



OPPORTUNITY PRIVATE CAPITAL

INVESTOR REPORT - DECEMBER 2024

The South African property market in 2024 demonstrated remarkable resilience despite ongoing economic challenges. Stabilized interest rates offered some relief to buyers, although affordability remained a pressing issue for many, particularly in the middle-income segment. Energy concerns continued to shape the market, with properties equipped with solar systems, inverters, and boreholes becoming especially desirable. Across the country, there was a notable preference for security estates, reflecting a growing focus on safety and self-sufficiency in uncertain times.

Amid these dynamics, the Western Cape stood out as the crown jewel of the property market, solidifying its reputation as South Africa's most sought-after province for both domestic and international buyers. The semigration trend, which has gained momentum over the past few years, continued to bolster the Western Cape's property market. Professionals and families from provinces like Gauteng and KwaZulu-Natal flocked to the region in search of better governance, improved service delivery, and an enhanced quality of life. Beyond the metro, smaller coastal towns like Hermanus, Plettenberg Bay, and Langebaan saw increased interest from retirees and remote workers seeking tranquility and scenic surroundings.

This year also saw a surge in mixed-use developments and eco-estates, catering to the demand for integrated and sustainable living. Meanwhile, the rental market in Cape Town thrived, driven by young professionals and international visitors. Short-term rentals, including Airbnb properties, experienced a revival alongside the resurgence of tourism, further boosting investor confidence in the region.

Looking ahead to 2025, the Western Cape is poised to maintain its position as the leader in South Africa's property market. With ongoing investments in infrastructure and renewable energy, the region offers a blend of lifestyle, stability, and long-term value that continues to captivate buyers and investors alike. For those considering property investments, the Western Cape remains an undeniable beacon of opportunity.

PROGRESS ON CURRENT PROJECTS

Goodwood Refurbishment Project

The year has ended off better than was initially anticipated for this stage in the timeline of the project. The broader expectation was that properties would only begin transferring in the 2nd year due to the required refurbishment work being undertaken. However, as matters stand at this point, 30% of the properties have already been sold with almost 80% of these sold homes transferred to the end buyers thereof.

The New Year promises to bring in renewed momentum as more and more refurbished units are introduced to the market.

Heron View

Cape Projects Construction has successfully completed another phase, Block J and the first units are being handed over to residents. Total units completed and occupied at Heron View now stands at 94 with the next buildings already under construction. The following phase is 70% complete and the units will be handed over during mid-2025.

From a sales perspective we're pleased to share that Block J has successfully taken occupation, with residents already moving into their new homes. Construction is progressing well, and we remain on track to meet all municipal inspection deadlines. Block K is almost completely sold out, with only a few units remaining, highlighting the strong demand for properties in the development. Additionally, the clubhouse is now fully functional and ready for use. Residents can enjoy the completed amenities, including the swimming pool, just in time for the summer season, offering a perfect place to unwind and socialize. Overall, market interest in the development remains positive, and we are excited to continue delivering on our commitment to quality and community.

[View Available Apartments](#)



Opportunity Private Capital would like to extend a heartfelt thanks to all investors. It is because of your support and belief in our vision that projects like this can come to life, adding value not only to you but also to the end-users who purchase and enjoy these homes. Your involvement is deeply appreciated, and we look forward to building more successes together in the years ahead.

May your holiday season be filled with joy, warmth, and cherished moments with loved ones. Wishing you a Merry Christmas and a prosperous New Year filled with new beginnings and opportunities. Here's to an exciting 2025!

Kind Regards,

Opportunity Private Capital

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