ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 01 Nov 2026

PROJECT OVERVIEW

Virtuard Reality Design

Location: ?????????? ??????????

Virtuard Reality Design — ??? ?????????????? ????????? ???????????-?????????????? ??????????, ???????????? ?????????? ?????????? ??????????, ?????????? ??????? ? ?????????? ?????????? (AI/WebGL), ?????????? ????????? ?????????? ????????? (shop.virtuard.com) ? ???????? ?????? ?????????????? ? ?????????? (virtuard.com, ????????????? ????? 4 000 ??????????). ??? ?????????????? ?????? ???????-?????? ?????????? ??????? ????????? ?????????? ???????? (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 ?????????? ??????????
- 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