

EG11317 - Business (or Biz to Biz)

Oregon

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Long established commercial and residential property management business with 585 keys make this fully staffed operation in two major cities very attractive. Perfect opportunity as an add on to an existing management business or for a new entrepreneur looking to enter the Western Oregon market with their first acquisition. A current OREA Principal Broker or Property Manager license is required to hold client trust funds and is a barrier to entry for any buyers. Steady, recurring monthly fees from operations over \$60,000 per month make this semi absentee management firm, a true cash cow with historical annual SDE over \$500,000. The 2024 annualized SDE is \$557,952!!!

Property Management business with 585 keys**Recast Earnings** (Not Verified By Business Team)

	3 Months Ended	12 Months Ended	12 Months Ended	12 Months Ended
	3/31/2024	12/31/2023	12/31/2022	12/31/2021
Sales	\$186,372	\$768,997	\$771,394	\$624,796
Adjusted Cash Flow	\$139,488	\$547,541	\$560,007	\$394,229

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	2	1	Oregon Principal Broker or Property Management
Owners	0	1	
Hours of Operation	M-F 9-5		

Price/Terms**Lease**

Asking Price	\$1,875,000	Monthly Rent Including NNN	\$1,103
Down Payment	\$190,500	Expires	7/31/2024
Inventory (included)	\$0	Option	For 5 years
Real Property Available	No	Size (sq.ft.)	400
		New Lease Available	No

Miscellaneous

Type of Organization	S Corp	Training	4 Weeks20 Hours
Reason for Sale	Relocating		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.