



# BUSINESS REPORT

Date: **21st May 2024**

Business Reference: **36275**

About the Business:

## Shopping center in Pretoria

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North of Pretoria fully rented out. 2886 square meter Gross Lettable Area Growth potential. Lots of passing traffic Manager run.

# Shopping center in Pretoria



Sector: **Property**

Asking Price:

R **26,500,000**

Monthly Profit:

R **250,505**

Asset Value:

R **26,500,000**

Stock Value:

R **0**

Yearly Net Profit :

R **3,006,058**



# Business Report

## How does the business operate on a daily basis?

The centre is managed by a manager handling the day to day activities of the shopping center.

## What Advertising/Marketing is carried out?

none

## What competition exists?

Normal shopping centre's in the area

## How could the profitability of the business be improved?

The profitability can be improved if a bigger supermarket can be one of the tenants.

## What is the total staff complement?

The center manager , one full time Cleaning staff and one casual worker working on weekends.

## How involved is the Owner in running the business?

None

## What are the main assets of the business?

The Shopping Centre is the main asset of the business

## Strengths?

The Shopping centre has a prime position with high traffic exposure.12 million per year  
Nearly fully rented out and has a manager in place...  
It is a solid build building

## Weaknesses?

A Facelift is needed that will make the shopping centre more attractive.

## Opportunities?

The planning is done to do sectional titles for each shop

## What is the reason for the sale?

The Owner wants to consolidate his businesses