



For Sale

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

Boutique Queenstown Property Management Business

Looking for a boutique property management business with loyal clients, consistent income, and a trusted local reputation?

This well-established Queenstown-based operation offers a rare opportunity to acquire a portfolio of 39 quality-managed properties, built entirely through referrals and long-term relationships. With an average weekly rent of \$858.57, a loyal base of 23 property owners, and a management fee of 6.35% (GST exclusive) — generating an annualised management fee income of approximately \$110,564 — the business provides a reliable, recurring income stream.

Renowned for its hands-on, responsive approach, this business delivers a high standard of service to both landlords and tenants – supported by zero arrears (6+ days) and a 0% vacancy rate.

Key Business Strengths:

1. **Personalised Service:** Boutique management with tailored support for landlords and tenants.
2. **Loyal Client Base:** Built on referrals, trust, and long-term relationships.
3. **Local Expertise:** Deep knowledge of Queenstown's residential rental market.
4. **Hands-On Operations:** Proactive maintenance coordination and clear communication.
5. **High Retention:** Low client and tenant turnover, strong portfolio stability.
6. **Compliance Ready:** Fully up-to-date with Healthy Homes standards and bond regulations.

This is a prime opportunity for an owner-operator or investor looking for a streamlined business with stable income and further growth potential in a vibrant regional 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.

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Contact:

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Link Business (Ellerslie)
Licensed REAA 2008
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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.

