



BUSINESS REPORT

Date: **20th April 2025**

Business Reference: **BFS11056**

About the Business:

Commercial Business Opportunity on 8 ha Agricultural Land in Biosphere Nature Reserve

This is an existing business meticulously built up over years and in the process receiving various national/international awards

Commercial Business Opportunity on 8 ha Agricultural Land in Biosphere Nature Reserve



Sector: **Accommodation**

Asking Price:
R 10,500,000

Monthly Profit:
R 191,667

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 2,300,000



Business Report

Background and History

This is an existing business meticulously built up over years and in the process receiving various national/international awards

It is at present being utilized as a 4 star guest house but the opportunities are endless ie retirement centre, health and wellness centre, training centre, rehabilitation centre, etc- here the NP (EBITDA) can go up to R400,000 pm for a rehab centre

The area comprises of 8,56 ha fynbos area and the buildings are in total just over 800 sq meters which is well maintained

There is also a second house on the property that can be utilized as a managers house

Full particulars are available regarding the property, buildings including amount of bedrooms etc, as well as financials

2 Financials

The following applicable information gives an overview of the property-

Land value – 8,56 ha- **R3,727** million based on recent comparative sales

Buildings (800 sq meters)- **R7,9** million- replacement value

Projected income/expenses- NP (EBITDA) – R193916 pm= Value **R6,98** million

(Note- above value of R6,98 million is determined on a ROI of 30%, in the expenses is a rental included of R24,853 pm which equates to a 8% ROI on the land value of R3,7 million)

Total values thus R3.727 mill+R7,9 mill+R6,98 mill- total R18,58 million

Note- the above projected income/expenses is based on existing occupancy rates for a guest house- the alternative possible uses of the property as described above will increase the income drastically

Employees

5

Financials and Forecasts

See above

Reason for Sale

Emigrating back to Europe