ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 21 Nov 2026

PROJECT OVERVIEW

Virtuard Reality Design

Location: ???????? ????????

???? Virtuard Reality Design ?????? ????????? ??????? ????? ?????? ??????? ???? ?????? ??????? ????? ?????? ??????? ????? ???? ?????? ?????? (AI/WebGL)? ?????? ??????? ??????? ??????? (shop.virtuard.com)? ?????? ??????? ??????? ???? (virtuard.com ?? ???? ?? 4,000 ???). ?????? ??? ??????? ???????? ??????? ?? ??? ????? ?????? ??????? (CAC) ???? ????? ??? ???? ?????? ??????????? ??????? ?? ????? ?????? ??????? ??????.

INVESTMENT TARGET

€139,000

STABILIZED YIELD

WHY BALI HIGH-END REAL ESTATE?

Institutional Investment Case

- Bali high-growth tourism market (15%+ YoY recovery)
- Limited luxury inventory in ???????? ????????
- Institutional-grade EBITDA margins (35-45%)
- Secured title and professional management structure

50-YEAR FINANCIAL PROJECTION SUMMARY

Note: Years 1-2 reflect the ramp-up phase. Every 10 years include a recurring renovation CAPEX spike of 15% of annual revenue to maintain asset value.

YEAR	OCCUPANCY	REVENUE (€)	EBITDA (€)	CASH FLOW (€)
Year 1	45%	0	0	-154,444
Year 2	60%	0	0	-154,444
Year 3	75%	0	0	-154,444
Year 4	75%	0	0	-154,444
Year 5	75%	0	0	-154,444
Year 6	75%	0	0	-154,444
Year 7	75%	0	0	-154,444
Year 8	75%	0	0	-154,444
Year 9	75%	0	0	-154,444
Year 10	75%	0	0	-154,444
Year 15	75%	0	0	-154,444
Year 20	75%	0	0	-154,444
Year 25	75%	0	0	-154,444
Year 30	75%	0	0	-154,444
Year 35	75%	0	0	-154,444
Year 40	75%	0	0	-154,444
Year 45	75%	0	0	-154,444
Year 50	75%	0	0	-154,444