

AXIS ALLOCATION

Capital Opportunity Memorandum

Property Reference: PROP-B155A1E021D1

Date: 2026-01-17

Document Version: 1.0

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Executive Summary

Deal Classification: STRONG

Estimated Market Value: £600,000

Below Market Value: 15.0%

Confidence Level: LOW

Planning Upside: Not verified

Assessment

Opportunity meets core criteria. Data confidence is limited.

Verified Facts Snapshot

Trust Level: HIGH (9 verified, 0 unverified)

| Category | Fact | Value | Status |
|-----------|---------------|-----------------------------|----------|
| Address | Full Address | 123 Buyer Test Lane, London | VERIFIED |
| Address | Postcode | SW1A 1AA | VERIFIED |
| Physical | Property Type | terraced | VERIFIED |
| Physical | Floor Area | 95.0 sqm | VERIFIED |
| Physical | Bedrooms | 3 | VERIFIED |
| Physical | Bathrooms | 2 | VERIFIED |
| Tenure | Tenure Type | freehold | VERIFIED |
| Financial | Guide Price | £550,000 | VERIFIED |
| Financial | Sale Route | auction | VERIFIED |

Valuation Evidence

Based on recent comparable transactions within the immediate area:

| Metric | Value |
|-----------------------|-----------|
| Comparable Sales Used | 2 |
| Search Radius | 0.0 miles |
| Date Range | 0 months |
| Median Price | £600,000 |
| Confidence | LOW |

Value Creation Scenarios

No verified value creation scenarios available for this property.

Planning status has not been verified. Any planning-related value creation would require professional assessment.

Risks & Unknowns

Unverified Information

- All primary facts verified

Planning Uncertainty

Planning permission is not guaranteed. All planning-related assessments are indicative only.

Market Sensitivity

Property values are subject to market conditions and may decrease as well as increase.

Additional Considerations

- Limited comparable sales data available. Valuation confidence is low.

Suggested Next Steps

The following actions are suggested for consideration. This does not constitute advice to proceed with any transaction.

- Further diligence recommended
- Professional survey recommended
- Legal review of title recommended
- Independent valuation recommended

Integrity & Provenance

This section provides traceability for the data used in this memorandum.

| Item | Value |
|---------------------------|----------------------------|
| Logbook Hash Chain Status | VALID |
| Logbook Version | 1 |
| Logbook Hash | d063978504276b45... |
| Export Version | 1.0 |
| Evaluation Timestamp | 2026-01-17T20:18:39.969216 |
| Title Register Hash | titlhash123456... |
| EPC Hash | epchash789012... |

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Data Sources: UK Land Registry Price Paid Data, EPC Register, and other public sources

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Jurisdiction: England & Wales