



# Homecastr

The foundation model for property forecasting

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

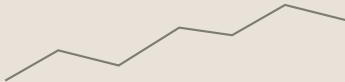
# Everyone knows what a home is worth today

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

## WHAT EXISTS

Today's Estimate

**\$425K**



One number. No forecast.



## WHAT'S MISSING

Homecastr Forecast

**\$425K → \$490K**

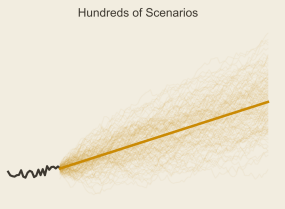


4-year outlook. See why.



# See It Live

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



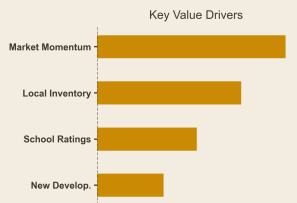
## Scenario Analysis

Probabilistic ranges



## Forecast Bands

Confidence intervals per property



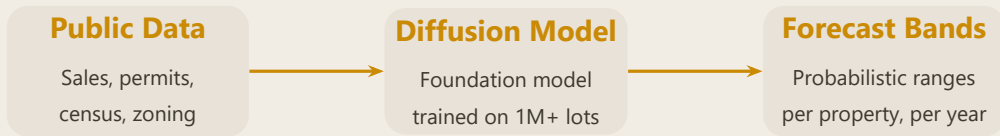
## Explainable Outputs

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

Rates shifted  
buyer affordability.

Scenarios beat estimates.

## Diffusion Models

### Now Feasible at Scale

Property-level  
probabilistic forecasts  
are now proven at scale.

The demand exists. The technology just caught up.



# Market



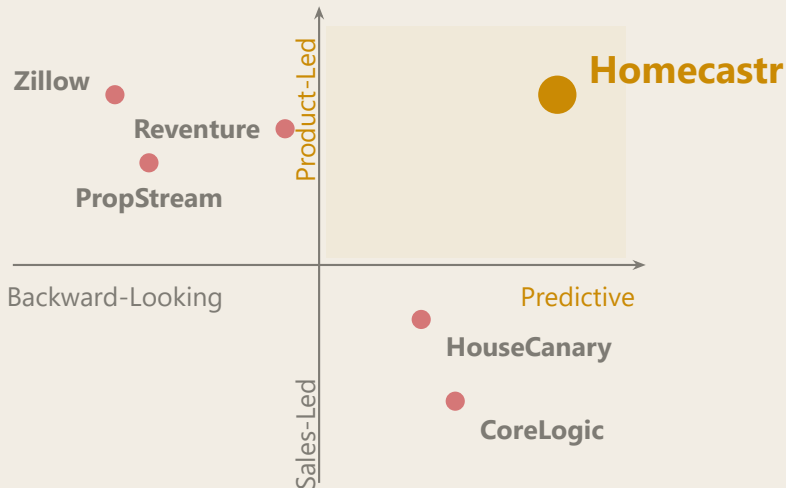
<sup>1</sup> US PropTech data market (Precedence Research, 2025).

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

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



# 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

[Dashboard Screenshot / Demo Video]

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**14%**

Median Error

**4yr**

Forecast Horizon

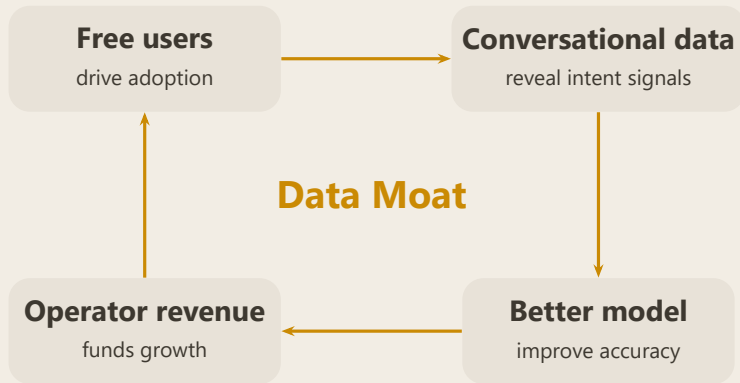
**1M+**

Properties Indexed

Houston metro live.



# Flywheel



Intention data is the long-term asset.

# Go-to-Market

	Now		Q2–Q3		Q4+
<b>Product</b>	Free dashboard	→	\$99/mo operator tier	→	Enterprise API
<b>Geography</b>	Houston metro	→	5 key metros	→	10 metros
<b>Customers</b>	RE investors	→	SFR operators	→	1 institutional pilot
<b>Revenue</b>	\$0	→	\$10K MRR	→	\$30K MRR

Programmatic SEO • Broker-client sharing • Organic growth



# Team



**Daniel Hardesty Lewis**

Founder & CEO

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