

Indooroopilly | 4068



Considered one of Brisbane's most prestigious suburbs, and underpinned by high levels of amenity, connectivity, strong employment, population growth and housing values, Indooroopilly presents a compelling investment opportunity.

Infrastructure & Amenity

Indooroopilly is one of South East Queensland's designated Key Principal Activity Centres, located in the Inner West only six kilometres from Brisbane's CBD.

Bordered to the south by the Brisbane River, the suburb is connected to the city's southern suburbs by the heritage-listed Walter Taylor Bridge.

Indooroopilly has the benefit of being directly serviced by Brisbane's high frequency public transport network and is only five stops from Central Station by train, and six by bus.

The Western Freeway runs along the western edge of the suburb, connecting it to Milton Road, Legacy Way Tunnel and the Inner-City Bypass and providing direct transport routes to key destinations including the CBD, airport and northern suburbs.

Local retail and recreational amenity and proximity to world-class secondary schools and tertiary institutions, accentuate the convenience and accessibility that drives Indooroopilly's lifestyle appeal.

Employment Growth

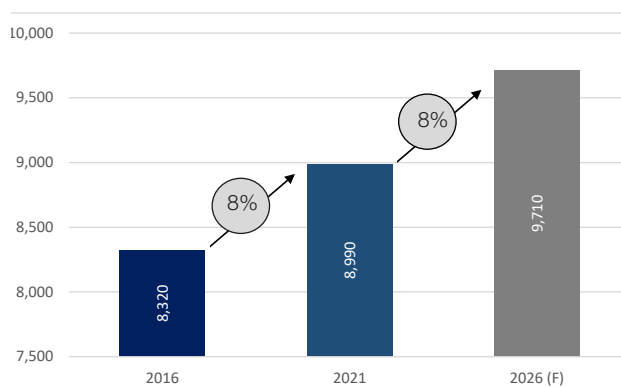
It is a well-established residential investment principle that "people follow jobs" and in this regard Indooroopilly is very well positioned to capitalise.

Interestingly, the number of local jobs within Indooroopilly actually exceeds the labour force residing there.

This trend looks set to continue, with job creation forecasts surpassing projected population numbers.

Growth in local Indooroopilly employment from that recorded at the last Census to 2021 is expected to be around 8%, with additional growth of 8% to 2026.

INDOOROOPILLY EMPLOYMENT GROWTH



SOURCE: ABS, NEIR



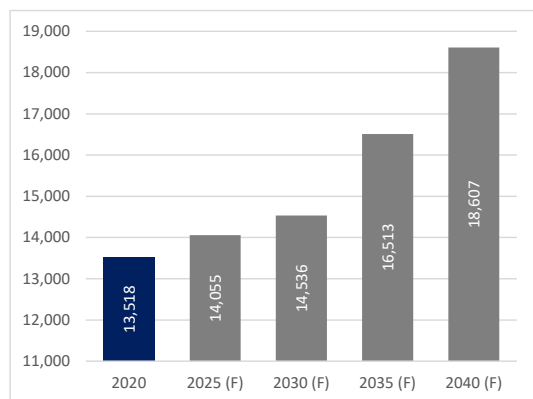
Population Growth

While the population of Brisbane's wider Western Suburbs is anticipated to grow by 4.8% over the next 15 years, Indooroopilly is forecast to grow 22%.

This reflects the suburb's ever-increasing residential appeal and provides a strong indicator of growing demand for real estate in the coming years.

Based on these projections, Indooroopilly will require in excess of 1,200 new dwellings prior to 2035.

FORECAST POPULATION GROWTH - INDOOROOPIILLY



SOURCE: ABS, QGSO

Demographic Profile

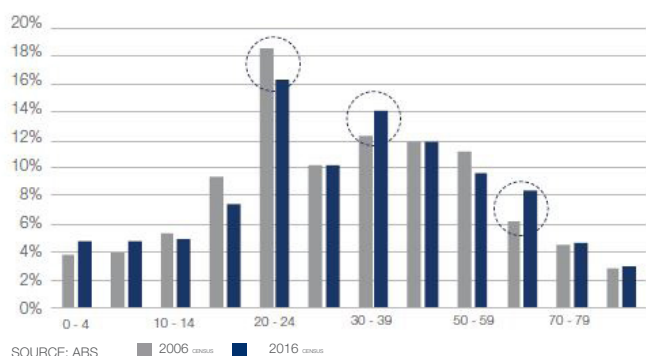
	INDOROOPIILLY	GREATER BRISBANE
Population	13,518	2,562,740
Median Age	30	35
Average household size	2.6	2.7
Management & Professional Occupations	54.10%	31.90%
Weekly Household income	\$1,724	\$1,562
Weekly Family income	\$2,193	\$1,821

SOURCE: ABS

Indooroopilly attracts a broad cross section of demographics and market segments, including young professionals, students, young/established families and downsizers.

The greatest age representation among Indooroopilly's population (aged 20-24 years) has started to marginally decrease, with increases observed in the 30-40 and 60-70 year old brackets.

INDOROOPIILLY POPULATION AGE PROFILE



SOURCE: ABS

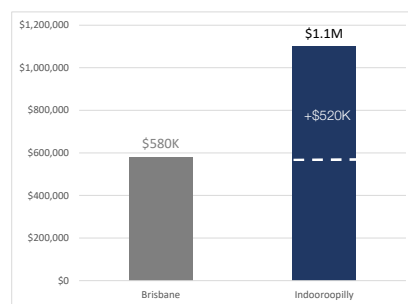
2006 CENSUS 2016 CENSUS

This highlights Indooroopilly's increasing appeal to young professionals and downsizers who typically desire low maintenance living, with a greater financial capacity to rent or purchase higher quality dwellings.

Residential Property Market

Indooroopilly is a high demand, blue-chip location, recording a median house price \$520,000 or 90% above that of Greater Brisbane for the year to March 2021.

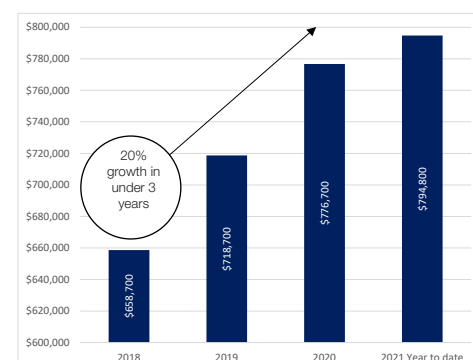
MEDIAN HOUSE PRICE - INDOOROOPIILLY BRISBANE



SOURCE: PRICEFINDER

Indooroopilly's sustained blue-chip residential appeal and lack of supply coming into the local market has seen median dwelling prices rise by 20% in less than 3 years.

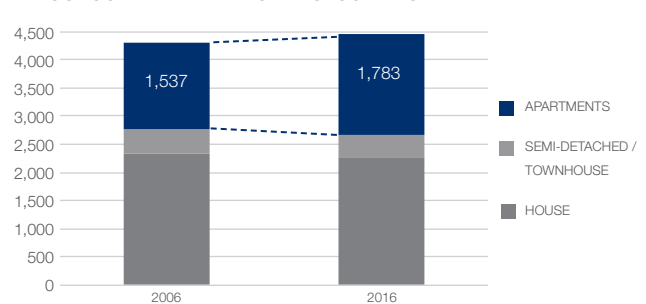
INDOROOPIILLY DWELLING PRICE GROWTH



SOURCE: PRICEFINDER

In 2006, apartments accounted for approximately 35% of all dwellings in Indooroopilly. By the 2016 Census, this figure had risen to 40%, reflecting a positive shift in preferences towards lower maintenance, lifestyle-led living.

INDOROOPIILLY DWELLING TYPOLOGY PROFILE



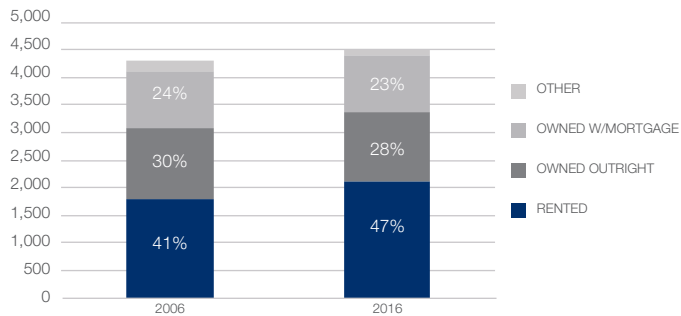
SOURCE: ABS



Rental Market Performance

Reflecting Indooroopilly's increasing credentials as a strong residential investment location, the proportion of rental properties increased by 6% between the 2006 and 2016 Census.

INDOORROOPILLY DWELLING TENURE PROFILE

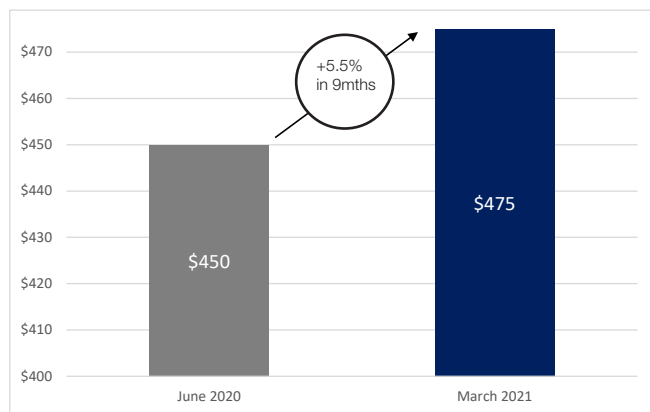


SOURCE: RTA

Despite this growth in rental accommodation, Indooroopilly residential vacancy has fallen to a current 2.6%, and is representative of a tight and undersupplied market.

Indooroopilly's increased desirability also means tenants are prepared to pay more to secure accommodation, as evidenced by the significant growth in median 2- and 3-bedroom apartment rents over the past year.

RENTAL GROWTH - INDOORROOPILLY 2 & 3 BED APARTMENT AVERAGE



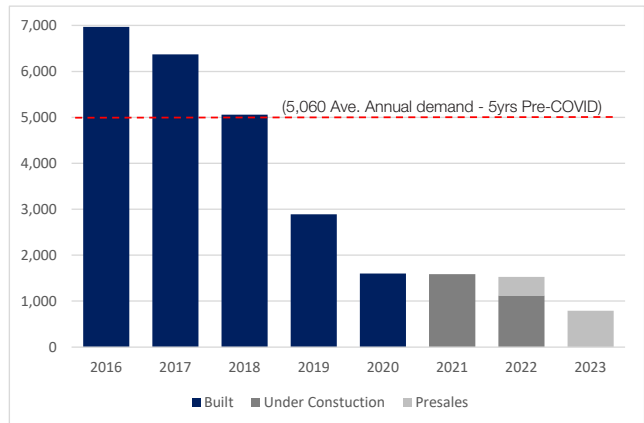
SOURCE: RTA

Future Dwelling Supply

"Real" new apartment supply in Brisbane is now limited, and trending down further, given financing constraints for developers with no track record amongst other things.

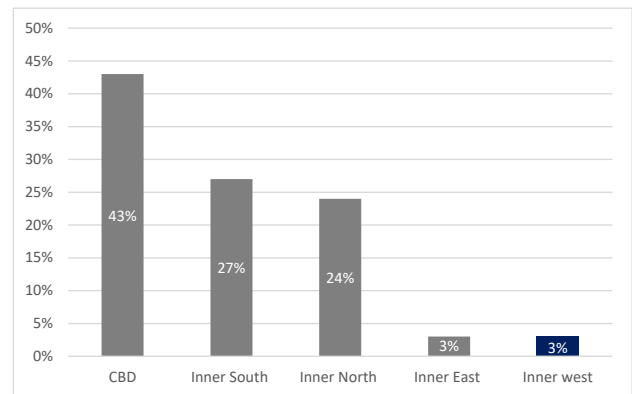
Further to this, an extremely small proportion of potential future supply is being delivered to Indooroopilly's Inner West.

POTENTIAL APARTMENT SUPPLY - INNER BRISBANE



With strong underlying demand fundamentals coupled with a dwindling supply pipeline, Indooroopilly will continue to outperform other Brisbane residential apartment markets.

DISTRIBUTION OF BRISBANE APARTMENT SUPPLY UNDER CONSTRUCTION



SOURCE: JLL

CASE STUDY

Mosaic's Indooroopilly Product Performance

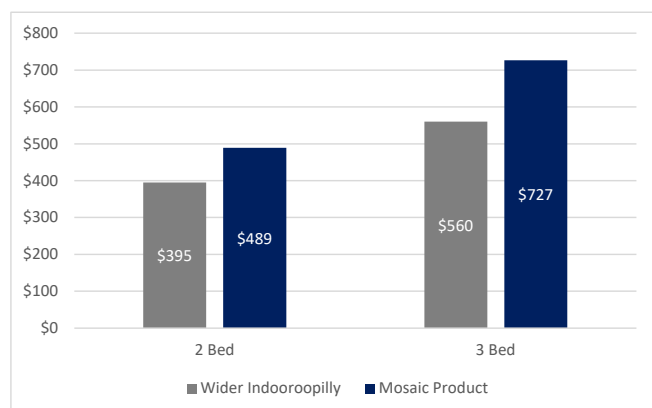
Historically, Mosaic projects delivered to Indooroopilly have consistently outperformed the wider local market. The reason for this has been a focus on building high-quality product that caters to the end-user, meaning above average sizes, premium finishes, excellent amenity (relative to size) and proximity to amenity.

Premium apartment product is highly sought after, but very limited, and therefore command a substantial rental premium.

A testament to client satisfaction and rental performance, Mosaic's Indooroopilly product is tightly held. Despite already having five sold out projects in the area since 2016 (totaling 170+ units), these few resales provide clear examples of the potential value uplift that can be achieved for product that successfully meets the needs and wants of the market.



MOSAIC RENTS V WIDER MARKET - INDOOROOPILLY CATCHMENT



SOURCE: MOSAIC, RTA



1. ALTO by Mosaic

402/16 Priory Street, Indooroopilly
 3 bed/2 bath/2 car – 157m² gross
 Purchase Value – \$770,000 (Mar 2016)
 Resale Value – \$820,000 (Mar 2019)
 3-year holding period
\$50,000 resale value (+6.5%)



2. Non-Mosaic Property

10/8 Priory Street, Indooroopilly
 2 bed/2 bath/1 car – 93m² gross
 Purchase Value – \$609,000 (Jan 2016)
 Resale Value – \$517,000 (Jan 2018)
 2-year holding period
-\$92,000 resale value (-15%)

