



OPPORTUNITY
PRIVATE CAPITAL

INVESTOR QUARTERLY REPORT – April 2016

It gives us great pleasure in delivering the latest update about the Village Nouveau residential development.

According to the myriad of economists out there, the global economic outlook looks bleak. With the shenanigans of our central government added to the financial pot the woes of our already beleaguered country seem to be compounded. The aim of the aforementioned however is not to depress you, but rather to point out the irony, that despite all this, the Cape Town Real Estate sector continues to flourish and with that, the Parklands North neighbourhood. This augers well for the project and we hope that this local market resilience can continue.

Our timelines were slightly delayed last year due to the approvals of the sub-divisional plans taking longer than expected. The installation of services therefore only got underway in mid-January which was later than intended. The work hereon has proceeded smoothly with most aspects nearing completion. Some of the components are on hold briefly whilst the underground storm water filtration system is constructed, where after they can get going again. The installation of all services shall be finalised by the end of April.

The critical path to the success of this project is, as always, the sales. We have mandated 3 local Sales Agencies to market the first phase of the project which consists of 6 properties, namely units 7 – 11. We launched on 14 March 2016 with the objective of having the first phase sold by 30 April 2016. To date 3 sales have been concluded with the requisite financing in place. Another 2 unit sales seem imminent with the prospective purchasers scrutinising the finer details of the transaction.

Thus, the momentum is very good at this stage with the attainment of the sales target a very real possibility. The aim is to have the first batch of erven registered by the end of May 2016.

Thank you once again for your investment in this project and we look forward to sharing news with you as everything progresses. Please do not hesitate to make contact with us should you have any queries.

Yours sincerely.