



BUSINESS REPORT

Date: **16th September 2025**
Business Reference: **BFS00007**

About the Business:

High-Occupancy Income-Generating Property

This is a rare opportunity to acquire a high-occupancy income-generating property in the sought-after suburb of Kyalami Agricultural Holdings. Currently operated as a short-term boarding and accommodation facility, this 10-bedroom lodge boasts a proven track record of strong and consistent income.

With an impressive occupancy rate of over 90%, attributed mainly to long-standing relationships with a specific church group, this property offers a secure investment for buyers seeking immediate returns.

The property comprises two well-structured buildings, offering ample accommodation capacity while still allowing for future customization or expansion to enhance guest experiences and boost revenue. Its prime location directly opposite the iconic Kyalami Castle further adds to its appeal, making it an attractive choice for both repeat and new clientele.

Key investment highlights include:

- Consistent high occupancy (90%+) ensuring steady cash flow.
- 9 units providing flexible accommodation options.
- 9 bathrooms.
- Solar backup power supports uninterrupted operations and reduces running costs.
- Secure boomed-off area with 24-hour patrols, offering peace of mind for guests and owners alike.
- Close proximity to Kyalami Corner, Mall of Africa, and major transport routes, ensuring convenience and accessibility.

The property is perfectly positioned for continued operation as a self-catering boarding facility, but also holds potential for repurposing into a lodge, training centre, or wellness retreat. The combination of prime location, established client base, and ongoing demand makes this an excellent income-generating property investment.

Whether you are an experienced hospitality operator, a property investor seeking returns, or a visionary looking to put your own stamp on a high-occupancy income-generating property, this Kyalami AH opportunity offers both immediate income and long-term growth potential..

The sale will be conducted in collaboration with Barco Auctioneers. Please note that the asking price excludes the 10% auctioneer's commission as well as VAT applicable on the commission.

The asking price includes the property, assets and going concern.

High-Occupancy Income-Generating Property



Sector: **Accommodation**

Asking Price:

R 6,800,000

Monthly Profit:

R 71,507

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 858,084

