

Monarch House, Wakefield

CATALOGUE

12 APARTMENTS INVESTMENT



www.jepp.international

Contents

- 3 - WELCOME
- 4 - LOCATION
- 5 - LEEDS AS A GROWING CITY
- 6 - TRANSPORT
- 7 - RETURN ON DEVELOPMENT
- 8 - APARTMENTS
- 11 - POTENTIAL INVESTMENT STRAGEDY
- 12 - FLOORPLANS
- 14 - DEVELOPMENT
- 15 - LETTING COMPLETE LTD
- 16 - WHY CHOOSE MONARCH HOUSE?

Welcome to Monarch House Apartments

Discover luxury living in the heart of Wakefield at Monarch House, where modern design meets premium finishes in a prime city centre location.

Monarch House offers a range of luxury apartments in the heart of Wakefield city centre, making it an attractive investment opportunity. The development includes six 1-bedroom apartments, four 2-bedroom apartments, and two 3-bedroom apartments, all designed with high-end finishes and modern amenities.



With ROIs over 15%, this central location presents a lucrative investment option. The combination of luxury living and strong rental demand makes Monarch House an excellent choice for investors looking to capitalize on a prime development opportunity in a vibrant and growing area.

Location

Investing in Wakefield, particularly within its city centre, offers a strategic advantage due to its prime location and growing economic potential.

Positioned in West Yorkshire, Wakefield provides excellent transport links to major cities like Leeds, Sheffield, and Manchester, making it an attractive hub for professionals and businesses alike. The city's ongoing economic regeneration, marked by significant investments in infrastructure and commercial developments, has strengthened its local economy and increased demand for high-quality residential properties. This combination of accessibility, economic growth, and urban revitalisation makes Wakefield a promising location for property investors seeking long-term returns.

Leeds as a Growing City

Leeds is one of the fastest-growing cities in the UK, with a booming economy driven by key sectors such as finance, technology, and education.

- It is home to several Fortune 500 companies and boasts a strong talent pool thanks to its renowned universities.
- Wakefield, located just a short distance from Leeds, benefits from this growth, providing investors with access to the economic prosperity of Leeds while offering more affordable property prices.
- With improved infrastructure, excellent transport links, and a high demand for rental properties, Wakefield offers an attractive return on investment, benefiting from the spillover of Leeds' growth.



Leeds Population Growth

The steady increase in Leeds' population highlights the city's growth as a major economic and cultural hub in the UK. According to recent data, Leeds' population has been on a consistent upward trend, as shown in the bar chart:

- 2020: 808,448
- 2021: 812,000
- 2022: 822,483
- 2023: 829,413
- 2024: 855,486

This population growth drives demand for housing, making Leeds and surrounding areas, such as Wakefield, ideal locations for property investments. With more people moving to the region, the demand for quality rental properties continues to rise.

Transport

TRAVEL & COMFORT

TO WALK

- Trinity Walk Shopping Centre: Approx. 5-7 minutes (0.3 miles).
- Wakefield Westgate Railway Station: Approx. 10-12 minutes (0.5 miles).
- Wakefield Cathedral: Approx. 5 minutes (0.2 miles).
- Theatre Royal Wakefield: Approx. 8-10 minutes (0.4 miles).
- The Hepworth Wakefield: Approx. 12-15 minutes (0.7 miles).

TO DRIVE

- Leeds: Approx. 30 minutes (14 miles) via the M1 or A61.
- Sheffield: Approx. 45 minutes (30 miles) via the M1.
- Manchester: Approx. 1 hour 20 minutes (50 miles) via the M62.
- York: Approx. 50 minutes (35 miles) via the A1(M) and A64.

TAKE THE TRAIN

- Leeds: Approx. 15-20 minutes from Wakefield Westgate station.
- Sheffield: Approx. 35-40 minutes from Wakefield Westgate station.
- Manchester: Approx. 50-60 minutes from Wakefield Westgate station.
- London: Approx. 2 hours from Wakefield Westgate station.



Return on Development

The tables below show the cost vs sales and the uplift in equity growth on the apartments, along with the expected rental income which will be guaranteed for the first 6 months.

The net rental income is on the assumption that this is a cash purchase, on page 7 you will see the return on investment after refinancing which shows the ROI's per apartment.

	Size	Type	Sales	Saving	Cost With Furniture	
Apt 1:	51 sqm	1 Bed	£148,000.00	£24,950.00	£123,050.00	16.86%
Apt 2:	93sqm	2 Bed	£190,000.00	£30,800.00	£159,200.00	16.21%
Apt 3:	39 sqm	1 Bed	£141,000.00	£24,800.00	£116,200.00	17.59%
Apt 4:	89 sqm	3 Bed	£235,000.00	£40,800.00	£194,200.00	17.36%
Apt 5:	40 sqm	1 Bed	£142,000.00	£22,950.00	£119,050.00	16.16%
Apt 6:	41 sqm	1 Bed	£142,000.00	£22,950.00	£119,050.00	16.16%
Apt 7:	39 sqm	1 Bed	£141,000.00	£22,800.00	£118,200.00	16.17%
Apt 8:	98 sqm	3 Bed	£237,000.00	£41,700.00	£195,300.00	17.59%
Apt 9:	53 sqm	2 Bed	£172,000.00	£28,700.00	£143,300.00	16.69%
Apt 10:	44 sqm	1 Bed	£143,000.00	£23,000.00	£120,000.00	16.08%
Apt 11:	114 sqm	2 Bed	£188,000.00	£30,400.00	£157,600.00	16.17%
Apt 12:	79 sqm	2 Bed	£185,000.00	£31,000.00	£154,000.00	16.76%
Total			£2,064,000.00	£344,850.00	£1,719,150.00	16.71%

Rent	Comm	Net Rent	Yearly Net Rent	%
£875.00	£105.00	£770.00	£9,240.00	7.51%
£1,250.00	£150.00	£1,100.00	£13,200.00	8.29%
£875.00	£105.00	£770.00	£9,240.00	7.95%
£1,400.00	£168.00	£1,232.00	£14,784.00	7.61%
£875.00	£105.00	£770.00	£9,240.00	7.76%
£875.00	£105.00	£770.00	£9,240.00	7.76%
£875.00	£105.00	£770.00	£9,240.00	7.82%
£1,450.00	£174.00	£1,276.00	£15,312.00	7.84%
£1,250.00	£150.00	£1,100.00	£13,200.00	9.21%
£875.00	£105.00	£770.00	£9,240.00	7.70%
£1,300.00	£156.00	£1,144.00	£13,728.00	8.71%
£1,250.00	£150.00	£1,100.00	£13,200.00	8.57%
£13,150.00	£1,578.00	£11,572.00	£138,864.00	8.08%

Total ROI: 20.58%

The Apartments



APARTMENT 1

1 Bedroom Apartment, Fully Furnished

Sales Price: £148,000.00

Development Cost: £123,050.00

Net Yearly Rent: £9,240.00 = 7.51%

Service Charge Yearly: £1000.00

ROI : 15.05%



APARTMENT 2

2 Bedroom Apartment, Fully Furnished

Sales Price: £190,000.00

Development Cost: £159,200.00

Net Yearly Rent: £13,200.00 = 8.29%

Service Charge Yearly: £1200.00

ROI : 23.37%



APARTMENT 3

1 Bedroom Apartment, Fully Furnished

Sales Price: £141,000.00

Development Cost: £116,200.00

Net Yearly Rent: £9,240.00 = 7.95%

Service Charge Yearly: £1000.00

ROI : 20.16%



APARTMENT 4

3 Bedroom Apartment, Fully Furnished

Sales Price: £190,000.00

Development Cost: £159,200.00

Net Yearly Rent: £14,784.00 = 7.61%

Service Charge Yearly: £1300.00

ROI : 19.33%

The Apartments



APARTMENT 5

1 Bedroom Apartment, Fully Furnished

Sales Price: £142,000.00

Development Cost: £119,050.00

Net Yearly Rent: £9,240.00 = 7.76%

Service Charge Yearly: £1000.00

ROI : 16.67%



APARTMENT 6

1 Bedroom Apartment, Fully Furnished

Sales Price: £142,000.00

Development Cost: £119,050.00

Net Yearly Rent: £9,204.00 = 7.76%

Service Charge Yearly: £1000.00

ROI : 16.67%



APARTMENT 7

1 Bedroom Apartment, Fully Furnished

Sales Price: £141,000.00

Development Cost: £118,200.00

Net Yearly Rent: £9,240.00 = 7.82%

Service Charge Yearly: £1000.00

ROI : 17.17%



APARTMENT 8

3 Bedroom Apartment, Fully Furnished

Sales Price: £237,000.00

Development Cost: £195,300.00

Net Yearly Rent: £15,312.00 = 7.84%

Service Charge Yearly: £1300.00

ROI : 22.05%

The Apartments



APARTMENT 9

2 Bedroom Apartment, Fully Furnished

Sales Price: £172,000.00

Development Cost: £143,300.00

Net Yearly Rent: £13,200.00 = 9.21%

Service Charge Yearly: £1200.00

ROI : 21.71%



APARTMENT 10

1 Bedroom Apartment, Fully Furnished

Sales Price: £143,000.00

Development Cost: £120,000.00

Net Yearly Rent: £9,240.00 = 7.70%

Service Charge Yearly: £1000.00

ROI : 16.07%



APARTMENT 11

2 Bedroom Apartment, Fully Furnished

Sales Price: £188,000.00

Development Cost: £157,700.00

Net Yearly Rent: £13,728.00 = 8.71%

Service Charge Yearly: £1200.00

ROI : 27.25%



APARTMENT 12

2 Bedroom Apartment, Fully Furnished

Sales Price: £185,000.00

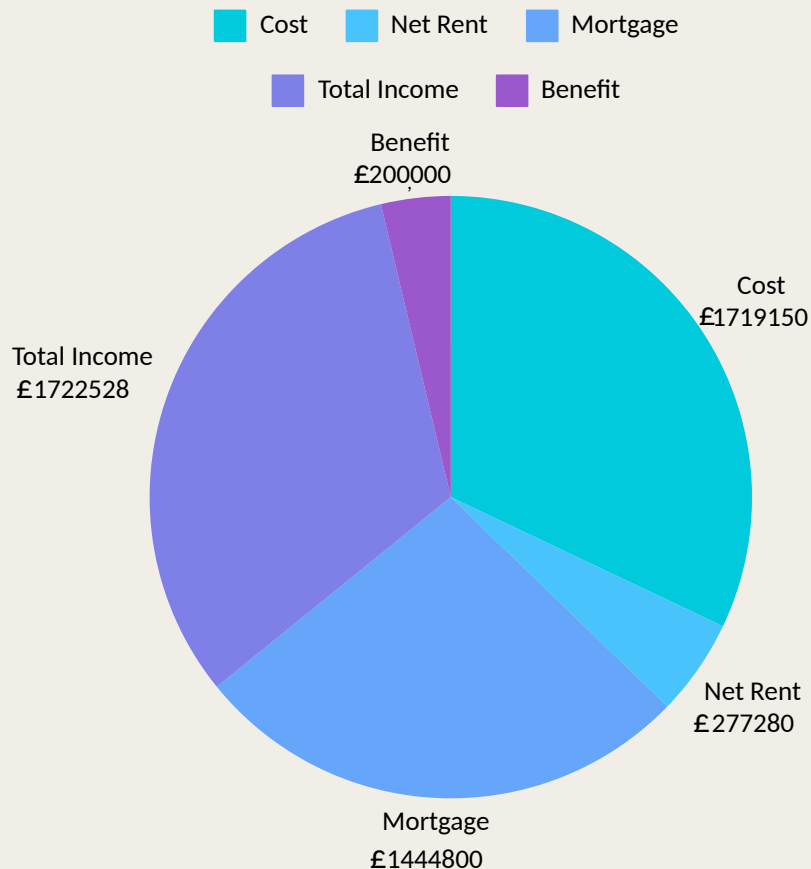
Development Cost: £154,600.00

Net Yearly Rent: £13,200.00 = 8.57%

Service Charge Yearly: £1200.00

ROI : 27.29%

Potential Investment Strategy



PURCHASE THE FULL DEVELOPMENT IN CASH AND REFINANCE AFTER 24 MONTHS OF THE DEVELOPMENT BEING COMPLETED.

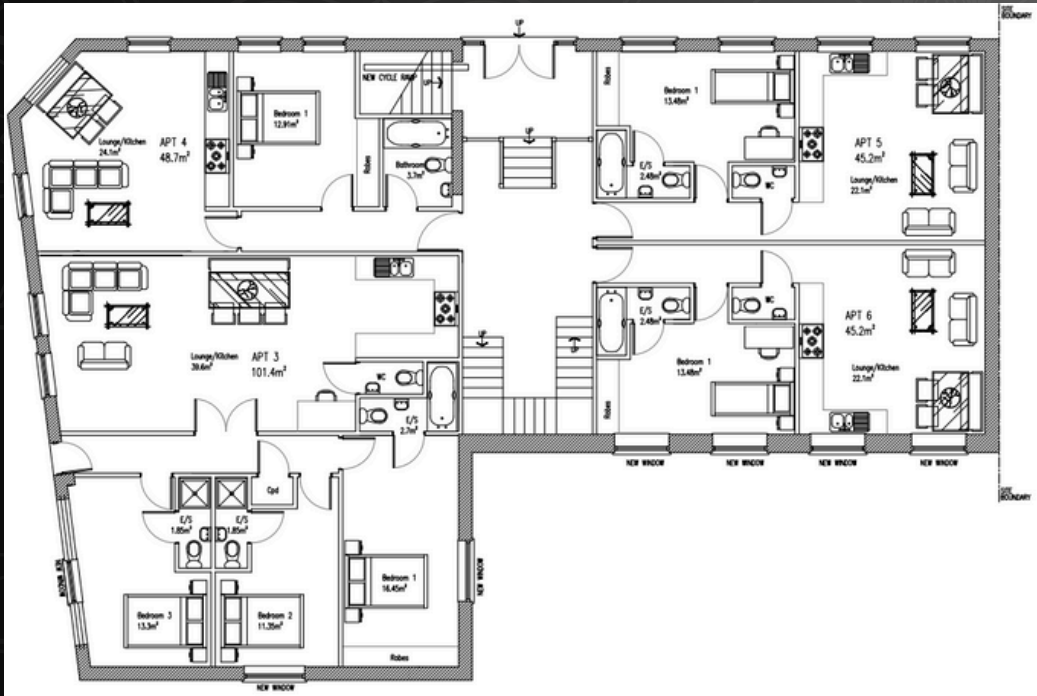
OVER THE FIRST 24 MONTHS OF THE DEVELOPMENT BEING COMPLETED YOU WOULD GENERATE £277,280 OF SALES RENTAL INCOME.

AFTER THIS PERIOD, YOU WOULD THEN LOOK AT REFINANCING ON 70% LTV, WHICH WOULD GIVE YOU £1,444,800.

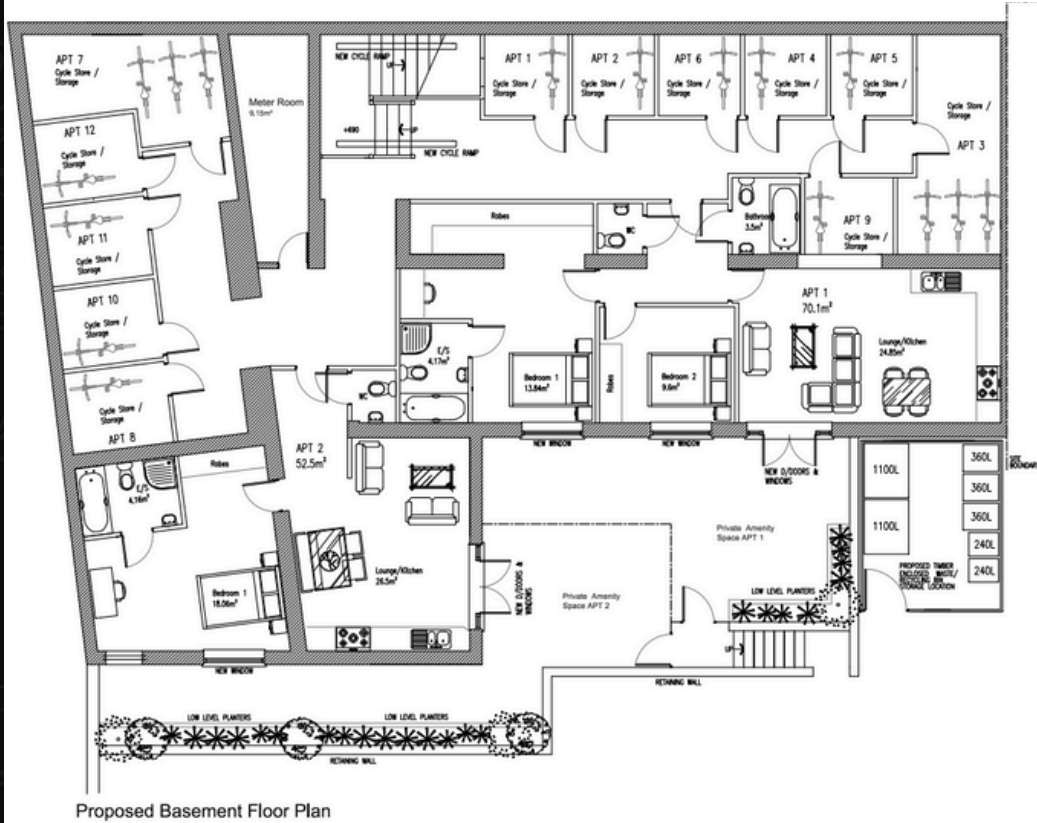
TOTAL CASH SALES GENERATED = NET RENT £277,280 + REFINANCE £1,444,800 = £1,722,528
GIVING YOU A POSITIVE CASH RETURN OF £3,378

ADDITIONAL BENEFIT
THERE WILL BE AN INCREASE OF EQUITY OF THE APARTMENTS OVER THIS 2 YEAR PERIOD IN THE REGION OF £200,000.

The Floorplans



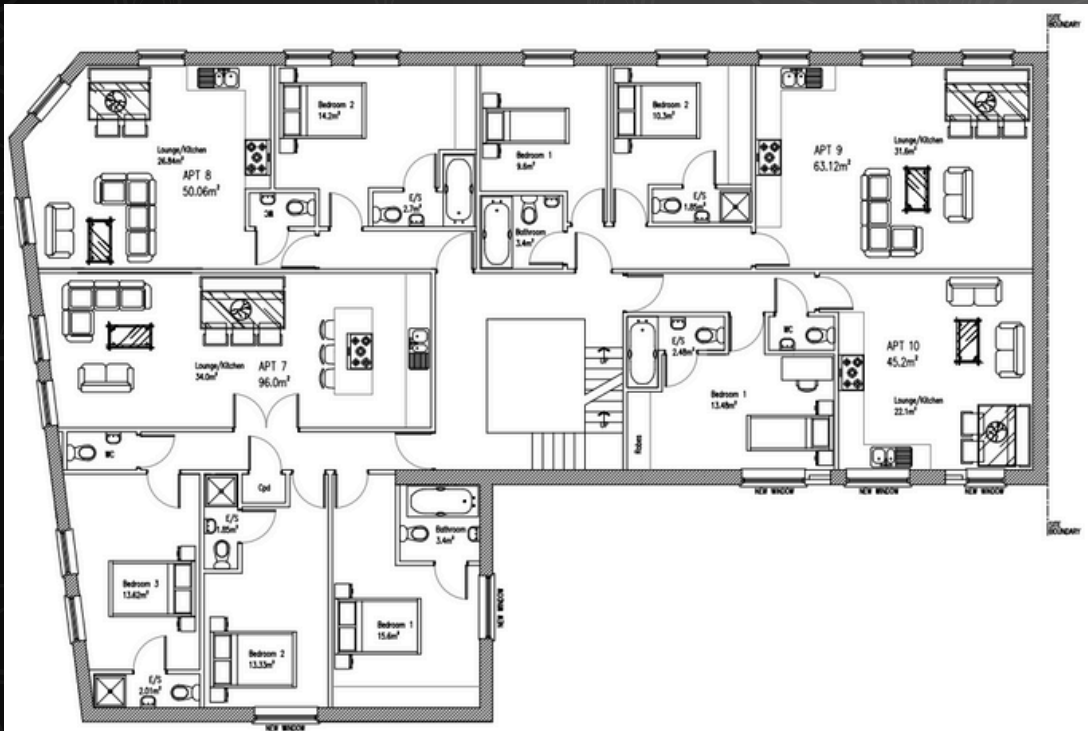
Proposed Ground Floor Plan



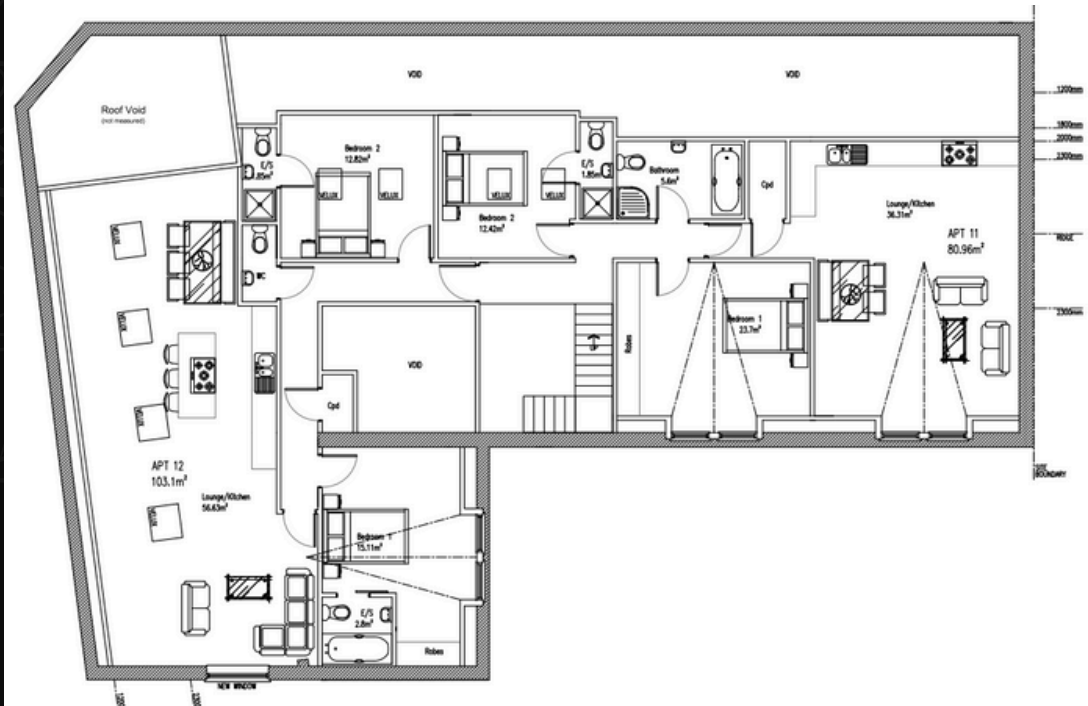
Proposed Basement Floor Plan

Basement Floor - Ground Floor

The Floorplans



Proposed First Floor Plan



Proposed Loft Floor Plan

First Floor - Second Floor



Development

PROJECT COMPLETION

The development is on track to be completed in Q1 2025. Once finished, Monarch House will offer a selection of luxury apartments in the heart of Wakefield City Centre, ready to meet the demands of a discerning market.

Hands Off Investment with **Letting Complete**

Once the development and furnishing of all apartments are completed, the Letting Complete team will ensure a seamless transition to rental income by advertising the apartments across all major property portals. This maximises exposure and attracts high-quality tenants quickly, ensuring minimal vacancy and steady returns.

Letting Complete offers a comprehensive management service, making this investment entirely hands-off. From tenant sourcing and vetting to property maintenance and rent collection, the experienced team at Letting Complete takes care of every aspect of managing your property. This ensures that your investment is not only profitable but also hassle-free.

Key Services Include:

- **Tenant Sourcing & Marketing:** Extensive advertising across major platforms, tenant vetting, and lease agreements.
- **Property Maintenance:** Regular inspections, maintenance coordination, and ensuring legal compliance.
- **Rent Collection:** Automated rent collection and handling of any late payments, giving you peace of mind.

With Letting Complete, investors can sit back and enjoy consistent rental income while their property is professionally managed.



Why Choose Monarch House?

Monarch House offers a unique investment opportunity with fully furnished, high-spec apartments in a Grade II-listed building, ensuring strong tenant demand and premium rental rates.

With the potential for £277,280 net rental profit over 24 months and the ability to refinance in month 25, investors can achieve significant returns and full capital recovery.



✉ invest@jepp.international

📍 260 Dewsbury road, Wakefield, WF2 9BY