# ANTONIO RUTILIO

*Investment Portfolio & Professional Projections • 21 Nov 2026*

## PROJECT OVERVIEW

### Virtuard Reality Design

**Location:** Global Ecosystem

Virtuard Reality Design is a scalable, hybrid architecture-tech ecosystem unrolling premium physical architectures, proprietary gaming/immersive technologies (AI/WebGL), a global digital commerce marketplace (shop.virtuard.com), and robust community audience channels (virtuard.com with 4,000+ members). This premium integrated model dramatically drops the Customer Acquisition Cost (CAC), unlocking highly recurring, high-multiple strategic business expansion.

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 |