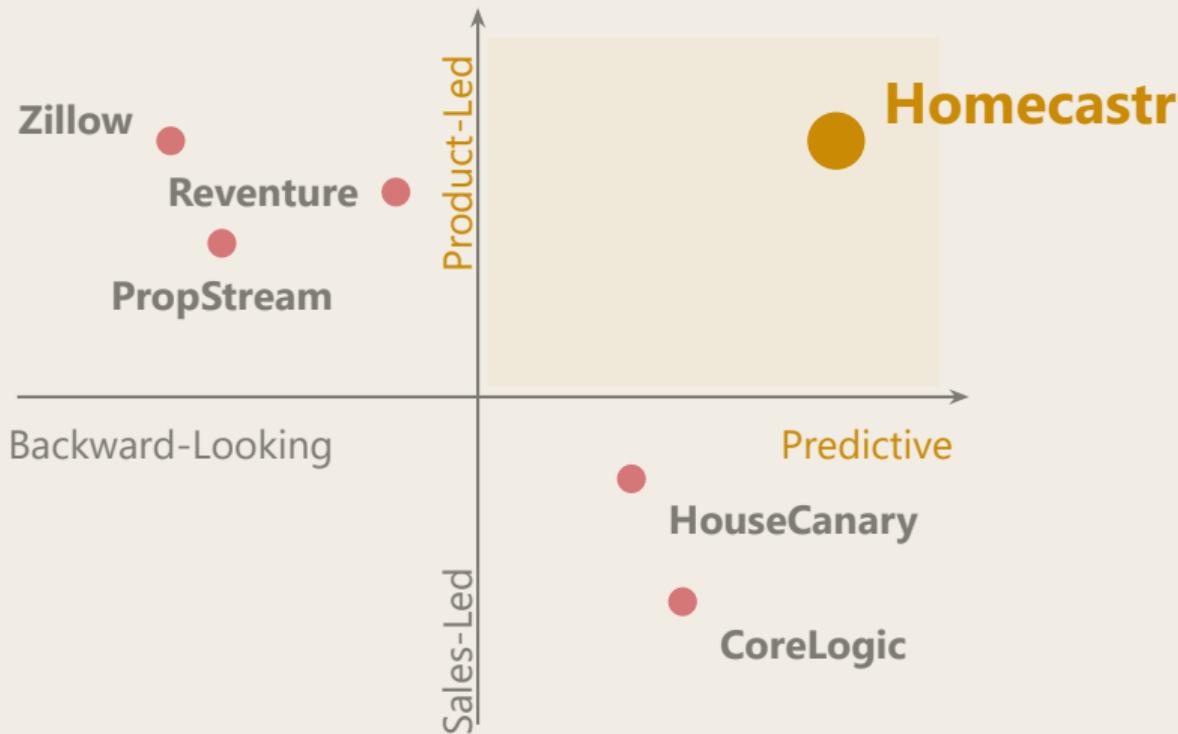


¹ US PropTech data market (Precedence Research, 2025).

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

³ ~12K operators × \$99/mo × 10% penetration, 10 metros. Annual revenue.

Positioning



Business model

Free

Dashboard & basic forecasts

Builds audience, captures intent

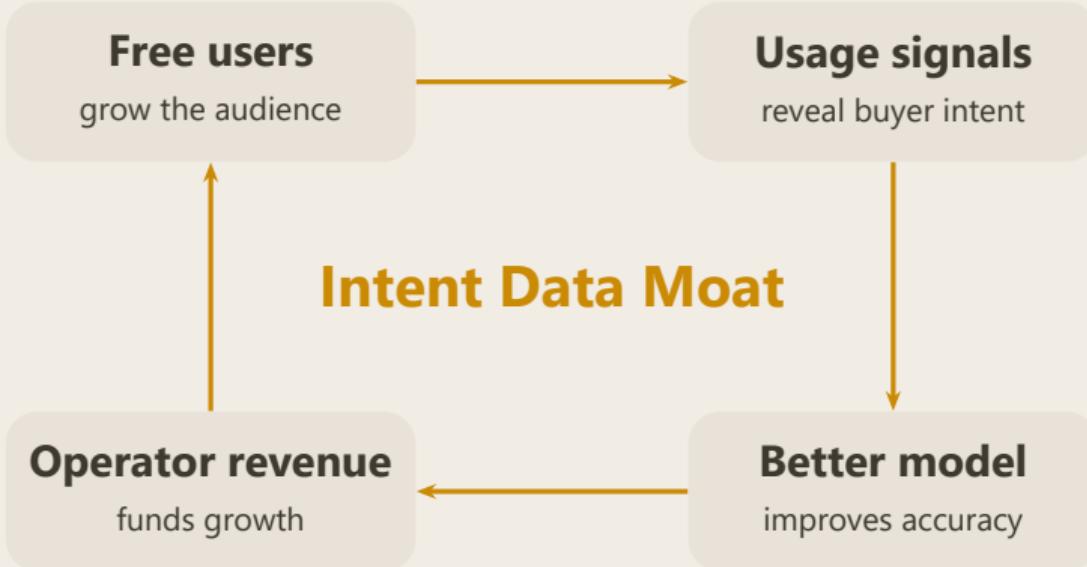


\$99/mo

Bulk forecasts & API access

Full portfolio analytics

Flywheel



Go-to-market

Programmatic SEO

Neighborhood + forecast pages rank for long-tail real estate queries.

Broker sharing

Agents share Homecastr's forecasts with clients.
Organic word-of-mouth.

Operator upsell

Free users convert to \$99/mo as they scale their portfolios.

Team



Daniel Hardesty Lewis
Founder & CEO

linkedin.com/in/dhardestylewis

Summit Geospatial

Highest-quality terrain, Texas

Data Scientist, TACC

Lead on \$40M resiliency project

Scientific ML

Bagnold Medal contributor

Raising \$1.75M

Pre-Seed

Use of Funds

- **ML Engineer**

Expand model to 10 metros

- **GTM / Sales**

Land first 300 paying operators

- **Data & Compute**

Data licenses + GPU compute

18-Month Milestones

- **10 metros**

20M+ properties

- **\$30K MRR**

from operator tier

- **1 institutional pilot**

or LOI

homecastr.com

| daniel@homecastr.com



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