



OPPORTUNITY
PRIVATE CAPITAL

INVESTOR QUARTERLY REPORT – May 2019

We trust all has gone smoothly for you in the first few months of 2019. Not so for Company South Africa, unfortunately.

The Macro outlook remains bleak with the IMF forecasting growth at 1.2% for 2019. Well, at least it's not negative growth, some would say. A sad indictment on how our expectations have been squashed over the preceding decade. So, how does this effect your investment? Being localised within a high-density growth area of Cape Town definitely cushions the blows. While the property growth and sales absorption rates, even in high-performing areas such as Parklands, have slowed over the last year, there is still sufficient activity to keep the market steady. Thus, when evaluating Opportunity Invests available investment products on offer, a look at the micro picture supporting the area within which each project is located remains a good indicator of the strength of the investment.

Soho Recap

The Soho project is complete with all Investors having exited. A brief recap of the investments linked to the Soho project as security, yield the following results:

Average length of DEVELOPMENT Finance Investment = 12.89 Months

Average return on investment = 21% per year

Average length of CONSTRUCTION Finance Investment = 3.5 Months (with repeat rollovers after each period)

Average return on investment = 18% per year

82% of our investors have reinvested. Our latest DEVELOPMENT Finance product, with the Southwark Village project in Parklands as Investor security, is also offering fixed returns calculated at 21% per annum. The CONSTRUCTION Finance window of Investment linked to this project shall open within the next 2 weeks. This will be offering fixed returns calculated at 18% per annum so please inform should you wish to participate as spaces are limited.

Project update - Southwark Village

The Civils contractors have been on site since March. It's anticipated that the installation of all services should be completed by mid-May with the boundary wall and refuse room completion following closely behind. The construction of the first homes will be in tandem to this with phase 1 construction beginning in the 4th week of May.

The sales drive to public launched officially on 18 April with the release of the units in phase 1. The price of these 3 Bedroom homes is R 1 499 000.00, including Transfer Duty and Attorney Transfer Fees. According to the property Agents in the area this exhibits really good value.



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Find attached a copy of the marketing brochure to give you an indication of the final product being put to the market.

Find attached your Lender statement as at 30 April 2019. Please make contact with us should you have any queries whatsoever.

All the best in significant investing.