


Building carbon-neutral communities where homes meet harmony



Highlights

- 1 \$1.5M revenue (inc. deferred) in 2024, projecting \$10M by 2028 with proven demand (not guaranteed)
- 2 \$40M+ sales pipeline from 100+ buyers with deposits already placed
- 3 Targeting the U.S. eco-housing market, projected to reach \$150B by 2030
- 4 6 communities in development across North Carolina, Georgia, Tennessee
- 5 5,000 qualified leads demonstrate validated demand for sustainable living
- 6 Sustaino communities align with UN2030 goals for sustainable cities and production
- 7 Secured \$250,000 Business Loan from M&F Bank (2023)

Featured Investor



Raghunatha Varma Nunduri Venkat
 Syndicate Lead

Follow

Invested \$13,000

"As an investor, my focus is on backing ventures that unite bold vision with executable strategy and long-term value creation. Sustaino embodies these principles with remarkable clarity. At the heart of Sustaino's promise is its innovative response to a growing societal shift: the demand for sustainable, intentional living. This is not simply about eco-conscious housing, it's about reimagining community. Sustaino creates self-sustaining developments that resonate with forward looking individuals and families seeking holistic, purpose driven lifestyles. This is a rising tide, not a passing wave. And Sustaino is ahead of the curve. Led by Prakash Buchireddy, a seasoned Pharma IT entrepreneur with two decades of experience and a deep commitment to sustainable living, Sustaino has the leadership required to execute at scale. Prakash's clarity of vision and operational rigor set a tone that's essential for early momentum and long-term growth. What further differentiates Sustaino is the tangible nature of its assets. As a real estate development initiative, the venture offers the potential for stable returns anchored in appreciating land value and well located infrastructure. Their strategic focus on markets like North Carolina, where intentional communities are gaining traction amid steady population growth is both smart and timely. Crucially, Sustaino has already proven its ability to execute. With land acquired, development completed, lot sales progressing, home construction underway, and key county approvals secured (including Guilford in 2022 and Forsyth in 2023 for Vedic Village), Sustaino has moved well past the idea stage and is clearly positioned for scalable growth. For me, Sustaino exemplifies what I look for as an investor: a credible team, clear market opportunity, meaningful impact, and strong asset orientation. This is not just an investment, it's a stake in a better future. — Raghunatha Varma"

Our Team





* Led Integrated Life & Vedic Village from vision to approval. * Delivered Phase 1 of Integrated Life. * Navigated complex zoning, funding & execution challenges —now scaling Sustaino's self-sustaining community model across the U.S.



Neeraja Dasari Co-Founder

I complement the CEO's vision and lead operations during key phases. I specialize in identifying ideal properties for development and, as a lifestyle coach, I help infuse purpose and wellness into every Sustaino community.



Lindsay Dyan Marketing Director

* Combines marketing, sustainability, and real estate expertise to deliver impactful, brand storytelling * Built multiple entrepreneurial ventures * Experience with Earthship Academy and sustainable homes



Norris Clayton Chief Engineer

Norris Clayton, President of Hugh Creed Associates, brings 40+ years of civil engineering and land surveying experience. He leads sustainable projects at Sustaino, merging his passion and expertise to deliver innovative, practical solutions for every site



Nathaniel C. Parker Legal Advisor

Nathaniel Parker is an attorney specializing in real estate, land use, zoning, and litigation. At Sustaino, he ensures each community meets regulations and advances our mission, guiding acquisitions, zoning approvals, and protecting ethical land use.



Brandon Hall Outsourced CFO services are provided by Hall CPA

Sustaino partners with Hall CPA, a leading real estate accounting firm, for outsourced CFO services. They provide financial planning, cash flow forecasting, and dashboards, ensuring our projects stay efficient, scalable, and ready for investors.

Join us in shaping the future of living. Invest in Sustaino—where home meets harmony.

Problem

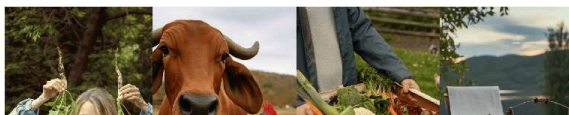
Traditional residential development destroys ecosystems and creates unsustainable communities. Developers mass-grade entire properties, removing 70-80% of natural habitats to build cookie-cutter subdivisions. Homeowners end up isolated in energy-inefficient houses, dependent on industrial food systems and disconnected from nature.



Conscious buyers, especially empty nesters, desperately seek sustainable alternatives but find only extremes. They can choose off-grid eco-villages requiring radical lifestyle changes, or traditional suburbs that contradict their environmental values. No one offers mainstream sustainable communities that work within existing financial systems.

Solution

Sustaino bridges this gap with integrated life communities that combine modern housing with regenerative ecosystems. Instead of destroying landscapes, we integrate organic farms, A2 dairy operations, and wellness facilities directly into residential neighborhoods. Homeowners get conventional mortgages and modern amenities while living in carbon-neutral communities.





We work within traditional HOA governance and homeownership frameworks. This makes sustainable living accessible to mainstream buyers without requiring lifestyle upheaval.

Sustaino's Integrated Life aligns with UN2030 goals such as Goal 11: Sustainable Cities and Communities, by creating climate-resilient, inclusive neighborhoods; and Goal 12: Responsible Consumption and Production, by enabling circular living through local food systems, waste reduction, and resource-efficient design.

Market

The U.S. eco-friendly housing market is experiencing explosive growth, projected to reach \$150 billion by 2030, up from \$80-90 billion in 2023. This growth is driven by climate-conscious consumers, ESG-focused investors, and federal incentives for green building.



Traction

Sustaino has demonstrated strong execution with \$1.5M revenue (including deferred revenue) generated in 2024 and a \$40M+ sales pipeline from 100+ buyers with deposits placed. We've successfully validated market demand with 5,000 qualified leads and proven our ability to attract buyers willing to place deposits before construction completion.













We've also secured a \$250,000 business loan from M&F Bank, demonstrating institutional confidence in our business model.



How We Are Different

Traditional developers build isolated houses and walk away. Sustaino creates



thriving ecosystems where residents become stakeholders in self-sustaining communities with integrated farming, wellness, and shared resources.

Sustaino <small>An Integrated Life Community Developer</small>	Traditional Approach:
 Build complete ecosystems	 Build houses only
 Carbon-neutral design	 Standard construction
 Preserve natural habitats (remove only 20-30%)	 Mass-grade properties (remove 70-80% of ecosystem)
 Residents as stakeholders	 Residents isolated and dependent
 On-site organic food production	 No food production
 Regenerative community design	 Standard suburban layout



Our Projects

Our current portfolio includes four communities in active development, demonstrating our ability to execute at scale. Integrated Life is fully operational with Phase 1 complete and residents moving in, while Phase 1 of Vedic Village, featuring 180 homes across 215 acres, is scheduled for completion by the end of the year.

Major Projects

 Phase 1 Complete
 

Integrated Life
54 acres, 51 lots, residents moving in
Whitsett, NC

 Phase 1 Infrastructure Development
 

Vedic Village
180 homes, 215 acres
Winston-Salem, NC

Chatham Village (34.5 acres in Pittsboro, NC) and Garden Homes (43.2 acres in Spring Lake, NC) represent our smaller-scale projects with land already acquired and engineering plans submitted.

Development Projects

 Engineering Plans Being Submitted
 

Chatham Village
34.5 acres, land acquired 2021
Pittsboro, NC

 Engineering Plans Being Submitted
 

Garden Homes
43.2 acres, land acquired 2023
Spring Lake, NC

Our expansion includes two new projects: Brundavanam (Georgia), a multi-use eco-community blending residential, retail, and commercial spaces, and Vanaprastha (Tennessee), a retirement-focused community with 450-600 sq ft homes designed for smaller footprints and purposeful living.

Future projects

 Planned
 

 Planned
 

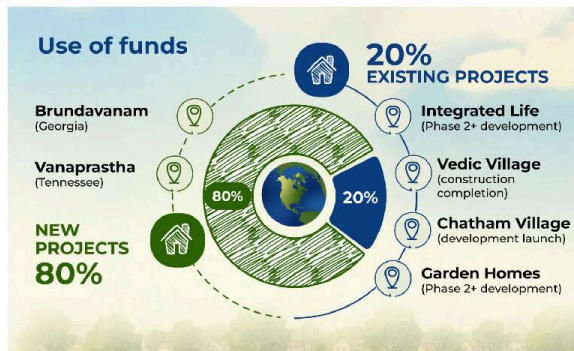


Customer Testimonials



Use of Funds

Investment funds will be strategically allocated to accelerate our proven development model across multiple projects. 20% of funds raised will advance our existing four communities (Integrated Life, Vedic Village, Chatham Village, and Garden Homes), while 80% will launch our new expansion projects in Georgia and Tennessee: Brundavanam and Vanaprastha.



Perks



\$10,000-\$99,999



One Weekend
"Integrated Life
Experience" Voucher

\$100,000+



Invite to annual
retreat & strategy
dinner

Sustaino
An Integrated Life Community Developer





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**INVEST IN
SUSTAINO TODAY**
and join us in building the
future of sustainable living.

