

business
for sale



Date: **16th April 2026**

Business Reference: **37916**

About the Business:

36-Bed Income-Generating Accommodation Opportunity in Kempton Park

5A & 7 Willow Street | Kempton Park An established, high-demand residential accommodation portfolio strategically positioned in a sought-after Kempton Park node. This income-generating opportunity comprises two well-configured multi-let properties designed for high-occupancy, room-by-room rentals catering to students, staff housing, contractors, and communal living tenants. Both properties are currently

tenanted and offer immediate cash flow, with additional upside potential through professional management, structured lease agreements, and phased value-enhancement upgrades. ¶ 7 Willow Street, Kempton Park Ideally located with convenient access to main transport routes, public transport nodes, and essential amenities. • ±15 rooms • ±5 + 1 bathrooms/toilets • Configured for room-by-room rental • Established tenant base • Strong rental demand and diversified income streams ¶ 5A Willow Street, Kempton Park A complementary asset located within the same micro-market, enhancing scale and operational efficiency. • ±21 rooms • ±8 bathrooms/toilets • High-occupancy multi-tenant configuration • Suited to student, contractor, and communal accommodation ¶ Portfolio Synergy & Value Proposition The proximity of both properties enables: • Streamlined management structures • Standardised tenant control systems • Operational efficiencies across maintenance, cleaning, security, and leasing • Enhanced income stability • Improved net yield through consolidated oversight This portfolio presents an attractive, scalable accommodation investment within a consistently high-demand rental node.

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Sector: **Property**

Asking Price:

R 7,600,000

Monthly Profit:

R 87,426

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 1,049,112