



OPPORTUNITY PRIVATE CAPITAL

Investor Report - April 2024

As the first quarter of the year has swiftly passed, we're delighted to share some uplifting updates. Firstly, Cape Town continues to thrive economically, with recent data indicating a 22.2% year-on-year increase in residential property development plans being approved. This surge underscores Cape Town's resilience and attractiveness as a prime destination for real estate investment.

Despite a slow property sector during 2023, notably due to the uncertainty around interest rates, it is no surprise to find the latest Lightstone report indicating that the Western Cape property grew by 4.79% for the year. The highest recorded of all provinces. 2024 is shaping up to see greater improvement for the property sector in the Cape with recent data from OOBA indicating that 15% of all Western Cape property transactions were due to semigration, with this figure anticipated to increase.

Looking ahead, the upcoming national elections hold promise for significant progress and potential transformation. With vibrant campaigns and a palpable sense of civic engagement, there's growing anticipation for positive outcomes that could further bolster the Cape's economic growth and development.

Progress on current projects

Heron View

On an investment note, it's pleasing to report that the current cycle in Heron View is almost fully subscribed with an approximate R1 300 000 remaining for participation. The objective is to have this investment cycle closed out within the next week or so.

From the standpoint of the project, the first two phases of Heron View are sold out, and the last six units will be occupied by the new owners during May 2024. The next phases, Block O and Block H, are nearing completion and will be ready for inspection during the next two months. To date, the sales team has sold out 90% of the units in Blocks O and H, well before the construction of the blocks has been completed.

Furthermore, the completion of the spectacular clubhouse facility is to coincide with the move-in date of the next phase.

The Opportunity Property team will also unveil two new products during the upcoming weeks. The first of these will cater to buyers looking to secure an apartment for occupation during the latter part of 2024, with the second product catering to ownership in mid-2025.



Current available investment from 14%-18% per year

(once funds are deployed into the development)

All the best for the month of May. Let's hope for a positive outcome in this election.

Kind regards

Opportunity Private Capital

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