ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 19 Nov 2026

PROJECT OVERVIEW

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

Location: ?????, ??

Domo Resort? ?? ??? ??? ?, ?????? ?? ?? ??? ??? ?? ??????. ??? ??? ?? ??? ? 16? ?????: ? 50? ??? Ocean View Master Villa 8?, ? 40? ??? ???? ? 6?, ? 128? ??? ????? 2?(?? 1?? ???? ???? ? ??)???. ??? ? ???, ? ? ???? , ???? ?? ??, ??? ?? ??? ???, ???? ? 3,636????. ??? ?? ??? ??? ???? ??? ???? ??? ???, ???? ?? ???? ??? ??? ???? ???. ?? ??, ?? ???, ?? ?? ? ???? ?? ?? ???, ? ???? ??? ???? ???? ????.

INVESTMENT TARGET

€3,475,000

STABILIZED YIELD

14.8%

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