

# ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 22 Sep 2026

## PROJECT OVERVIEW

### Virtuard Reality Design

**Location:** Global Ecosystem

<p>Virtuard Reality Design es un ecosistema híbrido y escalable de arquitectura y tecnología que despliega arquitecturas físicas premium, tecnologías propietarias de gaming e inmersión (AI/WebGL), un marketplace global de comercio digital (shop.virtuard.com) y sólidos canales de audiencia comunitaria (virtuard.com con más de 4,000 miembros). Este modelo integrado premium reduce drásticamente el costo de adquisición de clientes (CAC), desbloqueando una expansión estratégica del negocio altamente recurrente y de múltiplos elevados.</p>

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      |