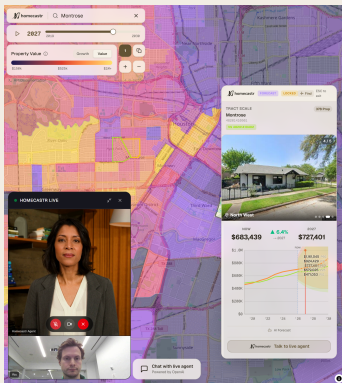




The foundation model for property forecasting

homecastr.com

Live today



15%*

median error

4yr

forecast horizon

1M+

properties forecasted

* 50% of properties fall below this error.

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



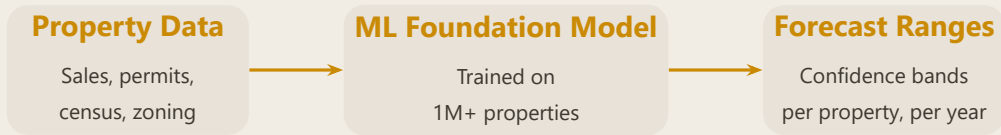
to

\$520K



4-year probabilistic range.

How it works



Why now

300bps

in our training data

Trained through rates surging 3% to 7%+.

Our model learned to price rate cycles.

Others weren't trained on this.

ML Forecasting

now feasible at scale

GPU costs dropped 10×.

Training at 100M+ property scale

is now within reach.

The demand exists. The technology just caught up.

Market

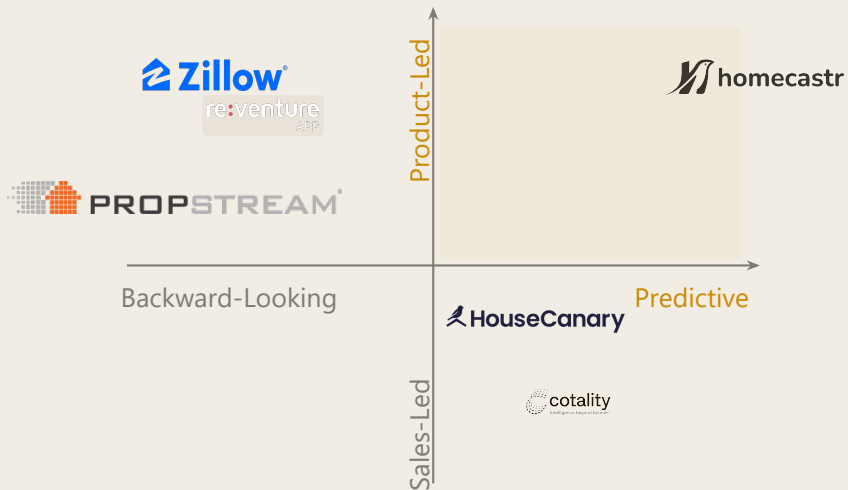


¹ US PropTech data market (Precedence Research, 2025).

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

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

Positioning



Business model

Free

Dashboard & basic forecasts

Buils audience. Every
chat trains the model.

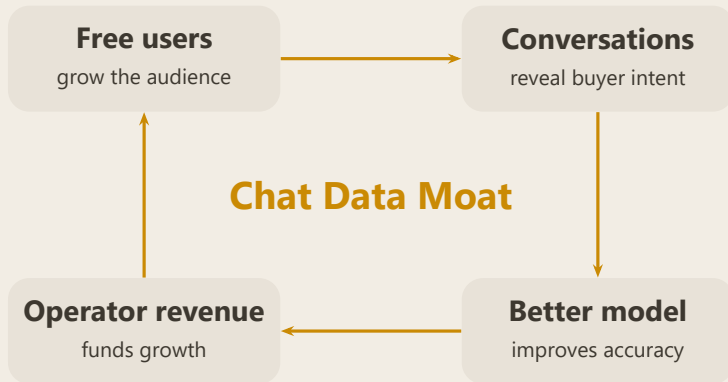


\$99/mo

Bulk forecasts & API access

Full portfolio analytics

Flywheel



Go-to-market

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

homecastr.com | daniel@homecastr.com



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