

Under Contract



Algester



Under Contract - ID 9159

Permanent Management Rights For Sale

Rare Investment Opportunity

Unlock a premium investment in one of Brisbane's most in-demand areas. This management rights opportunity delivers strong financial performance and excellent long-term potential, located just minutes from the bustling heart of Sunnybank.

This well-established complex boasts consistently high and increasing rental demand/income and streamlined operations. Secure agreements and strong ties with the body corporate make for a smooth, low-stress business environment.

With all systems and procedures well established and an

Price \$4,420,000

Property Type Commercial

Office Area 1 m2

Agent Details

Mark Neale - 0402 836 622

Office Details

MR Sales

170 Scarborough St Southport,
QLD, 4215 Australia

1300 928 556

MR Sales

experienced team that is ready to stay on, this is the perfect complex for an investor who wants a business that is easy to transfer/continue while giving great returns.

- **Net Profit:** \$637,500 (Industry accountant verified figures)
- **Return on Investment:** 14.4%
- **Total Asking Price:** \$4,420,000
- **Multiple:** 5.6 (Very low for high income complex)
- **Letting Pool:** 140 modern townhouses
- **Efficient Operations:** Reliable systems in place to ensure seamless day-to-day management, with long term, experienced manager who wants to continue management
- **Secure Agreements:** Long-term agreements with 23 years remaining
- **Strong Community Ties:** Cooperative and professional relationship with the body corporate, with no significant issues
- **Low Maintenance Requirements:** Tidy, well-designed common areas keep upkeep simple, with contract gardeners in place
- **Onsite Amenities:** Pool, gym, and CCTV security system add to tenant appeal
- **Manager's Residence:** Spacious, freestanding 4-bedroom townhouse with a dedicated office, double garage, and generous outdoor spaces. Very comfortable and modern.
- **Flexible Lifestyle:** No set office hours allow you to manage the business your way

A rare opportunity to invest in a high-performing asset in a fast-growing area. Perfect for experienced operators or savvy investors looking to expand their portfolio with a quality, high-return property.

Net Profit: \$637,500

Reduced Asking Price: \$4,420,000

(Inclusive of Manager's Real Estate)

For further information or to arrange an inspection of this

Management Rights business opportunity contact:

Exclusive Management Rights Broker

Mark Neale

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