

Aged Care Business Opportunity for Sale Auckland



For Sale

Location: **Auckland**
Asking: **Up to \$30+ Million**
Type: **New Opportunities**

Aged Care Growth Capital Investment Opportunity

My client is investing in the future of New Zealand aged care. With a critical shortage of 12,000 aged residential care beds by 2032, my client is building FIVE (5) aged care facilities in Auckland:

- The first TWO (2) Aged Care Facilities located in Auckland Urban locations with a total of 251 care beds
- Government long term care subsidy support
- Stable long term asset cash flows
- Average approx. total revenue of NZD \$25,539,259 based on 92.5% occupancy per annum
- Team with deep expertise in Aged Care, Healthcare & Facility Operations

Development Roadmap:

- Facility 1: 122 care beds, construction starting 4Q25
- Facility 2: 129 care beds, construction starting 4Q25
- Facilities 3, 4 & 5: within the next 3 years, land purchased in Auckland Urban locations

Investment Overview:

- Approved by NZTE & Compliant with Active Investor Plus (AIP) Visa Policy
- Enterprise Value: 15x EBITDA based on 92.5% occupation
- Eligible for AIP visa worth NZD \$5Million
- Guaranteed 100% Return of Principal
- Option to convert to shares at end of term
- Stable, long-term asset cash flows

Convertible Loan Agreement:

- Growth Capital Opportunity
- Convertible Loan Note, debt can be converted into equity, fully paid shares
- Funds required as approved by NZTE: \$30 Million per project

Contact:

Frank Pollard
0274 999 423 or [0064 9 448 1285](tel:006494481285)

nzbizbuysell.co.nz/129769

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- 3 Year investment cycle, matching AIP growth investment period
- Repayment Date: Four years (4) from the Drawdown Date
- Interest Rate: 2% per annum, derisked through revenue certainty and bank support
- Governance with existing management & board

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Property Code: 3864