



# BUSINESS REPORT

Date: **3rd July 2024**

Business Reference: **BFS10900**

About the Business:

## Self-Catering Bed and Breakfast Business in Idyllic Port Edward

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"Exceptional Self-Catering Bed and Breakfast Business in Idyllic Port Edward - Yours for Only R  
4.2 Million"

Don't let this extraordinary business opportunity slip through your fingers. Whether you're seeking a remarkable investment or envisioning your very own holiday resort, this Self-Catering Holiday accommodation in Banners Rest has it all. Spanning 1.2171 hectares of lush land, it's nestled in a tranquil cul-de-sac, surrounded by rustic beauty.

This property offers awe-inspiring panoramic vistas of the Umtamvuna Gorge valley, grandiose mountains, and a tantalizing glimpse of the river demarcating KwaZulu-Natal from Transkei and the Eastern Cape.

Operating as a flourishing self-catering guesthouse, this business features five meticulously appointed luxury Cabanas. Each Cabana is furnished with care, equipped with a stove, fridge, freezer, microwave, dishwasher, and a comprehensively stocked kitchen complete with utensils and crockery. Furthermore, each Cabana boasts a commodious lounge area hosting a 40" flat-screen TV and a satellite decoder offering select channels. Guests luxuriate in queen-sized beds, cocooned in linen and towels thoughtfully provided. Each Cabana also flaunts its own private patio.

The property spoils guests with amenities such as a generously sized communal pool, an inviting paved deck with seating, a cozy fire pit, and multiple open braai areas. Additionally, two Cabanas offer exclusive private braai facilities. A tranquil pond, teeming with goldfish, and a well-curated library cater to diverse interests. Each unit is equipped with its electrical distribution box, facilitating pay-as-you-go meters. Security is paramount, with burglar-proofing on all windows and sliding doors, complemented by CCTV cameras and an alarm system complete with beams. Controlled access is ensured via an automated gate.

Bird enthusiasts will delight in the abundant avian life, including majestic fish eagles and wise owls. The business enjoys steady patronage, with an average occupancy rate of approximately 36 percent during off-peak seasons, skyrocketing to an impressive 90 percent during peak times. Guests return year after year, captivated by the magic of this retreat.

Exciting expansion opportunities await as the property is currently undergoing rezoning.

Furthermore, a three-bedroom, two-bathroom house on the property offers an updated kitchen and a capacious outdoor covered deck. Currently occupied by the owner and housing the office, this space holds the potential for additional Cabanas. A capacious double garage with automated doors adds convenience.

The locale offers an array of activities, including horseback riding, scenic river boat cruises, fishing, thrilling whale watching, 4x4 trails, invigorating hikes, and more. Conveniently positioned near the Red Desert and Wild Coast Casino, this property caters to scuba diving enthusiasts, boat excursion aficionados, or those simply looking to bask on golden beaches.

Valuation options for the business and property include:

Selling at Property Value with the business as an added bonus - R 4.76 million.

Property value plus EBIDTA (Excluding Owners Drawings) multiplied by 3 - R 6.45 million (Net Profit: R 84,526 plus owners' drawings: R 480,000 = R 564,526.44 x 3 = R 1,693,579).

Property value plus EBIDTA (Including Owners Drawings) multiplied by 3 - R 5.013 million (Net Profit: R 84,526 x 3 = R 253,578 plus property).

Based on the average of these three values, a reasonable market-related sale price is estimated at R 5 million.

This exceptional offering is priced at R 4.2 million and encompasses the property, business, assets, and stock, excluding deed registration costs. Seize this incredible opportunity now. Schedule a viewing today!

# Self-Catering Bed and Breakfast Business in Idyllic Port Edward



Sector: Accommodation

Asking Price:

R 4,200,000

Monthly Profit:

R 83,333

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 1,000,000