



COMPANY OVERVIEW



Full-Service Property Maintenance and Facilities Management Company | AB

Listing ID: 3715

COMPANY PROFILE

Project Aurora (“the Company”) is a well-established facilities management and contracting partner based in Alberta. With over 37 years of continuous operations, the Company has built trusted, long-standing relationships with institutional landlords, REITs, and property managers across Western Canada.

The Canadian property services industry is valued at approximately \$9.7B and remains highly fragmented, with the top four players representing less than 10% market share. This dynamic creates a significant consolidation opportunity, with institutional clients increasingly outsourcing recurring maintenance and capital projects.

The Company offers an asset-light, cash-generative platform with no HR legacy obligations and proven free cash flow conversion. For strategic acquirers, the Company provides entrenched institutional relationships and the ability to cross-sell broader service offerings across REIT and landlord portfolios.

Type: 100% Share Sale

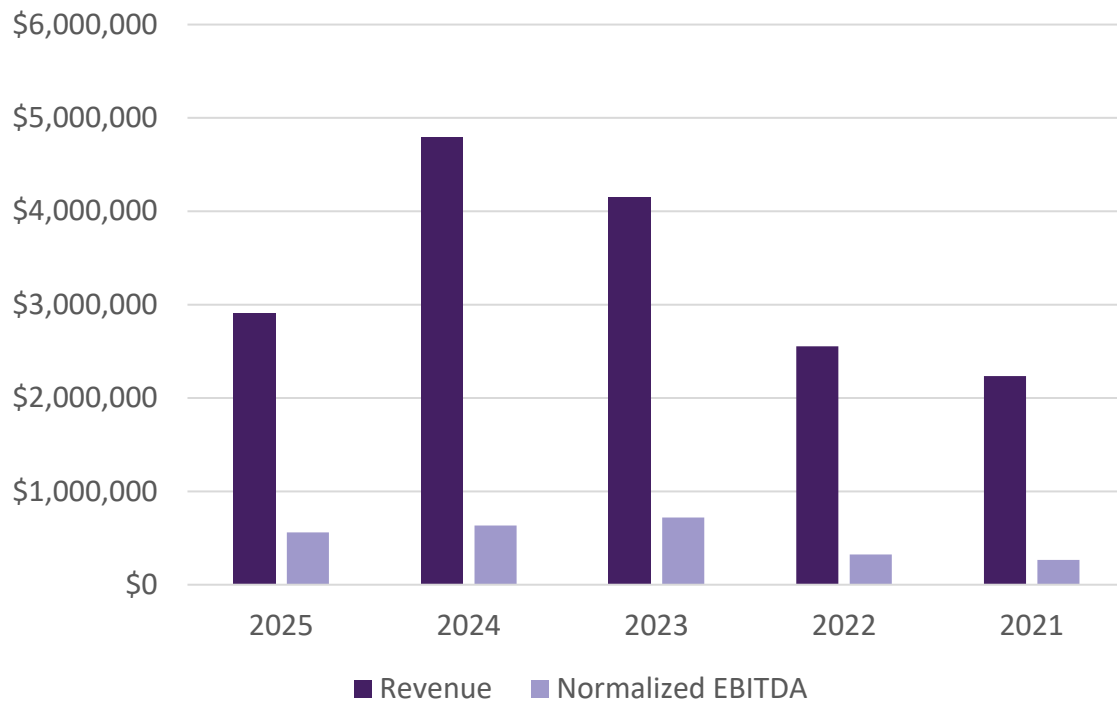
Reason for Sale: The owners are pursuing a lifestyle change, choosing to step back from daily operations to spend more time with family.

Transition: Sellers prepared to support transition for up to 12 months.

INVESTMENT HIGHLIGHTS

- **Established Reputation:** 37 years of operations with embedded, high-barrier client relationships.
- **Recurring & Sticky Revenue:** ~12% from maintenance contracts, creating predictable cash flow and strong client stickiness.
- **One-Stop Solution:** Full-service partner from routine maintenance to large-scale tenant improvements and emergency response.
- **Robust Financial Profile:** Fiscal 2025 normalized revenue of \$2.9M and normalized EBITDA of \$559K (~19% EBITDA margin).
- **One-Stop Solution:** Full-service partner from routine maintenance to large-scale tenant improvements and emergency response.
- **Lean, Scalable Platform:** Operations delivered through a deeply entrenched subcontractor network. This model drives attractive margins, eliminates HR liabilities, and provides acquirers flexibility to integrate or scale with additional management infrastructure.
- **Growth Potential:** Expansion opportunities into adjacent provinces and further formalization of recurring contracts.

Key Financial Metrics



FYE	Revenue	Normalized EBITDA	EBITDA Margin	Gross Profit Margin
2025	\$2,905,627	\$559,702	19%	23%
2024	\$4,799,316	\$637,309	13%	16%
2023	\$4,155,037	\$741,053	18%	22%
2022	\$2,554,051	\$326,332	13%	18%
2021	\$2,235,516	\$265,757	12%	16%

Financial Statements provided only on signing our Non-Disclosure Agreement (NDA).

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