



## OPPORTUNITY PRIVATE CAPITAL

### INVESTOR QUARTERLY REPORT – October 2018

We trust this missive finds you keeping well.

Firstly, congratulations to all the investors who have chosen to participate in our latest investment opportunity. This product, offering returns of 21% per annum, has our latest residential development, Southwark Village in Parklands, Cape Town, as the underlying vehicle. Many of you have invested with us multiple times, so welcome in particular to our new investors who are participating for the first time. Our objective is to make this a seamless and successful investment experience for you.

The guarantees for the land purchase of the new project were delivered by the Developers Attorneys in early September and transfer of the land will be take place within the next few weeks. As mentioned above, the name given to the new project is Southwark Village. This will comprise 26 homes in total encompassed in a secure environment. Plans for the homes and the site layout are close to being finalised. The properties will all be of similar size and made up of 3 bedrooms, 2 bathrooms and a single garage. The differentiating factor of this complex relies on a few factors namely:

- a) 3 bed family homes are in short supply in this area.
- b) These are the only 3 bed houses in the immediate node which will be in a secure environment.
- c) No other complexes in the area will have an amenities area with a swimming pool, which should prove a drawcard to end users.
- d) Homes will be sold for under R 1.5 Million. This is a rarity for a product of this nature in the greater area.

The Developer, Quinate, is planning an initial foray into the market in early November with the first phase of sales. This will run in parallel with the installation of services to the site and should provide the platform for the construction of homes to begin in January 2019. Feedback on the progress of this rollout shall be given in the next quarterly report.

The Soho project in Parklands North is on the final stretch. Construction of homes in the final phase are halfway complete with the majority of investors having exited successfully at a rate of return of 21% per year. Most of these have opted to roll their investments over into the new investor offering so many thanks for your continued trust in the investment products we are structuring. The remaining Investors whose linked properties are in the latter phases shall exit in due course once these properties have been sold and transferred.

Some of you may be aware that we have added Construction Finance investment product to our portfolio. This has been implemented with great success in the Soho project. Whilst Quinate is self-funding most of the construction of homes in the complex, Investors have been brought in to fund a portion of the build which aids the pace and momentum of the project.



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These investments offer returns at an effective rate of 18% per annum and are linked to properties which have already been sold. The turnaround time for these investments is approximately 4 months where-after Investors may immediately roll over into the construction of subsequent houses. This is a wonderful product for investors whose liquidity is a concern as regular short-term exit intervals are available if required. Spaces for this opportunity are however limited.

**Find attached your quarterly Lender Statement.** Thanks once again for building a relationship with us. We look forward to continued, consistent results.

All the best in progressive investing.