ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 01 Nov 2026

PROJECT OVERVIEW

Virtuard Reality Design

Location: ????????system

Virtuard Reality Design?????????????????????/????????AI/WebGL
??????????????????????????shop.virtuard.com
??????????????????????????4,000???????????virtuard.com
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CAC??

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 ????????system
- 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