



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – January 2023

As we all get back in the swing of things, let's keep the following quote in mind from Collin Powel: "There are no secrets to success. It's the result of preparation, hard work and learning from failure". While you commence your planning and finalization of calendars and budgets for this year, take the necessary time to assess every opportunity and reflect on the failures.

Due to a large part of loadshedding and dismally poor governance, the South African markets remain turbulent. Despite this the local housing market is showing steady results for Q4 (2022), with the Western Cape continuing to thrive by attracting buyers from all over the country. It remains important for investors to remember that there is always opportunity amongst the chaos and the Cape seem to be offering the best opportunities in the country.

The City of Cape Town looks to be the only Metropole in the country actively seeking solutions to our ongoing electricity crisis and is steadfastly committed to implementing a strategy for the residents to be as independent of Eskom as possible. This again reinforces why the Cape caters for desirable niche investing.

After a well-earned break the project teams are back on site, a summary of the progress as follows:

Endulini:

Some investors remain involved in the Endulini Development and will be in the process of exiting in due course. They will have the option, as usual, of rolling over to the next available investment or having funds paid out to them.

On the construction side, the Endulini project has almost reached final completion with all documentation and certificates issued. Internal finishes in the last few units are ongoing and will be completed in the following months.



Heron Projects:

Heron Fields

The majority of the investors involved in Block A of the Heron development have successfully exited this investment cycle, with only one unit remaining to transfer. Most of investors have opted to rollover to the next available investment cycle. Thank you to all investors participating herein.

Looking at construction of this development, The Heron Fields project is on the home stretch and nearing final completion. The first Annual General meeting of the Heron Fields Body Corporate was held last week. Over the course of the next few months there will be a constant stream of units being completed, client handovers, and units being transferred to owners.



Heron View:

The latest investment cycle for Heron View Construction has just been opened. This was only done very recently and the total investment in this Cycle 7 has already raced to R11 330 626. Thank you to all those showing their continued commitment to the value these investments offer.

If interested in investing, please contact us for more information. The projected returns are from 14% - 18% per annum dependent on the amount invested.

On the construction side, The Heron View project is progressing as planned with 2 blocks currently under construction. The first of these, Block C, is planned for completion in the first half of 2023, and the second, Block P, to follow soon thereafter.

In the coming weeks, additional construction activities will be started, including the boundary wall, gate house, and refuse room.



Current available investment from 14% per year

Important Investor information:

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/capital-investments>).

**We are posting an image every week of the project progress in the
“Development Progress” image section.**

Kind regards

Opportunity Private Capital