

RENT ROLL

Under Contract

- 179 PUM
- 4.38% AVG FEE
- \$2,020 AAMI
- \$361,723 AMI
- Canterbury - Bankstown



City of Canterbury-Bankstown – NSW Bayside Council – NSW City of Parramatta – NSW
Georges River Council – NSW City of Sydney – NSW

More doors. More profit. More freedom.

- Value and structure deals
- integrate and grow

SRR074 | Opportunity Arises in Prime Growth Sydney Suburbs

OPPORTUNITY OVERVIEW

We are pleased to present for sale an established residential rent roll located in Sydney's South-Western corridor. This portfolio represents an excellent opportunity for an established agency looking to expand their footprint in one of Sydney's most active rental markets, or for a new entrant seeking a turnkey operation with immediate cash flow.

PORTFOLIO PROFILE

This well-maintained rent roll comprises predominantly residential properties spread across multiple suburbs within the Canterbury-Bankstown local government area and surrounding councils. The portfolio demonstrates strong geographic concentration, providing operational efficiencies while maintaining healthy diversification across individual properties.

The properties under management are situated in established residential suburbs with excellent transport links, schools, and amenities. These areas continue to experience consistent rental demand driven by proximity to employment hubs and relative affordability compared to inner-city alternatives.

INCOME CHARACTERISTICS

The rent roll generates stable, recurring management income with a diverse fee structure. Management fees are competitive with market rates for the region, and there exists potential for fee optimisation across select properties.

The portfolio benefits from consistent occupancy and reliable tenant profiles typical of family-oriented suburban communities.

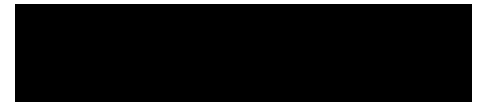
Price	Contact Tom
Property Type	Business
Property ID	74

Agent Details

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STRATEGIC VALUE

This acquisition presents several compelling advantages:

- Geographic concentration enables efficient property management and inspections
- Established relationships with local tradespeople and service providers
- Strong tenant demographic with low turnover characteristics
- Potential for ancillary income through landlord insurance and other services
- Opportunity for fee harmonisation to improve yield

MARKET CONTEXT

Sydney's south-west continues to benefit from infrastructure investment and population growth. Rental vacancy rates in these corridors remain tight, supporting stable rental income and low arrears. The area's affordability relative to other Sydney regions ensures ongoing tenant demand from families and working professionals.

TRANSACTION OVERVIEW

The vendor is seeking expressions of interest from qualified purchasers. Pricing is based on a multiple of annual management income, with final terms subject to due diligence verification of income and lease documentation. A data room will be made available to serious enquiries following execution of a confidentiality agreement.

This rent roll is ideal for a buyer seeking quality over quantity, with a well-located, professionally managed portfolio generating dependable returns.
For further information or to arrange a confidential discussion, please contact the listing agent.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.