# ANTONIO RUTILIO

*Investment Portfolio & Professional Projections • 30 Oct 2026*

## PROJECT OVERVIEW

### ???????????? - ???????? - Domo Resort

**Location:** ????????

<p>Domo Resort??????????????????????????????????????????????????????????????16?:?50$m^2$?Ocean View Master Villa?8???40$m^2$????
???128$m^2$?????????2?(??1????????????????????)???????????????????????????????????????????3,636$m^2$???</p><p>
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## 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 | 55% | 803,000 | -27,302,000 | -27,352,000 |
| Year 2 | 65% | 949,000 | -32,266,000 | -59,618,000 |
| Year 3 | 75% | 1,095,000 | -37,230,000 | -96,848,000 |
| Year 4 | 75% | 1,116,900 | -37,974,600 | -134,822,600 |
| Year 5 | 75% | 1,139,238 | -38,734,092 | -173,556,692 |
| Year 6 | 75% | 1,162,023 | -39,508,774 | -213,065,466 |
| Year 7 | 75% | 1,185,263 | -40,298,949 | -253,364,415 |
| Year 8 | 75% | 1,208,968 | -41,104,928 | -294,469,343 |
| Year 9 | 75% | 1,233,148 | -41,927,027 | -336,396,370 |
| Year 10 | 75% | 1,257,811 | -42,954,239 (Renov.) | -379,350,609 |
| Year 15 | 75% | 1,388,725 | -47,216,642 | -606,355,414 |
| Year 20 | 75% | 1,533,264 | -52,360,978 (Renov.) | -857,217,051 |
| Year 25 | 75% | 1,692,848 | -57,556,823 | -1,133,934,642 |
| Year 30 | 75% | 1,869,041 | -63,827,740 (Renov.) | -1,439,733,577 |
| Year 35 | 75% | 2,063,572 | -70,161,446 | -1,777,050,776 |
| Year 40 | 75% | 2,278,350 | -77,805,658 (Renov.) | -2,149,817,972 |
| Year 45 | 75% | 2,515,483 | -85,526,411 | -2,561,005,755 |
| Year 50 | 75% | 2,777,296 | -94,844,663 (Renov.) | -3,015,406,887 |