



## For Sale

Location: **Hawkes Bay**  
Asking: **Refer to Broker**  
Type: **Services-Other**

### Boutique Property Management - Hawke's Bay

Looking for a profitable property management business with strong foundations and room for growth?

This well-established boutique operation, servicing the sought-after Hawke's Bay region from Napier to Havelock North, delivers consistent revenue, trusted client relationships, and scalable potential.

With 62 managed tenancies generating an average weekly rent of \$593.63 and an impressive 9% average management fee, this business provides a stable and predictable income stream for a new owner. A strong base of 43 long-term property owners supports excellent retention and future referrals.

Operations are streamlined through cloud-based, integrated software that handles everything from maintenance and inspections to accounting and communication—making this an ideal opportunity for either a hands-on owner or a semi-passive investor with one part-time staff member.

#### Key business strengths:

1. Established brand with strong local reputation
2. High average management fee with recurring revenue model
3. Flexible structure - run solo or with a part-time employee
4. Ultra-low vacancy rate (1.64%) and 0% arrears (6+ days)
5. Long-term relationships with both local and absentee landlords
6. Cloud-based systems for efficient, remote-friendly operations

This is an outstanding opportunity for an owner-operator or investor seeking immediate income, flexible workload, and long-term growth potential. With its boutique positioning, loyal client base, and proven performance, this property management business stands out in Hawke's Bay's competitive rental market.

#### How are Rent Rolls Valued?

Rent rolls and property management businesses are typically valued based on projected annualised management fee income, rather than EBITDA. This approach highlights the strong potential for capital growth, making these businesses particularly attractive to Purchasers. For further details on rent roll valuations, please contact the broker listed below.

**Murray Dawson, 021 468 111, [murray@hamishturner.co.nz](mailto:murray@hamishturner.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

### Contact:

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