business
for sale



BUSINESS REPORT

Date: **7th November 2026**
Business Reference:**33740**

About the Business:

90 Houses in a Rental business for sale

This is an established rental portfolio that offers a steady income The houses was developed by the seller as a long-term investment Skilled management office is in place

90 Houses in a Rental business for sale



Sector: **Property**

Asking Price:

R 90,000,000

Monthly Profit:

R 481,000

Asset Value:
R 85,000,000

Stock Value:
R 0

Yearly Net Profit :
R 5,772,000

Business Report

How does the business operate on a daily basis?

The Seller has a property rental office that manage his property portfolio
This office is managing contracts , marketing , inquiries and maintenance

How could the profitability of the business be improved?

The Seller had a 0% escalation on the rent for a long period
Only recently the rent increased with 7%
His is property is known for his reasonable rates - that can be increased in the future

When does the current lease end?

The seller has a rental office in town - favorable lease in place

What are the main assets of the business?

Well maintained middle class residential houses (83) - free standing and in various complexes
The complexes are well located and expertly build to high standards because the owner never intend selling these houses originally

What are the main assets of the business?

Well maintained middle class residential free standing houses (90) - generally in various complexes
The complexes are well located and expertly build to high standards because the owner never intend selling these houses originally
The value of all paved areas / perimeter walls are not included is any calculations

See details under " Background "

Strengths?

Good quality properties with a very high occupancy rate
Effective management office with direct marketing without any commission , full administration and in-house maintenance teams
Loyal tenants
Proven business model
You pay for the properties , but get a fully operational business with a > 95% occupation rate and a stable income

Weaknesses?

Poor service delivery by municipalities

Opportunities?

Increased income when rental rates are adjusted upwards to match the current market rates
There will be very limited transfer costs involved during the sale of shares in the 3CCs
Huge saving !

Threats?

Current uncertainties experienced everywhere is SA

What is the reason for the sale?

The seller's personal health condition is the sole reason for the sale
The seller want to retire in Gauteng - close to medical facilities and family