ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 12 Oct 2026

PROJECT OVERVIEW

Virtuard Reality Design

Location: Global Ecosystem

Virtuard Reality Design ist ein skalierbares, hybrides Architektur-Tech-Ökosystem, das Premium-Architekturen, proprietäre Gaming- und immersive Technologien (AI/WebGL), einen globalen Digital-Commerce-Marktplatz (shop.virtuard.com) und robuste Community-Kanäle (virtuard.com mit über 4.000 Mitgliedern) bereitstellt. Dieses Premium-Integrationsmodell reduziert die Customer Acquisition Cost (CAC) dramatisch und eröffnet hochgradig wiederkehrende strategische Geschäftsexpansion mit hohen Bewertungsmultiplikatoren.

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 Global Ecosystem
- 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