



## Aged Care Facility, Taranaki DHB

Located in a very desirable Taranaki town, this affordable facility with purpose-built care bed accommodation offers an excellent opportunity for the purchaser to walk in and operate either as a new entrant to aged care or an existing operator increasing their aged care portfolio. The size of the grounds is amazing, with the trees producing a beautiful atmosphere.

This facility is independently owned and provides Rest Home and Dementia level care, with the opportunity to change the use of some rest home beds by introducing Dual Purpose Beds, a mix of hospital & rest home beds, to achieve an increased Trading Surplus and EBITDAR.

With excellent staff, the facility is supported by a manager (registered nurse), an assistant manager, a casual registered nurse, experienced healthcare assistants and experienced administration staff.

The facility is operating below full occupancy with the 2025 annual profit not proportionate to this sized facility with an estimated Gross Trading Income of \$2,087,274 and EBITDAR of \$199,344. For example, the reported 2023 EBITDAR was \$663,718.

**Price** \$3,700,000

**Ref** 3823

### Agent Details

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### Office Details

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A consultant has been through the facility to provide a list of recommendations to improve occupancy, which the vendor and her team are implementing, with the net result occupancy improving.

The opportunity for this facility is threefold: (1) increase occupancy to greater than 90%, (2) establishing the MOH Requirements for a Hospital Licence and (3) future development of excess land subject to Council approval.

**My vendor's instruction is to market the facility at \$3,700,000 (Plus GST if Any) with Vendor Finance optional**

If you would like more information about this business, visit [www.barkerbusiness.co.nz](http://www.barkerbusiness.co.nz), search ref#3823 and submit an online Confidentiality Agreement. When Frank receives your registration of interest he will be in touch.

\*Source of information - Supplied by the Business Owner  
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