

# Rent Roll Business for Sale Auckland



## For Sale

Location: **Auckland**  
Asking: **Refer to Broker**  
Type: **Services-Other**

### Attn. Property Developers! Rent Roll \$1.1M Profit

Unlock a unique investment opportunity with this highly profitable commercial property rent roll in Auckland. This portfolio offers the stability of rental income along with the potential to acquire the properties in Auckland's dynamic commercial market. Superb development potential on one site with strong capital appreciation.

#### Key Financials (Revenue / EBITDA / EBIT / NPBT)

- \* FY22: \$3.5m / \$1.25m / \$1.1m / \$1.0m
- \* FY23: \$3.8m / \$1.2m / \$1.15m / \$0.7m
- \* FY24: \$4.3m / \$1.1m / \$0.9m / \$0.5m

Profitability in future years will continue to improve as borrowing costs reduce and return to the long term average.

#### Portfolio Highlights:

- \* 30 Tenancies across 5 Prime Properties: A diversified mix of high-quality tenants across key industries, spread over four strategically located properties.
- \* Vendor owns the ground lease and building, providing strong control over the asset while subleasing individual offices and floors within the building to multiple tenants. Buildings included as part of sale, \$12m net book value.
- \* Total Area: 40,589 m<sup>2</sup> with a 5.5% Vacancy Rate
- \* Strong lease structures in place with minimal vacancies and high occupancy rate, ensuring stable cash flow and consistent returns.
- \* Exceptional location, situated in high-demand commercial areas of Auckland
- \* Opportunity to increase rental income as leases renew.

With over 30 years in the property business, the vendor has an exceptional understanding of the Auckland leasing market. Beginning with a single property, the portfolio grew steadily over the decades through acquisition and a commitment to hands-on management, bringing experience as both landlords and tenants. This insight allows them to create leasing agreements that balance the needs of both parties, resulting in strong tenant relationships and a well-managed, reliable rent roll.

**Growth Potential** - With Auckland's commercial property market continuing to grow, this portfolio is strategically positioned for long-term capital appreciation. The option to purchase the properties outright adds an additional layer of investment flexibility and a path for future asset ownership.

**Turnkey Transition** - The portfolio is supported by an experienced property management team that has cultivated strong relationships with tenants and maintains a high standard of upkeep and responsiveness.

#### Why Invest in This Portfolio?

- \* Consistent cashflow reflects strong operational profitability
- \* 30 tenancies across five prime properties with low vacancy rate offer a robust income stream and diversified risk,

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Link Business (Ellerslie)  
Licensed REAA 2008  
Broker Ref: LE00130



- \* Decades of experience provide stability and a well-maintained portfolio
- \* Purchase potential for ownership of high-demand commercial assets

This is an exceptional chance to invest in a well-managed, profitable commercial property rent roll in Auckland with strong financials. Contact us today to learn more about this exclusive investment opportunity!

Alan Morpeth, 021 655 920, [alan.morpeth@linkbusiness.co.nz](mailto:alan.morpeth@linkbusiness.co.nz)

\*\*\*Some details of the business for sale are confidential and can only be disclosed upon contacting the broker and a completion of a Confidentiality Agreement. Due to the confidentiality of this business a stock photo image may be used to represent the business.

#propertydevelopment #rentroll #commercialdevelopment #leasing

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