




thehenry
BY MOSAIC

The Henry is Mosaic's fifth development in the Indooroopilly area. Positioned in a prominent, coveted location, inventive architectural design intent protects the residents' privacy within, creating an idyllic haven.

The Henry's pedigree is one of architectural excellence. Named for the formative Australian architect, Henry Hunter, whose original heritage-listed home sits alongside, The Henry showcases inspired design standards, with bespoke elements strikingly articulated to create outstanding contemporary apartment living.

Designed in partnership with award winning architecture firm BDA, The Henry carefully responds to its immediate context and establishes an authentic connection with people and place.

Development Details

ADDRESS	186 Clarence Road, Indooroopilly
RELEASED	October 2019
COMPLETED	Late July 2021
PRODUCT MIX	55 x 2- and 3-bedroom apartments
PRICING	\$595,000 to \$895,000
AMENITY	Rooftop recreation level featuring a pool with in-water loungers, sundeck, cabanas, BBQ, seating, and dining area.

Development Success Highlights

100% SETTLEMENT SUCCESS	100% VALUATION SUCCESS	100% SELLOUT WITHIN SIX MONTHS
+24% WEEKLY RENTAL PREMIUM ABOVE AREA 2-BED AVERAGE	+30% WEEKLY RENTAL PREMIUM ABOVE AREA 3-BED AVERAGE	 ROOFTOP POOL & RECREATION LEVEL

100% Valuations On Contract Value

Mosaic has a stringent set of business processes, protocols, and procedures to minimise settlement and valuation risk. A significant portion of this involves our market-leading, in-house Research and Valuation teams delivering meaningful, data-driven insights regarding project sales performance, local area and Mosaic product resale performance, and buyer profiling.

Further to this, Mosaic's product has continued to evolve to meet the local market's ever-changing drivers, which has been vital to our success and resilience through multiple cycles and conditions.

We were fortunate that The Henry highlighted the strength of above, achieving 100% valuation success on-contract price.

100% Sales Performance

Having delivered several best-selling, award-winning developments to Indooroopilly, Mosaic has a strong reputation in the area for quality and service excellence. This experience also uncovered robust ongoing demand for premium, owner-occupier focused developments.

Mosaic's ability to design a product that strongly resonated with and met the market, was reflected in The Henry selling out within six months, largely to local owner-occupiers.

100% Settlement Success

A testament to Mosaic's forensic approach to customer relationship management and risk profiling, The Henry achieved 100% settlement success in just two weeks. This is an outstanding achievement for a development of its scale.

Positive Customer Feedback

The Henry has experienced overwhelmingly positive feedback from purchasers regarding the quality and detail of the building, their apartment, amenity, and overall experience far exceeding expectations.

Many residents have also shared their enjoyment of the sense of community being nurtured with the rooftop amenity.

Strong Rental Performance

The Henry has experienced extraordinary rental demand. Over 250 enquiries have been received and in excess of 70 inspections and applications.

Average rents achieved are well above the local area. The highest weekly amount being achieved for a 3-bedroom

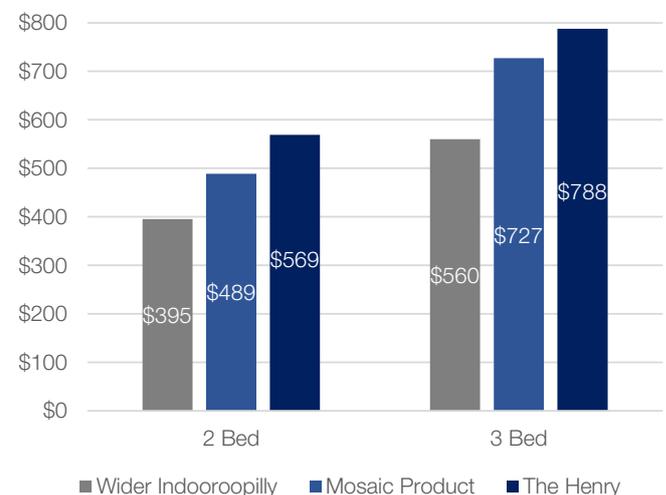
We are very impressed with the quality of the building and touched by the thoughtful details they paid attention to. The staff we encountered along the way are very pleasant, helpful & professional. Knowing our building will be managed by Mosaic for the next 25 years, we know we are in capable hands.

- David & Sharon | Owner-Occupiers

apartment is a record-breaking \$788, while the average is \$727. The local area average for 3-bedroom apartments in Indooroopilly is \$560 (source: RTA).

Similarly, 2-bedroom apartments are realising an average of \$489 against the area average of \$395 (source: RTA).

MOSAIC RENTS V WIDER MARKET - INDOOROOPILLY



Feature Image Gallery

