

**business**  
for sale



Date: **25th May 2026**

Business Reference: **38182**

About the Business:

## **28 Year old Services Business - Helderberg**

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Well-established Helderberg property management firm with more than 28 years' experience, generating consistent, stable income through reliable tenant placement, efficient operations, long-standing client relationships, and deep local market expertise.

# 28 Year old Services Business - Helderberg



Sector: **Services**

Asking Price:

**R 3,150,000**

Monthly Profit:

**R 105,700**

Asset Value:

**R 100,000**

Stock Value:

**R 0**

Yearly Net Profit :

**R 1,056,996**



# Business Report

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

The business is being run in 2 separate legal entities, both PTY LTD Businesses. One business focuses on managing properties with Body Corporates, and the other focuses on properties with Home Owners Associations.

The current two owners each have an assistant and focus on different functions within the business.

The business deals with all aspects of: the day-to-day management of the real estate.

Here's a clear breakdown of what they do:

### 1. Financial Administration

- Monitor arrears and follow up on late payments
- Pay expenses (rates, levies, maintenance) if mandated
- Provide monthly financial reports to the owner
- Handle deposits and ensure legal compliance

### 2. Body Corporate / Sectional Title Management (if applicable)

If managing flats or complexes:

- Collect levies from owners
- Organise meetings (AGMs)
- Enforce rules of the complex
- Manage common property maintenance
- Prepare budgets and financial statements

## What Advertising/Marketing is carried out?

None

## What competition exists?

Other Property Managing Agents in the Area

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

Get more properties to manage  
They currently have 21 properties.

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

Fairly but not full time

## When does the current lease end?

The Lease is currently on a month-to-month basis.

This brings another cost saving if the operations are moved to an existing property management company, or if the owner wants to deal with the Business in another / cheaper property.

## What are the main assets of the business?

The business has:

4 x laptops

2 x printers

Shelving

## Strengths?

Strengths

Proven presence in large, high-visibility estates: 11 HOA Properties with 1074 units and 10 Body Corporate Properties with 242 units.

Documented management across multiple schemes

HOA + sectional title administration experience

Operational admin footprint & communications

## Weaknesses?

Limited online/social media presence - no web presence

## Opportunities?

Small market share - the area has 51.3% sectional title vs freehold properties, of which this business ONLY has 21.

Strong rental market dynamics in the Western Cape

Value-add services in estates (solar, building applications, governance support)

## Threats?

Regulatory and compliance pressure is rising  
Intense competition from scaled players  
Economic shocks hit arrears & scheme finances

## What is the reason for the sale?

Both the owners want to exit and they are tired of the industry.