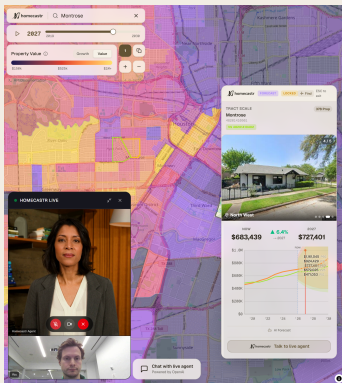




The foundation model for property forecasting

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

# Live today



**15%\***

median error

**4yr**

forecast horizon

**1M+**

properties forecasted

\* 50% of properties fall below this error.

[homecastr.com](https://homecastr.com) | Houston metro. Live. Free.

# 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's forecast

**\$460K**

**\$425K**

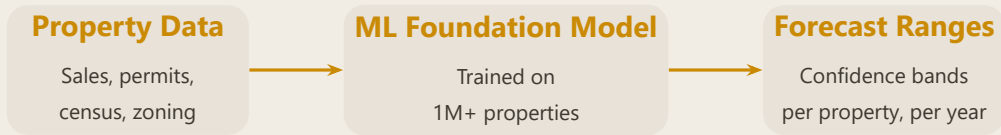


to

**\$520K**



# How it works



# Why now

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## 300bps

Rate swing baked into our training data.  
Our model learned to price rate cycles.  
Others weren't trained on this.

## ML Forecasting

Now feasible at property scale.  
GPU costs dropped 10×.  
Training on 100M+ properties is within reach.

The demand exists. The technology just caught up.

# Market

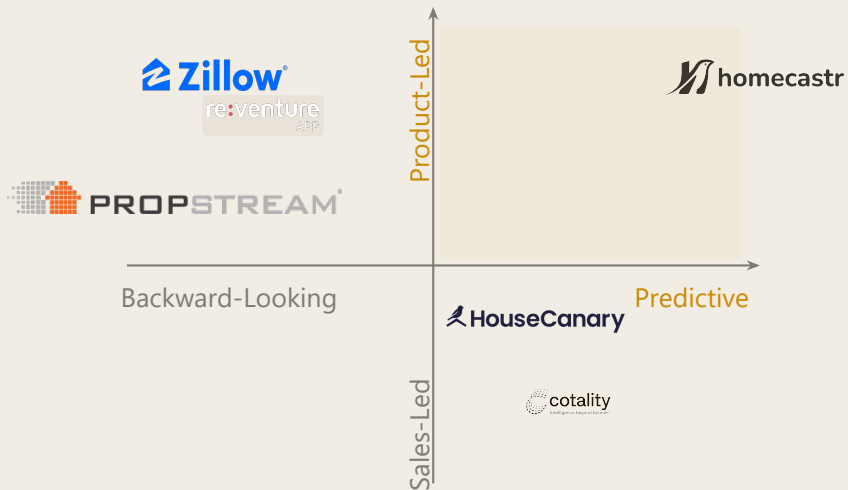


<sup>1</sup> US PropTech data market (Precedence Research, 2025).

<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



# Business model

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## Free

Dashboard & basic forecasts

Builds audience. Every  
chat trains the model.



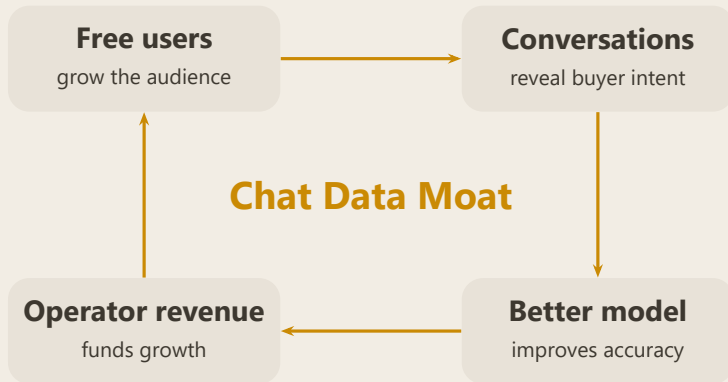
## \$99/mo

Bulk forecasts & API access

Full portfolio analytics



# Flywheel



# Go-to-market

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## Direct outreach

Direct calls to Houston SFR operators. Word-of-mouth closes pilots.

## Broker sharing

Agents share Homecastr's forecasts with clients, creating organic word-of-mouth.

## Operator upsell

Try free. Upgrade to \$99/mo when you need bulk forecasts or API access.

# Team



**Daniel Hardesty  
Lewis**

Founder & CEO

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



## **Summit Geospatial**

Founder: highest-quality terrain data, Texas



## **Data Scientist, TACC**

Lead on \$40M FEMA resiliency project



## **Scientific ML**

Bagnold Medal contributor, EGU

# Raising \$1.75M

Pre-Seed

## Use of Funds

- **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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