

AXIS ALLOCATION

# Capital Opportunity Memorandum

Property Reference: PROP-00DF545F516E

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:** STRONG

**Estimated Market Value:** £600,000

**Below Market Value:** 15.0%

**Confidence Level:** HIGH

**Planning Upside:** Not verified

## Assessment

Opportunity meets core criteria with high data confidence.

## 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 | 10        |
| Search Radius         | 0.0 miles |
| Date Range            | 0 months  |
| Median Price          | £600,000  |
| Confidence            | HIGH      |

## 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

# 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              | 32be988d1d821ee5...        |
| Export Version            | 1.0                        |
| Evaluation Timestamp      | 2026-01-19T20:07:24.160809 |
| 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

**Prepared by:** Axis Allocation Limited

**Jurisdiction:** England & Wales