

## Indianapolis, IN

The Indianapolis Metropolitan Area is located near the nations' mass market for manufactured output, the center of the population, and in the heart of the growing Midwest expansion. A circle, having its center at Indianapolis and a radius of 500 miles, would encompass more than half of the nations' population as determined by the 2000 census. Indianapolis is ranked as the 34<sup>th</sup> largest metropolitan area and the 14<sup>th</sup> largest city in the United States.

### Population

Indianapolis Metro: 1.74 Million

▲ 0.7 %

Source: U.S. Census Bureau

### Unemployment Rate

Indianapolis Metro: 9.3% ▼

United States: 9.6% ▼

Indiana: 10.1% ▼

Source: Indiana Workforce Development

### Avg. Household Income

Indianapolis Metro: \$70,439

United States: \$69,376

Indiana: \$61,132

Source: U.S. Department of Labor

## Metro Area Vital Signs

Inventory	32.6M SF	↔
Vacancy Rate	20.6%	↑
Rental Rate Per SF	\$17.47	↔
Annual Absorption	-529K SF	↑
Average Op. Expense/SF	\$8.87	↔
Cap Rate – Class A	8.75%	↔
Cap Rate – Class B	9.25%	↔

Inventory	109,120K	↑
Vacancy Rate	9.6%	↓
Average Monthly Rent	\$636	↑
Annual Absorption	+998 Units	↑
Operating Expense	45-50%	↔
Cap Rate – Class A	7.5-7.75%	↔
Cap Rate – Class B	8.5-9.0%	↓

Inventory	109.1M SF	↔
Vacancy Rate	8.3%	↓
Avg. Rental Rate Per SF	\$12.15 Net	↔
Annual Absorption	154K SF	↑
Average Op. Expense/SF	\$4.75	↔
Cap Rate – Class A	8.5-9.0%	↔
Cap Rate – Class B	9.5-10.0%	↔

Inventory	2.42M SF	↔
Vacancy Rate	8.5%	↑
Rental Rate Per SF	\$4.00	↔
Annual Absorption Rate	1.0M SF	↓
Cap Rate – Class A	8.75%	↔
Cap Rate – Class B	10.25%	↔

Office

Multi-Family

Retail

Industrial

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