

RENT ROLL

Under Contract

- 47 PUM
- 4.79% AVG FEE
- \$1,837 AAMI
- \$86,320 AMI
- Eastern Suburbs



Whitehorse City Maroondah City Yarra City
ACQUIRE SMART. SCALE STRATEGICALLY.
More doors. More profit. More freedom.

- Find the right opportunities
- Value and structure deals
- integrate and grow

SRR077 | Vic East Rent Roll | 47 Properties | \$86,320 AMI

Price \$267,000
Property Type Business
Property ID 77

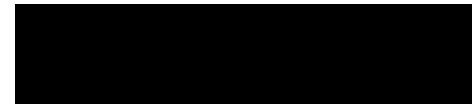
Vic East Rent Roll | 47 Properties | \$86,320 AMI

Agent Details

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Office Details

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- 47 managed properties across 23 suburbs and 11 council areas
- \$86,320 annual management income
- 4.79% average management fee ex GST
- \$738 average weekly rent
- Approx. \$1,837 AAMI
- Strong fee consistency, with most properties sitting around 4.5%–5.0%
- Good ancillary income opportunity, including an average 2-week letting fee and advertising income
- Geographic concentration: 25 properties in Whitehorse LGA and 14 in Box Hill, providing a strong local cluster but some concentration risk.

A solid, clean small rent roll with good fee integrity and a strong Whitehorse/Box Hill base. The main selling point is the **quality and consistency of the income rather than sheer scale.**

The key buyer opportunity is to **bolt this into an existing eastern-suburbs operation**, where the buyer can leverage existing staff and infrastructure. The biggest diligence points will be **Whitehorse/Box Hill concentration and landlord retention.**

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