

ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 20 Sep 2026

PROJECT OVERVIEW

Virtuard Reality Design

Location: [REDACTED]

<p>Virtuard Reality Design — [REDACTED]
[REDACTED]-[REDACTED] [REDACTED], [REDACTED]
[REDACTED] [REDACTED], [REDACTED] ?
[REDACTED] (AI/WebGL), [REDACTED]
[REDACTED] (shop.virtuard.com) ? [REDACTED]
[REDACTED] (virtuard.com, [REDACTED] 4
000 [REDACTED]). [REDACTED] [REDACTED]-[REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] (CAC),
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] ?
[REDACTED] [REDACTED] [REDACTED] ? [REDACTED] [REDACTED]
[REDACTED].</p>

INVESTMENT TARGET

€300,000

STABILIZED YIELD

WHY BALI HIGH-END REAL ESTATE?

Institutional Investment Case

- Bali high-growth tourism market (15%+ YoY recovery)
- Limited luxury inventory in [REDACTED]
- 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