

AXIS ALLOCATION

Investment Opportunity Report

Mandate ID **AX-2024-001**

Client **Sample Investment 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 ≥ 70 and BMV $\geq 10\%$	Priority consideration
Moderate	Score ≥ 50 or BMV $\geq 15\%$	Worth detailed review
Weak	Score ≥ 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

47	3	15.9%	£135,000
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	STRONG Recommendation
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Investment Thesis

Extended time on market suggests motivated seller. Strong BMV with solid fundamentals in established residential area showing signs of improvement.

Score Breakdown

Component	Score	
BMV Score	74	■■■■■■■■■■
Urgency Score	71	■■■■■■■■■■
Location Score	50	■■■■■■■■■■
Value Score	80	■■■■■■■■■■
Overall	69	■■■■■■■■■■

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 with strong rental demand. Moderate time on market with solid BMV indicates good value opportunity.

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 strong rental potential. Lower entry point suits portfolio building strategy.

Score Breakdown

Component	Score	
BMV Score	63	■■■■■■■■■■
Urgency Score	30	■■■■■■■■■■
Location Score	50	■■■■■■■■■■
Value Score	68	■■■■■■■■■■
Overall	54	■■■■■■■■■■

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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