



OPPORTUNITY PRIVATE CAPITAL

Investor Report - February 2024

And just like that January and February are in the rear-view mirror. In a recent statement, President Cyril Ramaphosa announced that the elections will take place on the 29th of May 2024. Experts have billed this as the most important election since 1994. The real question is whether enough South Africans have reached a point whereby they are ready to vote for change of government?!

In the property sector, we see continuous strengthening of the rental market. The rental demand continues to be firm and rental escalation outpaces the increase in property values. Thus, the yields for buy-to-let investors are markedly improving.

According to some reports, there is a notable slowdown in semigration across provinces, with a new trend emerging – this being returning expats which is giving a boost to the higher-end property sector. Many of these emigrants are drawn to Cape Town’s Southern Suburbs, which in return is aiding property sales in these nodes.

Progress on current projects

Endulini

All investors involved in the development and construction cycles of this investment opportunity have successfully exited. Congratulations and thank you to all who participated in these investments.



Heron Projects:

Heron Fields

Furthermore, it’s pleasing to announce, that all the investors involved in the construction and development investment cycles of this project have successfully exited with strong returns all around. The Heron Fields and Endulini projects have run in parallel with one another for the last few years and fitting to see the remaining investors exit at similar times.



Heron View

The 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 over the coming months. They will have the option to exit their funds or roll the funds over into the next available investment opportunities.

Onto the construction of this project, Block D & N is almost fully occupied and the last sales for these units are being finalised. Construction of the remaining buildings is progressing as planned with the next 31 units on track for inspections during August.

A show unit for the brand new 2 bed 2 bath apartments in Blocks O and J was completed in February and will be unveiled to the public during next week. Approximately 40% of the units in these blocks have already been sold which illustrates good sales momentum.

We have seen a ground swell of interest in sales at Heron View, some of which may be attributed to the prospect of stable interest rates for the foreseeable future.



Goodwood Bulk Refurbishment Project

The 3rd and final investment cycle for this capital investment was opened during February and the take-up for participation has been strong, as with the preceding investment cycles. There remains only R4 600 000 available for investment until fully subscribed which shows a very pleasing take-up rate.

If interested in investing, please remember, the minimum investment is R100 000 with projected returns, once capital is deployed into the project, from 14% - 18% per annum.

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

Opportunity Private Capital is a division of Opportunity Global Investment Property (Pty) Ltd, a licensed Financial Services Provider, number FSP53400.