

AURA PROPERTY DEALS LTD

Aura Auction Ready™

SAMPLE FLIP ANALYSIS REPORT

ANONYMISED SAMPLE PROPERTY
3-bedroom freehold house - West Midlands

Illustrative historic/practice analysis demonstrating the Aura methodology. This is not a current property recommendation or valuation.

Know your number. Know your exit. Before you bid.

This sample shows how Aura brings together market evidence, refurbishment assumptions, true acquisition costs, exit testing and risk controls before an auction decision.

Sample report • September 2026

1. Executive Deal Snapshot

Auction guide	£115,000+
Modelled purchase	£135,000
Refurb allowance	£32,000
Base GDV	£235,000
Base rent	£1,250 pcm
Primary exit	Flip
Refurb confidence	ESTIMATED
Preliminary outcome	PASS - subject to verification

Aura view: At the modelled purchase price, the flip case retains useful headroom under the base GDV. The opportunity becomes materially weaker if the hammer price rises, refurbishment exceeds allowance, or the conservative GDV cannot be supported.

2. Sold Comparable Evidence

The sample uses recent sold evidence rather than asking prices as the primary value anchor. Property-specific differences still require professional valuation judgement.

Comparable	Type / condition	Sold price	Relevance
Comp A	3-bed semi, refurbished	£238,000	Strong
Comp B	3-bed semi, good condition	£229,500	Strong
Comp C	3-bed semi, larger plot	£247,000	Moderate

GDV scenario	Value	How Aura uses it
Conservative	£225,000	Downside / protection case
Base	£235,000	Working appraisal
Upside	£245,000	Only if finish and evidence support it

3. Refurbishment Allowance

Refurb Confidence Rating™: ESTIMATED - based on listing information and a standard investor specification. A contractor quotation and appropriate survey remain required.

Workstream	Allowance
Kitchen / bathroom	£10,000
Decoration / flooring	£6,000
Electrical / heating contingency	£5,000
Windows / joinery / external	£4,000
General repairs / clearance	£3,000
Contingency	£4,000

TOTAL	£32,000
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4. True Acquisition & Project Costs

Cost item	Working figure
Purchase price	£135,000
Higher-rate SDLT (illustrative)	£7,000
Auction / buyer fees	£2,700
Purchase legal / searches	£2,000
Refurbishment	£32,000
Finance / holding / contingency	£10,000
Aura sourcing fee (2%)	£2,700
Resale / exit costs	£5,000
TOTAL PROJECT COST	£196,400

Figures are illustrative and must be recalculated for the buyer's circumstances, financing structure, tax position and the actual auction Special Conditions.

5. Exit Strategy Stress Test

Scenario	Conservative	Base	Upside
GDV	£225,000	£235,000	£245,000
Project cost	£196,400	£196,400	£196,400
Indicative profit	£28,600	£38,600	£48,600
Return on cost	14.6%	19.7%	24.7%

BRR / BTL secondary check: At £1,250 pcm, annual gross rent is £15,000. Against the £235,000 base value this is approximately 6.4% gross yield. A refinance outcome depends on lender valuation, LTV, seasoning rules, interest rate and affordability.

6. Aura Bid Ceiling™

PERSONALISED SAMPLE CEILING
£134,000
Illustrative ceiling based on preserving approximately a 20% return-on-cost target at the £235,000 base GDV. It is not an instruction or recommendation to bid.

At a higher hammer price, the investor's return compresses quickly. Aura's purpose is to show where the numbers cease to meet the investor's stated target - not to predict the winning bid.

7. Key Risks & Unknowns

AMBER	Refurbishment is estimated, not contractor-verified.
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AMBER	Base GDV requires like-for-like condition and size to be confirmed.
AMBER	Auction Special Conditions may add buyer costs.
AMBER	Finance and holding costs vary materially by investor.
GREEN	Multiple exits have been considered rather than relying on one strategy.

8. Sample Conclusion

PRELIMINARY PASS - SUBJECT TO VERIFICATION. The modelled flip works at the sample purchase level, but the investment case is sensitive to hammer price, refurbishment and GDV. The property should only progress after the legal pack, physical condition, finance and valuation assumptions have been independently checked.

Important notice

Aura Property Deals Ltd provides property sourcing, research and preliminary deal analysis. This report is not a valuation, survey, legal opinion, tax advice, financial advice or a recommendation to buy, sell or bid. Figures are estimates based on information available at the time and may change. Investors remain responsible for their own decision and should obtain appropriate advice from a solicitor, surveyor, valuer, tax adviser and finance professional before proceeding.