

A man in a blue suit and patterned shirt stands in front of a building with large windows and a blue barrel. The text 'BUSINESS REPORT' is overlaid in large green letters.

# BUSINESS REPORT

Date: **4th February 2026**  
Business Reference: **37118**

About the Business:

## Investment Opportunity – Upgraded Truck Facility with Listed Tenant 13% ROI

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Solid investment opportunity with minimum risk and operational costs The property hosts a truck sales and service center on the Highveld of Mpumalanga The tenant is a listing company that has been on the premises for the past 20 years Recently the property and facilities were revamped by the owner to the value of R 12M - this was to comply with international standards set by the tenant

# Investment Opportunity – Upgraded Truck Facility with Listed Tenant 13% ROI



Sector: **Property**

Asking Price:

R **32,000,000**

Monthly Profit:

R **346,238**

Asset Value:

R **29,145,591**

Stock Value:

R **0**

Yearly Net Profit :

R **4,154,850**



# Business Report

## How long has the business been established?

This prime commercial property has been regional home for one of SA's premium commercial truck brands for the past 20 years

## How does the business operate on a daily basis?

Commercial rental property

## How involved is the Owner in running the business?

The property owner only oversee the rental income and quarterly inspection  
The long-term tenant is taking responsibility for all maintenance and utilities

## When does the current lease end?

2028

## What are the main assets of the business?

The commercial property with improvements

## Strengths?

- Long-standing lease with a listed, blue-chip tenant
- Tenant covers all maintenance and municipal charges
- R12M upgrade in 2022 to international standards
- Strategic location in a logistics-heavy region (mining, coal, transport)
- High tenant relocation cost ensures lease stability

## Opportunities?

- Potential for future rental escalations
- Strong demand for logistics hubs in the region

## Threats?

- Sector-specific economic shifts (transport/logistics)

## What is the reason for the sale?

The members within the family Trust would like to diversify their portfolio