



**OPPORTUNITY**  
PRIVATE CAPITAL

## INVESTOR REPORT - JUNE 2025

In a market defined by demand for quality housing and strong rental returns, the Western Cape continues to lead as South Africa's most reliable property investment region.

With sustained population growth, robust infrastructure, and a premium lifestyle offering, the Western Cape remains a strategic location for scalable residential development. The region's low vacancy rates, strong rental growth, and stable property values make it a cornerstone of long-term wealth creation for investors focused on real, income-generating assets.

As of the final quarter of 2024, the average monthly rental in the Western Cape reached R11,141 — an increase of over 10% year-on-year, significantly outpacing the national growth rate of 5.2%. The province continues to experience high demand, as reflected in its remarkably low vacancy rate of 1.51%. These figures underscore the Western Cape's continued appeal for both tenants and landlords. The stable growth, low vacancy, and competitive yields support the outlook that own-to-rent property strategies remain a sound and lucrative opportunity in the region's dynamic real estate landscape.

## PROGRESS ON CURRENT PROJECTS



### Heron View

The Heron View Development continues to show strong performance in the residential property market. Five unit sales have already been recorded in June, following eight successful transactions in May, signaling continued buyer confidence and momentum.

Currently, only SIX units remain available for sale and on the back of this, the final 16 units are set to launch in Q4 2025. Based on current trends, a swift sales cycle is anticipated.

The recent interest rate cut by the South African Reserve Bank (SARB) has created additional tailwinds for the property market. Lower borrowing costs are contributing to increased buyer activity and affordability, enhancing the attractiveness of residential investments like Heron View.

Rental demand also remains high, with available units consistently occupied within a few days of listing. Rental rates at Heron View continue to outperform the market average, delivering attractive yields and stable returns for investors.

With limited availability and a growing pipeline of interest, Heron View remains a standout opportunity in the current residential landscape.

### Goodwood Refurbishment Project

The project continues to make steady progress as preparations advance for the upcoming sales phase.

Seven properties are currently in the process of being readied for market. Each property will undergo a thorough inspection to ensure it meets quality and compliance standards before being listed for sale.

The project remains closely monitored to ensure all work aligns with the planned schedule. Maintaining momentum and delivering on timelines remains a top priority as the refurbishment phase nears completion.

### Somerset Hills

The transfer of the Somerset Hills land to the development company has been successfully concluded, despite some unforeseen delays. This marks a major step forward for the project, allowing development teams to begin executing on months of preparation and planning.

The second investment cycle for Somerset Hills will be launched in due course. Investors are encouraged to keep an eye out for notifications regarding this opportunity.

### New Projects Secured

In addition to Somerset Hills, three new projects have been secured, with staggered inceptions expected over the next 12 to 15 months. This ensures a consistent and diverse pipeline of investable opportunities, supporting both long-term investment planning and portfolio stability for investors.

Kind Regards,

Opportunity Private Capital

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