

RE
SILIENT



INDIANAPOLIS MSA



INDY ASCENT



Indianapolis is a vibrant, growing “World Class” city. The city offers businesses a stable, strong economy, a highly educated workforce, and a favorable tax and regulatory environment. Indianapolis offers its residents a low cost of living and a high quality of life. City government, private business, and civic leaders are committed to continued growth and improvement, making Indianapolis’ future quite bright.

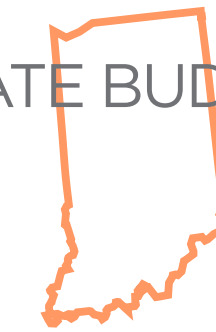
#1
in the Midwest
for Business
Chief Executive Magazine

TOP STATES FOR BUSINESS

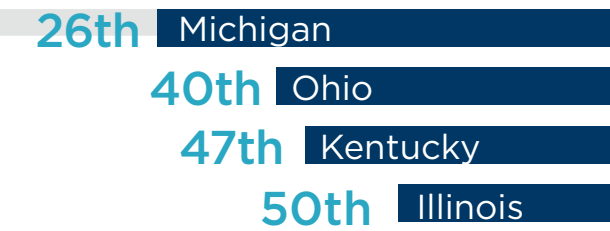


BALANCED STATE BUDGET

2nd



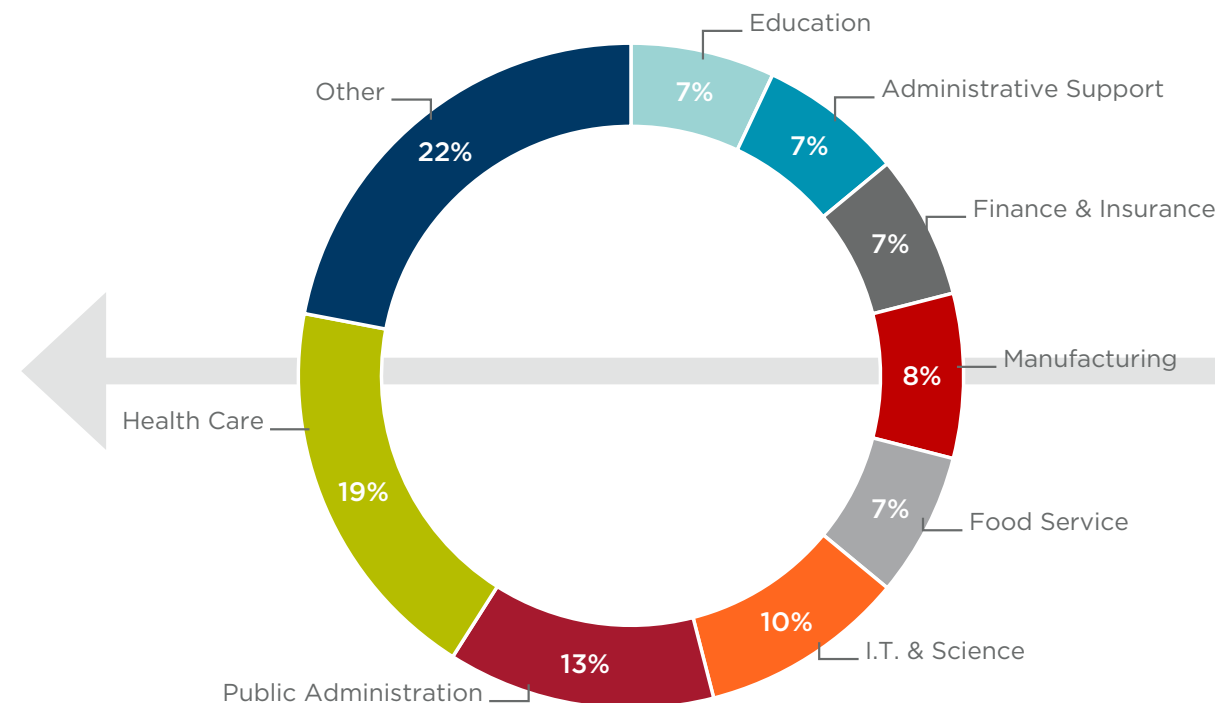
Best State for Long-Term Fiscal Stability



Source: US News & World Report

INDIANA
\$1B
SURPLUS

DIVERSE EMPLOYMENT



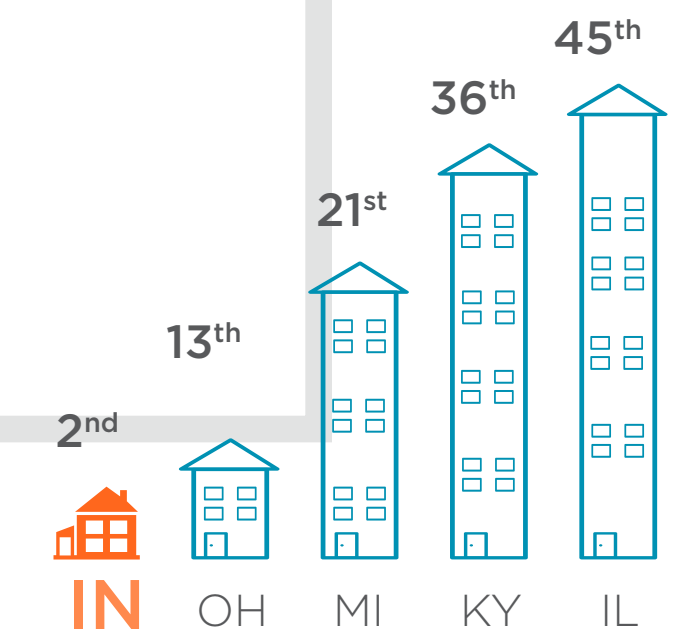
68%
Growth in Tech Jobs
Since 2006

Source: Forbes

4th
Strongest Labor Market
in the US

Source: The Wall Street Journal's rankings of big metros

PROPERTY TAX INDEX RANK

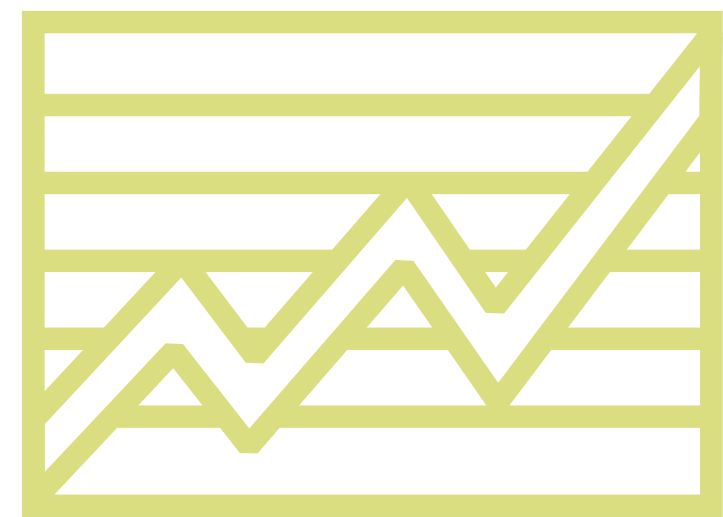


Source: The Tax Foundation, 2019

INDY RESILIENCE



The midwest and particularly Indianapolis have shown incredible resilience and growth.



35+ Years
STABLE RENT GROWTH

Source: Cushman & Wakefield Indiana Multifamily Team

Market	YoY Rent Growth as of Dec - 20	Forecast Rent Growth (YE 2021)	YoY Job Growth (6-mo. moving avg.) as of Nov - 20
Indianapolis	3.5%	4.4%	-3.4%
Sacramento	6.1%	4.1%	-7.8%
Phoenix	4.6%	3.9%	-3.0%
Las Vegas	3.8%	3.8%	-11.6%
Austin	-3.6%	3.6%	-2.8%

#1

FORECAST RENT GROWTH

on the Yardi Matrix National Multifamily Report

Matrix National Multifamily Report | December 2020

GROWTH

26%

EXPECTED POPULATION GROWTH (NEXT 30 YRS)

14%

INDY MSA GDP GROWTH (LAST 10 YRS)

4.7%

YEAR-OVER-YEAR RENT GROWTH

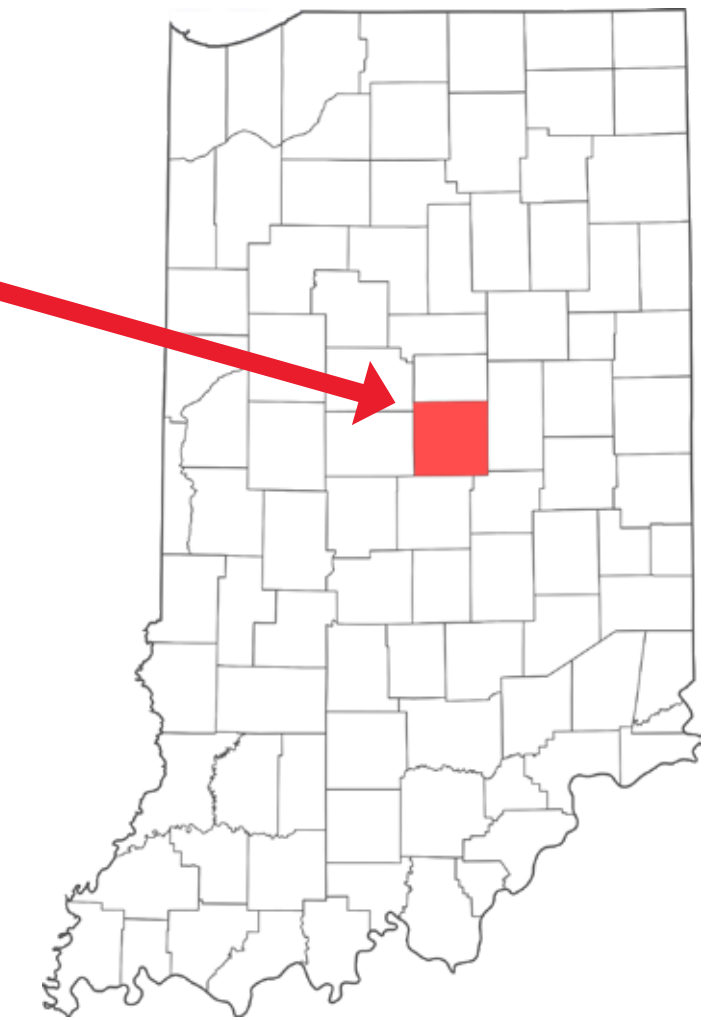
44.6%

GROWTH IN HOME PRICES (LAST 5 YRS)

DYNAMIC INDY SUBURBS POWER GROWTH



HAMILTON COUNTY, WHICH INCLUDES CARMEL, FISHERS, WESTFIELD AND NOBLESVILLE IS THE **HIGHEST INCOME AND FAST GROWING COUNTY** IN THE STATE.

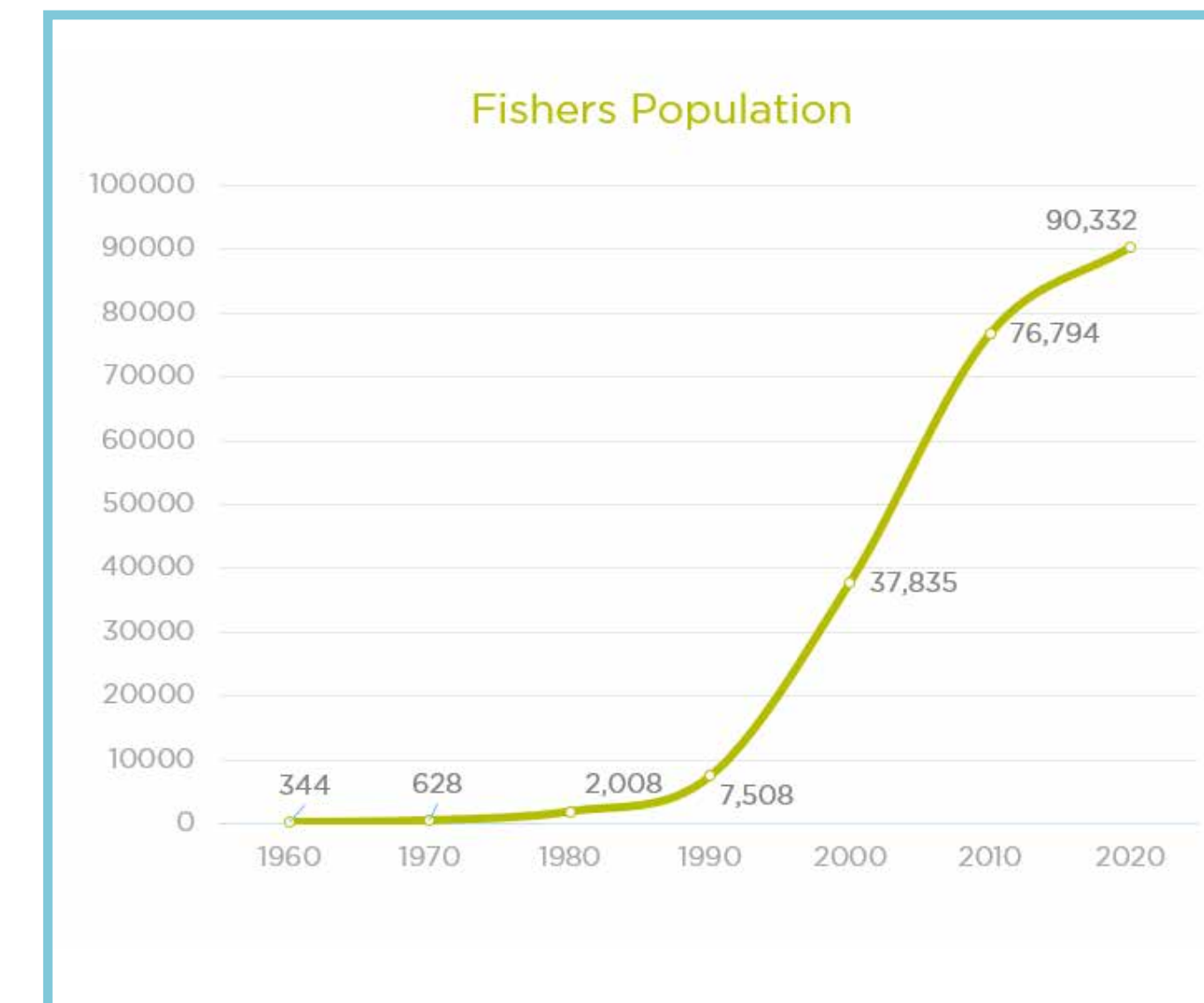


THE “GO-TO” PLACE

Fishers, a north Indy suburb located in Hamilton County, has become the “go-to” place...

- for retailers that are planning only 1 or 2 locations in the MSA.
- for new graduates looking to start a career
- for high income individuals
- for families looking for the best schools
- for high-end dining, shopping and living
- for the best entertainment

	INDIANAPOLIS METRO	HAMILTON COUNTY	FISHERS
AVG HH INCOME	\$84,257	\$139,011	\$124,175
MEDIAN HOME VALUE	\$175,295	\$271,452	\$254,835
ASSOCIATES DEGREE +	44.4%	66.5%	72.5%
WHITE COLLAR EMPLOYMENT	65.2%	80.0%	84.7%
RETAIL VACANCY	7.0%	4.8%	5.8%
POPULATION GROWTH 2010-2020	9.83%	21.2%	10.8%



DYNAMIC INDY SUBURBS POWER GROWTH



FISHERS, INDIANA

RESILIENCE

2020

9

New
Companies

5

Expanding
Companies

1,101

New Jobs
\$83K+ Avg Salary

\$121M

New Investment

2.7%

Unemployment Rate (DEC 2020)
Down from 10.2% April 2020



RESILIENT