



Southern DHB Aged Care Business Only

We are pleased to market this central city Aged Care Business providing rest home, hospital long term residential care & with development dementia beds.

Resident accommodation is provided by way of several individual wings & a central entry foyer. The leasor is working with the owner to build a new hospital wing inclusive ceiling hoist. The 20 hospital care beds in the main complex will move to the new wing & the old hospital beds will be repurposed to 20 dementia care beds, providing approx. a 90 certified bed multi service facility close to the city's Central Business District.

The financial accounts for the 31st March 2023 posted an EBITDA of \$616,497 with 80% occupancy. For the period ending 31st March 2025 the owner has set an occupancy forecast target of 90%+ by reopening a closed wing of 9 hospital beds plus repurposing 8 bedrooms used for staff accommodation for long term resident care residents with higher than the usual hospital bed rate per day. This is a developing facility with the opportunity to grow EBITDA/Profit, maximising your return on investment.

With this facility being expanded subject to council approval,

Price \$3,000,000 (+ GST if any)

Ref 3228

Agent Details

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 **barkerbusinessbrokerage**
BUSINESS SALES WITH INTEGRITY
Barker Business Brokerage Limited - Real Estate Authority (REA 2008)

it will house up to 90+ residents in an excellent central city location making this a unique opportunity to purchase a large aged care with excellent staff & bed growth capability.

This facility is being taken to the next level with your opportunity to gain the financial rewards. We are selling this prospect as 'business only' with a long-term lease. The owner will remain for an agreed period of time as part of the transition plan.

Asking Price Business: \$3,000,000 + GST if Any.

If you would like to find out more, please visit the Barker Business website, search #3228 & submit an online Confidentiality Agreement. When Frank receives your registration of interest he will be in touch.

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