



	<i>Business f Sale Liste on: 2024/02/09 Fre Broom-082 583 4851</i>					
Business Profile :						
Main Business Activity:	<i>PROPERTY ADMINISTRATION SERVICES, SALES, AND RENTALS</i>					
FBI Reference Number:	<i>Pro112-1</i>					
Industry Sector:	<i>Services – Property Administration Services an Estate Age (PPRA)</i>					
Business Description:	<p>BRIEF OVERVIEW -</p> <ul style="list-style-type: none"> • This profitable business is centrally located in a prime location and most of the trading derives from a well-established client base. • Their services encompass every aspect of Property Administration, Property Sales and Rentals: • Levy Collections; Administration, Secretarial and Advisory; Financial Administration; Insurance and Claims Administration; Repairs and Maintenance Administration; Property Sales; Property Rentals contribute a major part of the revenue (undertaken separately in another company). • They generate leads via social media and their interactive websites. 					
Location:						
Country and Province:	<table border="1"> <tr> <td>Country:</td> <td>South Africa</td> </tr> <tr> <td>Province</td> <td>Western Cape</td> </tr> </table>	Country:	South Africa	Province	Western Cape	
Country:	South Africa					
Province	Western Cape					
City / Town:	Cape Town Metropolitan – Coastal Town CBD					
Location / Area of operation:	Well-established in Western Cape, Overberg, Hermanus and Agulhas					
Asking Price:						
Currency:	ZAR – South African Rand					
Asking Price:	R 7,950,000	<i>Price in line with a 3 year payback. Offers from R7.5 mil will be presented.</i>				
Inventory/Fixed assets:	R 350,000 (excluded <input type="checkbox"/> or included <input checked="" type="checkbox"/>)					
Flexibility about Price/Negotiability:	<i>The asking price is marginally negotiable and includes fixed assets valued at R350,000. The price also includes the cession of contracts/services, but excludes debtors and Creditors, that will be collected and settled by the Seller. The final cash price will be determined on the take-over date and recorded in the sale agreement.</i>					



Financial Information:				
Turnover:	Annual: R	6,940,538	Monthly ave per month: R	578,378
Gross Profit %/Markup %:	Gross Profit %	100 % - Approx.	Markup %	N/A
Owner's Profit: EBIDTO – before Owner's drawings	Annual: R	2,625,096	Monthly ave per month: R	218,758
ROI %:	33,02	% per annum		
Other Information :				
Total Number of staff:	TOTAL STAFF	Monthly Staff:	Weekly Staff:	Casuals:
	12	-	-	-
Year Established/Acquired by present owner:	Year Established	Over 20 years	Acquired by present owner	Over 10 years ago
Ownership:	Sole Proprietor	Partnership	Pty Ltd	Close Corporation
	-	-	YES	-
Potential to relocate:	<p>Level of Relocation</p> <p>High <input type="checkbox"/> <i>Highly p Business not boun to any area.</i></p> <p>Medium <input checked="" type="checkbox"/> <i>Can be relocate with very little disruption</i></p> <p>Low <input type="checkbox"/> <i>Relocation is possible, but not advised.</i></p> <p>Zero <input type="checkbox"/> <i>Business cannot be relocated</i></p>			
Additional Information :				
<p>DISCLAIMER REGARDING INFORMATION -</p> <ul style="list-style-type: none"> No representations or warranties, expressed or implied, is given as to the accuracy or completeness of the contents of this profile. The only representations and warranties that will be made are those that may eventually be included in a definitive agreement to the proposed sale of the vendors' interests in the business. Neither this profile nor any of the information contained in it shall form the basis of any contract for such sale, nor does it constitute an offer, invitation or inducement to purchase or acquire any shares in the business or any interest in it. 				

GENERAL INFORMATION -

- The business is owner-managed, with duties delegated to experienced line managers.
- The premises are owned by the Seller in a separate entity and the existing lease has 5 years with a renewal option of 5 years.
- Option to purchase the property and the buyer also has the option to relocate the business.

FINANCIAL INFORMATION -

- Detailed financials will be made available to approved buyers at a personal meeting with the seller and the seller assures that he can verify all trading.
- The financial information reflected above is based on Turnover, gross profit, expenses and Net Profit figures provided by the Seller.
- The EBIDTO has been calculated and based on the Seller's information, using the EBIDTA principle prior to deducting the Owner's costs.

POTENTIAL -

- The business requires a pro-active owner that can add value to the business, possibly wishing to change their lifestyle and relocate from up-country to the Cape and it's bouyant economy.
- The business principal and trading entity need to be registered with the PPRA (Property Practitioners Regulatory Authority).
- The Business may also be Manager run, should the Shareholders' wish to manage that way.
- Moving the business to another area is also a possibility.

REASON FOR SELLING -

- The Owner wishes to consider and investigate other opportunities
- The seller has built the business to a point that he can pass the reigns and client bases to a suitable experienced entrepreneur.

HANDOVER -

- The Seller is prepared to assist the buyer for a hand-over period, subject to negotiation.

PROOF OF FUNDING REQUIREMENT -

- *Interested parties **MUST** be able to demonstrate that they have access to the required funds to finance a cash transaction purchase.*
- *In terms of the Broker's mandate, the Seller will not entertain any discussions, or consent to provide any details or documentation; or accept any offer unless you first meet this criteria. The Potential Buyer will need to provide proof of these financial requirements in your initial enquiry.*

FULL DETAILS WILL ONLY BE PROVIDED BY THE APPOINTED BROKER SUBJECT TO SIGNING A CONFIDENTIALITY AGREEMENT (NDA).

Gallery/Collage:

Note: The images and the content therein, may be provided as examples in terms of the level of confidentiality, requested by the Seller.

