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## Sustainable Lifestyles as a Service

### Innovative Business Model Delivers Turn-Key Zero-Carbon Sustainable Neighborhoods

NextGenUrban is sustainable infrastructure engineering team and real estate development group launching a new solution that provides consumers with a sustainable lifestyle through a hassle-free service. NextGenUrban (NGU) and their partners build master planned communities underpinned by a modular sustainable infrastructure system. The result is a self-contained zero-carbon neighborhood where residents can enjoy instant and permanent access to a sustainable lifestyle.

The innovation combines master planned communities and a proprietary infrastructure design capable of internally producing and delivering all utilities and services required by the private neighborhoods without any effort from the residents themselves. By capturing and converting all waste, sewage, and trash, and using only the renewable resources existing on-site, the platform liberates residents from the global supply chain for their most critical resources of water, energy, food, and fuel.

All systems are owned and operated by NGU and their partners who provide the service to residents under one service agreement that comes standard with every home. The residents receive all the benefits without any of the headaches usually associated with things like solar panels, battery packs, water purifiers, gray water systems, smart meters, and recycling programs. While the neighborhood looks normal on the surface, the systems that deliver water and power and handle waste and sewage operate quite differently from the antiquated infrastructure designs of traditional neighborhoods.

“Sustainable Lifestyles as a Service” is a market solution that satisfies pent up consumer demand and provides a path toward sustainable urban growth with strong economic, social and environmental benefits. The solution is seen as a vehicle for addressing important global issues including climate change, resource scarcity, rapid urbanization, aging urban infrastructure, the need for more resilience to natural disasters and as preparation for disruptions in the global supply chain. The approach by NGU is a paradigm shift in how sustainability is achieved and represents a new development pathway leading to a just and equitable transition to a sustainable future for people at all economic levels. The model helps families build their personal wealth through an equity stake offering in the neighborhood infrastructure. Additional benefits accruing to the residents include cash savings of 15% on energy bills, 20% savings on natural gas, 40% savings on drinking water and additional savings on fresh healthy food produced on the professionally run organic farm located right inside the neighborhood.

The social benefits for residents start with the cash savings and increased health and wellness that



comes with high quality local food and water, but that's just the tip of the iceberg because self contained neighborhoods also ensure affordable long term access to critical resources while eliminating waste and a long list of negative environmental impacts caused by legacy utility services.

In fact, NGU calculates that for every resident living in a NextGenUrban neighborhood, they will eliminate the following annual impacts from the normal use of utilities and services:

- 6 metric tonnes of CO2 and GHG from electricity use
- 32,295 gallons of raw sewage
- 1,289 cubic meters of natural gas usage
- 1,268 pounds of trash from entering landfills
- 36,786 gallons of fresh water usage
- 100% of a person's annual food waste

(Based on the global average impact per person)

The turn-key solution developed by NextGenUrban over the last several years is a scalable system of deeply integrated modular infrastructure combining renewable energy, organic waste-to-value systems, a closed-loop water cycle and on-site water purification, micro grids, digital services, advanced organic food production, regenerative farming, solid-waste-to-value conversion, and CO2 capture technology. The result is a stand-alone neighborhood that needs no support or connections to outside utilities or services while providing residents with the zero-carbon lifestyle they desire.

By integrating the newest clean technology and using a fresh approach to how a neighborhood can function, NextGenUrban creates self sufficient neighborhoods that perform as a circular economy. One operation's by-product becomes another operation's input. How it all fits together and operates behind the scenes is the secret sauce, but clearly the consumer and the world are both winners with these hassle-free sustainable neighborhoods. The modular platform is scaled up simply by increasing the quantity of units deployed, thus eliminating repetitive engineering, streamlining the entitlement process, and increasing a project's speed-to-market while lowering risk and avoiding the dreaded requirement of installing expensive backbone infrastructure. By standardizing their sustainable infrastructure platform a standard project solution can be deployed rapidly at scale.

On the finance level, NGU's standardized solution is matched with an affordable and repeatable debt facility from the ExIm Bank of the U.S. government. This standardized debt package in turn enables the group to standardize their financial deal structure and crowd-in various international development institutions and de-risking mechanisms in a blended finance package that eliminates the common barriers to deploying impact funds across a pipeline of projects

The development group delivers their lifestyle offering under the NextGenUrban brand and is currently involved in several master planned communities within Mexico on a total of 4,500 acres. The group has personnel in Central and South America laying the groundwork for new projects in several countries and expanding business through additional land acquisitions and partnerships.

The stated goal is nothing less than establishing an entirely new asset class to be known as Sustainable Lifestyle Communities and to dominate the category as the first portfolio comprised entirely of self-produced sustainable, resilient, zero-carbon assets.