ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 21 Nov 2026

PROJECT OVERVIEW

Virtuard Reality Design

Location: Ekosistem Global

Virtuard Reality Design merupakan ekosistem hibrida inovatif yang memadukan teknologi dan arsitektur mewah berskala global. Kami menghadirkan portofolio arsitektur fisik premium, teknologi imersif dan gaming eksklusif (AI/WebGL), marketplace e-commerce global (shop.virtuard.com), serta jaringan komunitas digital yang kuat (virtuard.com dengan 4.000+ anggota). Melalui model integrasi premium ini, kami berhasil menekan Customer Acquisition Cost (CAC) secara signifikan, sekaligus membuka peluang ekspansi bisnis strategis yang berkelanjutan dengan nilai investasi tinggi.

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 Ekosistem Global
- 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