



Date: **5th November 2025**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 For Sale | BUSINESS REPORT | 05 November 2025



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"

Business For Sale | BUSINESS REPORT | 05 November 2025

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

Business For Sale | BUSINESS REPORT | 05 November 2025 4