



OPPORTUNITY PRIVATE CAPITAL

Investor Report – January 2024

Napoleon Hill: “The starting point of all achievement is desire”. Let’s desire to achieve all set targets for 2024 and make it a successful year!

During January 2024, the SARB’s Monetary Policy Committee (MPC) decided to keep the repo rate unchanged at 8.25%, which is great news for all property owners and future buyers. According to economists, looking ahead one can expect the interest rates to be cut either in May or July. It’s expected that the group could cut interest rates by 25bps, but with many of the upside risks such as the vulnerable rand and rising geopolitical tensions the SARB will most likely adopt a wait and see approach before cutting the interest rates.

Even though 2023 was a challenging year on many fronts, with unusually high levels of global political and economic turmoil resulting in the property market experiencing a relatively slow start to the year, all signs currently point towards a very different experience in 2024.

Meanwhile according to Pam Golding Residential Property Index, Cape Town continued to outperform relative to other major metro housing markets during the period from January to September 2023, with house prices growth of 3.46% and the property market consistently displaying remarkable resilience, with demand remaining robust. This is due to the Cape’s quality of life that is a defining factor for foreign buyers who enjoy Cape Town’s scenic beauty, long summers, and endless attractions. Semigration is another driving force, and the Western Cape has also initiated forward-thinking programmes to enhance infrastructure, communities, and industry - particularly green energy initiatives such as the Energy Resilience Programme that aims to address the energy crisis and reduce the impacts of load shedding on businesses and its citizens.

Progress on current projects

Endulini

There are only a handful of investors remaining in the Endulini Development that will exit this investment in the coming weeks.



Heron Projects:

Heron Fields

Over the next few months, the last few investors involved in the Heron Fields development will exit this investment. The aim is for everything including the development to be completed by the middle of this year and all investors successfully exited.



Heron View

During the next few months investors linked to Block C, Block P, Block N & Block D of the Heron View development will continue the process of exiting these investment cycles.

The investors will have the option to exit their funds or roll the funds over into the next available investment opportunity.

At the end of last year, a new capital investment was launched to the market, and the first cycle (Cycle 1) was closed in record time. Shortly thereafter Cycle 2 was opened to investors. The interest again has been incredible with this investment cycle now almost fully subscribed. As a reminder the total investment required for Cycle 2 is R18 150 000 with a minimum investment amount of R100 000. If you are interested in participating, please contact us for more information.

With reference to the construction of this project, as planned the residents of the completed Block D and N have taken transfer and the majority have moved into their properties.

The remaining buildings of Heron View are at varying stages of construction with the first 31 units of these anticipated for completion during July. Inspections for occupation of these units will be conducted during August to coincide with completion of the Clubhouse facilities.

The total units under construction are 103.

Herewith a sales update:

70% of the all the units introduced to the market have been sold.

Due to demand, two brand new blocks will be introduced to the market that feature unique and never-before-seen spacious 2-bedroom, 2-bathroom unit types, with uninterrupted panoramic views of the mountains.



Current available investment from 14% per year

Important Investor information:

Monthly Income and growth investment.

This investment opportunity continues to be open for investment. This hassle-free property investment 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.

Kind regards

Opportunity Private Capital

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