

Monarch House, Wakefield

CATALOGUE

12 APARTMENT INVESTMENT



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Contents

- 3 - WELCOME
- 4 - LOCATION
- 5 - LEEDS AS A GROWING CITY
- 6 - TRANSPORT
- 7 - RETURN ON DEVELOPMENT & PAYMENT SCHEDULE
- 8 - APARTMENTS
- 11 - POTENTIAL INVESTMENT STRATEGY
- 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.

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	Rent	Comm	Net Rent	Yearly Net Rent	
Apt 1:	51 sqm	1 Bed	£148,000.00	£24,950.00	16.86%	£123,050.00	£820.00	£98.40	£721.60	£8,659.20	7.04%
Apt 2:	93sqm	2 Bed	£195,000.00	£35,800.00	18.36%	£159,200.00	£1,075.00	£129.00	£946.00	£11,352.00	7.13%
Apt 3:	39 sqm	1 Bed	£140,000.00	£23,800.00	17.00%	£116,200.00	£775.00	£93.00	£682.00	£8,184.00	7.04%
Apt 4:	89 sqm	3 Bed	£235,000.00	£40,800.00	17.36%	£194,200.00	£1,300.00	£156.00	£1,144.00	£13,728.00	7.07%
Apt 5:	40 sqm	1 Bed	£141,000.00	£21,950.00	15.57%	£119,050.00	£790.00	£94.80	£695.20	£8,342.40	7.01%
Apt 6:	41 sqm	1 Bed	£141,500.00	£22,450.00	15.87%	£119,050.00	£790.00	£94.80	£695.20	£8,342.40	7.01%
Apt 7:	39 sqm	1 Bed	£140,000.00	£21,800.00	15.57%	£118,200.00	£785.00	£94.20	£690.80	£8,289.60	7.01%
Apt 8:	98 sqm	3 Bed	£237,000.00	£41,700.00	17.59%	£195,300.00	£1,300.00	£156.00	£1,144.00	£13,728.00	7.03%
Apt 9:	53 sqm	2 Bed	£180,000.00	£32,100.00	17.83%	£147,900.00	£990.00	£118.80	£871.20	£10,454.40	7.07%
Apt 10:	44 sqm	1 Bed	£146,000.00	£26,000.00	17.81%	£120,000.00	£795.00	£95.40	£699.60	£8,395.20	7.00%
Apt 11:	114 sqm	2 Bed	£199,000.00	£32,000.00	16.08%	£167,000.00	£1,110.00	£133.20	£976.80	£11,721.60	7.02%
Apt 12:	79 sqm	2 Bed	£188,000.00	£33,000.00	17.55%	£155,000.00	£1,030.00	£123.60	£906.40	£10,876.80	7.02%
Total			£2,090,500.00	£356,350.00	17.05%	£1,734,150.00	£11,560.00	£1,387.20	£10,172.80	£122,073.60	7.04%

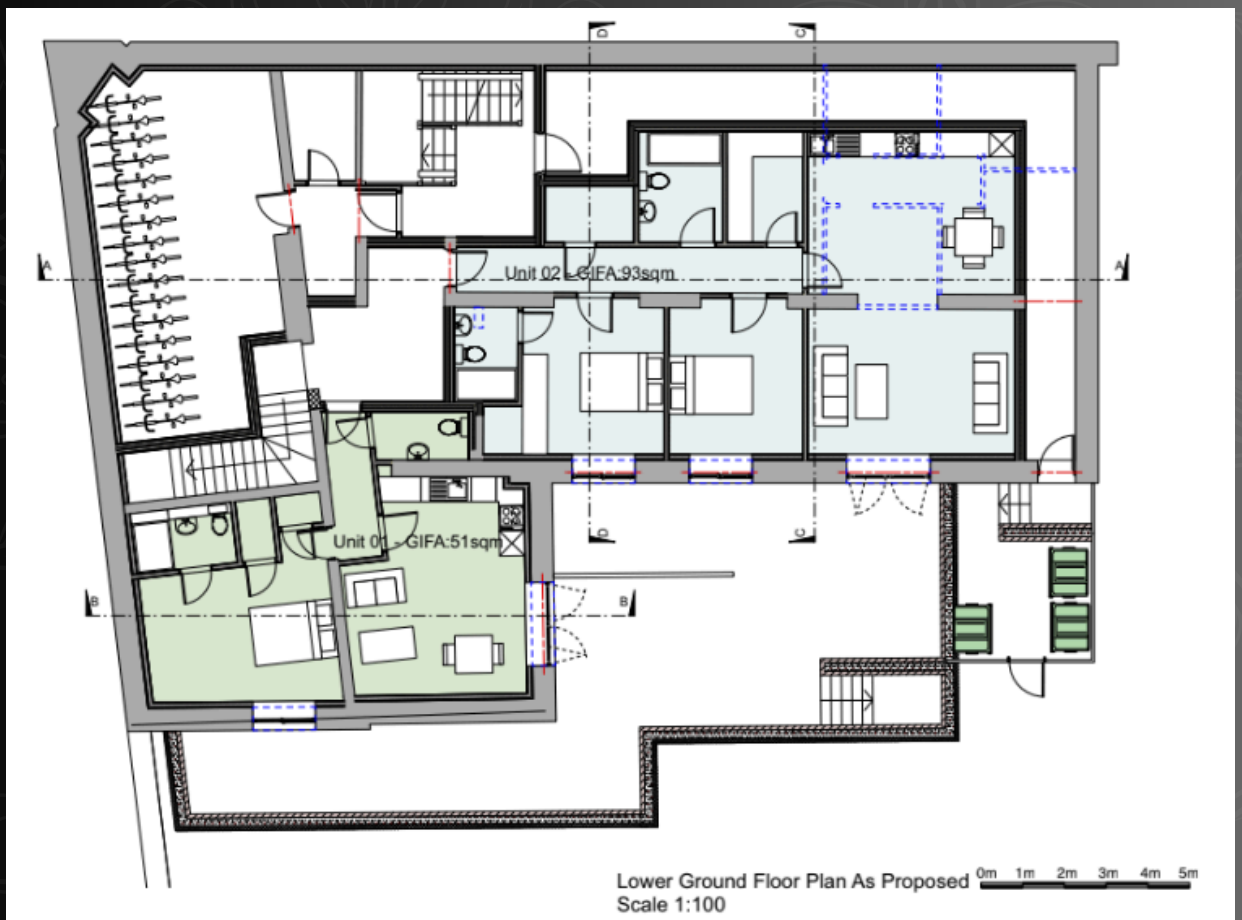
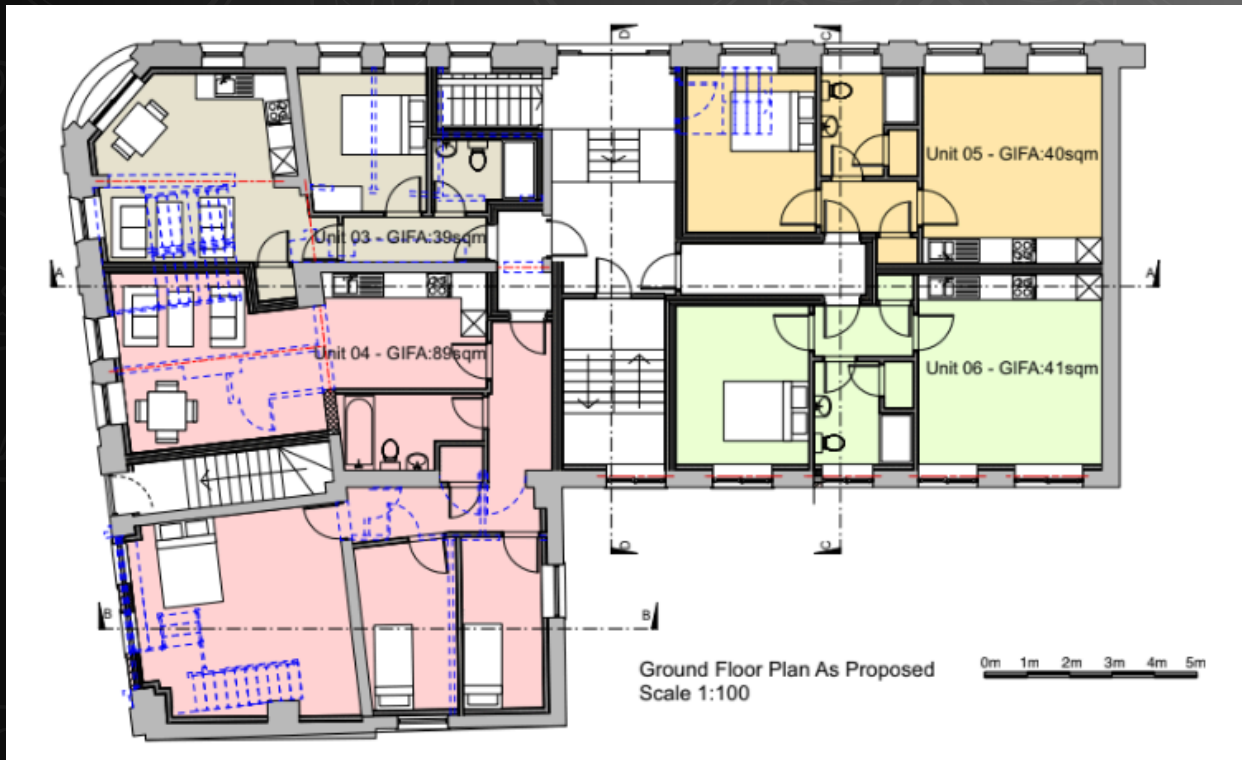
	Rent	Comm	Net Rent	Yearly Net Rent	%
Apt 1:	£875.00	£105.00	£770.00	£9,240.00	7.51%
Apt 2:	£1,250.00	£150.00	£1,100.00	£13,200.00	8.29%
Apt 3:	£875.00	£105.00	£770.00	£9,240.00	7.95%
Apt 4:	£1,400.00	£168.00	£1,232.00	£14,784.00	7.61%
Apt 5:	£875.00	£105.00	£770.00	£9,240.00	7.76%
Apt 6:	£875.00	£105.00	£770.00	£9,240.00	7.76%
Apt 7:	£875.00	£105.00	£770.00	£9,240.00	7.82%
Apt 8:	£1,450.00	£174.00	£1,276.00	£15,312.00	7.84%
Apt 9:	£1,250.00	£150.00	£1,100.00	£13,200.00	8.92%
Apt 10:	£875.00	£105.00	£770.00	£9,240.00	7.70%
Apt 11:	£1,300.00	£156.00	£1,144.00	£13,728.00	8.22%
Apt 12:	£1,250.00	£150.00	£1,100.00	£13,200.00	8.52%
Total	£13,150.00	£1,578.00	£11,572.00	£138,864.00	8.01%

Payment Schedule

The payment schedule for Monarch House is structured as follows: A non-refundable 5% deposit is required to secure the investment. Two weeks after the initial deposit, 60% of the total is due, followed by 25% upon the completion of plastering, with the final 10% payable upon project completion.

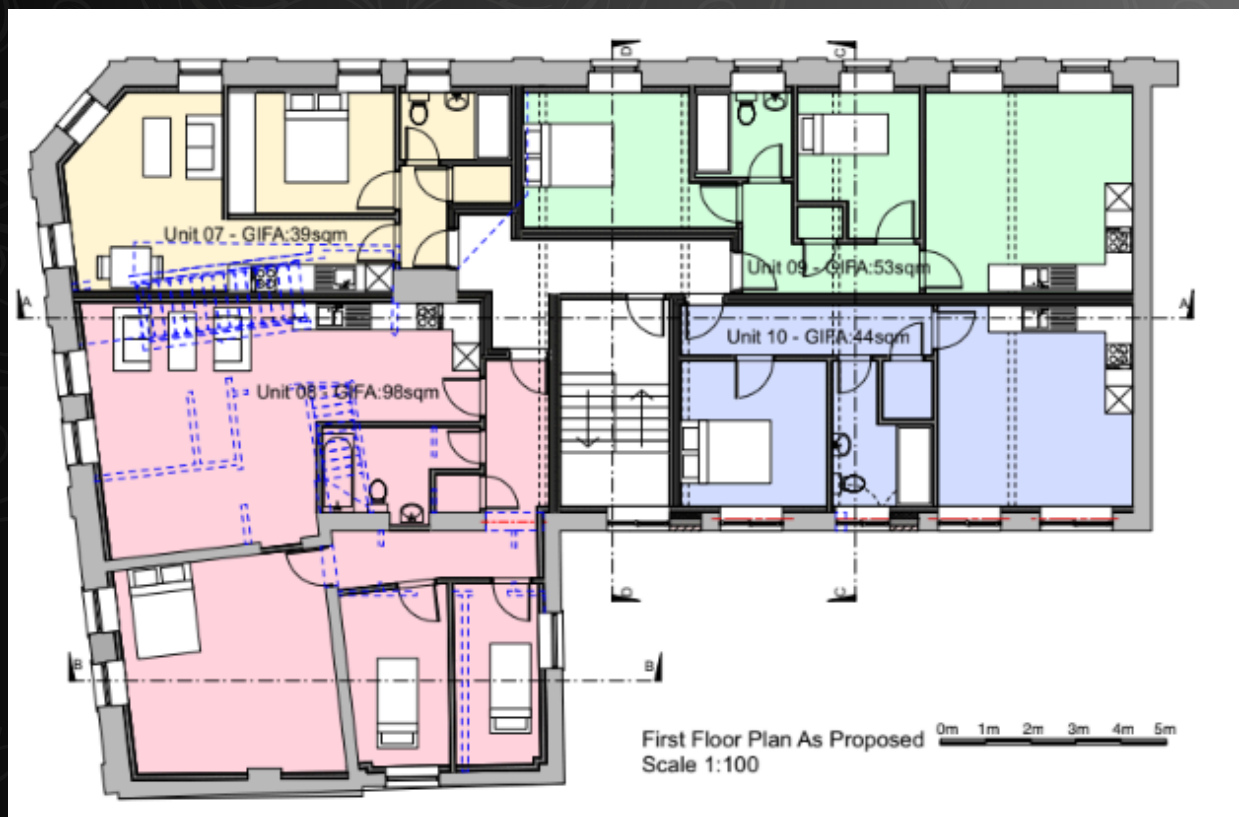
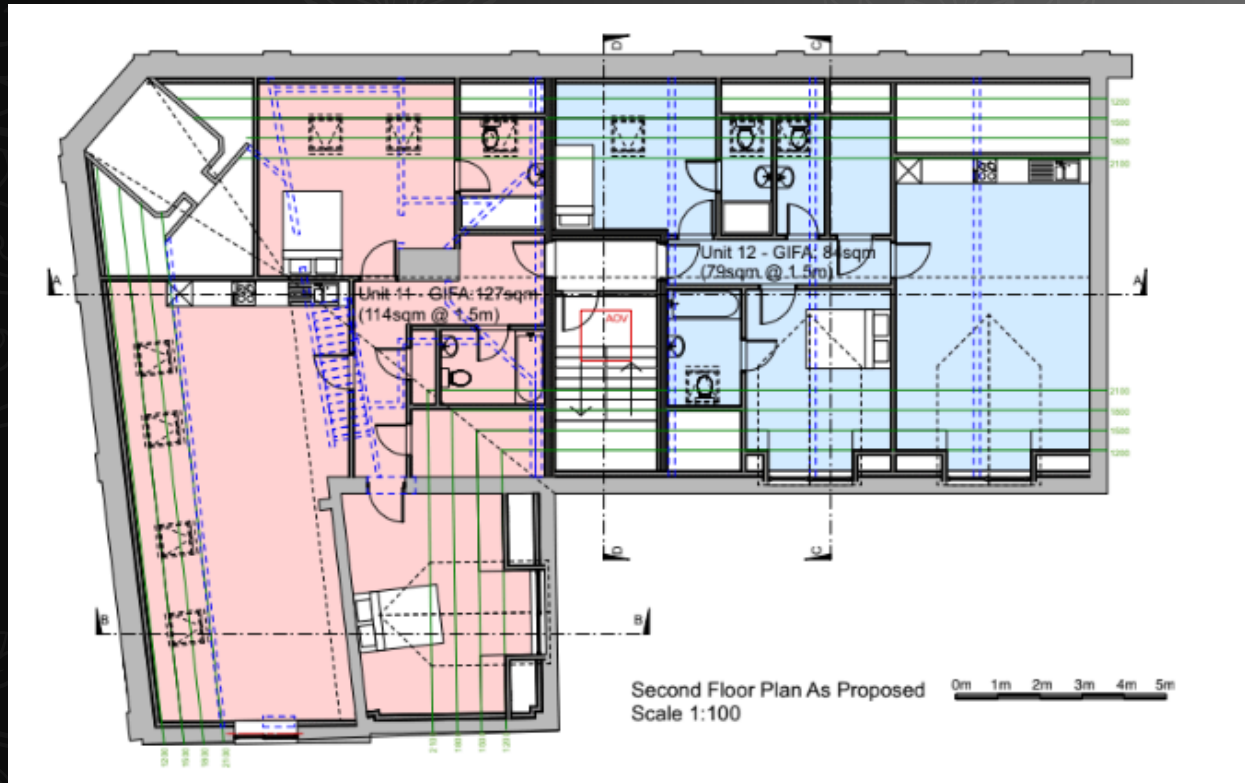
Payment Shedule						
	Size	Type	5%	60%	25%	10%
Apt 1:	51 sqm	1 Bed	£6,153	£73,830	£30,763	£12,305
Apt 2:	93sqm	2 Bed	£7,960	£95,520	£39,800	£15,920
Apt 3:	39 sqm	1 Bed	£5,810	£69,720	£29,050	£11,620
Apt 4:	89 sqm	3 Bed	£9,710	£116,520	£48,550	£19,420
Apt 5:	40 sqm	1 Bed	£5,953	£71,430	£29,763	£11,905
Apt 6:	41 sqm	1 Bed	£5,953	£71,430	£29,763	£11,905
Apt 7:	39 sqm	1 Bed	£5,910	£70,920	£29,550	£11,820
Apt 8:	98 sqm	3 Bed	£9,765	£117,180	£48,825	£19,530
Apt 9:	53 sqm	2 Bed	£7,395	£88,740	£36,975	£14,790
Apt 10:	44 sqm	1 Bed	£6,000	£72,000	£30,000	£12,000
Apt 11:	114 sqm	2 Bed	£8,350	£100,200	£41,750	£16,700
Apt 12:	79 sqm	2 Bed	£7,750	£93,000	£38,750	£15,500
Total			£86,708	£1,040,490	£433,538	£173,415

The Floorplans



Basement Floor - Ground Floor

The Floorplans



First Floor - Second Floor

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 £244,147.20 net rental profit over 24 months and the ability to refinance in month 25, investors can achieve significant returns and full capital recovery.



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