



For Sale

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

Leasehold Portfolio - EBITDA \$996K

Diversified Leasehold Commercial Portfolio - EBITDA \$996K

Step into a proven, high-performing commercial property business with diversified cash flow, long-term tenants, and real growth upside.

This is a 30-tenancy commercial portfolio spanning five prime Auckland sites, all held on long-term leasehold land - a deliberate and highly effective strategy by the vendor to reduce upfront capital and boost return on equity.

The business model is simple but powerful: Own the buildings, lease the land, sublease to tenants. The value lies in the spread between rent received vs rent paid, generating strong, consistent net cash flow year after year.

Key Financials - FY2025 (Draft)

- * Revenue: \$4.08M
- * EBITDA: \$996K
- * Fixed Assets: Circa \$10M

Why This Business Stands Out

- * Diversified Income - 30 commercial tenancies across logistics, manufacturing, tech and more
- * Stable Returns - High occupancy, strong leasing history, and minimal vacancy
- * Capital-Efficient Structure - Leasehold land keeps upfront costs low and yields high
- * Development Upside - One site has clear potential for further improvement
- * Managed Transition - Experienced property manager in place and available to be retained

Strategic Leasehold Advantage

The vendor has successfully applied a leasehold land strategy for over 30 years - lowering entry costs, improving return on equity, and allowing greater capital flexibility. Most ground leases are perpetual or long term, providing certainty well into the future.

A Cashflow Investment First and Foremost

This is a cash-generating business, not a passive portfolio. The opportunity lies in modeling net rental performance over time - rent in vs rent out - and applying a yield that fits your investment return criteria.

With interest rates expected to ease through 2025, demand for quality commercial investments is on the rise. This is a rare opportunity to acquire scale, yield, and upside.

Expressions of Interest now open.

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***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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