

GIOIA VILLAGE™

Investment Highlights

Gioia Village™ is a regenerative Zona Blu™ destination, combining eco-luxury hospitality, longevity wellness, and lifestyle real estate eco-system in a rural Italian village.

Opportunity

Location: Lazio, Italy

Land Size: 44.4 hectares
Including Vineyards and olive groves

Hospitality Inventory: 29 Units

Info

Founder: Gwen Geerinck

Investment Manager:
Cat Lambertin - Cece Shephard

Contact: mail@gioiawinvest.com

Total Development Cost

€20M

Investment Opportunity

<p>Early Entry</p> <p>€100K = 1%</p>	<p>Platform Entry (Next €5M)</p> <p>€100K = 0.5%</p>
<p>Total Platform Allocation</p> <p>up to 35%</p>	<p>Minimum Investment</p> <p>€100,000</p>

<p>Equity Raise Platform Founding Round</p> <p>5M</p>	<p>Project Development Capital</p> <p>€15M</p>	<p>Senior Debt</p> <p>€5M</p>
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Equity Available 25%

<p>LOW HIGH</p>	<p>Value creation</p> <p>€10M €15M</p>	<p>EBITDA Multiple</p> <p>7.9X 9.2X</p>	<p>Investor IRR</p> <p>8% 11%</p>
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Target Return: **1.7x – 2.0x MOIC | 8% to 11% IRR.**
Low-leverage structure: senior debt at the project level.
Long-term hold: stabilization at Year 5 and maturity at Year 10

Financial Performance – Year 10

● Projected Revenue	€14,255,750
● Seg. Operating Profit	€5,813,990
● Corporate Costs	€1,995,807
● Normalized EBITDA	€3,818,185
● Revenue per Unit Y10	€491,578
● EBITDA per Unit Y10	€131,661

Why This Opportunity Stands Out

- Early revenue during development (€220K → €440K)
- Strong cash flow from Year 3 onward
- €3.8M EBITDA at maturity
- Conservative valuation (€30M–€35M)
- Multiple exit options + ongoing yield

A rare opportunity to enter at the foundation of a long-term asset with immediate and scalable value creation.

Fin Performance Stable – Year 5:

● Projected Revenue	€7,538,150
● Seg. Operating Profit	€3,075,565
● Corporate Costs	€1,055,341
● Normalized EBITDA	€2,020,224
● Revenue per Unit Y5	€259,936
● EBITDA per Unit Y5	€91,146

Derived Metrics:

