



# 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

**\$460K**

**\$425K** → to  
**\$520K**

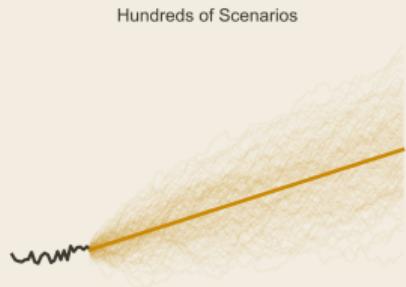


4-year outlook. See why.



# 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



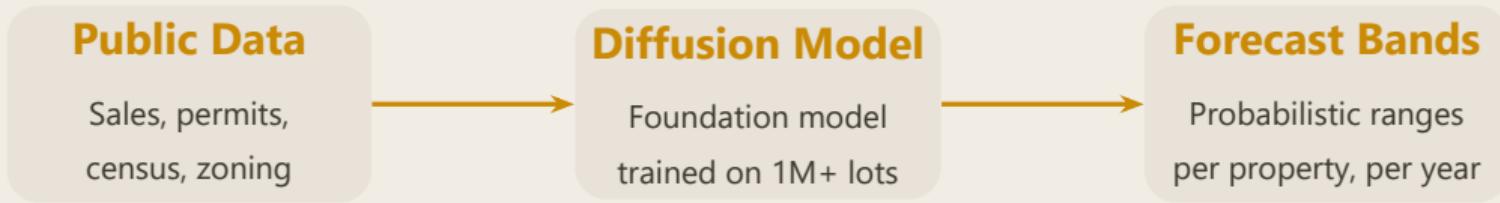
## Explainable Outputs

For investment memos

**homecastr.com** | Free. Live. Interactive.



# How it works



Public data in. Probabilistic ranges out.



# Why now

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## 300bps Swing Rate Volatility

Rate swings repriced every market.

Static models can't keep up.

Buyers need scenario forecasts.

## Diffusion Models

### Now Feasible at Scale

GPU costs dropped 10x.

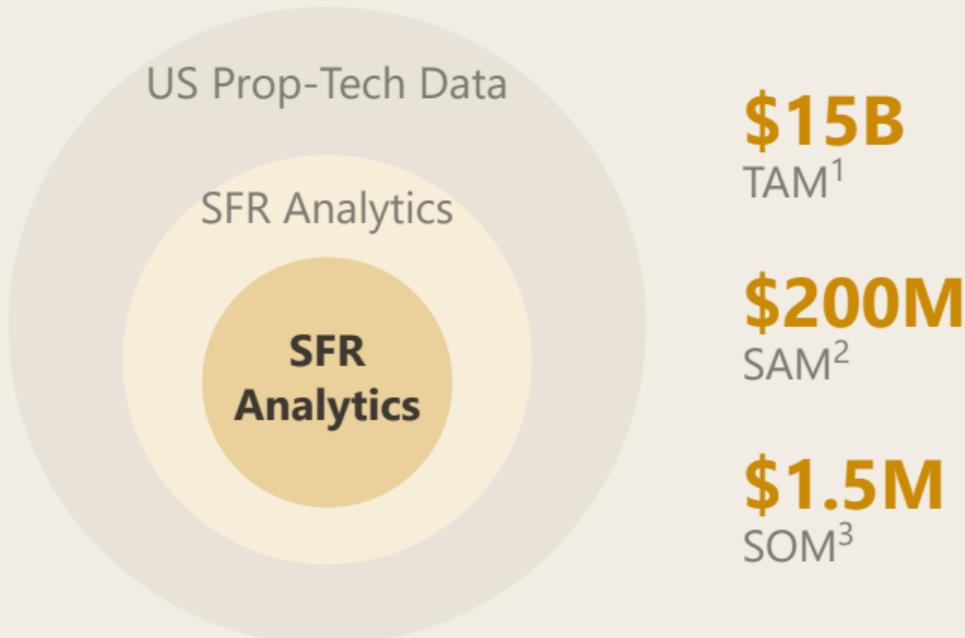
Training on 1M+ parcels

is now practical.

The demand exists. The technology just caught up.



# Market

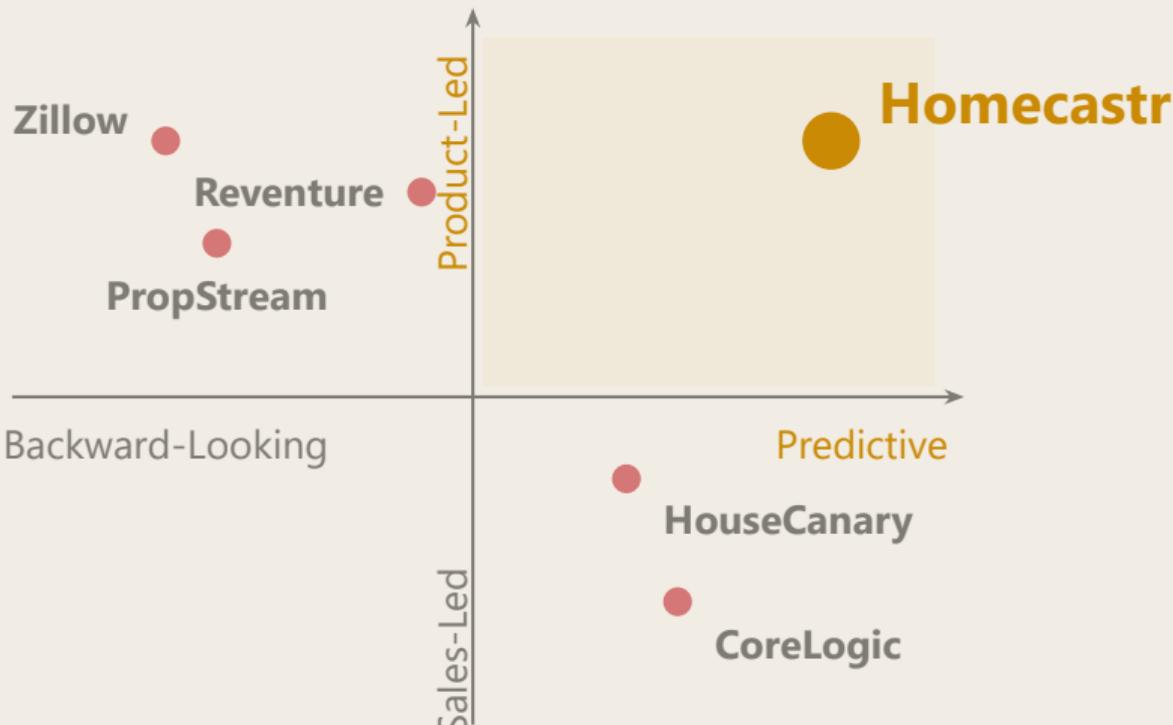


<sup>1</sup> US PropTech data market (Precedence Research, 2025).

<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



# Where we are

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[Dashboard Screenshot / Demo Video]

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**14%**

Median Error

**4yr**

Forecast Horizon

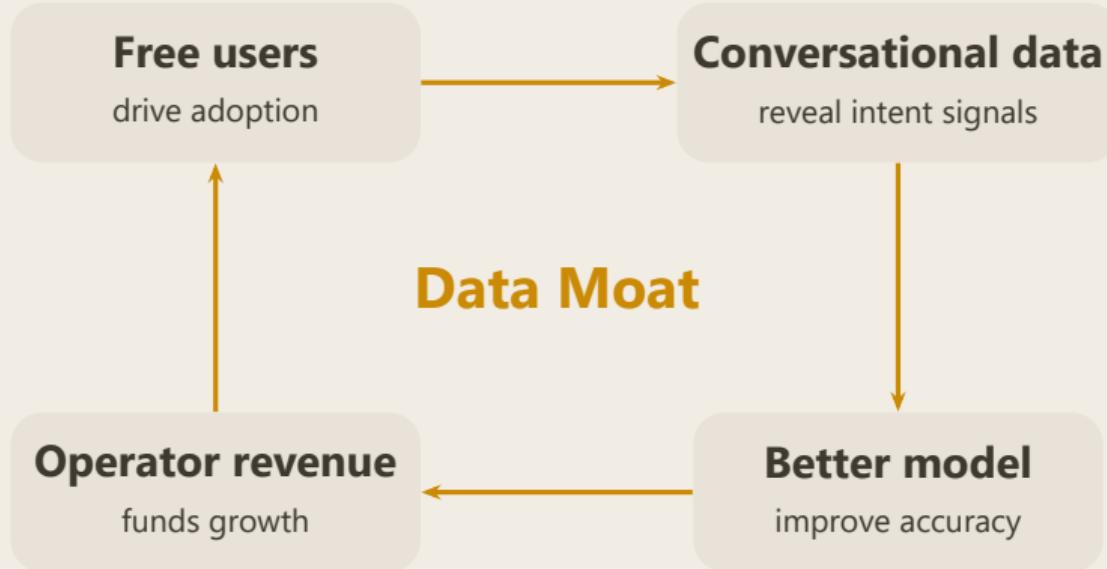
**1M+**

Properties Indexed

Houston metro live.



# Flywheel



Intention data is the long-term asset.



# Go-to-market



Programmatic SEO | Broker-client sharing | Organic growth



# Team

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## Daniel Hardesty Lewis

Founder & CEO

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

- **Summit Geospatial**

Highest quality terrain in Texas

- **Sr. Data Scientist, TACC**

Principal on \$40M resiliency project

- **Scientific ML**

Homecastr



## [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 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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