

AXIS ALLOCATION

Capital Opportunity Memorandum

Property Reference: PROP-DD559D34FFC1

Date: 2026-01-19

Document Version: 1.0

This document has been prepared by Axis Allocation for discussion purposes only. It does not constitute investment advice, a recommendation, or an offer to buy or sell any asset.

Executive Summary

Deal Classification: MODERATE

Estimated Market Value: £600,000

Below Market Value: 8.3%

Confidence Level: MEDIUM

Planning Upside: Not verified

Assessment

Opportunity partially meets criteria. Data confidence is moderate.

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	5
Search Radius	0.0 miles
Date Range	0 months
Median Price	£600,000
Confidence	MEDIUM

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.

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	0845370e8d8e0a4e...
Export Version	1.0
Evaluation Timestamp	2026-01-19T20:07:24.179545
Title Register Hash	titlhash123456...
EPC Hash	epchash789012...

Disclaimer & Legal Notice

This document has been prepared by Axis Allocation Limited for informational purposes only. It does not constitute investment advice, financial advice, legal advice, tax advice, or a recommendation to buy, sell, or hold any asset. Axis Allocation is not authorised or regulated by the Financial Conduct Authority. No representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of the information contained herein. Any decision to proceed with a transaction must be based on the recipient's own independent investigation and assessment. Recipients should seek professional advice from qualified advisors before making any investment decisions. Past performance is not indicative of future results. Property values may go down as well as up. All investments carry risk. Jurisdiction: England & Wales

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

Prepared by: Axis Allocation Limited

Jurisdiction: England & Wales