



# OPPORTUNITY

PRIVATE CAPITAL

## Investor Report – May 2022

Here we are, close to the halfway mark of the year. Looking back at this past month, the country has certainly faced some further challenges.

South Africa experienced its biggest increase in interest rates since 2016. Although this has dismayed many people, rational minds would serve a reminder that the rate is still lower than pre-pandemic levels and also lower than the usual average for SA. So, not all doom and gloom.

Some uplifting news received is that Cape Town has been ranked the 3<sup>rd</sup> best city in the world, along with the 2<sup>nd</sup> best wedding destination in the world. I am sure many Capetonians are proud to be living in this beautiful province and this partly explains the influx of people from up-country to the Western Cape.

Looking at the current projects, the development teams have been hard at work on both the sites.

Please see update below for more information on this:

### **Endulini Project:**

The investors who invested in the first cycle of the Endulini development are still in the process of exiting this investment cycle, although almost all have already exited as at the time of writing this report.

These investors achieved fixed returns of 15% and 18% p/a, dependent on the amount invested. More than 80% of them have elected to roll over to the next available investment cycle. Congratulations to them all!

On the construction side, the project is now in its final stretch with the buildings nearing completion. The body corporate is now fully operational, and the complex management is done by C4 Property management. During the next 5-7 weeks the buildings will be finished and made ready for the first round of inspections by the City council, engineers and professional agents.



## **Heron Project:**

### **Heron Fields**

On the construction side for this project, the total number of apartments under construction is now at 59 units. The first 18 units are on the final floor level of construction and the following block is on 1<sup>st</sup> floor level.

The construction teams are now at a stage where some units are nearing completion. The show unit will be ready in the next 2 weeks whereafter you will be able to experience the magnificent views and quality finishes on offer.



### Heron View:

The investment cycle for Heron View Construction Phase 1 is fully subscribed. This was achieved in a new record time! Thank you to all that have participated herein. On the other hand, the second cycle, Construction Phase 2, which was only recently opened is also almost fully subscribed already, which is excellent news!

Therefore, space is limited, please contact us if you would like more information on this investment cycle. The projected returns are from 14% - 18% per annum dependent on the amount invested.

On the construction side for this project, the civil services installation is in the final stretch and the services will be complete in the next 2 weeks.

Most of the building platforms have been built to final level. While the platforms are progressing, they are busy constructing the layer works for the access roads, and parking areas, between the blocks. Cape Projects Construction should break ground in the coming months with the first of 14 residential apartment buildings.



Current available investment from 14% per year

**Important Investor information:**

For those of you who like to keep updated on the development progress of the projects, please go to the 'Current Investments' tab on the website (Link: <https://opportunity.co.za/current-investments>).

**We are posting an image every week of the project progress in the 'Development Progress' image section.**

We will continue to keep you informed on the progress and look forward to your continued support.

Kind regards  
Opportunity Private Capital