



The Sinclair

BY MOSAIC

The Sinclair by Mosaic's design and architectural merit directly responds to the diverse characteristics of its prime position on the border of Kangaroo Point and East Brisbane.

The Sinclair by Mosaic's innovative and considered approach to design was incredibly successful in meeting the market. It achieved sell-out shortly after construction commencement in the height of the COVID-19 pandemic and the unprecedented challenges presented at the time.

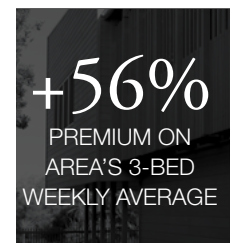
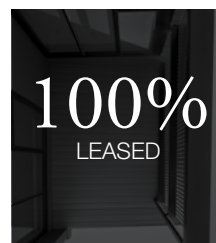
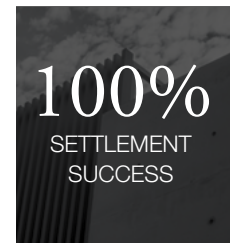
Designed in partnership with Rothelowman, it comprises 122, 2- and 3-bedroom apartments across two boutique, nine-storey buildings, connected by an innovative 10m long Sky Bridge perched 25m in the air.

The Sinclair offers an uncommon level of amenity for residents to enjoy. In total, it provides 1,236sqm of residential facilities, which equates to over 10sqm per apartment.

Development Details

ADDRESS	152 Toohey Street, East Brisbane
RELEASED	February 2020
COMPLETED	August 2022
PRODUCT MIX	122 x 2- and 3-bedroom apartments across two boutique buildings, connected by an Innovative Sky Bridge
PRICING	\$499,000 to \$1,147,500
AMENITY	Ground-floor cafe, gymnasium, library, dual rooftop recreation area including pool, outdoor cinema, barbecue and private dining

Development Success Highlights



100% Sellout Before Completion

Despite being launched at the onset of the COVID-19 pandemic and all the unprecedented headwinds that came with it, **The Sinclair achieved what no other development could at the time - sell out well in advance of completion.**

100% Valuations Success

Mosaic's stringent business processes, protocols, and procedures minimise settlement and valuation risk. 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, Mosaic thoroughly researches local markets before any design occurs to ensure it meets ever-changing drivers and demands. This has been vital to our success and resilience through multiple cycles and selling conditions.

The Sinclair highlights the strength of our approach, having achieved 100% valuation success on the contract price.

100% Settlement Success

A testament to Mosaic's forensic approach to customer relationship management and risk profiling, **The Sinclair achieved 100% settlement success of all 122 apartments in a matter of weeks.**

Resales Performance

3 bed / 2 bath / 1 MPR / 2 car

/ Initial Purchase: \$1,031,500 Dec 2020
/ Relisted Value: \$1,450,000 Mar 2022
/ Resale to Investor



Value Uplift: + \$418,500 (40.6%)

2 bed / 2 bath / 1 MPR / 1 car

/ Initial Purchase: \$826,500 Jul 2020
/ Resale Value: \$1,035,000 Oct 2021
/ Resale to Owner-Occupier



Value Uplift: + \$208,500 (25.2%)

3 bed / 2 bath / 1 MPR / 2 car

/ Initial Purchase: \$1,001,500 Jul 2020
/ Relisted Value: \$1,349,000 Nov 2021
/ Resale to Owner-Occupier



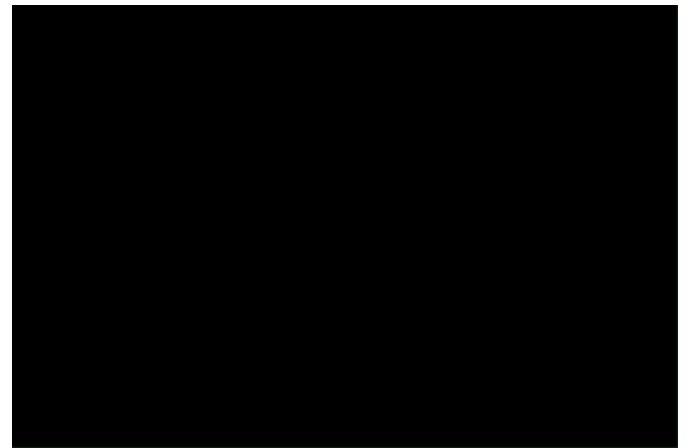
Value Uplift + \$347,500 (34.7%)

Customer Experience

Mosaic has received overwhelmingly positive feedback from purchasers regarding the quality and detail of Bela's design, their apartment, and overall purchasing experience far exceeding expectations.

Many residents have also shared their enjoyment and sense of luxury from the extensive level of amenities on offer, including an in-person Concierge, further elevating their living experience.

CUSTOMER TESTIMONIAL - SPERO, OWNER-OCCUPIER
CLICK TO WATCH



100% Leasing Success

Bela leased in record time due to extraordinary interest and demand. The first Open for Inspection, held prior to settlement, saw a record 660 online bookings and 331 walk throughs.

The end result was all available apartments secured by first-class tenants within two weeks. Average rents achieved are also well above the local area, as demonstrated below.

THE SINCLAIR vs EAST BRISBANE - WEEKLY AVG RENT



* Source: RTA

Feature Image Gallery

