



Homecastr

The foundation model for property forecasting

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

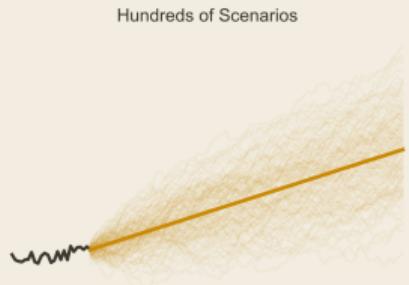


4-year outlook. See why.



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

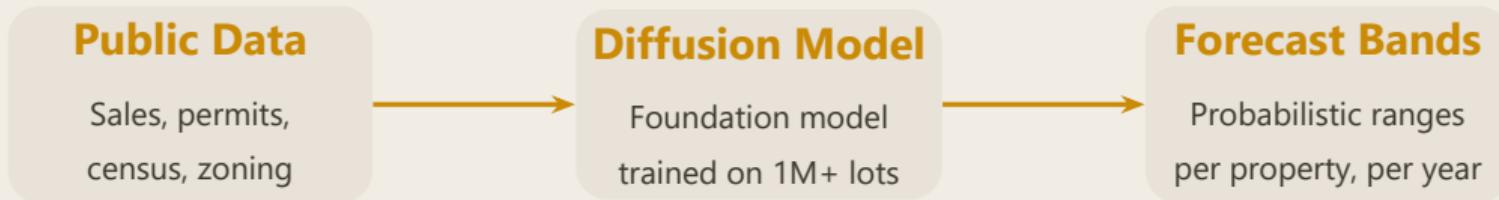
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Free. Live. Interactive.



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How It Works



Public data in. Probabilistic ranges out.



Why Now

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

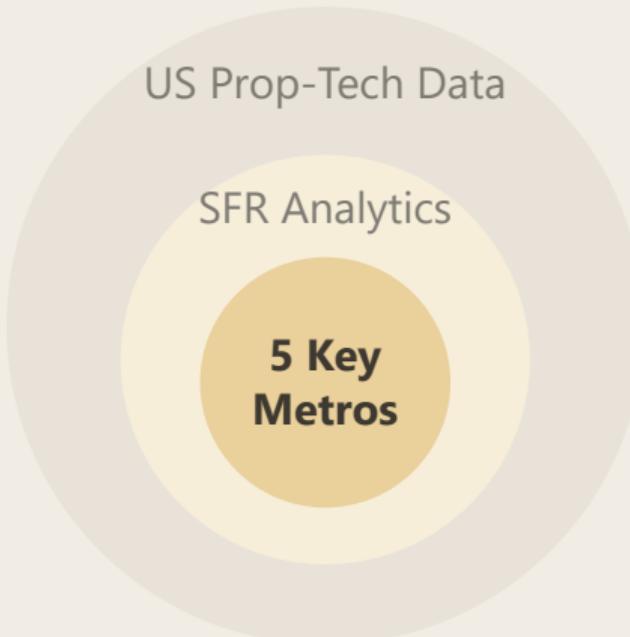
Property-level probabilistic forecasts

are now proven at scale.

The demand exists. The technology just caught up.



Market



\$15B
TAM¹

\$200M
SAM²

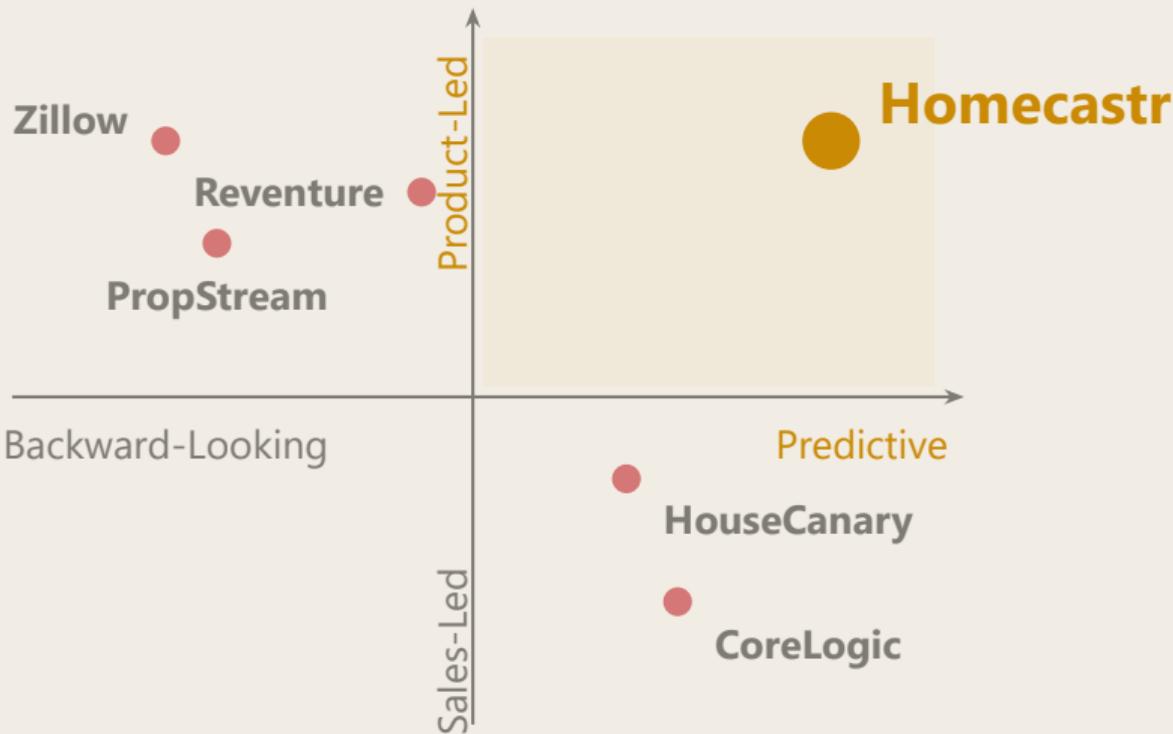
\$1M
SOM³

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

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

³ Bottom-up: ~6,000 brokers, SFR operators, and investors across 5 metros × \$99/mo × 15% capture. Year 3 ARR target. 5-metro backhead.

Positioning



Business Model

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

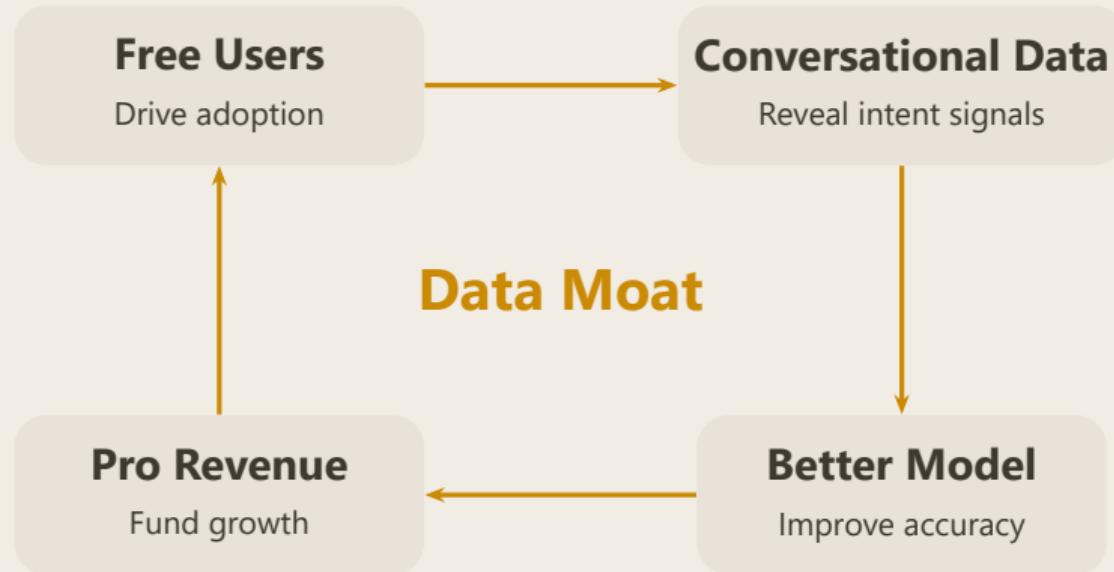
API Response

Houston metro live.



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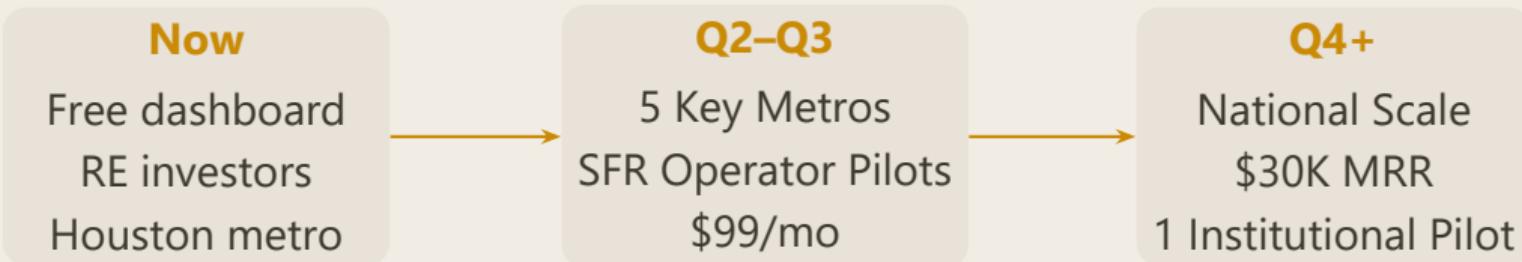
Flywheel



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

- **Summit Geospatial**

Highest quality terrain in Texas

- **Sr. Data Scientist, TACC**

Principal on \$40M resiliency project

- **Scientific ML**

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[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

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