



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – October 2022

As we approach the last two months of the year, some reflection may be required – Its incredible to see how things have changed since lockdown.

South Africans are still being hit hard on many fronts with increased living expenses and loadshedding etc. However, despite this the appetite in the property market for investment and buy to let properties is showing an increase.

The good news is that the Western Cape continues to outperform all the provinces by showing it's a popular destination for semigration. According to propertywheel.co.za, the activity in the Western Cape in the property sector was perceived to be the strongest of the major provinces meaning the demand for property is increasing. Lana Groenewald from RE/MAX also has the following to say in a latest Lightstone Property Newsletter: "Our country's real estate market, particularly in the Western Cape, has proven itself to generate a good return on investment. Property is your best investment. The more property you can own, the more revenue you can receive. If you want to make money you have to spend money. In my opinion, property is the best asset to do it."

The train is still in full motion on all the current construction sites, and is yet to slow down any time soon. Please see progress on all current projects:

Endulini:

Some investors have already been contacted to start the process of exiting the next investment cycle in the weeks to come. Please keep an eye open for further information hereon.

On the construction side, the Endulini project is taking its final form as all the items, including landscaping, play equipment and the like are nearing completion. Final inspections are taking place and tenants have started to move in. Internal finishes in the last few units will be completed in the next couple of months.



Heron Projects:

Heron Fields

Within these last few weeks, the investors involved in Block A of the Heron development will start the process of exiting this investment cycle. They will have the option to reinvest in the next available investment cycle or have their funds repaid to them.

Looking at construction on the development, the total number of apartments still under construction is now at 29 units. The City of Cape Town has issued Occupation certificates for the first 2 phases of the project. A total of 30 units will undergo transfer and handover during the course of November and December.

The last 2 phases (29 units) of Heron Fields have been delayed and should complete closer to the end of the year. The team however is working hard to finish as close to the original schedule as possible.



Heron View:

The Heron View Investment Cycle 5 was opened roughly three weeks ago and is doing exceptionally well. This cycle is almost fully subscribed. If you are interested in investing, please contact us for more information. The projected returns are from 14% - 18% per annum dependent on the amount invested.

The construction teams started the first block of 18 units in the beginning of September 2022. The building is planned to be completed in the first Quarter of 2023, with the date for occupation to follow shortly after. The planning is to start more buildings leading up to the end of the year.

The sales team has launched the first block of units for sale in Heron View, with the next phase to follow during the next 2 weeks.



Current available investment from 14% per year

Important Investor information:

Opportunity Private Capital Website: An emailer was sent out to inform all investors of the change in the position of the Investor Portal Login – if you have not received this, please let us know.

For those of you who like to keep updated on the development progress of the projects, please go to the 'Current Investments' tab on the website (Link: <https://opportunity.co.za/current-investments>). **We are posting an image every week of the project progress in the "Development Progress" image section.**

We appreciate your continued support and will continue to keep you updated as the work progresses.

Kind regards
Opportunity Private Capital