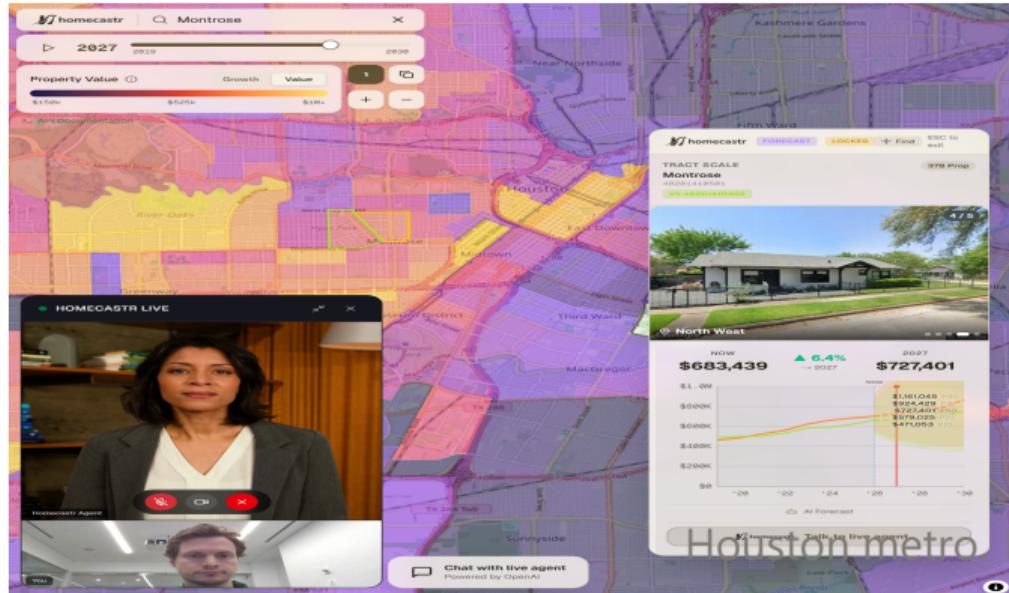


The foundation model for property forecasting

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

# Live today



14%

## Median Error

**4yr**

## Forecast Horizon

1M+

 **Aptinder** | Apartments.com  
Houston metro | Apartments.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

\$460K

\$425K → to  
\$520K



4-year outlook. See why.

# How it works

## Public Data

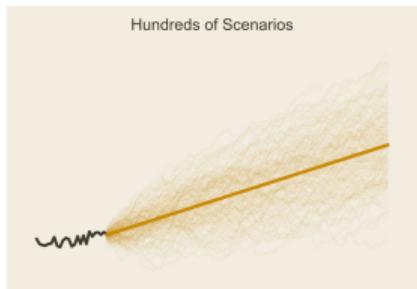
Sales, permits,  
census, zoning

## ML Foundation Model

Trained on  
1M+ lots

## Forecast Ranges

Confidence bands  
per property, per year



### Scenario analysis

Test any market assumption



### Forecast ranges

Confidence bands per property



### Explainable outputs

Built for investment memos

# Why now

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## 300bps Swing Rate Volatility

A 300bps swing repriced  
every market overnight.

Buyers need scenario-based forecasts.

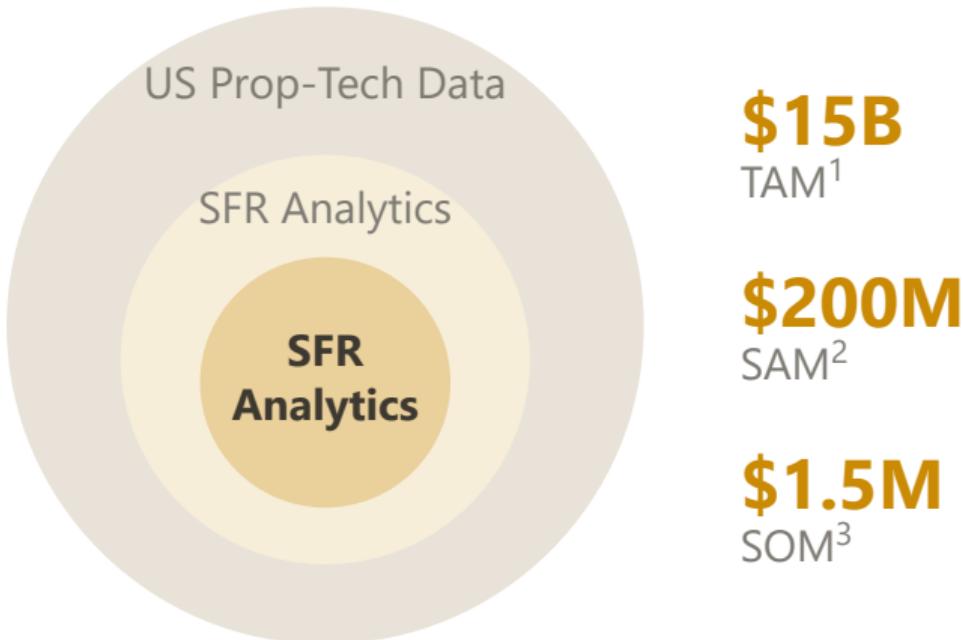
## ML Forecasting Now Feasible at Scale

Training on 1M+ parcels  
is now practical at scale.

GPU costs dropped 10×.

The demand exists. The technology just caught up.

# Market

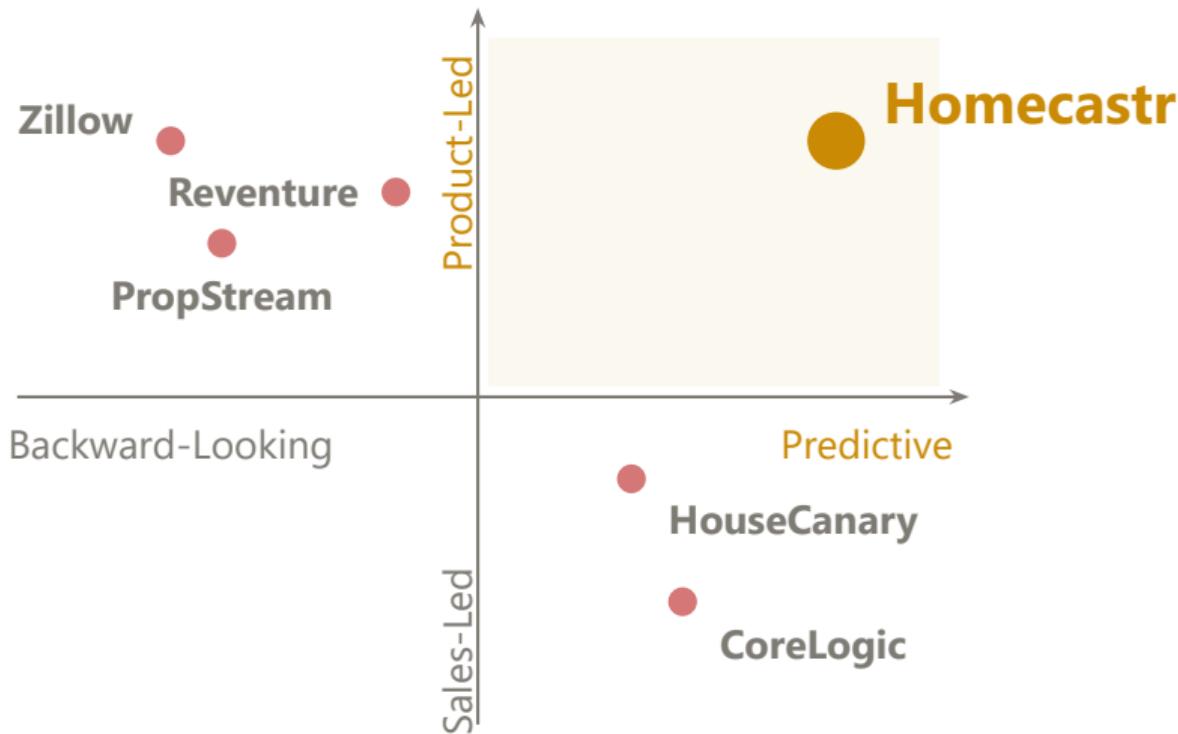


<sup>1</sup> US PropTech data market (Precedence Research, 2025).

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

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

# Positioning



Only product-led platform with backtested, probabilistic forecasts.

# Business model

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**Free**

Dashboard & basic forecasts

Builds audience, captures demand

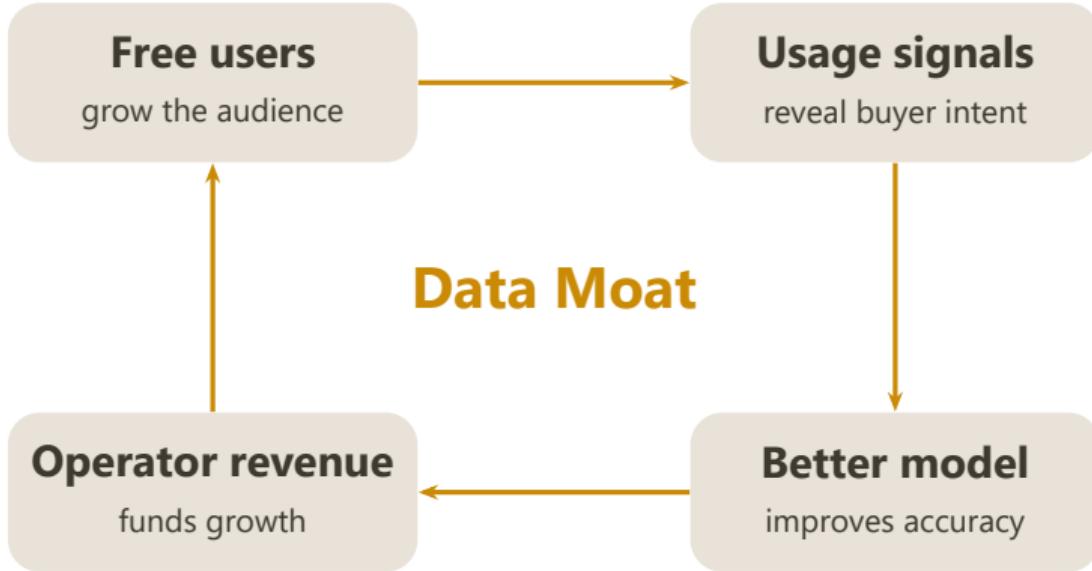


**\$99/mo**

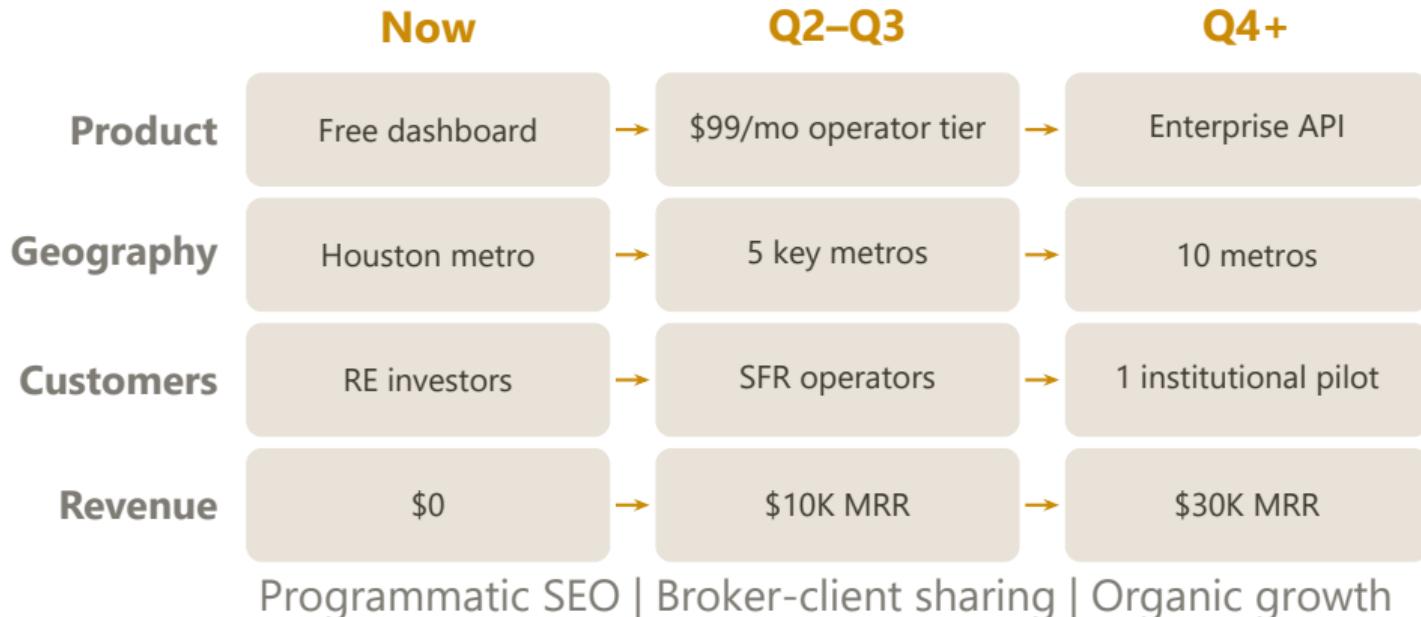
Bulk forecasts & API access

Full portfolio analytics

# Flywheel



# Go-to-market



# Team

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**Daniel Hardesty Lewis**  
Founder & CEO

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

## Every Dollar Mapped

- **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**

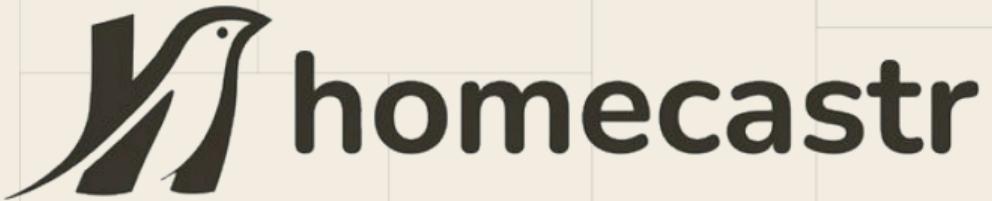
from operator tier

- **1 institutional pilot**

or LOI

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