

# AXIS ALLOCATION

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## Investment Opportunity Report

Mandate ID **AX-2024-001**

Client **Sample Client**

Report Date **2024-01-15**

Location Focus **Manchester**

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# How to Read This Report

This report presents property investment opportunities identified through systematic analysis. Each opportunity has been evaluated against standardised criteria to facilitate comparison and decision-making.

## Scoring Methodology

Each property receives scores across four dimensions, weighted to produce an overall score:

Component	Weight	Description
BMV Score	40%	How far below estimated market value
Urgency Score	25%	Time on market indicating seller motivation
Location Score	20%	Area desirability factors
Value Score	15%	Alignment with target criteria

## Recommendation Categories

Rating	Criteria	Interpretation
Strong	Score $\geq 70$ and BMV $\geq 10\%$	Priority consideration
Moderate	Score $\geq 50$ or BMV $\geq 15\%$	Worth detailed review
Weak	Score $\geq 30$ or BMV $\geq 5\%$	Proceed with caution
Avoid	Below thresholds	Does not meet criteria

## Conviction Ratings

Each opportunity includes a conviction rating (High/Medium/Low) reflecting our confidence in the analysis based on data quality, market conditions, and risk factors.

# Executive Summary

<b>47</b>	<b>4</b>	<b>14.2%</b>	<b>£142,000</b>
Properties Analyzed	Opportunities Found	Average BMV	Total Potential Value

## Search Parameters

Location: Manchester | Bedrooms: 2–4 | Target BMV: 15.0% | Max Price: £350,000

## Opportunity Summary

- 1. 42 Victoria Street, M3 5FS** — Terraced, 3 bed | £225,000 | BMV: 18.2% | Recommendation: Strong | Conviction: HIGH
- 2. 15 Oak Lane, M20 2EF** — Semi-Detached, 4 bed | £310,000 | BMV: 15.1% | Recommendation: Moderate | Conviction: MEDIUM
- 3. 8 Canal Street, M4 6AB** — Flat, 2 bed | £175,000 | BMV: 14.6% | Recommendation: Moderate | Conviction: MEDIUM

# Opportunity 1: 42 Victoria Street

Terraced 3 bed / 1 bath	Salford Manchester, M3 5FS	£225,000 Asking Price	£275,000 Est. Value
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18.2% BMV	£50,000 Potential Profit	22.2% ROI	94 Days on Market	69 Overall Score	<b>STRONG</b> Recommendation
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## Investment Thesis

Extended time on market suggests motivated seller. Strong BMV with solid fundamentals in improving area.

## Score Breakdown

Component	Score	
BMV Score	74	<div style="width: 74%;"></div>
Urgency Score	71	<div style="width: 71%;"></div>
Location Score	50	<div style="width: 50%;"></div>
Value Score	80	<div style="width: 80%;"></div>
<b>Overall</b>	<b>69</b>	<div style="width: 69%;"></div>

### Key Strengths

- 18.2% below estimated market value
- 94 days on market indicates seller motivation
- 3-bed terraced in established residential area

### Key Risks

- Property condition unknown - survey essential
- Competition from other investors possible

## Planning Potential

Planning Score: 72/100 (Strong) | Estimated Uplift: 8.0%–15.0%

### Positive Factors:

- Suitable property type for extensions
- Freehold ownership allows full control

## Notes

- Victorian terrace with period features
- Close to transport links

## Opportunity 2: 15 Oak Lane

Semi-Detached 4 bed / 2 bath	Didsbury Manchester, M20 2EF	£310,000 Asking Price	£365,000 Est. Value
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15.1% BMV	£55,000 Potential Profit	17.7% ROI	67 Days on Market	59 Overall Score	MODERATE Recommendation
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### Investment Thesis

Quality family home in desirable suburb. Moderate time on market with solid BMV.

### Score Breakdown

Component	Score	
BMV Score	65	
Urgency Score	47	
Location Score	50	
Value Score	70	
Overall	59	

#### Key Strengths

- 15.1% below estimated market value
- 4-bed semi in prime Didsbury location
- Strong rental demand in area

#### Key Risks

- Higher capital requirement
- Competitive market in this price bracket

### Notes

- Extended kitchen
- South-facing garden

## Opportunity 3: 8 Canal Street

Flat 2 bed / 1 bath	Ancoats Manchester, M4 6AB	£175,000 Asking Price	£205,000 Est. Value
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14.6% BMV	£30,000 Potential Profit	17.1% ROI	45 Days on Market	54 Overall Score	MODERATE Recommendation
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### Investment Thesis

Modern flat in regeneration area with rental potential. Lower entry point suits portfolio building.

### Score Breakdown

Component	Score	Progress Bar
BMV Score	63	<div style="width: 63%;"></div>
Urgency Score	30	<div style="width: 30%;"></div>
Location Score	50	<div style="width: 50%;"></div>
Value Score	68	<div style="width: 68%;"></div>
<b>Overall</b>	<b>54</b>	<div style="width: 54%; background-color: #a6c9e9;"></div>

#### Key Strengths

- 14.6% below estimated market value
- Strong rental yields in Ancoats
- Lower capital requirement

#### Key Risks

- Leasehold - check terms and ground rent
- Service charges may impact returns

### Notes

- New build 2019
- Allocated parking

## Comparative Overview

Side-by-side comparison of all opportunities identified in this mandate.

Property	Price	Est. Value	BMV %	Score	Rec.
42 Victoria Street... M3 5FS	£225,000	£275,000	18.2%	69	Strong
15 Oak Lane... M20 2EF	£310,000	£365,000	15.1%	59	Moderate
8 Canal Street... M4 6AB	£175,000	£205,000	14.6%	54	Moderate

# **Next Steps**

## **1. Property Verification**

Arrange viewings for shortlisted properties. Verify condition aligns with assumptions.

## **2. Due Diligence**

Commission surveys, title searches, and legal review for properties of interest.

## **3. Financial Modelling**

Develop detailed cash flow projections including acquisition costs, refurbishment estimates, and exit strategy analysis.

## **4. Offer Strategy**

Prepare negotiation strategy based on market position and seller circumstances.

## **5. Decision Point**

Review complete due diligence package and proceed to offer or decline.

Contact your Axis Allocation representative to discuss these opportunities or request additional analysis.

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