

evoke  
BY MOSAIC



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'LUXURIOUS LOBBY DESIGNS AND A LARGE FEATURE SKY GARDEN ROOF TOP TERRACE WITH GARDENS, BUILT IN FURNITURE, 2 COMMERCIAL GRADE BBQ AREAS, MULTIPLE ENTERTAINMENT ZONES AND STUNNING CITY VIEWS'

'ARCHITECTURALLY DESIGNED ICONIC BUILDING'



A NEW ERA OF STYLE,  
SOPHISTICATED AND  
LUXURY LIVING





## MOSAIC DIFFERENCE

WHEN YOU BUY AN APARTMENT FROM MOSAIC, YOU ARE BUYING FROM A COMPANY THAT CONSISTENTLY DELIVERS WELL RESEARCHED, INDIVIDUALLY DESIGNED, ARCHITECTURALLY STUNNING AND BEAUTIFULLY FINISHED BOUTIQUE RESIDENTIAL PROPERTIES THAT ACHIEVE THE HIGHEST STANDARD OF RESIDENTIAL LIVING TOGETHER WITH THE HIGHEST POSSIBLE GROWTH AND RETURNS ON YOUR INVESTMENT.

TAKING SIGNIFICANT PRIDE IN OUR KEY PHILOSOPHIES, ALL MOSAIC DEVELOPMENTS MUST FILL THE FOLLOWING CRITERIA:

### LOCATION

{ Our properties must be within close proximity to the CBD, public transport, shops, services and amenities, and other popular high capital value suburbs }

{ Low rental supply and high rental demand for a strong investment return }

{ High numbers of owner occupiers in the area and high income demographics to attract quality tenants }

{ Limited supply of existing new and future boutique development sites to ensure better capital growth and more private, quiet living }

### PRICE

{ The purchase price is set according to professional bank instructed valuations ensuring you are paying the correct price }

{ By buying directly from the developer, you aren't paying any additional commissions or built in costs }

{ Buying at valuation price means a high yielding property and a high percentage net rental growth return }

### GROWTH

{ Our properties will grow in value over time because we only develop in areas where demand will exceed supply well into the future }

{ A unique, architecturally designed iconic building in tune with its landscape will never go out of date but continue to achieve high growth }

### BODY CORP

{ Importantly, our properties maintain low Body Corporate fees due to the small number of apartments in each complex, with no wasted unusable common spaces, low maintenance gardens and built using robust construction materials that require minimal ongoing maintenance }

### VALUE

{ We pride ourselves on building benchmark properties. All our apartments are finished to the highest possible standard resulting in the highest quality, best designed and most beautifully finished apartments in their price range within Brisbane }

### QUALITY AND DESIGN

{ Only the highest quality materials and brands, fixtures and fittings are used throughout }

{ All developments are architecturally designed to ensure spacious, sensible and multi-purpose open plan layouts with ample light, ventilation, storage and privacy }

{ Mosaic only teams with well-regarded development partners with whom we have long established relationships }

By managing all aspects of research, design, development and construction ourselves, we ensure our buildings will stand the test of time due to their uniqueness, robust construction methods, clever design and uncompromising attention to detail and quality.

Our unique approach and commitment to our strategy ensures that you are purchasing an exceptional property every time, whilst we continue to set new benchmarks in residential living.



## INTRODUCING EVOKE

INTRODUCING 'EVOKE BY MOSAIC' – MOSAIC PROPERTY GROUP'S EXCITING NEW BOUTIQUE PROJECT RELEASE, COMBINING THE QUALITY THAT IS SYNONYMOUS WITH EACH MOSAIC DEVELOPMENT WITH AN EXCEPTIONAL LOCATION.

Located in the heart of Chermide, one of Brisbane's most thriving inner northern suburbs, this development is set in a wide, quiet, leafy and elevated street, with uninterrupted views of the city and surrounding inner fringe suburbs. Only minutes from first-class shopping, dining and entertainment, this development provides the ultimate in convenience, luxury and lifestyle living. Employment opportunities, housing choice, high frequency public transport, nearby education facilities and proximity to the CBD accentuate the convenience and accessibility of Chermide's lifestyle opportunities for young professionals and downsizing households.

- Chermide is currently experiencing a renewal phase as it develops as a Principal regional Activity Centre and mini-CBD, serving as a focal point for employment, administration, cultural, entertainment, retail and service activities on the north side of Brisbane;
- With frequent public transport services going in and out of the CBD, and bus stops a mere 100 metres walk from your door, you're assured of a quick, easy commute into the CBD and inner city suburbs, or to the Brisbane Airport and Sunshine Coast via a network of access roads to tunnels and highways;
- Close proximity to a range of essential services: shops, restaurants, specialty stores, gyms, hotels, a variety of schools and childcare centres, universities, business district, hospitals, sporting and entertainment facilities; plus much more;
- Well supplied with an array of parks, sporting facilities and recreational reserves; and
- Westfield Chermide, the largest shopping centre in Queensland and the fourth largest in Australia is only 700 metres away and contains all major department stores including David Jones, Myer, Kmart, Target, Big W, over 400 retailers, as well as entertainment facilities including cinemas, a bowling alley, a tavern and the Chermide bus interchange, a major hub for buses north of Brisbane. Approval has been obtained for a further 35,000m<sup>2</sup> to be added to this highly regarded shopping precinct within the next 5 years.



'DON'T MISS THIS EXCITING OPPORTUNITY IN A BOUTIQUE DEVELOPMENT THAT OFFERS A HIGHLY SOUGHT AFTER COMBINATION OF LOCATION, LIFESTYLE AND EASY ACCESS TO THE CBD'



BRISBANE CBD ONLY 8KMS



PROJECT SNAPSHOT

<b>DEVELOPMENT</b>	'EVOKE BY MOSAIC'								
<b>ADDRESS</b>	18 Mermaid Street, Chermside QLD								
<b>LOCATION</b>	8kms north of Brisbane CBD								
<b>DESCRIPTION</b>	Boutique residential development comprising; <b>6</b> stunning 3 bedroom, 2 bathroom apartments, <b>52</b> spacious 2 bedroom, 2 bathroom apartments, and <b>2</b> generous 1 bedroom, 1 bathroom apartments								
<b>PRICING SUMMARY</b>	1 bedroom apartments starting from \$371,000 2 bedroom apartments starting from \$467,000 3 bedroom apartments starting from \$579,000								
<b>DEPOSIT</b>	\$1,000 on contract signing and 10% cash on unconditional								
<b>SIZE</b>	<table border="0"> <tr> <td><b>TOTAL AREA</b></td> <td>56 to 107 m<sup>2</sup></td> </tr> <tr> <td><b>BALCONY</b></td> <td>13 to 40 m<sup>2</sup></td> </tr> <tr> <td><b>COURTYARD</b></td> <td>27 to 50 m<sup>2</sup></td> </tr> <tr> <td><b>TOTAL</b></td> <td>93 to 165 m<sup>2</sup></td> </tr> </table>	<b>TOTAL AREA</b>	56 to 107 m <sup>2</sup>	<b>BALCONY</b>	13 to 40 m <sup>2</sup>	<b>COURTYARD</b>	27 to 50 m <sup>2</sup>	<b>TOTAL</b>	93 to 165 m <sup>2</sup>
<b>TOTAL AREA</b>	56 to 107 m <sup>2</sup>								
<b>BALCONY</b>	13 to 40 m <sup>2</sup>								
<b>COURTYARD</b>	27 to 50 m <sup>2</sup>								
<b>TOTAL</b>	93 to 165 m <sup>2</sup>								
<b>KEY DATES</b>	Construction scheduled to commence August 2015, with completion anticipated around October 2016								
<b>RENTAL RETURN</b>	\$450 to \$490 per week for 2 bedroom apartments ( <i>estimate only</i> )								
<b>RENTAL YIELD</b>	5% (gross/average/unfurnished) - <i>approximately</i>								
<b>BODY CORPORATE</b>	\$2,270 to \$3,260 p.a. (plus GST), depending on size and location of the apartment in the complex								



## KEY FEATURES

- { Stunning 1, 2 and 3 bedroom apartments with secure car parking }
- { Architecturally designed iconic building }
- { Open plan layout with generous spaces }
- { Large commercial grade windows and doors, with ample natural light and ventilation }
- { Large furnishable and private balconies }
- { High quality European fixtures and fittings throughout }
- { Ample kitchen bench space, gallery style kitchens, complete with stone benchtops and feature splashbacks }
- { European appliances, integrated dishwasher, undermount sink and European tapware }
- { Fully tiled bathrooms, semi-frameless shower screens and high end bathroom features }
- { Built-in or walk-in smart robes }
- { Additional linen and storage space }
- { Separate laundry with dryer installed }
- { Higher than average ceiling heights with full plasterboard ceilings and high quality feature lighting }
- { Air conditioning in master bedroom and living areas, plus fans in all bedrooms }
- { Digital Free to Air, Pay TV and High Speed Internet Services }
- { Luxurious lobby designs and a large feature sky garden roof top terrace with gardens, built in furniture, 2 commercial grade BBQ areas, multiple entertainment zones and stunning city views }



## THE SPACE

'OPEN PLAN LAYOUT WITH GENEROUS SPACES'

APT#	LEVEL	BED	STUDY	BATH	CAR PARK	INTERNAL (M <sup>2</sup> )	TERRACE (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	COURTYARD (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
<b>G</b>										
101	G	2	-	2	1	86	29	-	50	165
102	G	2	-	2	1	80	28	-	27	135
103	G	2	-	2	1	80	29	-	28	137
<b>1</b>										
201	1	2	-	2	1	85	-	27	-	112
202	1	2	-	2	1	80	-	20	-	100
203	1	2	-	2	1	80	-	20	-	100
204	1	1	-	1	1	56	20	-	29	105
205	1	1	-	1	1	62	21	-	28	111
206	1	2	-	2	1	84	30	-	29	143
<b>2</b>										
301	2	2	-	2	1	85	-	27	-	112
302	2	2	-	2	1	80	-	20	-	100
303	2	2	-	2	1	80	-	20	-	100
304	2	2	-	2	1	83	-	19	-	102
305	2	2	1	2	1	88	-	14	-	102
306	2	2	-	2	1	85	-	23	-	108
307	2	2	-	2	1	87	-	15	-	102
308	2	2	-	2	1	80	-	13	-	93
309	2	2	-	2	1	82	-	13	-	95
310	2	2	-	2	1	82	-	13	-	95
311	2	2	-	2	1	82	-	13	-	95
312	2	2	-	2	1	85	-	18	-	103
<b>3</b>										
401	3	2	-	2	1	85	-	27	-	112
402	3	2	-	2	1	80	-	20	-	100
403	3	2	-	2	1	80	-	20	-	100
404	3	2	-	2	1	83	-	19	-	102
405	3	2	1	2	1	88	-	14	-	102
406	3	2	-	2	1	85	-	23	-	108
407	3	2	-	2	1	87	-	15	-	102
408	3	2	-	2	1	80	-	13	-	93
409	3	2	-	2	1	82	-	13	-	95
410	3	2	-	2	1	82	-	13	-	95
411	3	2	-	2	1	82	-	13	-	95
412	3	2	-	2	1	85	-	18	-	103

APT#	LEVEL	BED	STUDY	BATH	CAR PARK	INTERNAL (M <sup>2</sup> )	TERRACE (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	COURTYARD (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
<b>4</b>										
501	4	2	-	2	1	85	-	27	-	112
502	4	2	-	2	1	80	-	20	-	100
503	4	2	-	2	1	80	-	20	-	100
504	4	2	-	2	2	83	-	19	-	102
505	4	2	1	2	2	88	-	14	-	102
506	4	2	-	2	2	85	-	23	-	108
507	4	2	-	2	1	87	-	15	-	102
508	4	2	-	2	1	80	-	13	-	93
509	4	2	-	2	1	82	-	13	-	95
510	4	2	-	2	1	82	-	13	-	95
511	4	2	-	2	1	82	-	13	-	95
512	4	2	-	2	1	85	-	18	-	103
<b>5</b>										
601	5	2	-	2	2	83	-	19	-	102
602	5	2	1	2	2	88	-	14	-	102
603	5	2	-	2	2	85	-	23	-	108
604	5	2	-	2	2	87	-	15	-	102
605	5	2	-	2	2	80	-	13	-	93
606	5	2	-	2	2	82	-	13	-	95
607	5	2	-	2	2	82	-	13	-	95
608	5	2	-	2	2	82	-	13	-	95
609	5	2	-	2	1	85	-	18	-	103
<b>6</b>										
701	6	3	-	2	2	107	-	32	-	139
702	6	3	-	2	2	106	-	40	-	146
703	6	3	-	2	2	107	-	22	-	129
704	6	3	-	2	2	104	-	25	-	129
705	6	3	-	2	2	106	-	25	-	131
706	6	3	-	2	2	103	-	22	-	125

\* Please note the apartment sizes are subject to change.



*'APARTMENTS FINISHED TO THE HIGHEST POSSIBLE STANDARDS, RESULTING IN THE HIGHEST QUALITY, BEST DESIGNED AND MOST BEAUTIFULLY FINISHED APARTMENTS IN THEIR PRICE RANGE'*



*'APARTMENTS ARE UP TO 15% LARGER THAN THE AVERAGE APARTMENTS IN THE AREA'*

10 REASONS WHY MOSAIC GENUINELY BELIEVES THAT 'EVOKE' WILL BE REGARDED AS THE BEST DEVELOPMENT IN CHERMSIDE TO BE RELEASED IN THE LAST 10 YEARS

- 1 Uninterrupted 360° city, suburban and Moreton Bay views from the apartments, as well as the stunning roof top sky garden and entertainment area;
- 2 Only 8kms from the CBD, but also only 700 metres to Westfield Chermisde, the largest shopping centre in Queensland;
- 3 Elevated and leafy green, quiet suburban street, just minutes from every convenience;
- 4 Apartments are up to 15% larger than the average apartments in the area;
- 5 Low Body Corp fees due to no wasted unusable common spaces, low maintenance gardens and robust construction materials that require minimal ongoing maintenance;
- 6 Sky garden roof top terrace with gardens, built-in furniture, 2 commercial grade BBQ areas, entertainment zones and stunning city views;
- 7 Transport right at your door;
- 8 Situated in the most exclusive part of Chermisde;
- 9 Great employment opportunities within minutes, with Westfield Chermisde and The Prince Charles Hospital both less than 1km away; and
- 10 Apartments finished to the highest possible standards, resulting in the highest quality, best designed and most beautifully finished apartments in their price range.





**5** LESS THAN 5 MINS WALK OR LESS THAN 500M

- Aldi supermarket
- Access to Gympie Road & Rode Road for bus & road transport
- Asian Grocery Store
- Post Office
- Restaurants & cafes



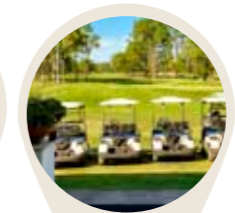
**10** LESS THAN 10 MINS WALK OR LESS THAN 1KM

- Westfield Cherside: shops, cinemas, tavern, bus interchange
- Prince Charles & Holy Spirit Northside Hospitals
- Wavell Heights State School
- Wavell State High School
- Fitness Centre
- Catholic Primary School
- Cherside Aquatic Centre
- Kedron-Wavell Services Club
- Library
- Seventh Brigade Park



**2** 2KMS OR LESS

- Marchant Park
- Tennis Centre
- Craigslea State Primary
- Craigslea High School
- Early Education Centre
- Continental Deli



**5** 5KMS OR LESS

- Cherside Hills Reserve
- Virginia Golf Course
- Clayfield College
- Kedron State High School
- Nundah Farmers Markets



**9** 9KMS OR LESS

- Brisbane CBD
- Major & specialty retail stores
- Restaurants & entertainment venues
- Brisbane Airport
- Australia Trade Coast Precinct
- Brisbane North Institute of TAFE, Bracken Ridge
- Brisbane Entertainment Centre & Boondall Wetlands

LOCATION – EVERYTHING ON YOUR DOORSTEP

'EVOKE BY MOSAIC' IS RIGHT IN THE HEART OF WHERE EVERYTHING IS HAPPENING'



## DESIGN EXCELLENCE

EVOKE BY MOSAIC OFFERS ARCHITECT-DESIGNED, ICONIC STYLE IN 60 BEAUTIFULLY APPOINTED 1, 2 AND 3 BEDROOM APARTMENTS WITH A FOCUS ON EASY, SPACIOUS AND MODERN CITY LIVING.

Our interior designs feature open living spaces with high ceilings and gourmet style gallery kitchens, including stone benchtops and European appliances. Natural light abounds, with space-enhancing full height sliding doors opening to generous and private balconies.

The thoughtful layouts provide a clear separation between apartment bedrooms and bathrooms resulting in maximum privacy and dual living appeal. Storage has not been neglected, with generous built-in or walk-in wardrobes with Smart Robes fit-out provided, together with additional linen and storage space.

Contemporary design and classic neutral styling using the highest quality luxury finishes and fixtures will ensure these spacious apartments continue to satisfy discerning residents and investors for many years to come.

'STUNNING 1, 2 AND 3 BEDROOM APARTMENTS WITH SECURE CAR PARKING'







'FULLY TILED BATHROOMS, SEMI-FRAMELESS SHOWER SCREENS AND HIGH END BATHROOM FEATURES'

## HOW WE COMPARE

Mosaic apartments tick all the boxes with premium locations, stunning design and impeccable finishes. And whilst we aren't the only developer who produces high quality boutique property projects, we can guarantee that we will deliver what we promise every time. We will never compromise on quality in order to reduce costs. With Mosaic you get exactly what you pay for, and that is quality.

SO WHETHER YOU BUY A PROPERTY FROM MOSAIC, OR SOMEONE ELSE, IT IS STILL IMPORTANT TO BE AWARE OF WHAT IS IN THE MARKET AND FOLLOW OUR STRATEGY:

MOSAIC DEVELOPMENT	INVESTMENT GRADE DEVELOPMENT
Architecturally designed iconic boutique buildings	Buildings designed specifically to achieve the highest amount of apartment density possible
Open plan, flexible living spaces with well thought-out floor plan layouts	Tight space restrictions due to maximum amount of apartments
Large commercial grade windows/doors, with fly screens and full block-out blinds as standard	Smaller residential grade windows/doors to reduce build cost - fly screens and blinds generally not included
Abundance of natural light and ventilation	Compromised light and ventilation due to smaller window and door sizes and inferior design
Large furnishable balconies with flexible and private living spaces through careful screening and smart design	Smaller balconies to reduce build cost - no flexibility and often poor privacy
High quality European fixtures and fittings throughout, with substantial warranties	Chrome plated cheaper imported sanitary and tapware
Custom designed kitchens with ample bench space complete with waterfall stone benchtops, feature splashbacks, undermount sinks and island benches	Smaller kitchens due to space restrictions, inferior fixtures and cabinet quality
European oven, induction cook top, built-in microwave and fully integrated dishwasher	Basic grade appliances - microwave, dishwasher and fridge generally not added and certainly not fully integrated
Fully tiled bathrooms, semi-frameless shower screens and high end bathroom fittings and sanitaryware, including stone bench tops	Tiles in shower only - no stone on bench tops and lower quality imported fittings and sanitaryware
Built-in or walk-in smart robes with custom designed shelving	Small wardrobes with no shelving
Additional linen and storage space	No extra storage space
Separate laundry with dryer installed where possible	Laundry combined in bathroom
Higher than average ceiling heights with full plasterboard ceilings with high quality feature lighting	Minimum allowed ceiling height makes apartment appear smaller, generally with concrete stipple finish to ceilings and cheap oyster light fittings
Air conditioning and fans in all bedrooms and living areas	Air conditioning only to main living and master bedroom
Luxurious lobby designs and fully secure lifts	Basic lobby and no lifts in smaller projects
Secure intercom entry and car park	Compromised car parking provided - not always secure
Fully secure and individual galvanised and powder-coated steel storage unit located in secure car park	No additional storage space



'CHERMSIDE IS A STRONG LOCAL EMPLOYMENT NODE WITH WESTFIELD CHERMSIDE, THE PRINCE CHARLES HOSPITAL PRECINCT AND THE AUSTRALIA TRADE COAST PRECINCT PROVIDING EMPLOYMENT OPPORTUNITIES ACROSS DIVERSE INDUSTRIES'

CHERMSIDE DEMOGRAPHIC	
POPULATION	8,170
MEDIAN AGE	35
WEEKLY HOUSEHOLD INCOME	\$1,065
WEEKLY FAMILY INCOME	\$1,397
MANAGER & PROFESSIONAL OCCUPATIONS	34.5%
STAND-ALONE HOUSES IN AREA	36.0%
HOMES OWNED OR BEING PURCHASED	34.6%
AVERAGE HOUSEHOLD SIZE	2.0

## INVESTING IN YOUR FUTURE

CHERMSIDE IS A PRINCIPAL ACTIVITY CENTRE NODE SURROUNDED BY A MULTITUDE OF MAJOR SHOPS, RESTAURANTS, SPECIALTY STORES, GYMS, BANKS, HOTELS, A VARIETY OF HIGHLY REGARDED SCHOOLS AND CHILDCARE CENTRES, THE NORTHERN CITY FRINGE CENTRAL BUSINESS DISTRICT, HOSPITALS AND SPORTING FACILITIES, WITH A POPULATION SET TO INCREASE AND A PROPERTY MARKET IN RECOVERY MODE.

With well over half of all dwellings currently rented and a large proportion of the population consisting of childless couples and lone households, units and apartments are an extremely popular choice for residents.

Chermside is a prime mixed-use location and strong local employment node, with over 12,500 people employed across 600 businesses, while the Australia Trade Coast precinct, surrounding the Brisbane Airport just 9kms away, is the largest employment zone in Queensland after the Brisbane CBD, currently employing around 60,000 people but forecast to increase to more than 110,000 by 2026.

The area boasts an impressive array of schools, both private and public, from primary to tertiary. The nearby Brisbane North Institute of TAFE at Brackenridge is one of the largest public providers of vocational training in the state, while the Australian Catholic University, in Banyo, is home to over 3,200 students.

Enjoy some bushwalking or a picnic at the Chermside Hills Reserves, a swim at the Chermside Aquatic Centre, a game of cricket at Marchant Park or golf at Virginia Golf Club or a meal and a show at the top-ranked Kedron-Wavell Services Club. With upgrades proposed to many of these facilities, the recreational, sporting and social needs of existing and future residents are ensured.

With the median price of units and apartments still well below that of the rest of Brisbane, as well as a tight local vacancy rate and an undersupply of new apartments, it is an ideal time to secure a valuable asset that is not only attractive to tenants, but has the potential to yield strong capital growth in the future.

The increasing gentrification by young, professional, working singles and couples seeking access to employment, lifestyle and education facilities along with close proximity to the city will continue to create demand for apartment living options within Chermside.





## DEVELOPMENT PARTNERS

### MOSAIC PROPERTY GROUP

MOSAIC PROPERTY GROUP IS A BRISBANE BASED BOUTIQUE PROPERTY GROUP WHICH SPECIALISES IN DESIGNING AND DEVELOPING HIGH QUALITY, SUPERBLY FINISHED, TURN-KEY BOUTIQUE RESIDENTIAL PROPERTY PROJECTS FOR BOTH DISCERNING OWNER OCCUPIERS AND INVESTORS.

Collectively, the Mosaic team has substantial experience in property development, design, building, finance, funds management, real estate sales, legal and compliance services, and private wealth management. This breadth of knowledge means the team has intimate first-hand experience in the complexities of property development and a thorough understanding of client needs, be they investors or discerning owner occupiers.

Mosaic manages all aspects of research, design and development to maximise quality and ensure the highest standard of residential living for owner occupiers and the highest possible rental return for investors. Mosaic also takes significant pride in its key philosophy of ensuring that it adds value to all stakeholders involved in its business. Consequently, Mosaic has a history and enviable track record of long standing relationships with clients, consultants and contractors.

The team has a conservative yet creative approach and a reputation for being highly efficient and professional. Mosaic has a deserved reputation for delivering quality, high yielding property investment opportunities for both discerning owner occupiers and investors.



### ASPECT ARCHITECTURE

ASPECT ARCHITECTURE IS A DESIGN-BASED ARCHITECTURAL FIRM PROVIDING PROFESSIONAL ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES THROUGHOUT SOUTH-EAST QUEENSLAND AND NORTHERN NEW SOUTH WALES.

Over the past 15 years they have undertaken public, retail, industrial, mixed use, commercial, and high end residential projects. During this time Aspect Architecture has developed an enviable reputation for the successful delivery of high quality architectural services. The company's vision in achieving successful projects is accomplished through the specialised and personal services rendered to each of their clients.

With their background and expertise in designing innovative and affordable buildings, their ability to anticipate and identify the needs of each project and their attention to detail and quality control, Aspect Architecture plays a significant role in the successful development of all Mosaic projects.

Aspect Architecture has had a long standing relationship with Mosaic Property Group, founded on a mutual passion for designing and delivering iconic buildings with local integrity that will stand the test of time. Every detail is carefully and respectfully considered when creating beautiful and highly functional living spaces, primarily in the form of boutique apartments.



HABITAT ON ASHGROVE



SCRIBE ON CLARENCE



SONNET ON DICKENS

'MOSAIC MANAGES ALL ASPECTS OF RESEARCH, DESIGN AND DEVELOPMENT TO MAXIMISE QUALITY AND ENSURE THE HIGHEST STANDARD OF RESIDENTIAL LIVING FOR OWNER OCCUPIERS AND THE HIGHEST POSSIBLE RENTAL RETURN FOR INVESTORS'



SUMMIT ON VIEW



EST ON FOSTER



URBAN VISTA ON GALLWAY



RECENT PROJECTS

'OUR PROPERTIES MUST BE WITHIN CLOSE PROXIMITY TO THE CBD, PUBLIC TRANSPORT, SHOPS, SERVICES AND AMENITIES, AND OTHER POPULAR HIGH CAPITAL VALUE SUBURBS'



Sold out in less than 1 month



Sold out in less than 1 month



Sold out in less than 1 week



Sold out in less than 1 week



Sold out in 3 months



95% sold in 2 weeks



95% sold in 2 weeks



Sold out in 3 weeks



90% sold in 2 weeks



Sold out in 3 weeks



50% sold in 2 weeks



Sold out in 2 weeks

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION



YEAR	PRIME COST METHOD			
FIRST YEAR DAYS	DIVISION 40 ALLOWANCES PLANT \$	DIVISION 43 ALLOWANCES BUILDING \$	TOTAL YEARLY CAPITAL ALLOWANCE \$	CUMULATIVE CAPITAL ALLOWANCE \$
364				
1	6,397.82	5,425.60	11,823.43	11,823.43
2	7,871.76	5,440.51	13,312.27	25,135.70
3	6,445.54	5,440.51	11,886.05	37,021.74
4	5,554.15	5,440.51	10,994.66	48,016.40
5	4,997.03	5,440.51	10,437.54	58,453.94
6	4,648.83	5,440.51	10,089.34	68,543.28
7	4,431.21	5,440.51	9,871.71	78,414.99
8	4,295.19	5,440.51	9,735.70	88,150.69
9	4,210.18	5,440.51	9,650.69	97,801.37
10	4,157.05	5,440.51	9,597.56	107,398.93
BALANCE	17,242.56	163,230.14	180,472.69	180,472.69
<b>TOTAL</b>	<b>70,251.31</b>	<b>217,620.31</b>	<b>287,871.63</b>	

YEAR	DIMINISHING VALUE METHOD			
FIRST YEAR DAYS	DIVISION 40 ALLOWANCES PLANT \$	DIVISION 43 ALLOWANCES BUILDING \$	TOTAL YEARLY CAPITAL ALLOWANCE \$	CUMULATIVE CAPITAL ALLOWANCE \$
364				
1	10,455.17	5,425.60	15,880.78	15,880.78
2	10,624.51	5,440.51	16,065.02	31,945.79
3	8,110.36	5,440.51	13,550.86	45,496.66
4	6,320.60	5,440.51	11,761.11	57,257.77
5	5,020.05	5,440.51	10,460.56	67,718.33
6	4,055.22	5,440.51	9,495.72	77,214.06
7	3,324.86	5,440.51	8,765.36	85,979.42
8	2,761.38	5,440.51	8,201.89	94,181.31
9	2,319.02	5,440.51	7,759.53	101,940.83
10	1,966.26	5,440.51	7,406.77	109,347.60
BALANCE	15,293.88	163,230.14	178,524.02	178,524.02
<b>TOTAL</b>	<b>70,251.31</b>	<b>217,620.31</b>	<b>287,871.63</b>	

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INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION



PRIME COST METHOD					DIMINISHING VALUE METHOD				
YEAR	DIVISION 40 ALLOWANCES	DIVISION 43 ALLOWANCES	TOTAL YEARLY CAPITAL ALLOWANCE	CUMULATIVE CAPITAL ALLOWANCE	YEAR	DIVISION 40 ALLOWANCES	DIVISION 43 ALLOWANCES	TOTAL YEARLY CAPITAL ALLOWANCE	CUMULATIVE CAPITAL ALLOWANCE
FIRST YEAR DAYS 364	PLANT \$	BUILDING \$	\$	\$	FIRST YEAR DAYS 364	PLANT \$	BUILDING \$	\$	\$
1	6,808.49	4,994.28	11,802.76	11,802.76	1	11,147.48	4,994.28	16,141.75	16,141.75
2	8,363.84	5,008.00	13,371.83	25,174.60	2	11,297.93	5,008.00	16,305.92	32,447.68
3	6,858.99	5,008.00	11,866.99	37,041.58	3	8,622.37	5,008.00	13,630.36	46,078.04
4	5,918.46	5,008.00	10,926.46	47,968.04	4	6,715.83	5,008.00	11,723.83	57,801.87
5	5,330.63	5,008.00	10,338.63	58,306.67	5	5,329.25	5,008.00	10,337.25	68,139.11
6	4,963.24	5,008.00	9,971.23	68,277.90	6	4,299.93	5,008.00	9,307.93	77,447.04
7	4,733.62	5,008.00	9,741.61	78,019.52	7	3,520.46	5,008.00	8,528.46	85,975.50
8	4,590.10	5,008.00	9,598.10	87,617.61	8	2,919.05	5,008.00	7,927.04	93,902.55
9	4,500.41	5,008.00	9,508.40	97,126.02	9	2,447.00	5,008.00	7,454.99	101,357.54
10	4,444.35	5,008.00	9,452.34	106,578.36	10	2,070.75	5,008.00	7,078.75	108,436.28
BALANCE	17,664.81	150,253.61	167,918.41	167,918.41	BALANCE	15,806.88	150,253.61	166,060.49	166,060.49
<b>TOTAL</b>	<b>74,176.93</b>	<b>200,319.85</b>	<b>274,496.77</b>		<b>TOTAL</b>	<b>74,176.93</b>	<b>200,319.85</b>	<b>274,496.77</b>	

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION



PRIME COST METHOD					DIMINISHING VALUE METHOD				
YEAR	DIVISION 40 ALLOWANCES	DIVISION 43 ALLOWANCES	TOTAL YEARLY CAPITAL ALLOWANCE	CUMULATIVE CAPITAL ALLOWANCE	YEAR	DIVISION 40 ALLOWANCES	DIVISION 43 ALLOWANCES	TOTAL YEARLY CAPITAL ALLOWANCE	CUMULATIVE CAPITAL ALLOWANCE
FIRST YEAR DAYS 364	PLANT \$	BUILDING \$	\$	\$	FIRST YEAR DAYS 364	PLANT \$	BUILDING \$	\$	\$
1	6,759.65	7,393.53	14,153.18	14,153.18	1	10,875.17	7,393.53	18,268.70	18,268.70
2	8,423.53	7,413.84	15,837.37	29,990.55	2	11,252.12	7,413.84	18,665.96	36,934.66
3	6,812.27	7,413.84	14,226.11	44,216.66	3	8,564.83	7,413.84	15,978.68	52,913.34
4	5,805.23	7,413.84	13,219.07	57,435.73	4	6,666.85	7,413.84	14,080.69	66,994.03
5	5,175.83	7,413.84	12,589.67	70,025.40	5	5,297.90	7,413.84	12,711.75	79,705.77
6	4,782.45	7,413.84	12,196.30	82,221.70	6	4,289.02	7,413.84	11,702.86	91,408.64
7	4,536.59	7,413.84	11,950.44	94,172.14	7	3,529.43	7,413.84	10,943.27	102,351.91
8	4,382.93	7,413.84	11,796.78	105,968.91	8	2,945.69	7,413.84	10,359.53	112,711.44
9	4,286.89	7,413.84	11,700.74	117,669.65	9	2,488.46	7,413.84	9,902.30	122,613.74
10	4,226.87	7,413.84	11,640.71	129,310.36	10	2,124.08	7,413.84	9,537.93	132,151.67
BALANCE	20,575.01	222,435.64	243,010.65	243,010.65	BALANCE	17,733.71	222,435.64	240,169.35	240,169.35
<b>TOTAL</b>	<b>75,767.25</b>	<b>296,553.76</b>	<b>372,321.01</b>		<b>TOTAL</b>	<b>75,767.25</b>	<b>296,553.76</b>	<b>372,321.01</b>	

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## MOSAIC PROPERTY MANAGEMENT

AS PART OF OUR STRONG COMMITMENT TO LONG-TERM CLIENT RELATIONSHIPS AND POST-SETTLEMENT SERVICE, MOSAIC PROPERTY GROUP IS COMMITTED TO CONTINUING TO DELIVER LONG AFTER OUR CLIENTS' APARTMENTS HAVE SETTLED.

What sets Mosaic Property Management apart from others is that we exist exclusively to deliver strong property management services to Mosaic clients only. This service is not available to anyone else; only you, the owner of a Mosaic property, will have access to these exclusive services.

So why use Mosaic over other property managers? Apart from our focus on timely communications with both you, the owner, and your tenants, our guarantee to you will be our commitment to ensuring that we secure the best possible tenant in your property in the fastest possible time, thus ensuring we continue to deliver on our high client expectations.

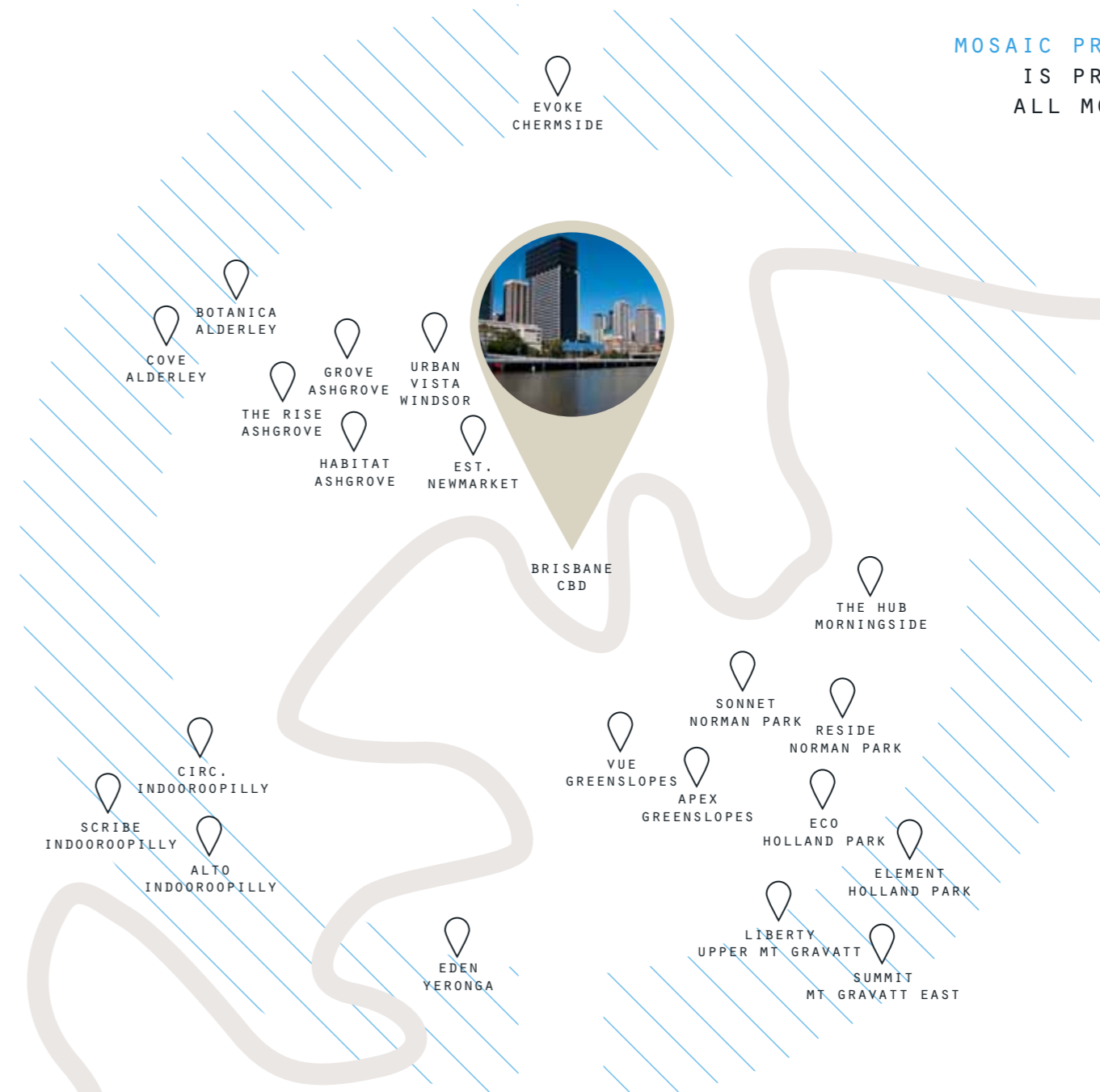
Mosaic only ever commits to putting its brand behind products and services that we are ultimately responsible for and we are extremely proud of, so we encourage you to do your research and compare us with the competition. We strongly believe that we offer the best property management services in the market and most importantly, they are only available to clients who have purchased a Mosaic property. For further information on the benefits of using Mosaic Property Management, please check out our website: [mosaicproperty.com.au](http://mosaicproperty.com.au)



## RENTAL APPRAISAL

# BED	# BATH	# CAR PARKING	RENTAL RANGE
1	1	1	\$370 - \$400 PER WEEK
2	2	1	\$450 - \$470 PER WEEK
2	2	2	\$470 - \$490 PER WEEK
3	2	2	\$560 - \$600 PER WEEK

MOSAIC PROPERTY MANAGEMENT IS PROUD TO MANAGE ALL MOSAIC PROJECTS



OUR GUARANTEE TO YOU WILL BE OUR COMMITMENT TO ENSURING THAT WE SECURE THE BEST POSSIBLE TENANT IN YOUR PROPERTY IN THE FASTEST POSSIBLE TIME, THUS ENSURING WE CONTINUE TO DELIVER ON OUR HIGH CLIENT EXPECTATIONS.





VISIT OUR WEBSITE  
[MOSAICPROPERTYGROUP.COM.AU](http://MOSAICPROPERTYGROUP.COM.AU)







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