



# Homecastr

The foundation model for residential real estate

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

# Everyone Knows What a Home Is Worth Today

Nobody can affordably show you where it's **going**.

## WHAT EXISTS

Zillow Zestimate

**\$425K**



One number. No forecast.



## WHAT'S MISSING

Homecastr Forecast

**\$425K → \$490K**

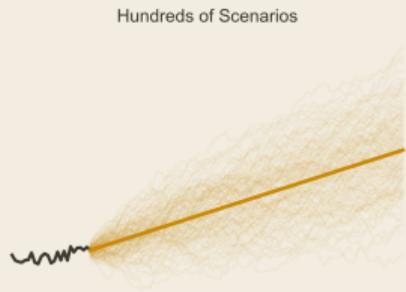


4-year outlook. See why.

150M+ residential properties. Forecasts exist, but none built for consumers.

# See It Live

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



## Scenario Analysis

Probabilistic ranges



## Forecast Bands

Not a point estimate

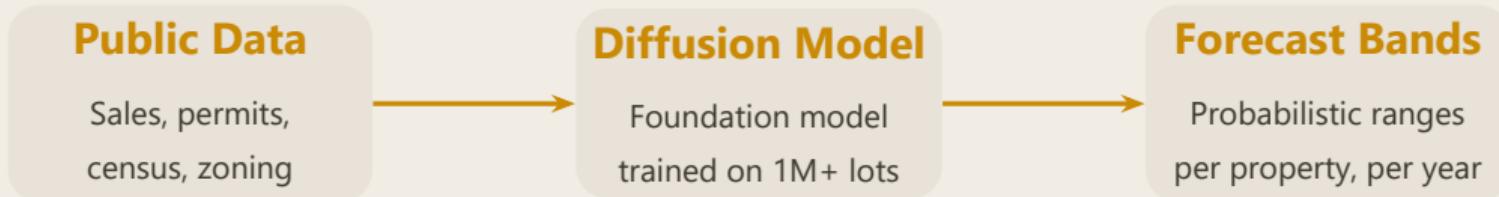


## Explainable Outputs

For investment memos

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

# How It Works



**14%**

Median Error

**4yr**

Forecast Horizon

**1M+**

Properties  
Indexed

**<1s**

API Response

# Why Now

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**7%**

**Rate Uncertainty**

A decade of low rates is over.  
Operators need forward-looking tools.

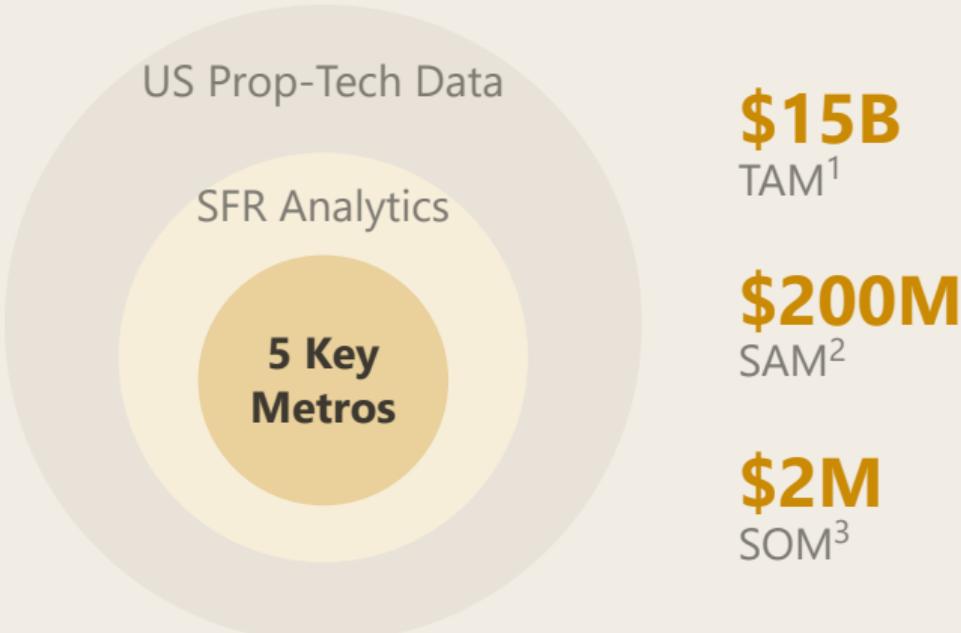
**Diffusion  
Models**

**Now Feasible at Scale**

Property-level probabilistic forecasts  
became computationally practical in 2023.

The demand exists. The technology just caught up.

# Market: The \$15B Forecast Layer

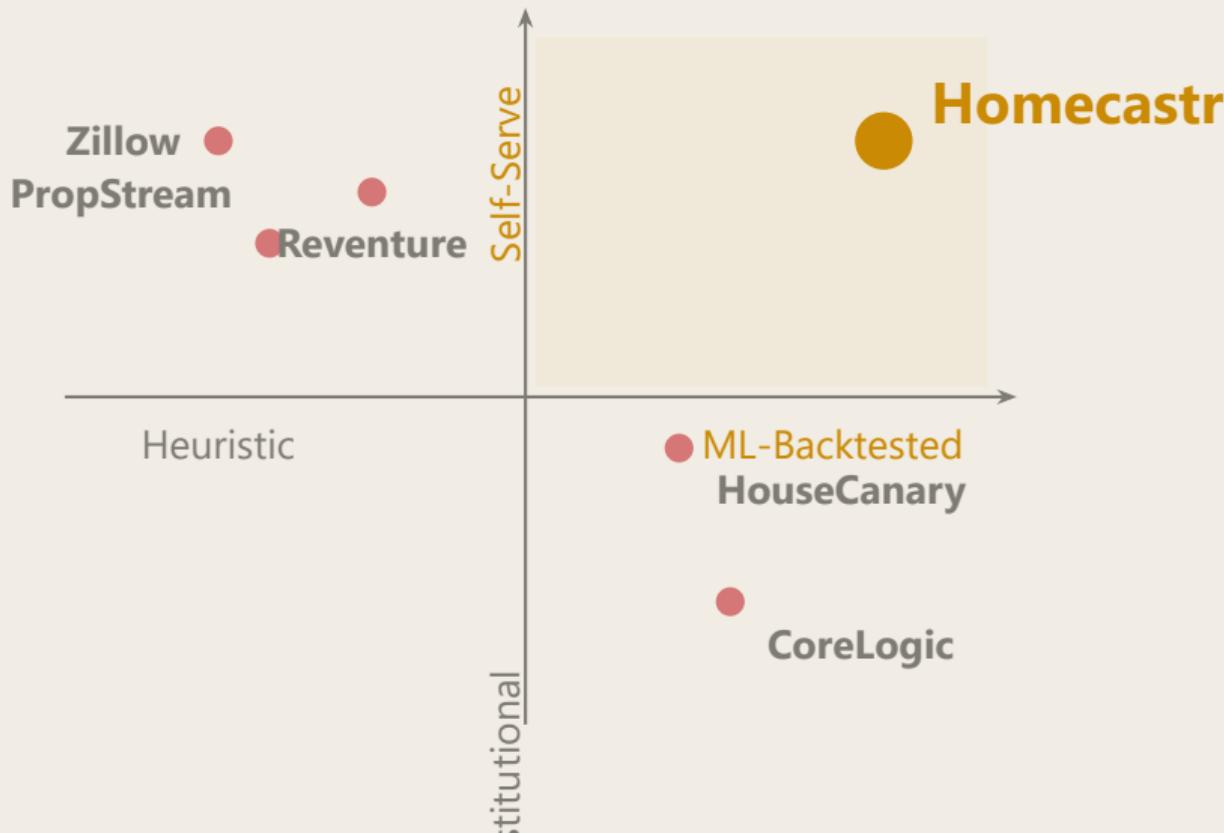


<sup>1</sup> US PropTech data market (Precedence Research, 2025).

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

<sup>3</sup> Bottom-up: ~6,000 ICP entities across 5 metros × \$99/mo × 28% capture. Year 1 target.

# Positioning



# Business Model

**Free**

Dashboard + basic forecasts  
Capture demand, build audience



**\$99/mo Operator**

Bulk forecasts + API access  
Target: 500 subs → \$600K ARR

Year 2+: \$499/mo Pro tier  
for 50+ property portfolios

Target unit economics: \$150 CAC · 24-mo retention · <2 month payback

# Where We Are

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**14%**

Median Error

**4yr**

Forecast Horizon

**Live**

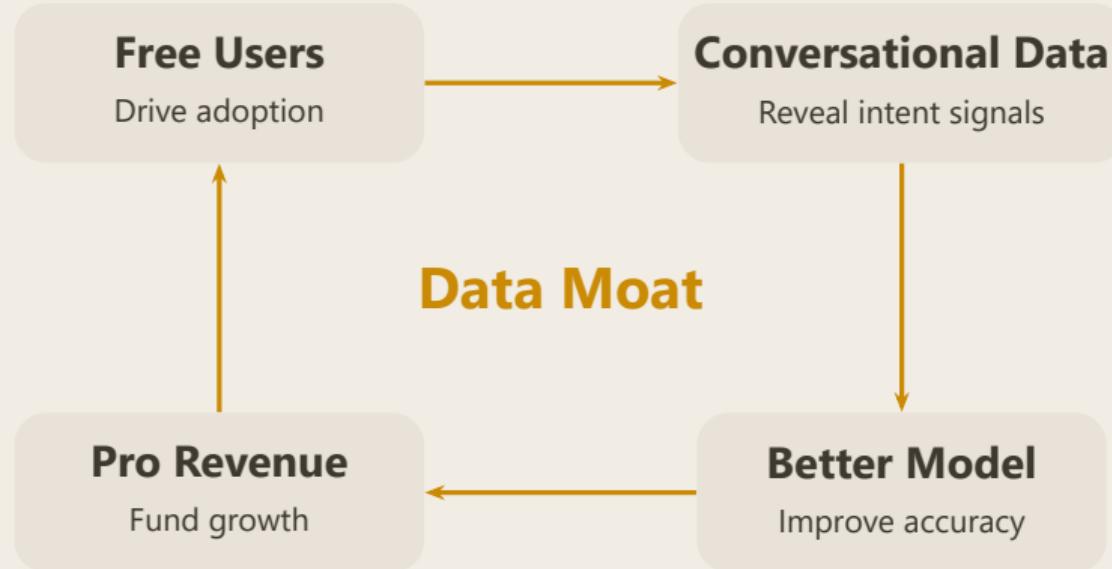
Dashboard

**Ready**

API

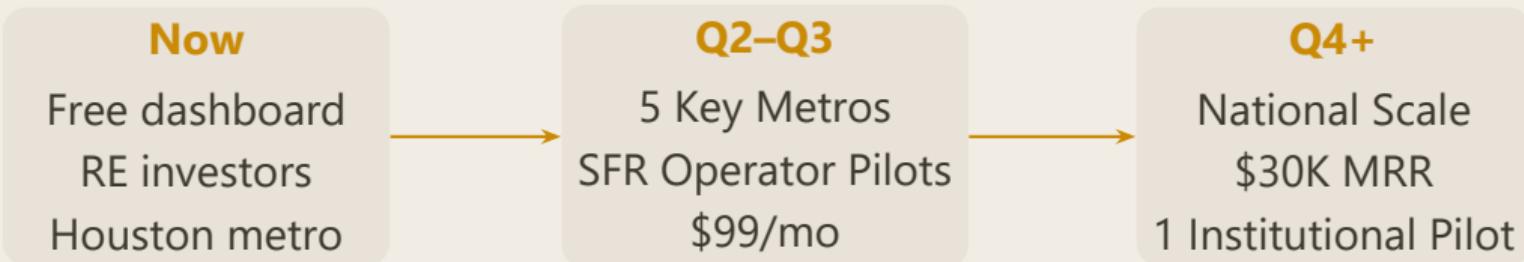
- Houston metro: 1M+ properties indexed
- Diffusion-based foundation model producing forecast bands
- AI voice agent for hands-free exploration

# Flywheel



Every query improves the model.  
Every improvement attracts more users.  
Intention data is the long-term asset.

# Go-to-Market



- **Programmatic SEO**

Capture "Will [Address] appreciate?" searches

- **Broker-Client Loops**

Agents share forecasts with leads

- **Organic Virality**

Free tool drives word-of-mouth

# Team

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## Daniel Hardesty Lewis

Founder & CEO

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

- **Founder, Summit Geospatial**

Highest quality terrain in Texas

- **Sr. Data Scientist, TACC**

Principal on \$40M resiliency project

- **Scientific ML**

Bagnold Medal Research Contributor

- **Teaching**

ML for Petrobras Geoscientists

# Raising \$1M

Pre-Seed

## Every Dollar Mapped

- **ML Engineer**

Transfer learning to 5 new metros

- **GTM / Sales**

Scale to 500+ Operator subs

- **Data & Compute**

CoreLogic license + GPU training

## 18-Month Milestones

- **5 metros**, 8M+ properties
- **\$30K MRR** from Operator tier
- **1 institutional pilot** or LOI

These milestones position us for Series A.



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