



## OPPORTUNITY PRIVATE CAPITAL

### **Investor Report – December 2023**

As we enter the last month of the year, we all need to remember the following words from Henry David Thoreau: “Success usually comes to those who are too busy to be looking for it.” Although you might already be in holiday mode or feeling the year-end fatigue, don’t stop yet, your success might be around the corner!

If we look back at October and November, the property markets welcomed the South African Reserve Bank’s (SARB’s) latest decision to keep interest rates on hold. According to Tyson Properties chief executive Nick Pearson “We can expect to see more first-time buyers back in the market as well as an increase in the number of transactions under the R3.5 million threshold,”. That said, the upside of the market will continue to favour buyers which is great news for property owners wanting to sell.

In some other news Amazon Web Services (AWS) opened its first international AWS Skills Centre in Cape Town, South Africa, Premier of the Western Cape, Alan Winde stated the following: “We look forward to working with AWS to bring powerful training resources to the citizens of South Africa. By investing in our people and their future, we are also investing in South Africa’s future and advancing our stature in the global economy.” – which is much needed at this stage.

### **Progress on current projects**

#### **Endulini**

The last remaining investors involved in the Endulini Development will continue to exit this investment over the next month. The aim is for everything including the development to be completed with all investors successfully exited by the end of the year.



## **Heron Projects:**

### **Heron Fields**

Over the next few months, the remaining few investors involved in the Heron Fields development will exit this investment. The complex however has taken shape nicely, and the construction team will continue to finalise the last few internal finishes in the units.



### **Heron View**

Investors involved in Block C and Block P of the Heron View development has begun the process of exiting this investment cycle. These investors will have the option to exit their funds or roll the funds over into the next available investment opportunity.

Onto the construction of this project, for Block D and N, the City of Cape Town has issued the occupation certificates. The first handovers will be scheduled during January 2024 and residents will move into their brand-new apartments following completion of the handover inspections.

While the team is working hard before closing for the festive season. We can confirm that all blocks are currently under construction - all are on varying stages. This brings the number of units under construction to 119.

The team has also laid the foundation of the clubhouse and its facilities which include the Swimming pool, Business Centre, Childrens Playground, and braai facilities.

Regarding the sales of this development, we are delighted to mention that another block has been opened for sales. These units consist of two brand new unit types and will include amazing views of the Boland Mountain range.

With reference to the sales of the units:

In Phase 1 of sales, there are only a handful of units remaining to be sold. In Phase 2, there has been a noticeable increase in sales over the last month on Block D and N with more than 50% of these units already taken up.



### **New Capital Investment Offering**

In late November, Cycle 1 of a new capital investment was launched. The participation by investors was very proactive with the result being that the 1<sup>st</sup> investment cycle was fully subscribed to a value of R18 150 000 in quick time.

The 2<sup>nd</sup> investment cycle was subsequently opened a week thereafter and this is also going well. Thank you to all who have subscribed. For anyone who may be interested please contact us for more information.

Current available investment from 14% per year

**Important Investor information:**

**Monthly Income and growth investment.**

This investment opportunity is also open for investment.

This investment with ownership, provides consistent monthly income with rental insurance in place. Additionally, you receive appreciation on your capital, while your capital is protected by the asset. If you would like more information, please contact us.

**Important Notice:**

Please note the office will be closed from the 21<sup>st</sup> of December 2023 – 5<sup>th</sup> of January 2023.



We would first like to thank all investors who have participated in the developments during this year.

We sincerely appreciate the ongoing support and look forward to continuing the objective of providing great value to investors.

We wish you all a blessed festive season and an extremely successful 2024!

Kind regards  
Opportunity Private Capital

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