Homecastr

The foundation model for property forecasting

homecastr.com
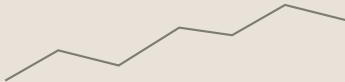
Everyone Knows What a Home Is Worth Today

Nobody can affordably show you where it's going.

WHAT EXISTS
Today's Estimate

$425K

One number. No forecast.

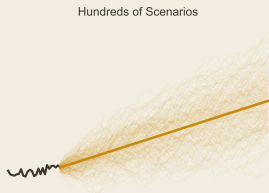→

WHAT'S MISSING
Homecastr Forecast

$425K → $490K

4-year outlook. See why.

See It Live

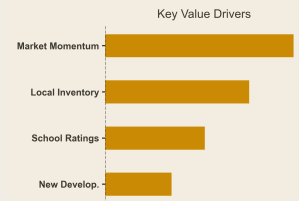See where any property is heading, not just where it's been.

Hundreds of Scenarios

Scenario Analysis
Probabilistic ranges

Price Bands

$320K — Year 1
$345K — Year 2
$380K — Year 3

Forecast Bands
Confidence intervals per property

Key Value Drivers

Market Momentum
Local Inventory
School Ratings
New Develop.

Explainable Outputs
For investment memos

homecastr.com   Free. Live. Interactive.

How It Works

Public Data	Diffusion Model	Forecast Bands
Sales, permits, census, zoning	Foundation model trained on 1M+ lots	Probabilistic ranges per property, per year
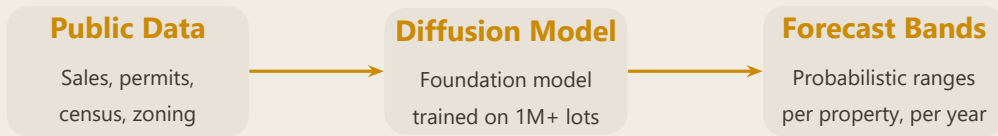
Public data in. Probabilistic ranges out.

Why Now

300bps Swing

Rate Volatility

Rates swung from 3% to 8% and back. Static estimates are useless.

Buyers need forecast ranges.

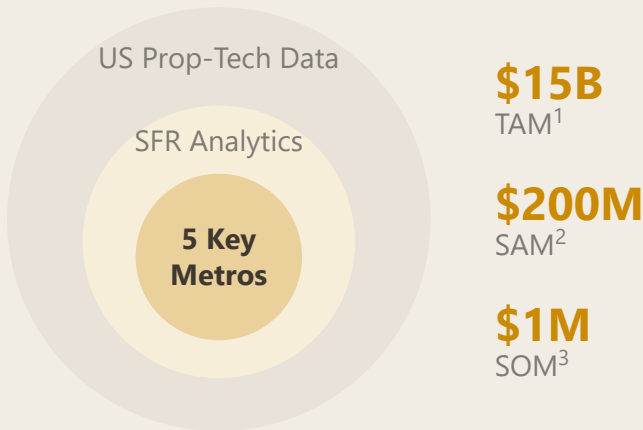## Diffusion Models

Now Feasible at Scale

Property-level probabilistic forecasts are now proven at scale.

The demand exists. The technology just caught up.

Market

US Prop-Tech Data

SFR Analytics

5 Key Metros
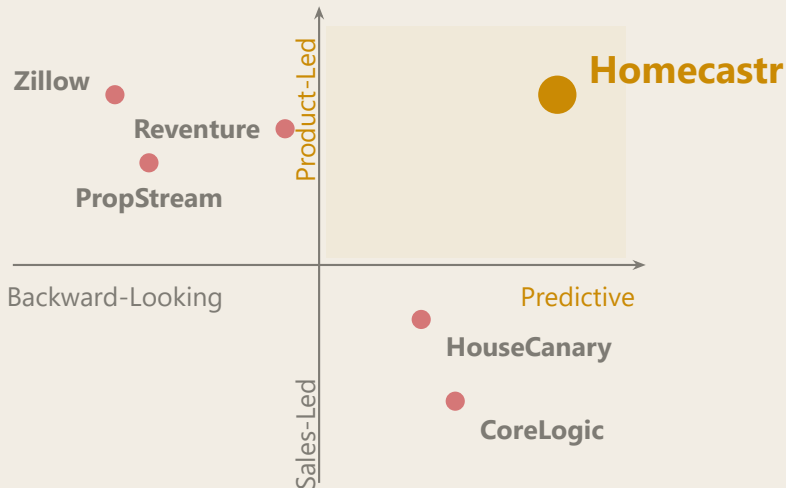
$15B
TAM[1]

$200M
SAM[2]

$1M
SOM[3]

[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 beachhead.

Homecast

Positioning

Zillow

Reventure

PropStream

Product-Led

Backward-Looking · Predictive

Homecastr

Sales-Led

HouseCanary

CoreLogic

Homecastr Only product-led platform with backtested, probabilistic forecasts.

Business Model

Free

Dashboard + basic forecasts
Builds audience, captures demand

$\rightarrow$

$99/mo

Bulk forecasts + API access
Full portfolio analytics

Where We Are

[Dashboard Screenshot / Demo Video]

homecastr.com — Free. Live. Interactive.

14%
Median Error
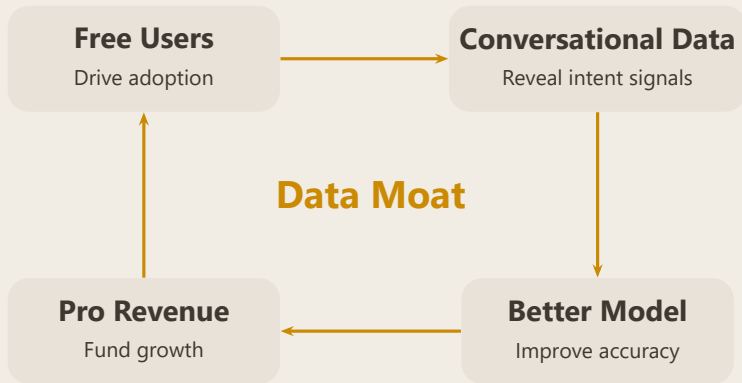
4yr
Forecast Horizon

1M+
Properties Indexed

<1s
API Response

Houston metro live.

Flywheel


```
Free Users          →    Conversational Data
Drive adoption           Reveal intent signals

        Data Moat

Pro Revenue         ←    Better Model
Fund growth              Improve accuracy
```

Intention data is the long-term asset.

Go-to-Market

Now	**Q2–Q3**	**Q4+**
Free dashboard	5 Key Metros	National Scale
RE investors	SFR Operator Pilots	$30K MRR
Houston metro	$99/mo	1 Institutional Pilot
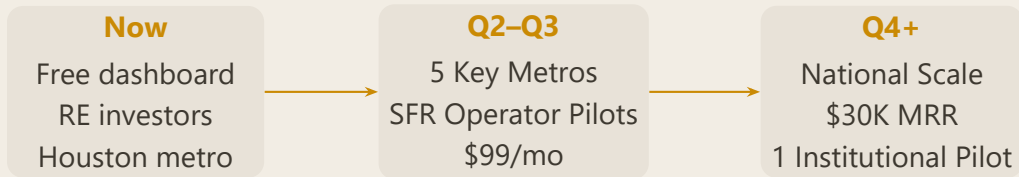
- **Programmatic SEO**
  Capture "Will [Address] appreciate?" searches

- **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**

[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

homecastr.com | daniel@homecastr.com

Homecastr

The foundation model for property forecasting

homecastr.com