



# OPPORTUNITY

PRIVATE CAPITAL

## Investor Report – March 2023

With all that is happening in South Africa, much of it negative, we would like to remind investors of the following statement of Arnold Maritz from Lew Geffen Sotheby's International Realty - "Because property is a tangible asset as well as one of life's essential commodities, investing in real estate remains one of the best ways to accumulate wealth, both in terms of appreciation in market value as well as generating a reliable monthly cash flow."

As loadshedding continues, more and more South Africans are moving towards alternative energy sources such as solar power and inverters. These options are not always cost effective but given Eskom problems and the likelihood of this not being resolved anytime soon, a solar installation will almost certainly enhance the desirability of a property to prospective purchasers or tenants.

To mitigate this, the City of Cape Town is doing all it can to protect its residents from loadshedding and have announced that they will invest R1.2billion into a solar PV and battery storage project, which can produce renewable energy and potentially shield the city from maximum loadshedding.

Please see summary of the progress on each development:

### **Endulini:**

The last remaining investors involved in the Endulini Development will be exiting this investment in due course. They will have the option to rollover to the next available opportunity or exit their investment.

On the construction side, as the Endulini project has reached final completion with all documentation and certificates issued, the team will be finalizing some internal finishes in the last few units over the coming months.



## **Heron Projects:**

### **Heron Fields**

Investors involved in Block B of the Heron development have started the process of exiting this investment cycle. 80% of the investors involved have already exited or rolled over to the next available investment cycle. The remaining will exit in months to come.

Looking at the construction for this development, The Heron Fields project has almost been completed. Over the course of the next few months there will be a constant stream of client handovers, and units being transferred to owners.



## Heron View:

After a great deal of interest shown in the previous cycle, the Heron View Cycle 9 opened last week 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.

On the construction side, Block C's units are nearing completion. The inspection for this block will take place in the next two weeks in preparation for the block's scheduled completion date at end of May 2023. On Block P, the team has completed the structure of the roof, with the anticipated completion of this block at the end of June 2023.

The boundary wall is also currently under construction and planned for completion within the next two months. Thereafter depending on approval of the building plans, construction of the next two buildings which consists of 24 units will commence during May 2023.

As an addition update, nearly 60% of units in first phase have been sold.



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



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