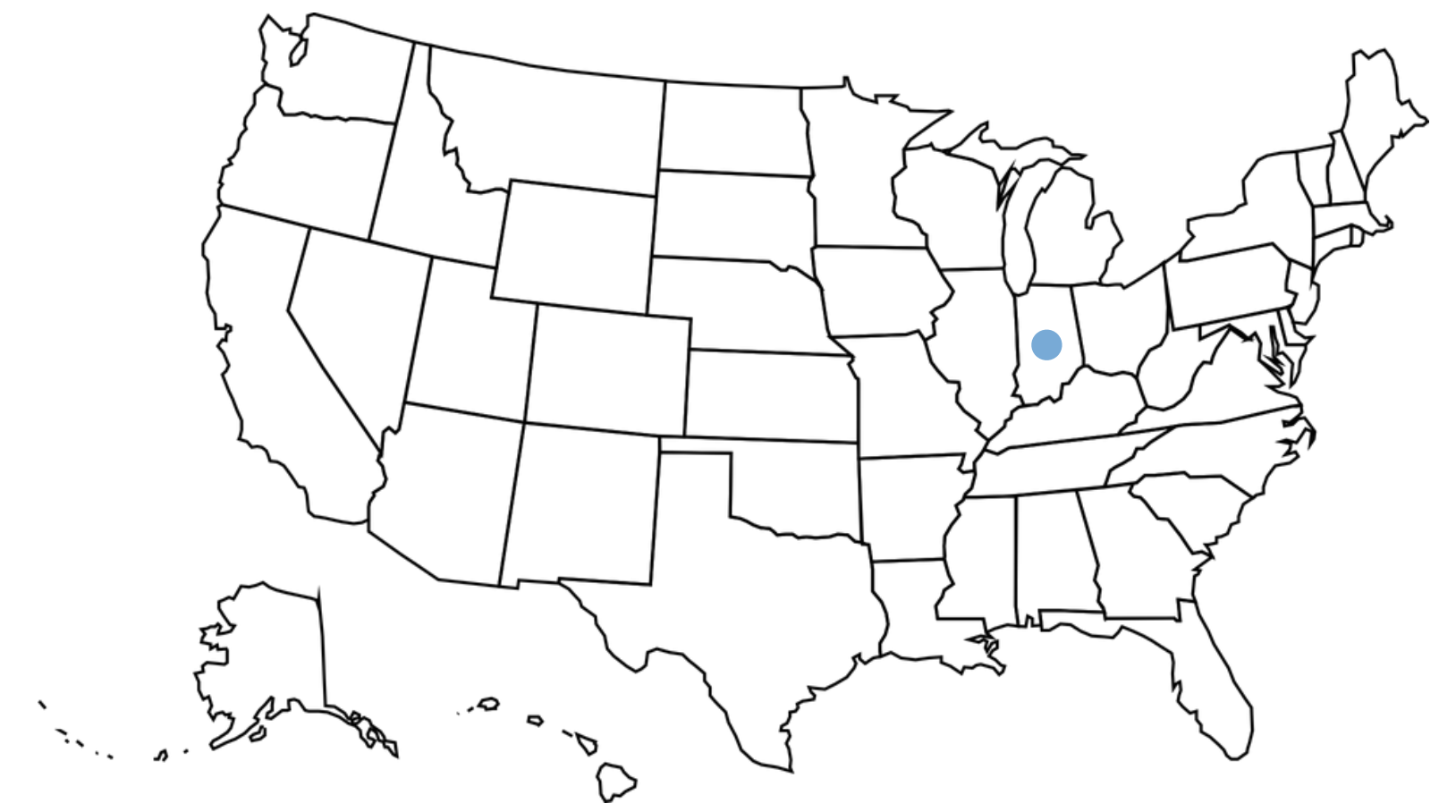




Case Study: Economic MRI®
2019

Indianapolis

Residential Land Use Types

Samples of residential buildings and development types.

Value Per Acre

Indianapolis, IN

**Winthrop
Multifamily**
\$1.1M per acre



West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN

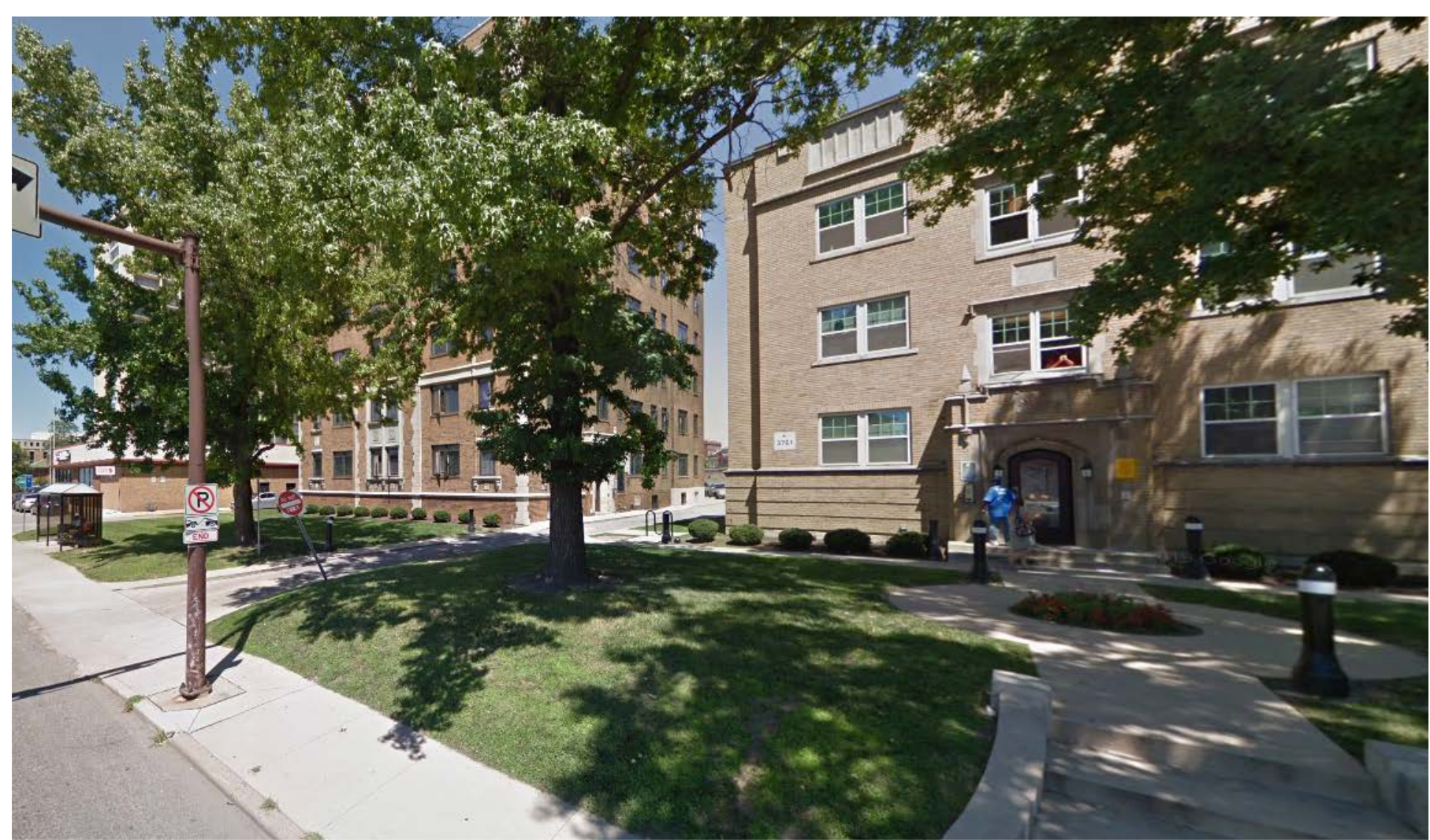
Lincolnshire Apartments
\$1.6M per acre



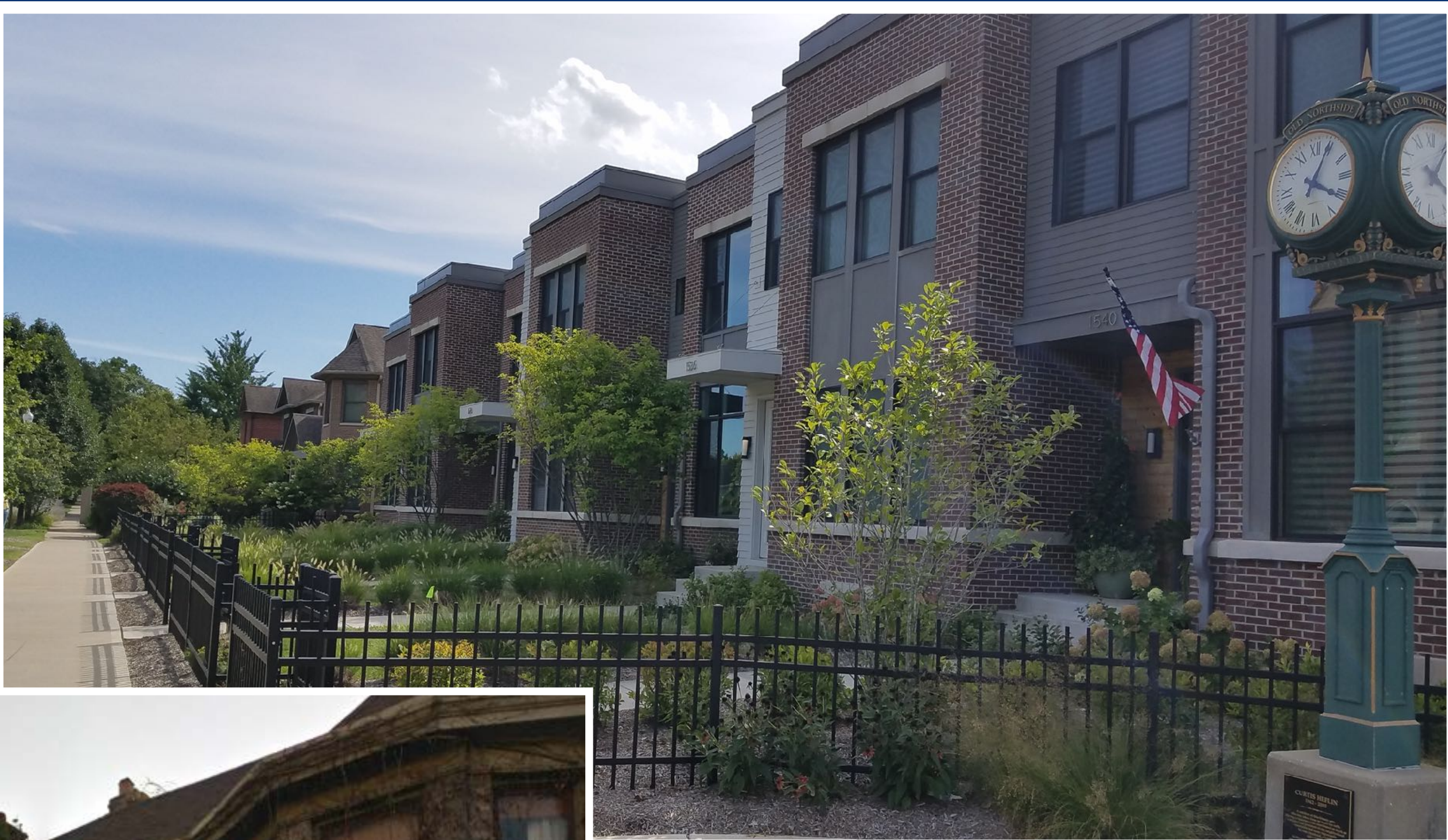
West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN



38th & Meridian
\$2.2M per acre



Northside & 16th Townhomes
\$6.6M per acre



Alabama Townhomes
\$4-6M per acre

West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN

The Raleigh
\$5.8M per acre

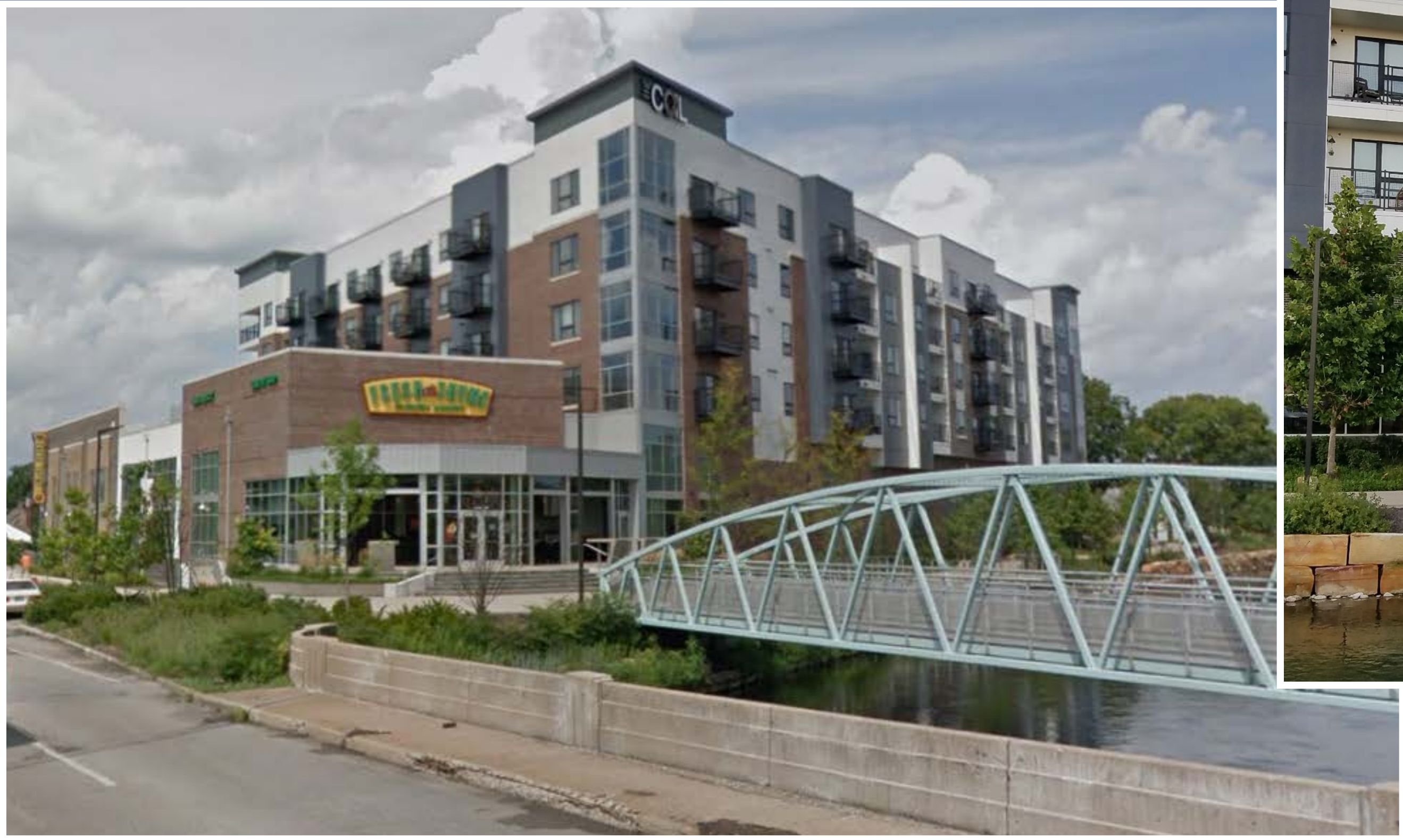


West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN

The Coil
\$10.6M per acre



West 86th Walmart
\$521,043 per acre

Value Per Acre
Indianapolis, IN



West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN



Parker Place
\$10.2M per acre



Ohio & East
\$39M per acre



The Coil
\$10.6M per acre

West 86th Walmart
\$521,043 per acre

Commercial Land Use Types

Samples of commercial buildings and development types.

Value Per Acre

Indianapolis, IN

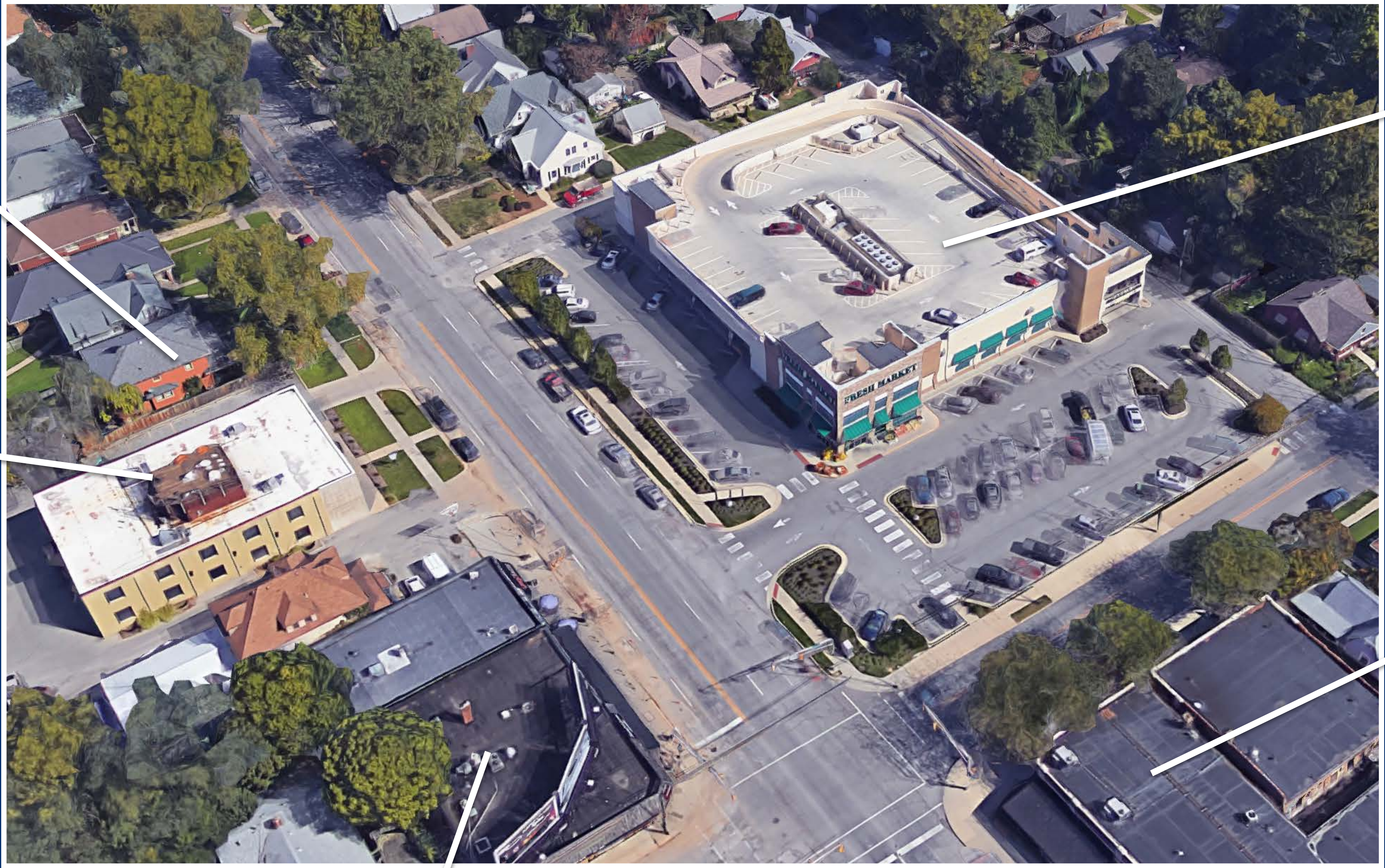
Village Dog
\$1,150,985 per acre



Neighborhood 2 Story Mixed Use
\$2,198,898 per acre

West 86th Walmart
\$521,043 per acre

Value Per Acre
Indianapolis, IN



Duplex
\$880,537 per acre

Office
\$1,454,477 per acre

Fresh Market
\$2,297,884 per acre

Moe & Johnny's
\$1,383,737 per acre

Neighborhood Restaurant
\$1,562,273 per acre

West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN

Trail adjacent Mixed Use
\$4.6M per acre



Near Fountain Square
\$4M per acre

West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN



Parker Place
\$10M per acre

West 86th Walmart
\$521,043 per acre

Value Per Acre

Indianapolis, IN

Sliver of Market St
Apartments
\$32M per acre



West 86th Walmart
\$521,043 per acre

Value Per Acre

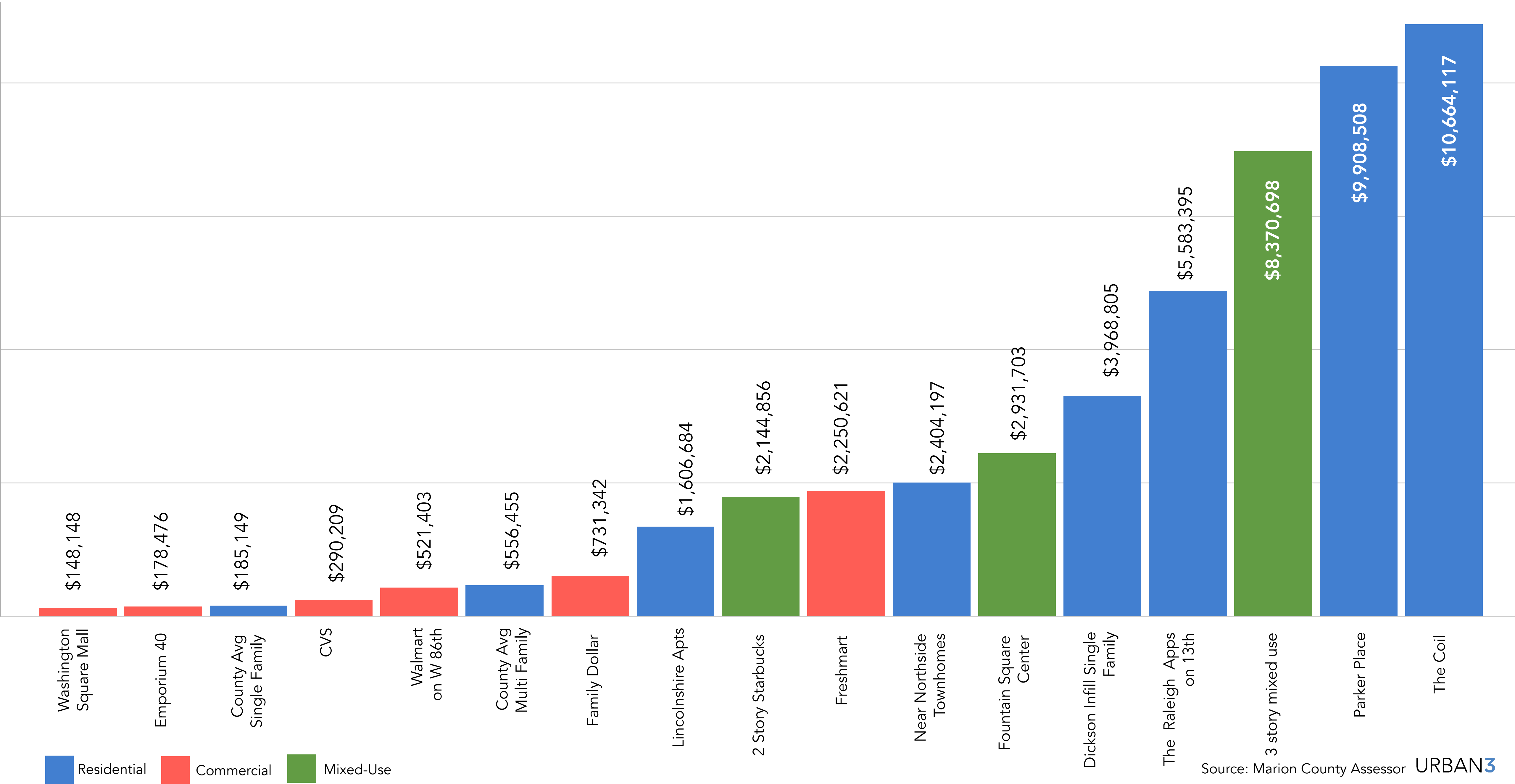
Indianapolis, IN

Mass Ave Mixed Use
 \$173M per acre



West 86th Walmart
 \$521,043 per acre

Marion County Value Profile: 2019 Taxable Value per Acre



Alabama Townhomes

\$5,530,789 value per acre



Valuation Comparison

Indianapolis, IN

0.35 acres of Townhomes equals the total value of the 2.5 acre Fedex

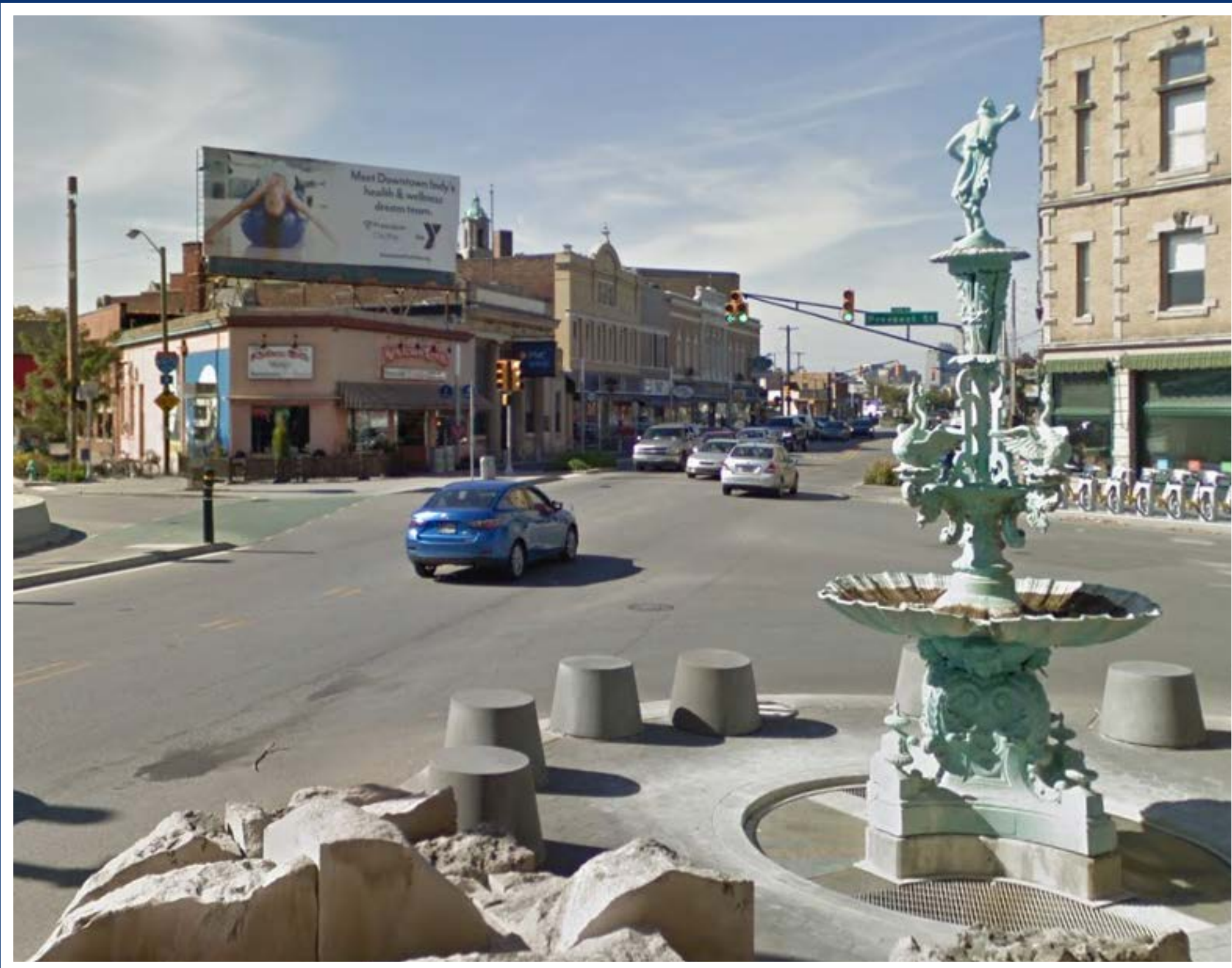


Broadripple Fedex

\$800,156 value per acre

West 86th Walmart

\$521,043 per acre



Mexican Restaurant and Bank

\$5,163,408 value per acre

Valuation Comparison

Indianapolis, IN

0.11 acres of the Fountain Square bank and restaurant equals the total value of the **1.6 acre** West Washington Family Dollar

Family Dollar

\$365,039 value per acre



West 86th Walmart

\$521,043 per acre

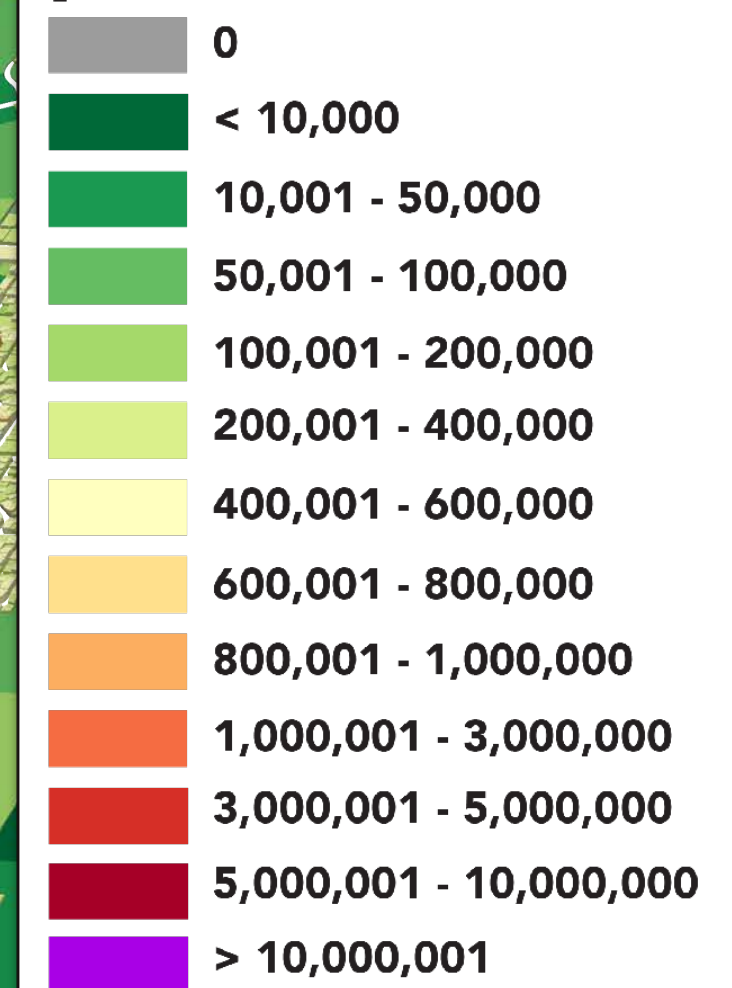
Transit

Economic Conditions Near New Transit

TOD

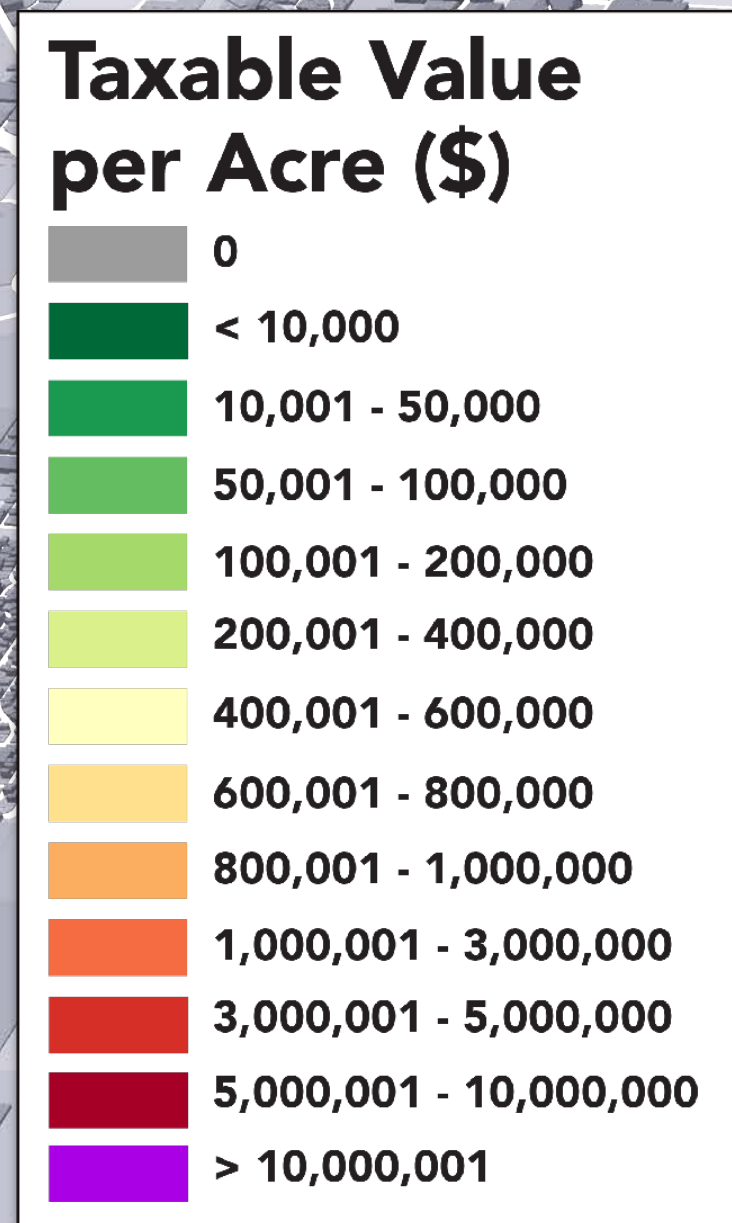
Indianapolis, IN

Taxable Value per Acre (\$)



TOD

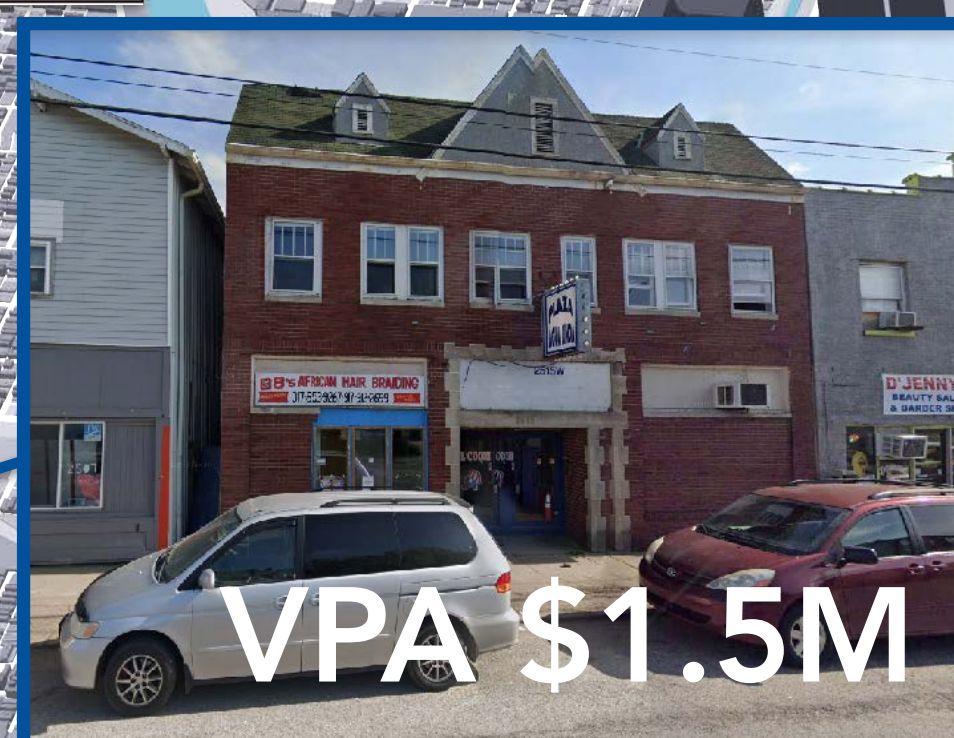
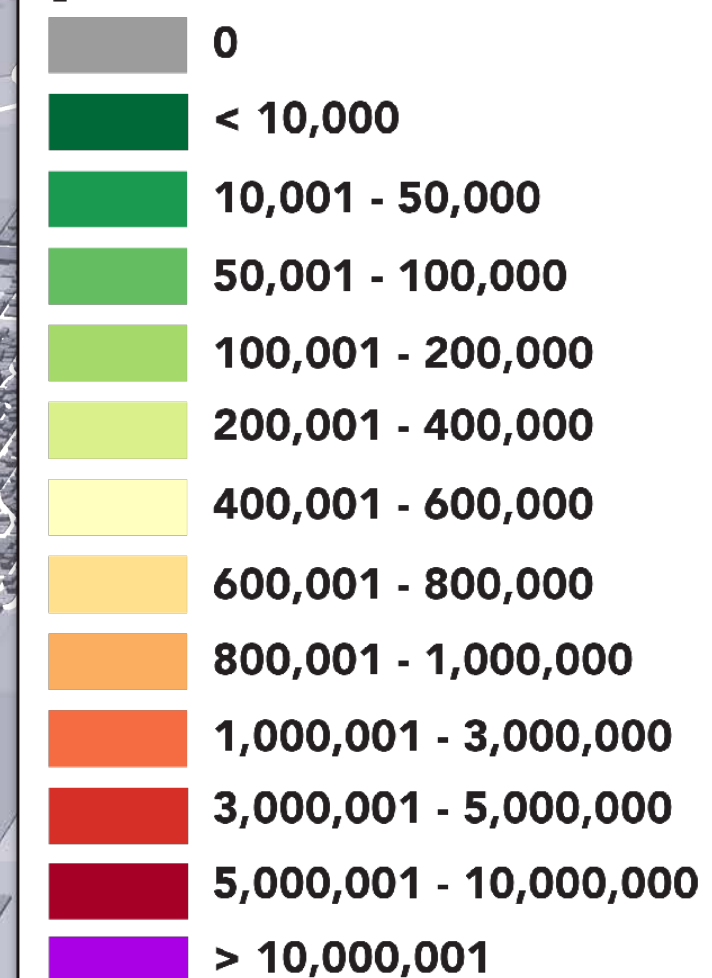
Indianapolis, IN



TOD

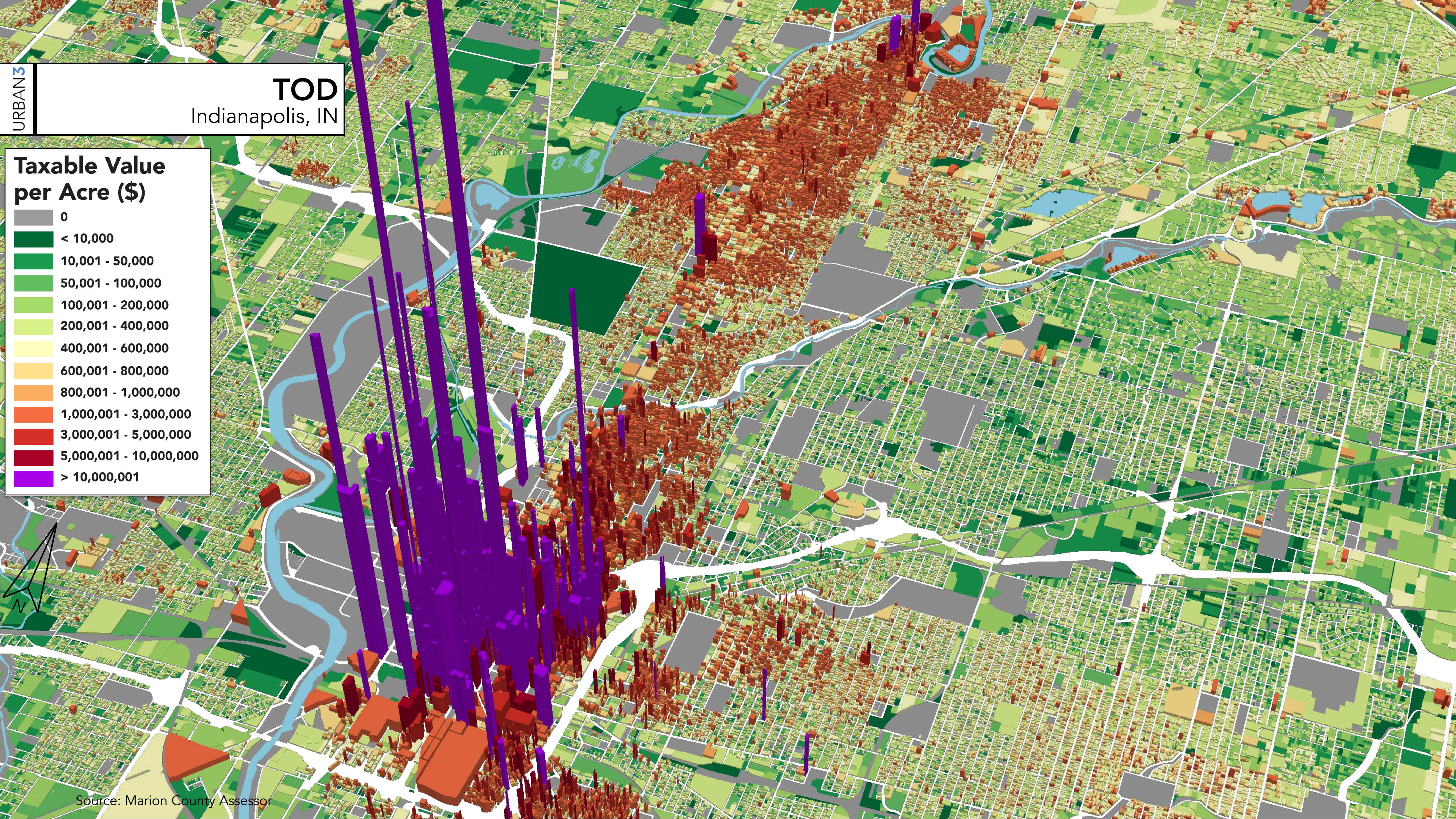
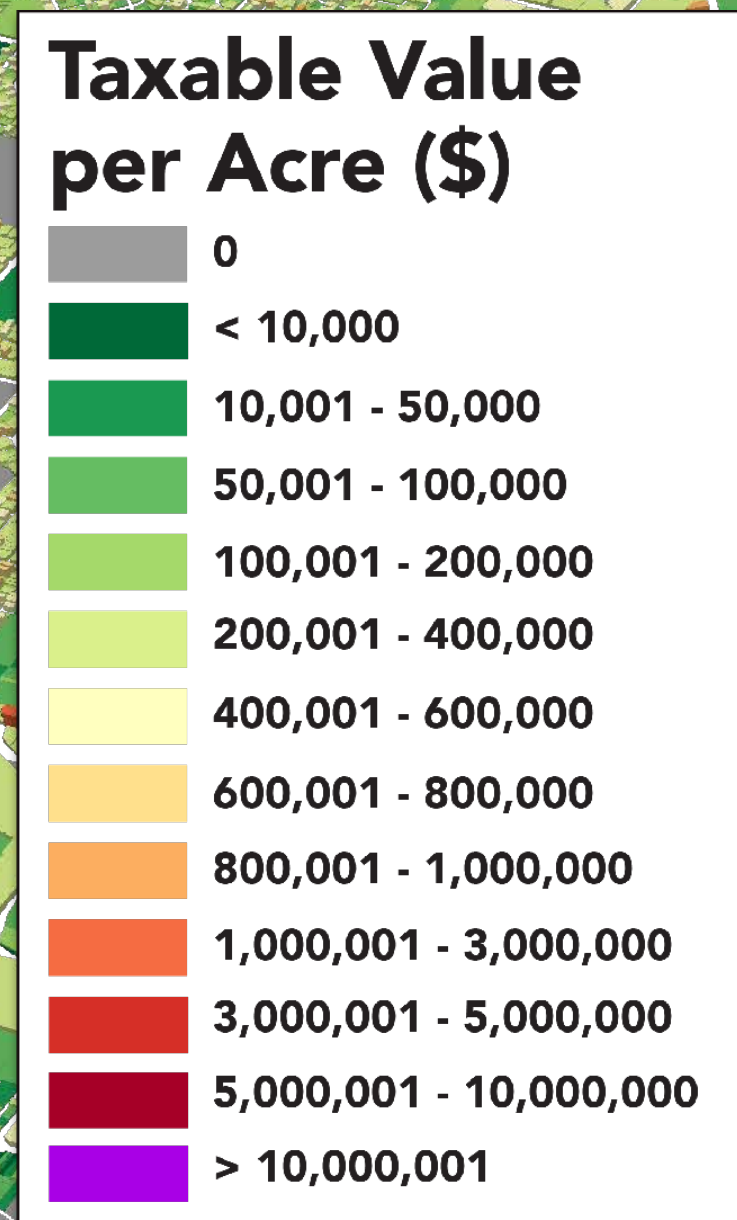
Indianapolis, IN

Taxable Value per Acre (\$)



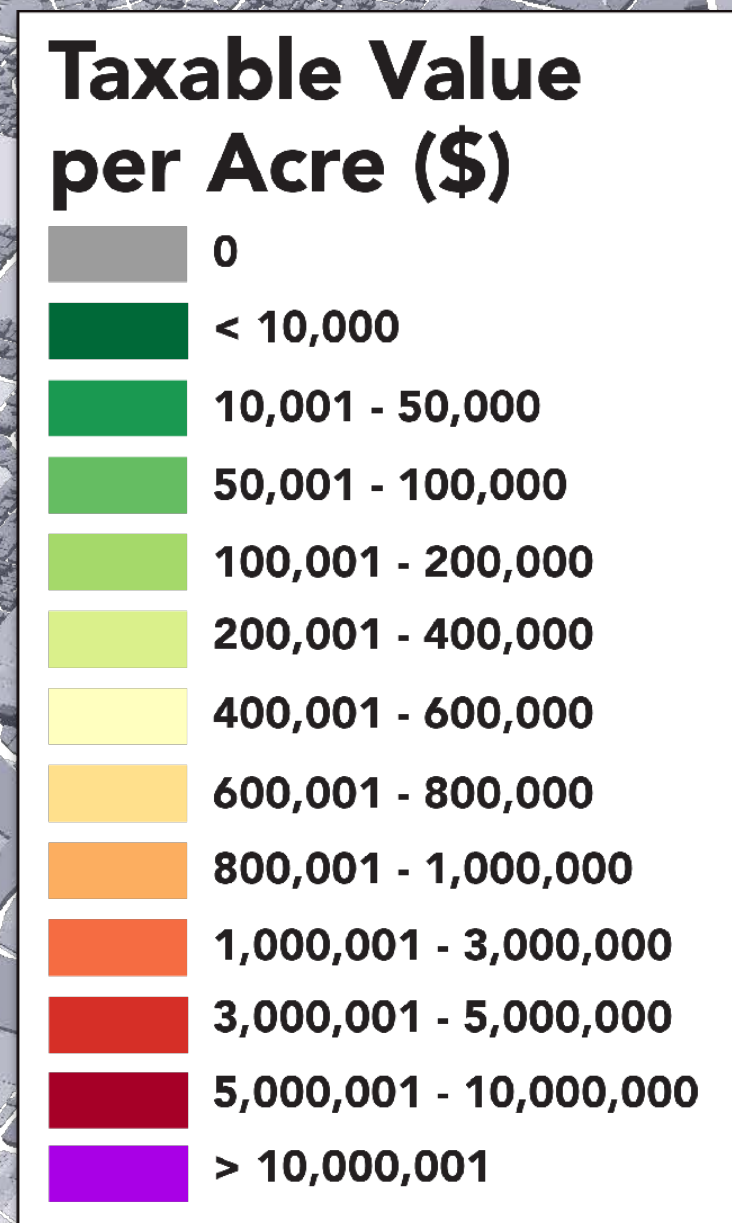
TOD

Indianapolis, IN



TOD

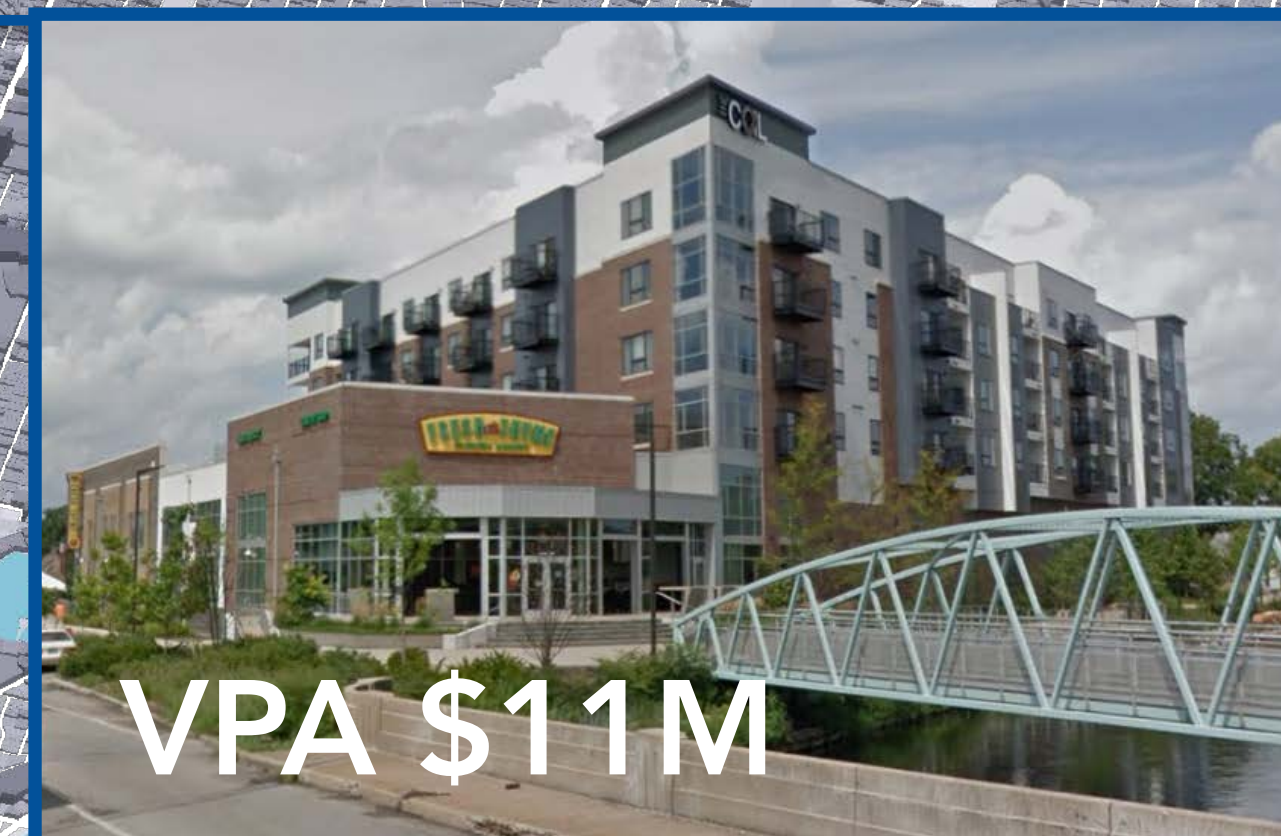
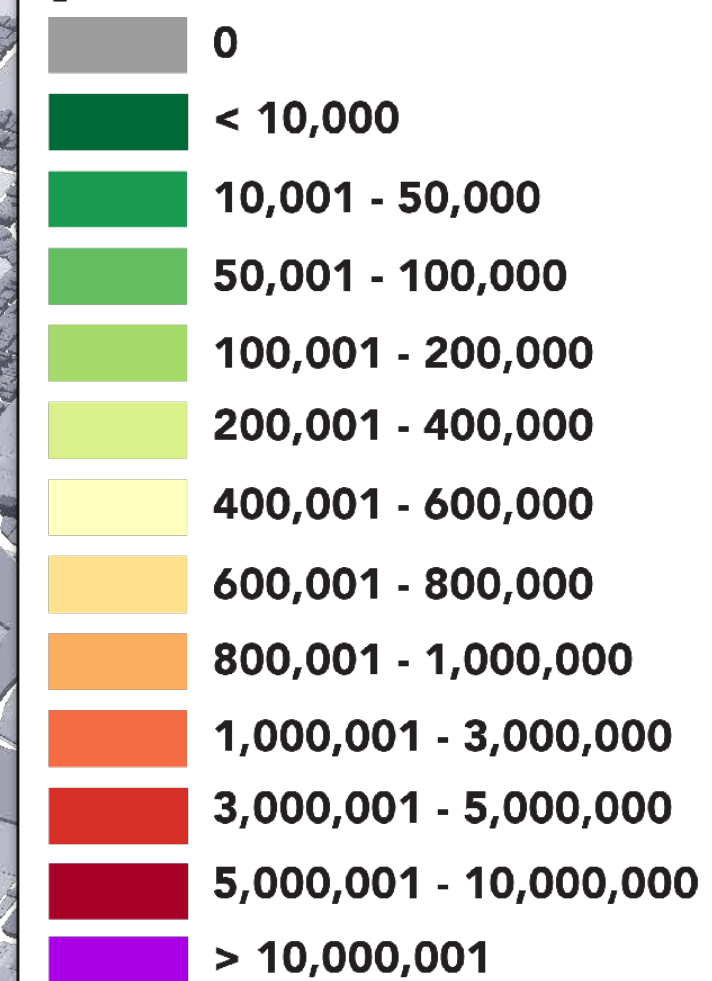
Indianapolis, IN



TOD

Indianapolis, IN

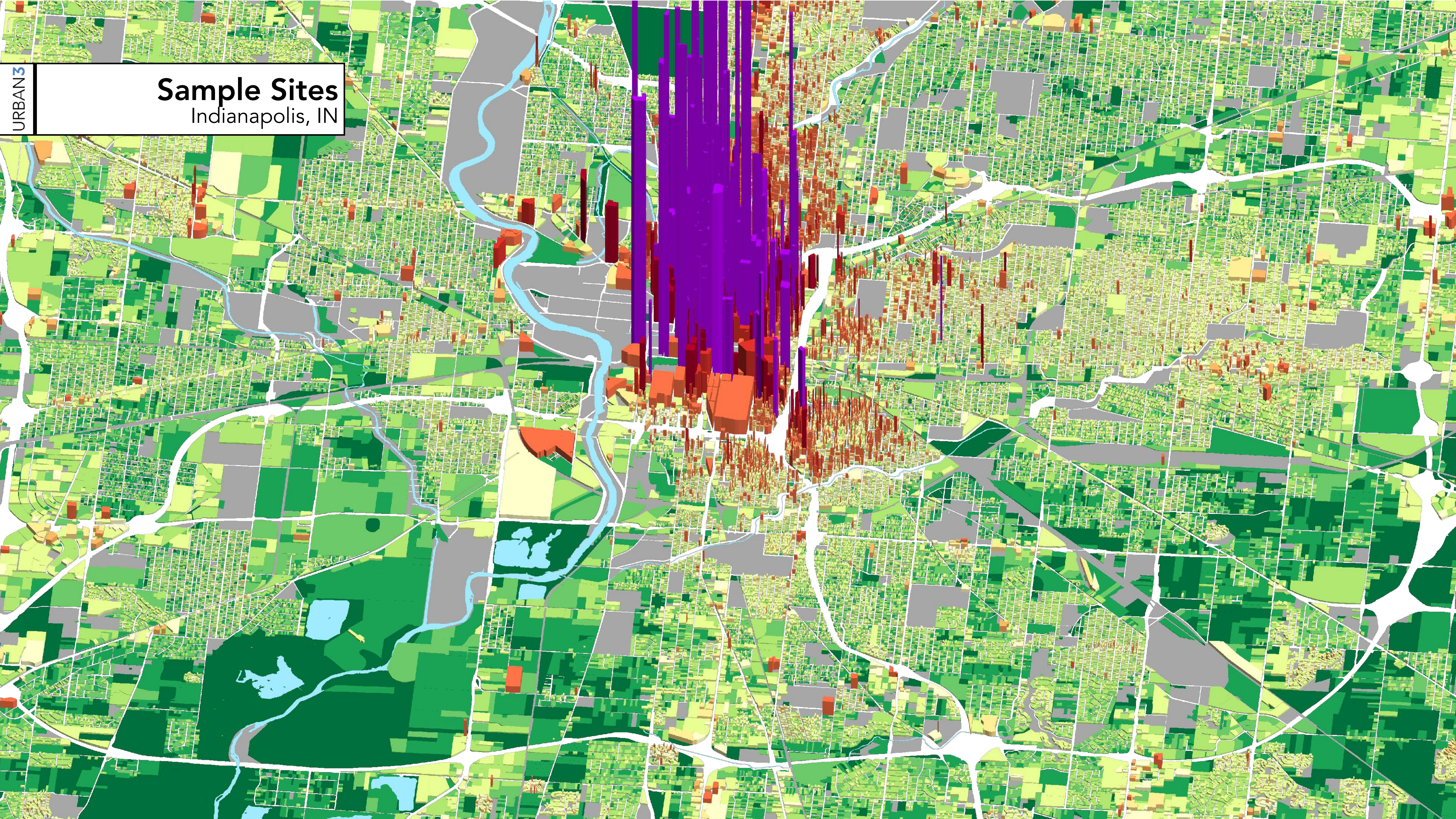
Taxable Value per Acre (\$)



Potential Growth

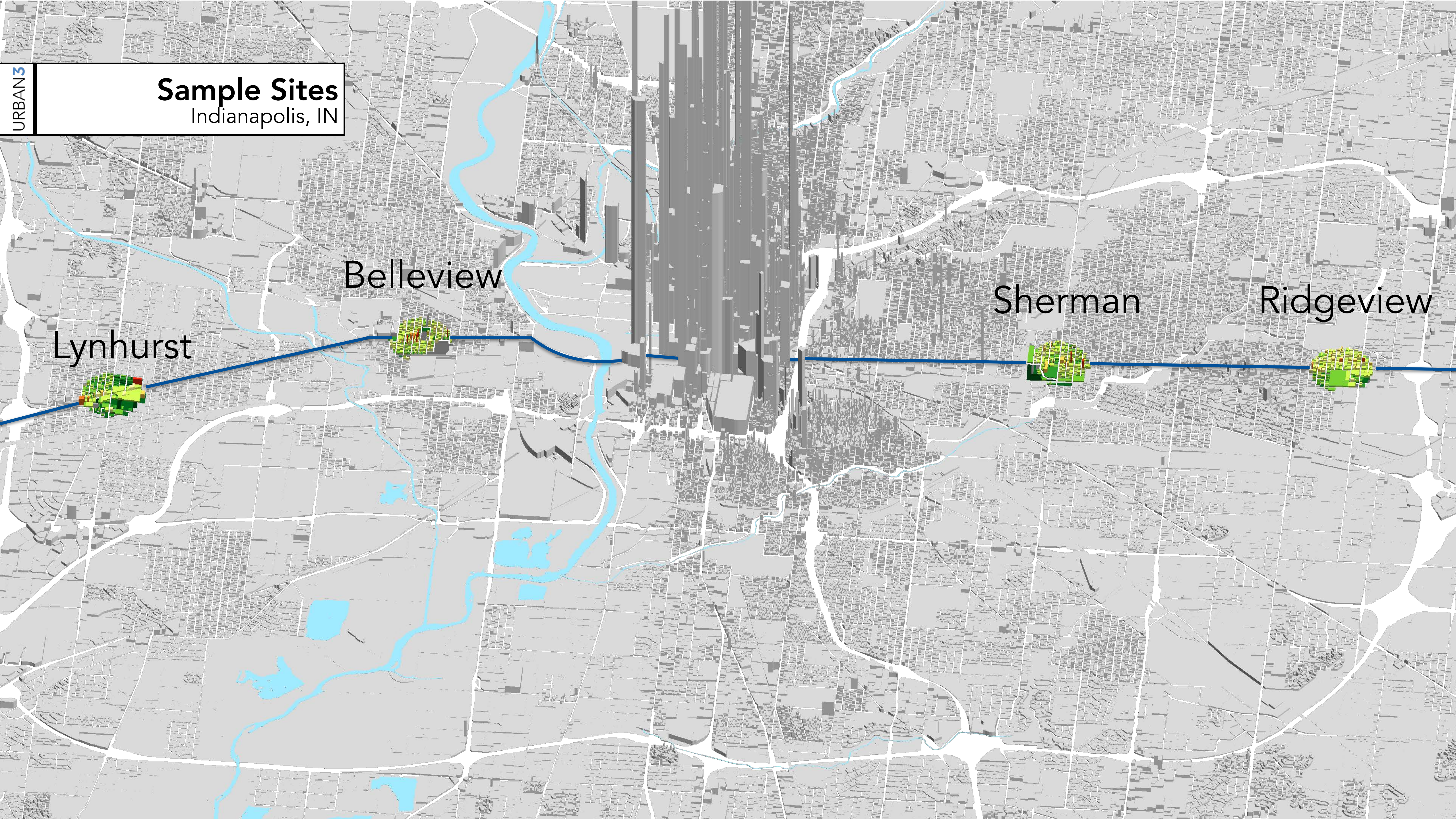
Sample Sites

Indianapolis, IN



Sample Sites

Indianapolis, IN



Belleview

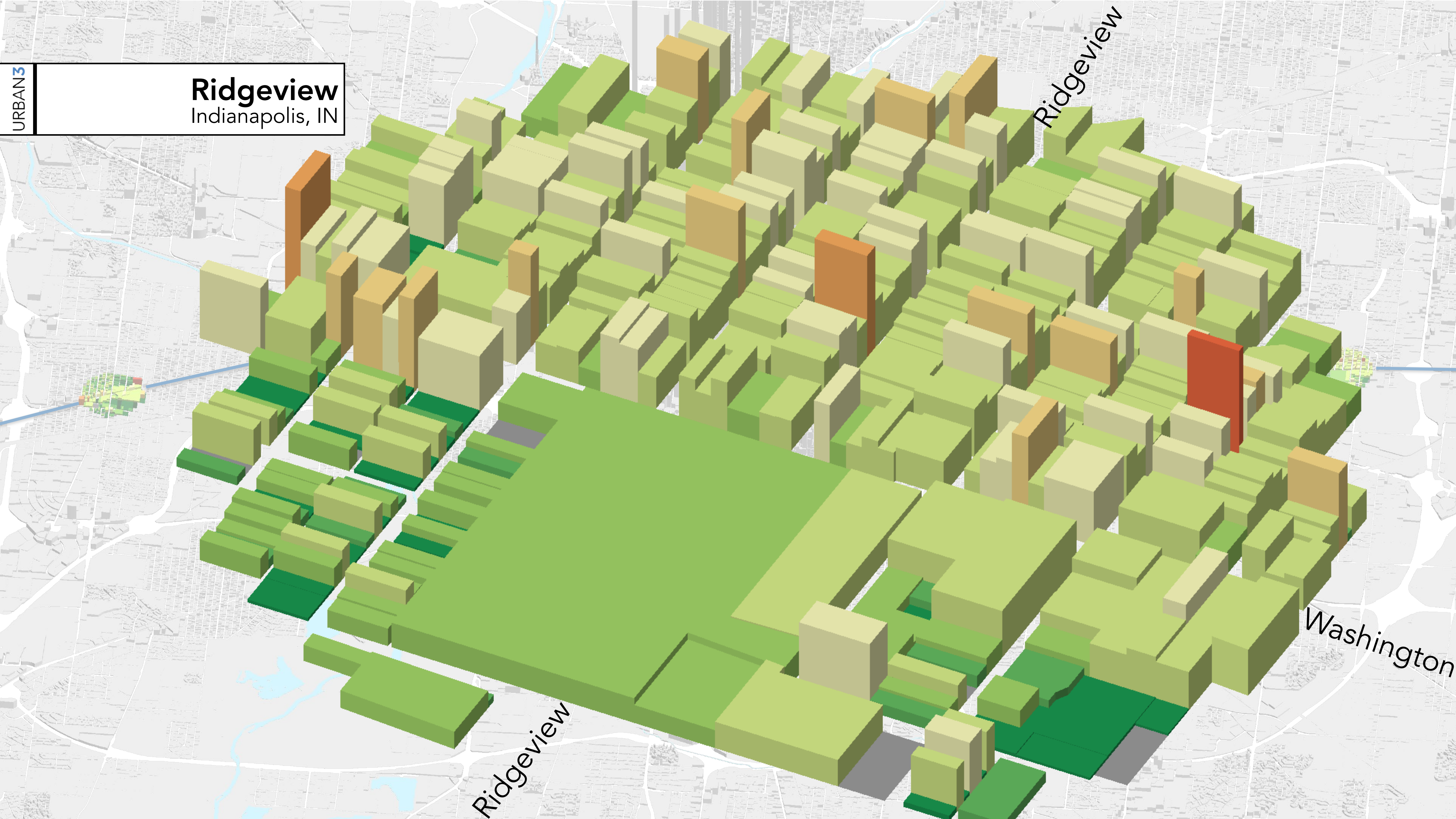
Lynhurst

Sherman

Ridgeview

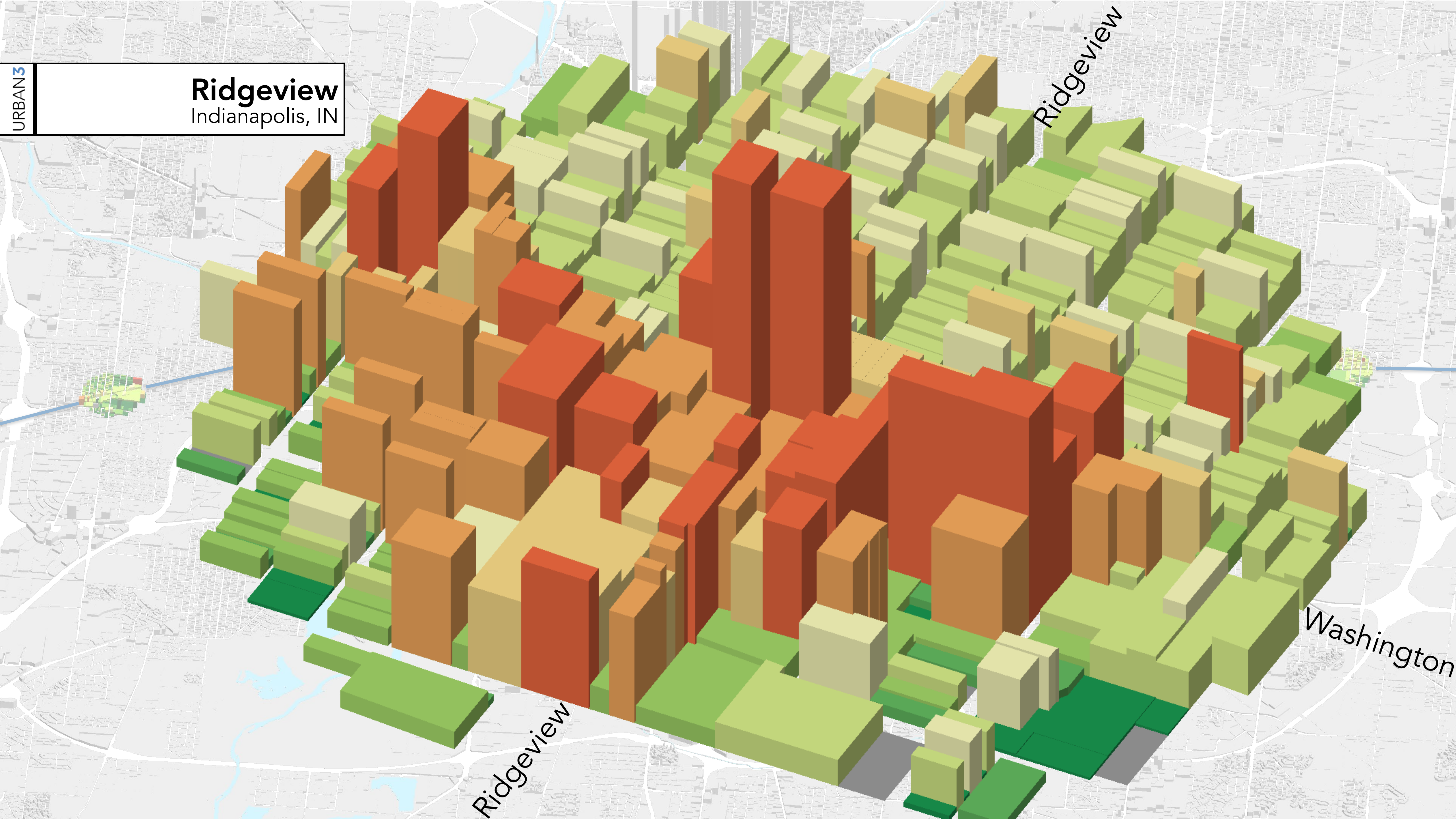
Ridgeview

Indianapolis, IN



Ridgeview

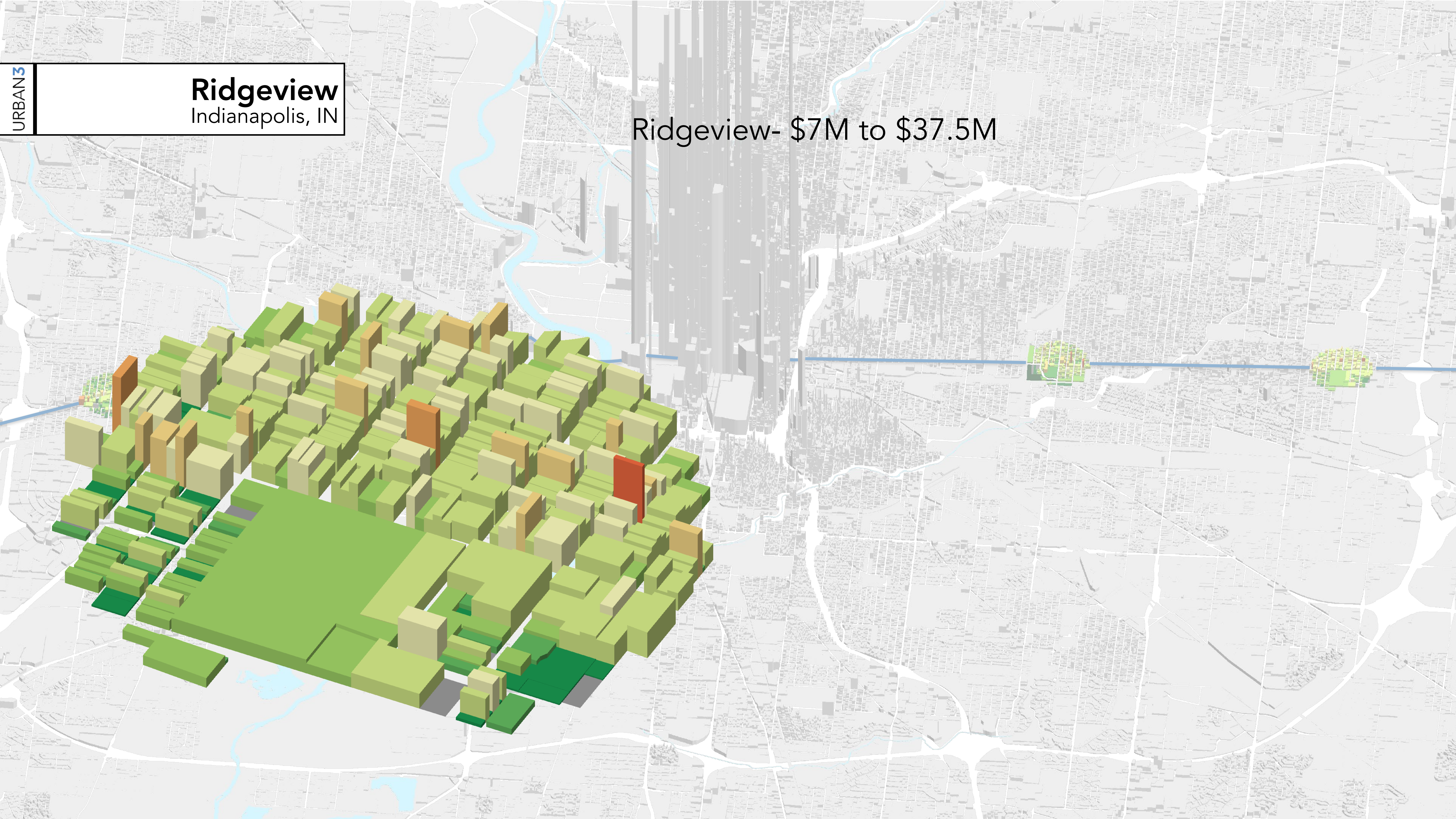
Indianapolis, IN



Ridgeview

Indianapolis, IN

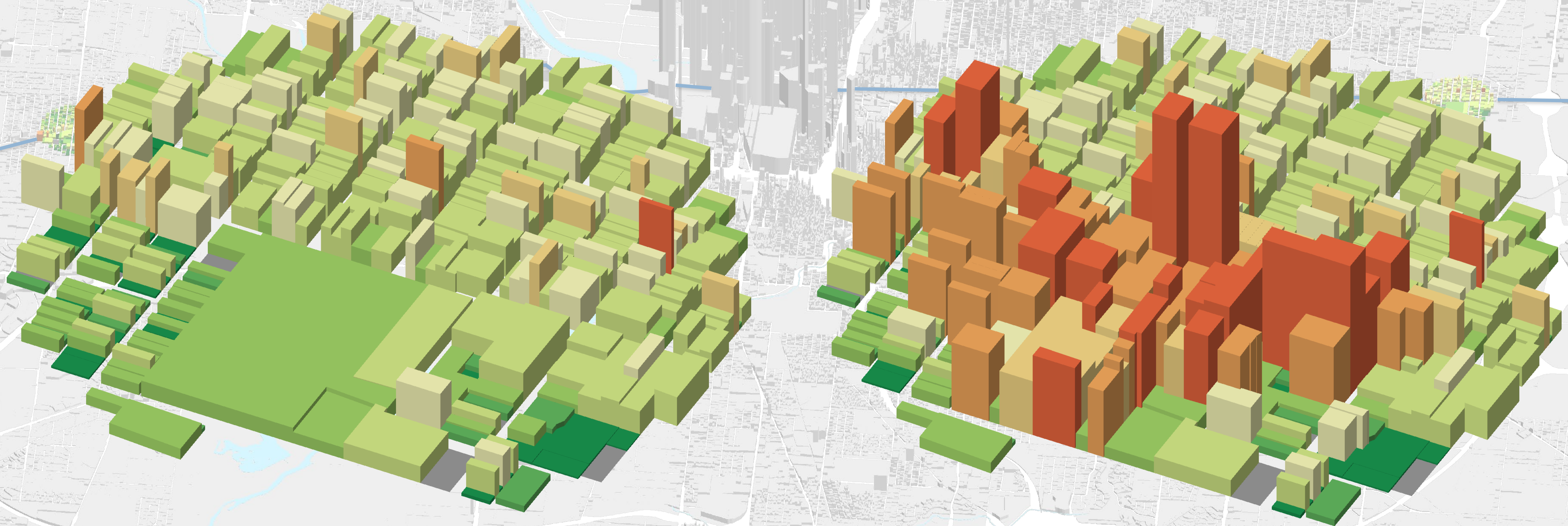
Ridgeview- \$7M to \$37.5M



Ridgeview

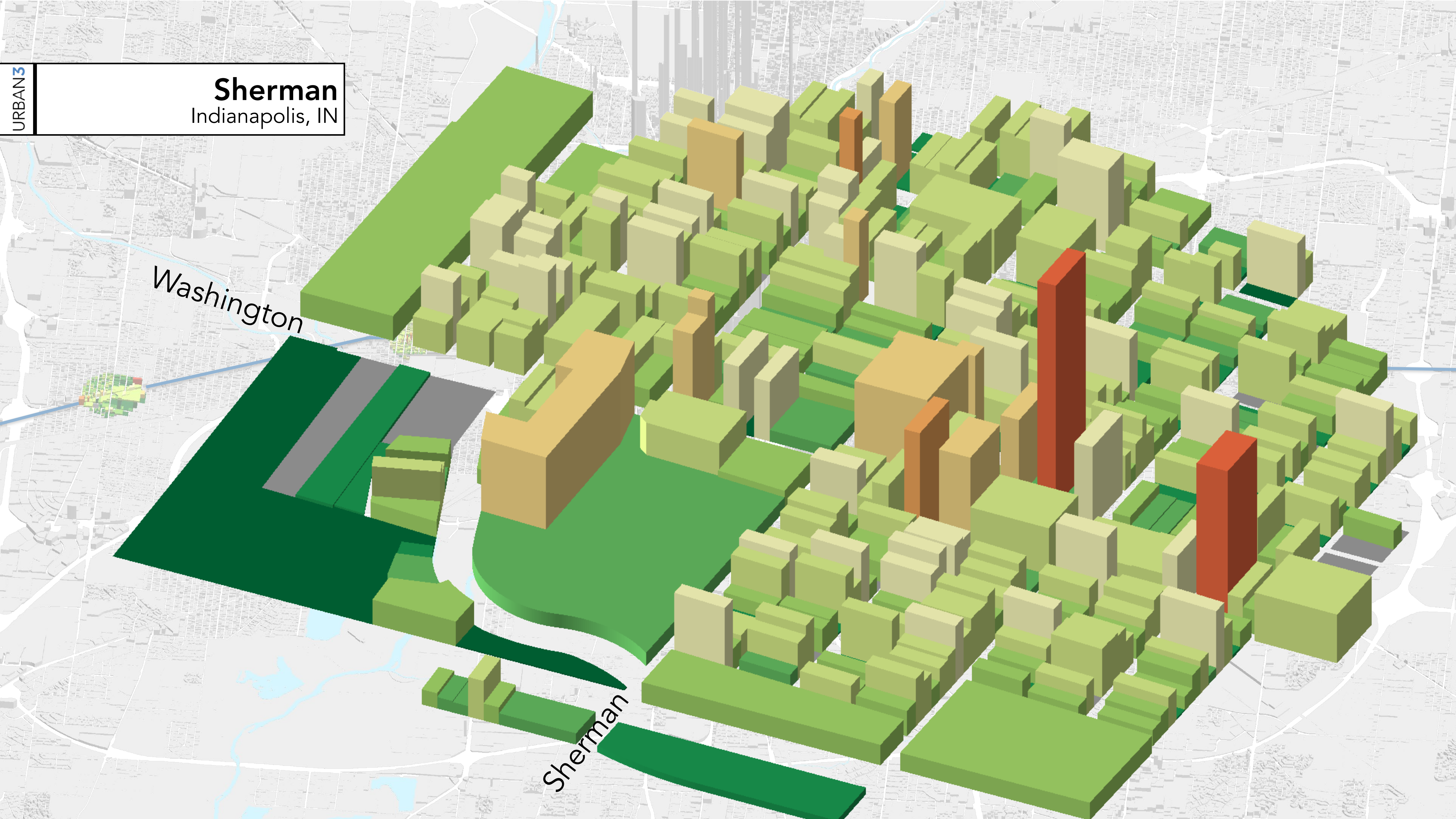
Indianapolis, IN

Ridgeview- \$7M to \$37.5M



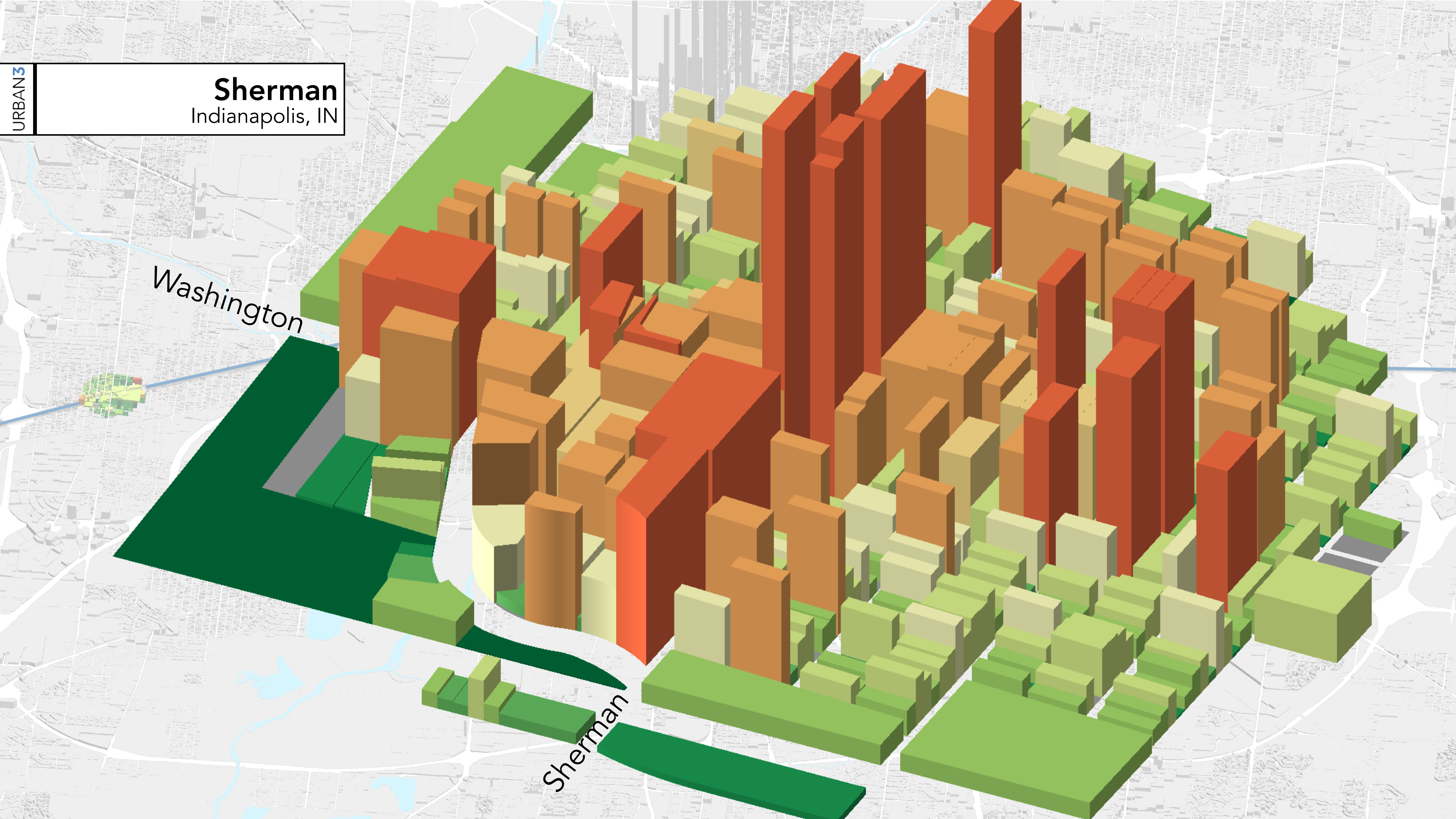
Sherman

Indianapolis, IN



Sherman

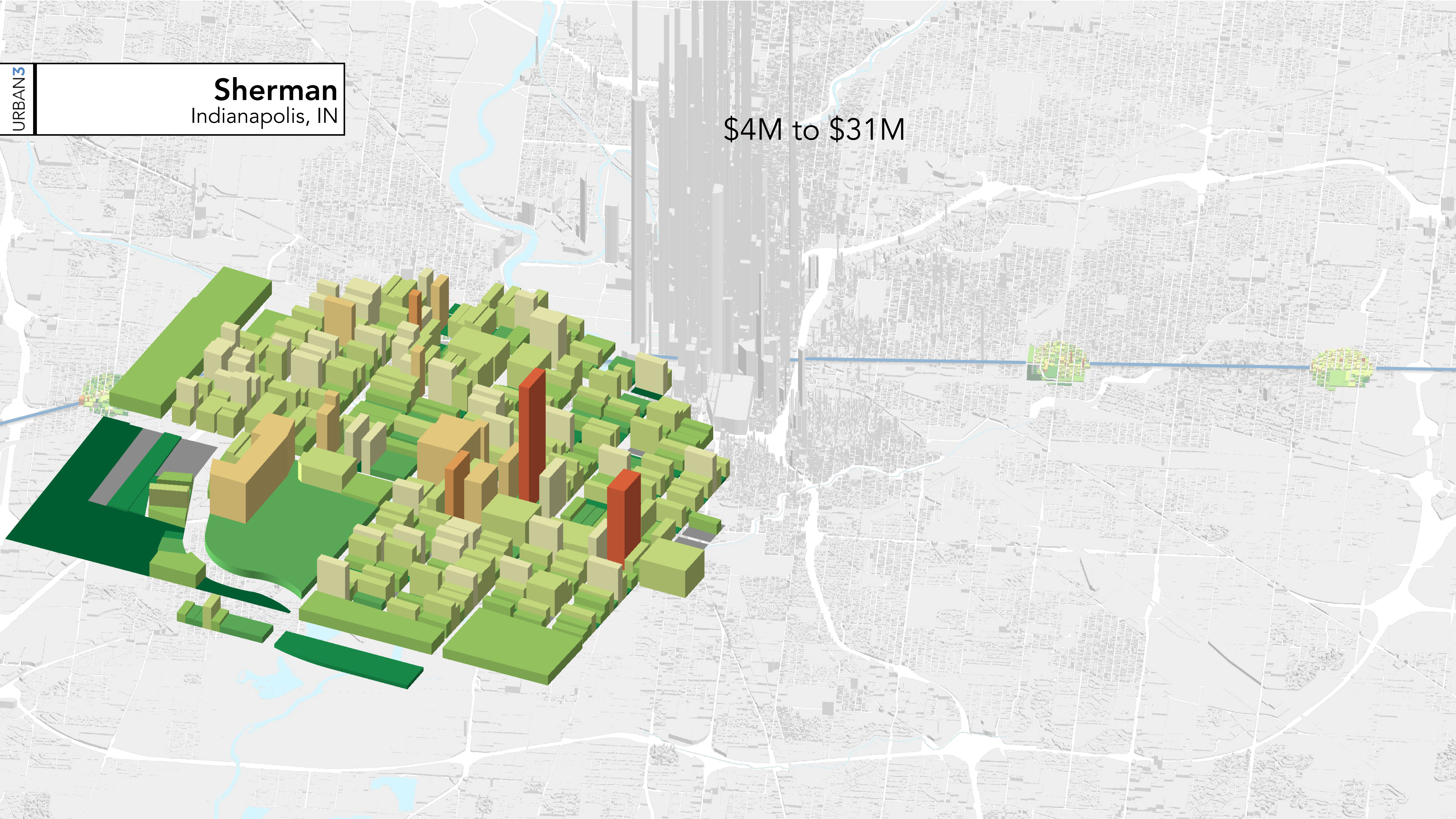
Indianapolis, IN



Sherman

Indianapolis, IN

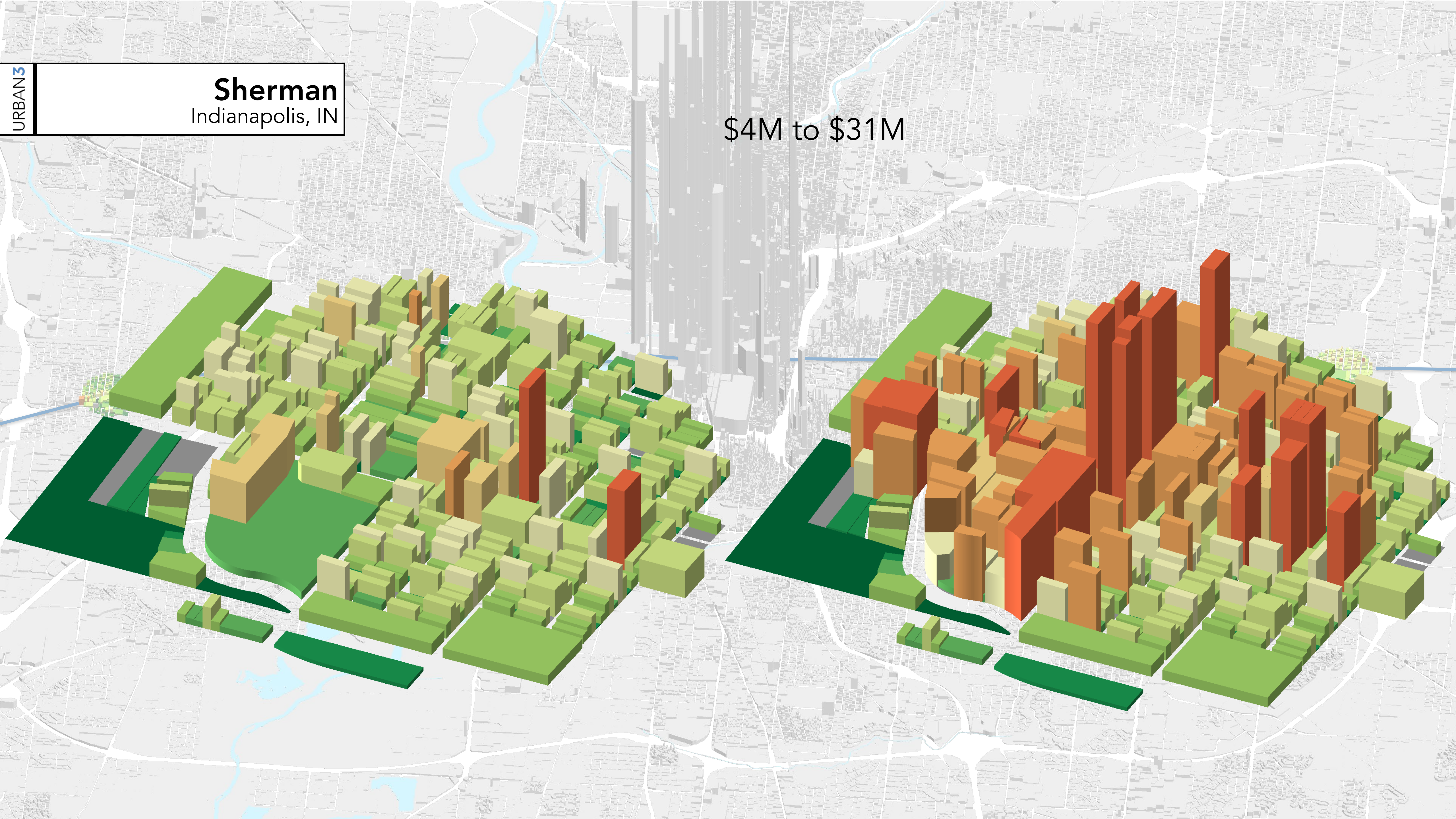
\$4M to \$31M



Sherman

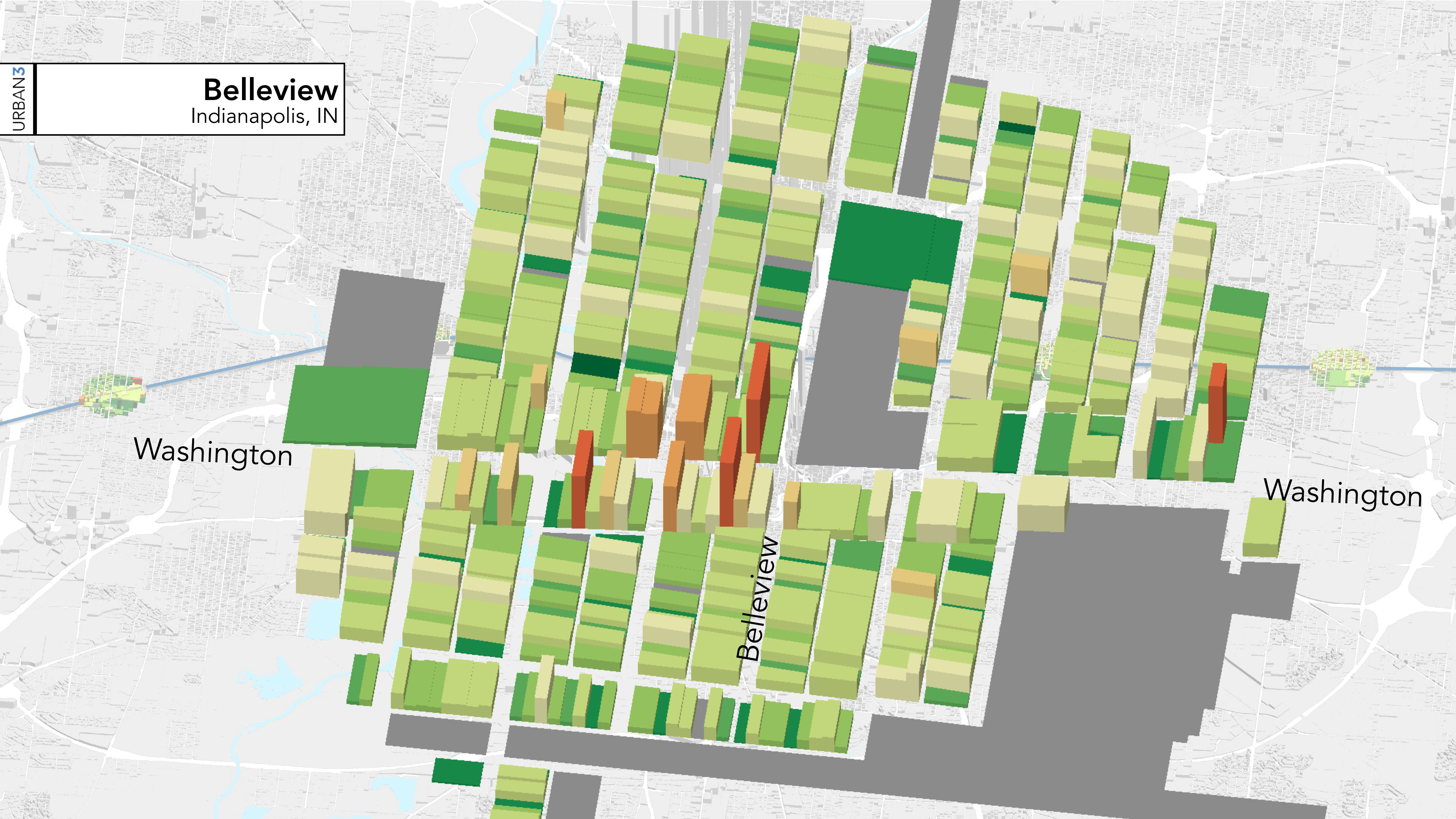
Indianapolis, IN

\$4M to \$31M



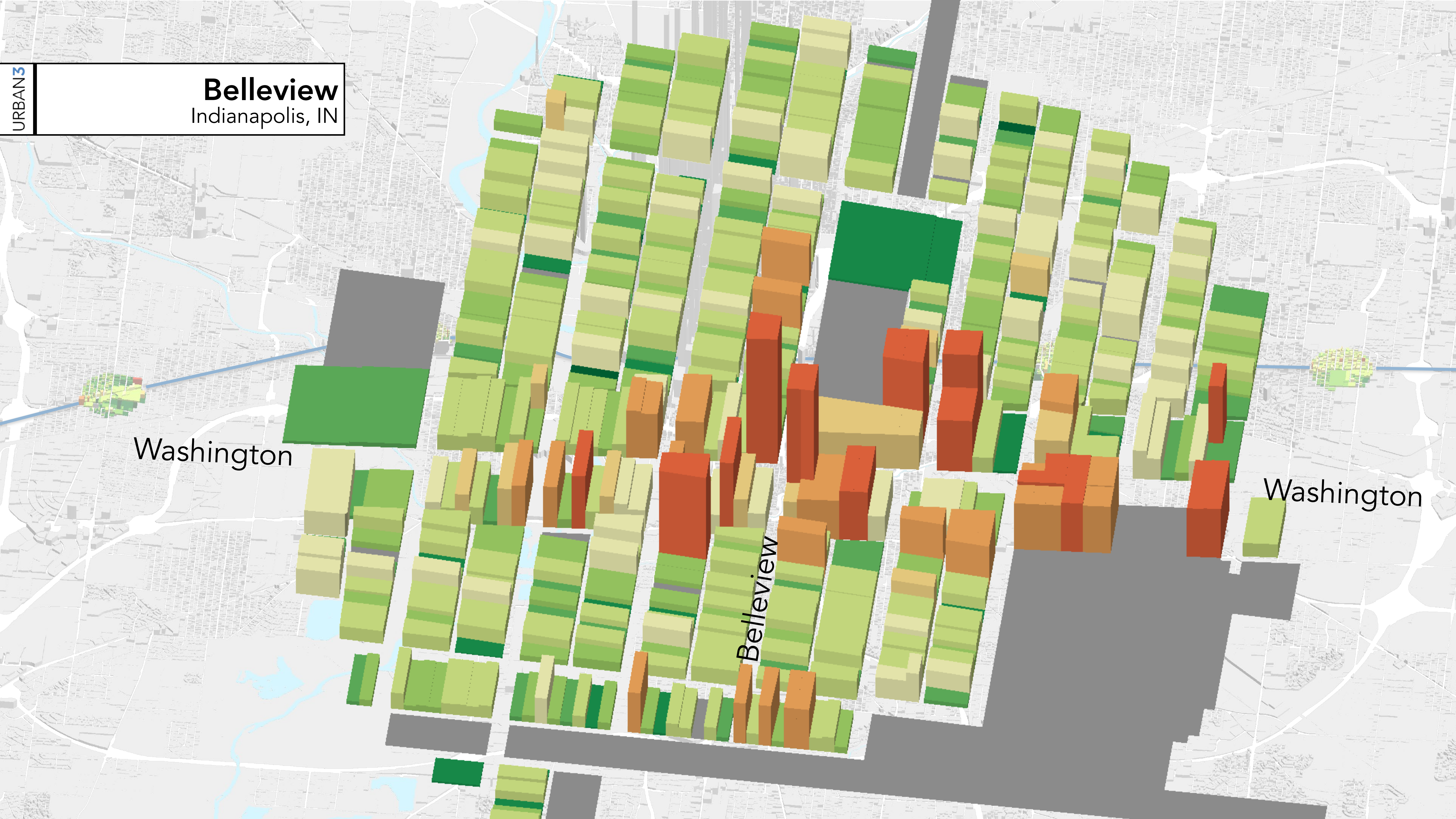
Bellevue

Indianapolis, IN



Bellevue

Indianapolis, IN



Washington

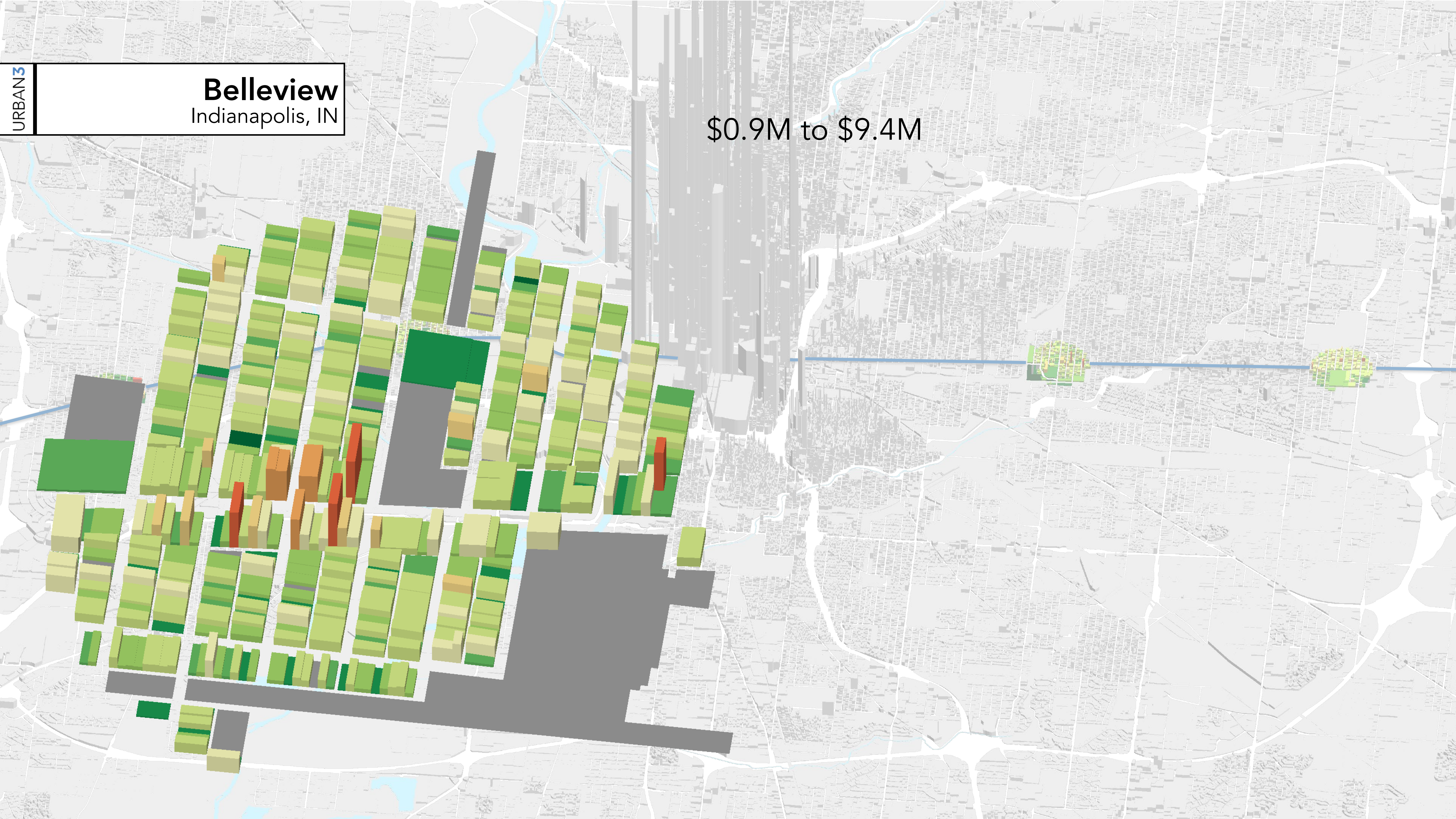
Bellevue

Washington

Bellevue

Indianapolis, IN

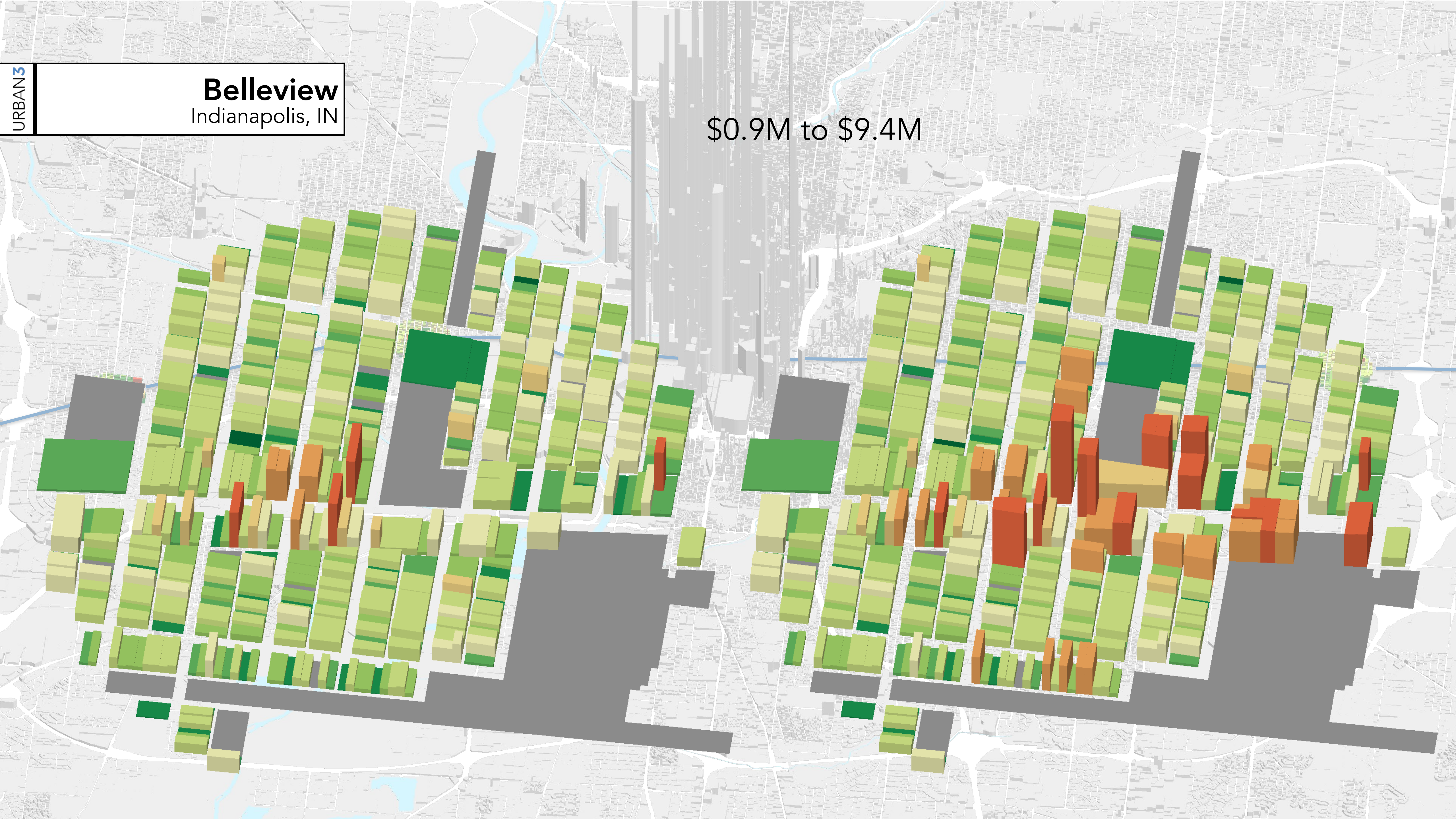
\$0.9M to \$9.4M



Bellevue

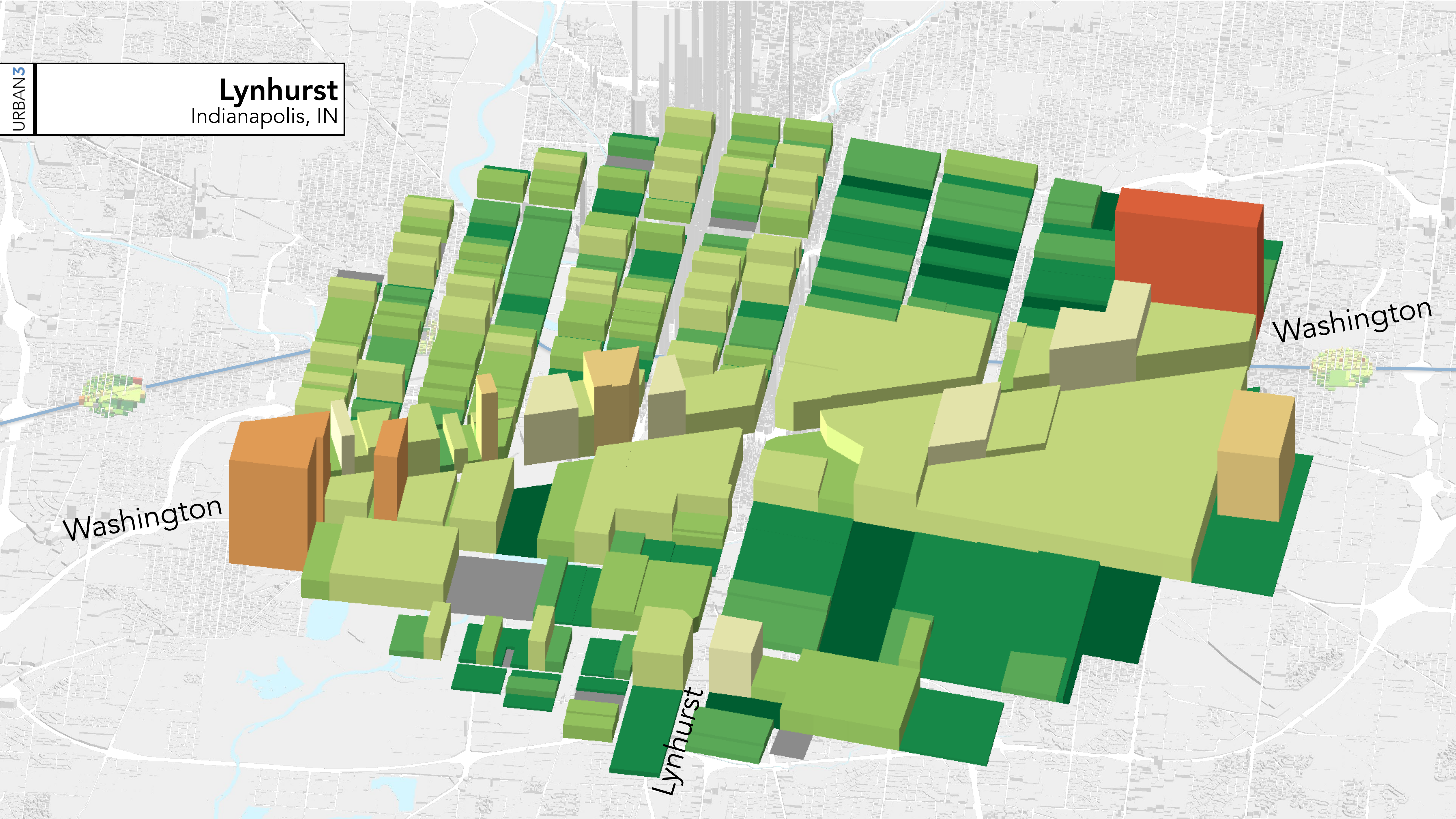
Indianapolis, IN

\$0.9M to \$9.4M



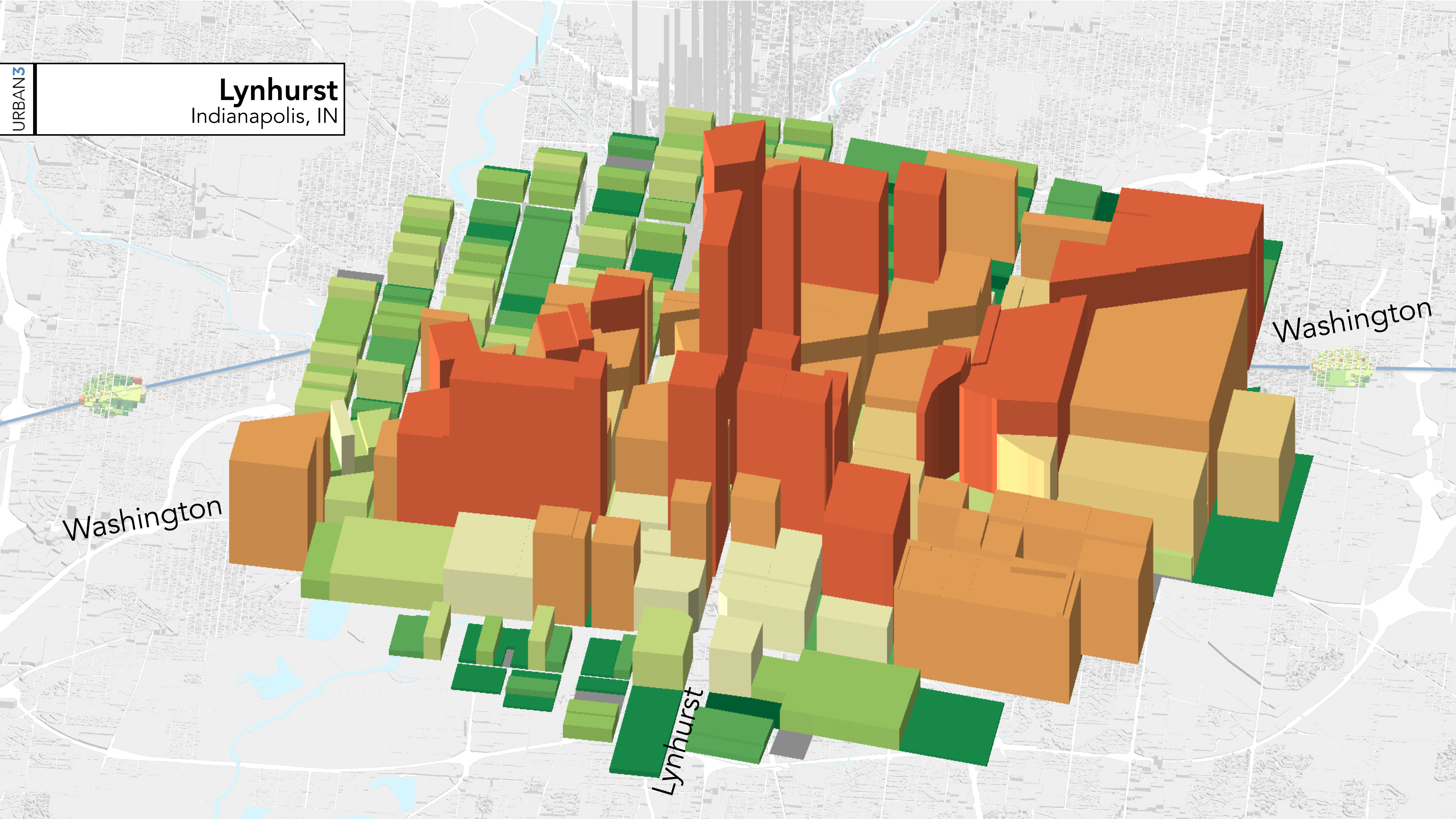
Lynhurst

Indianapolis, IN



Lynhurst

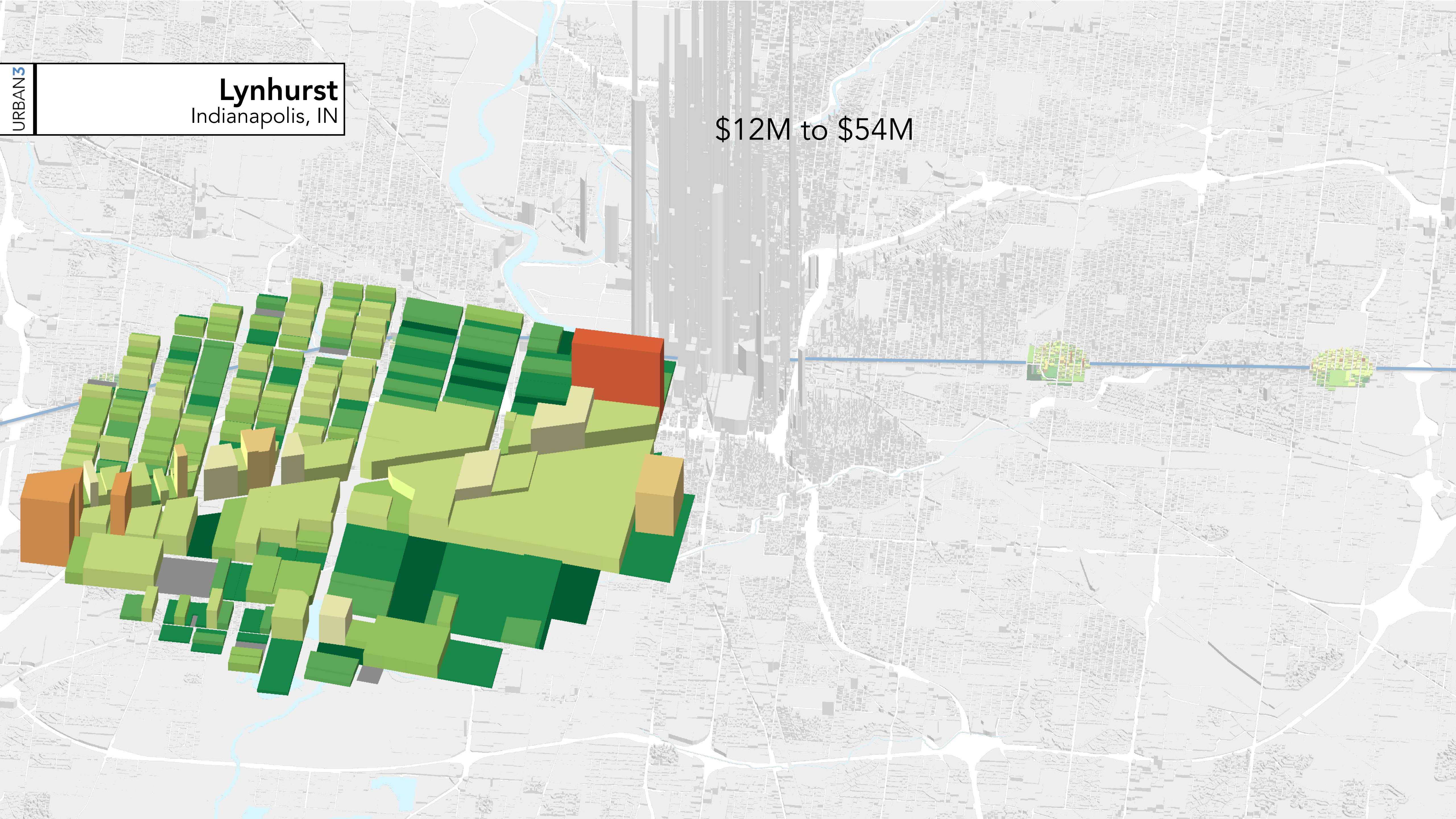
Indianapolis, IN



Lynhurst

Indianapolis, IN

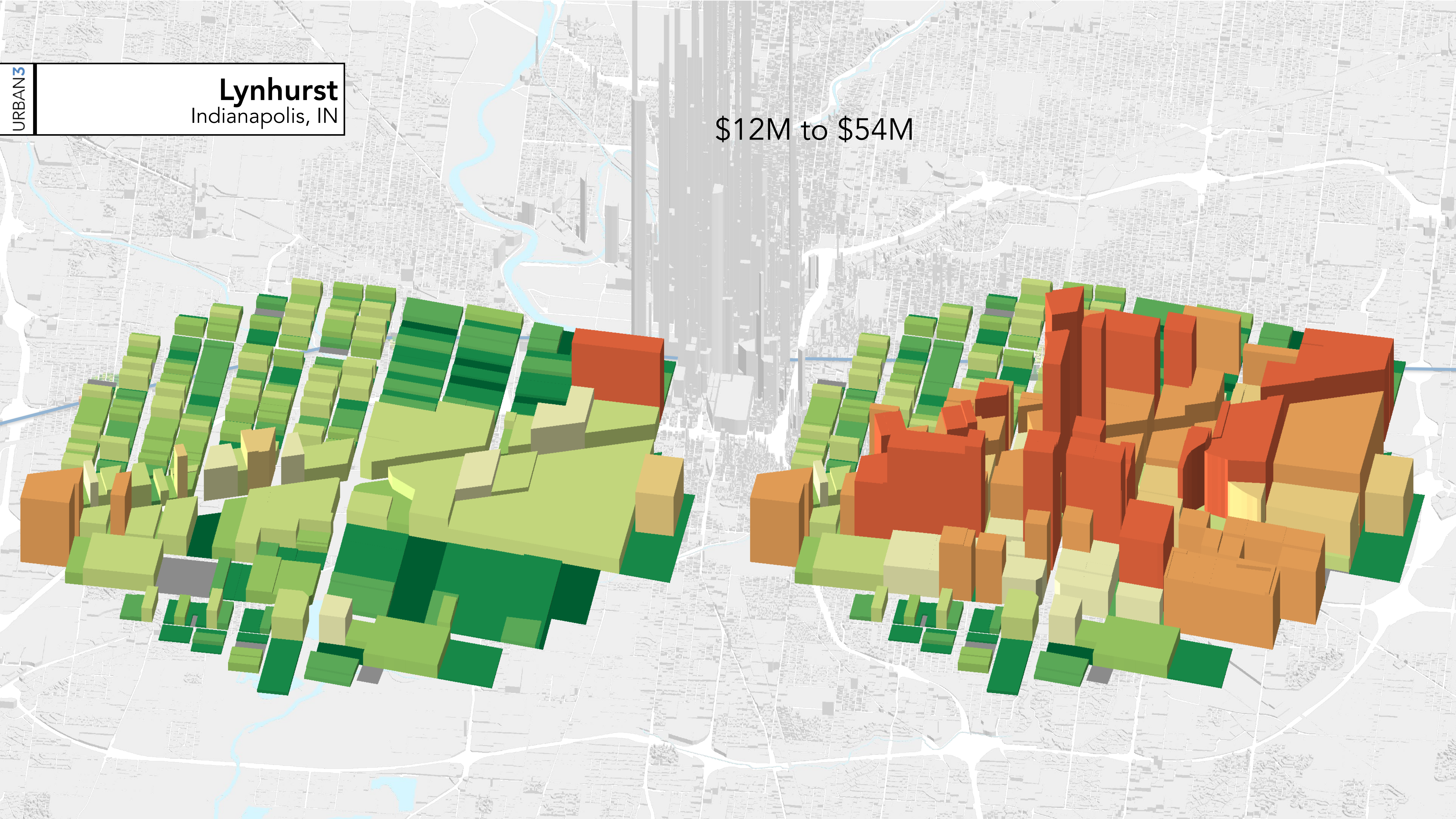
\$12M to \$54M

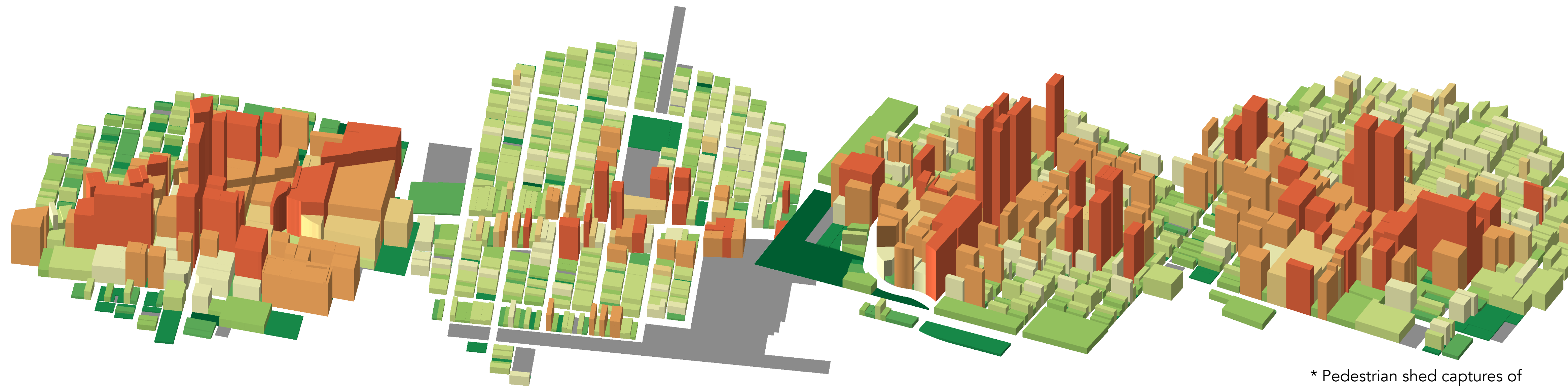


Lynhurst

Indianapolis, IN

\$12M to \$54M



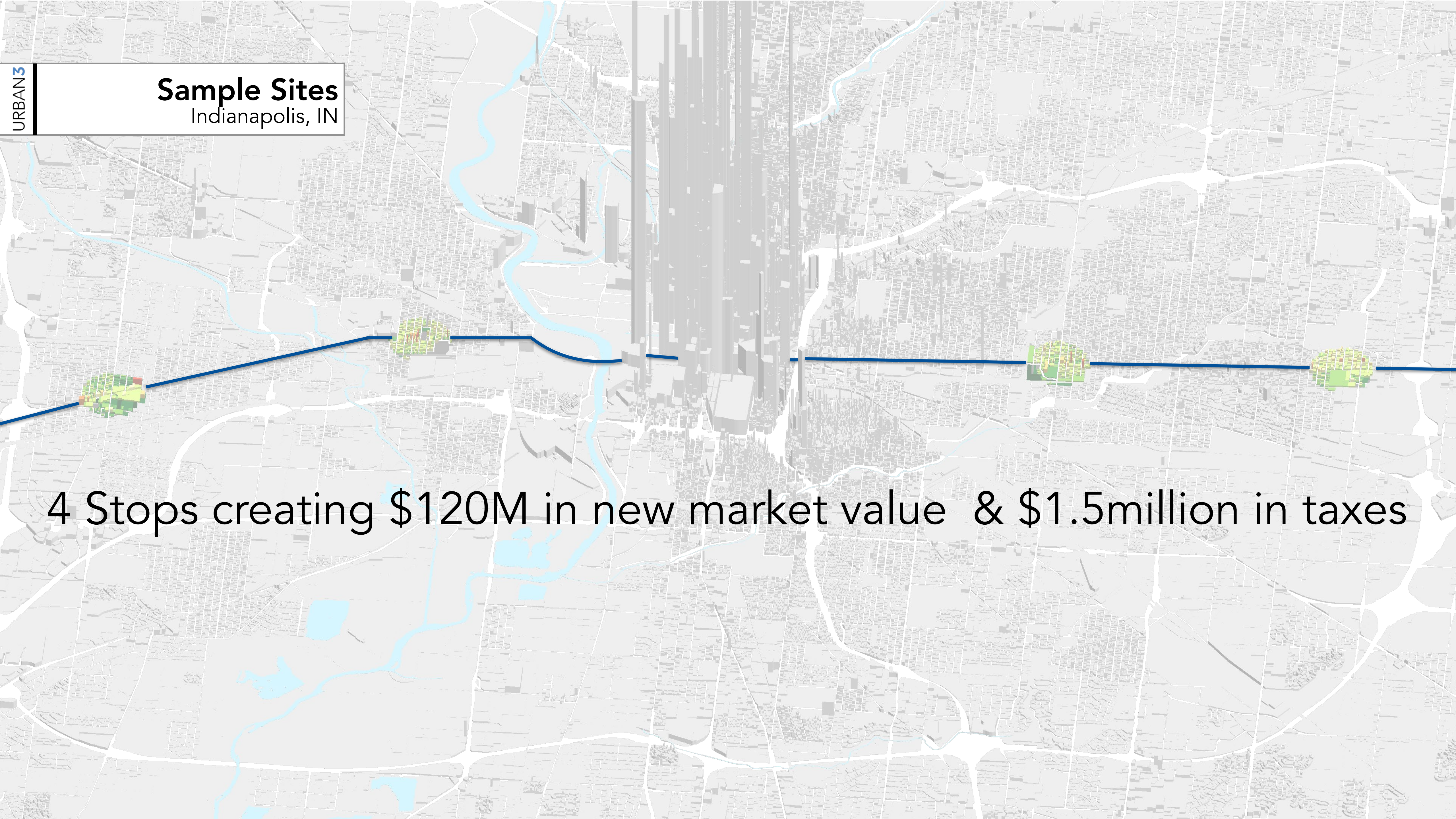


* Pedestrian shed captures of roughly +/-100 acres.

Stop Area	Lynhurst	Belleview	Sherman	Ridgeview
Current Value	\$18M	\$15.9M	\$18.4M	\$25.4M
Added	\$54.4M	\$8.4M	\$27M	\$30.5M
% Change	300%	52%	147%	120%
Est. New Taxes	\$629k	\$111k	\$351k	\$358k

Sample Sites

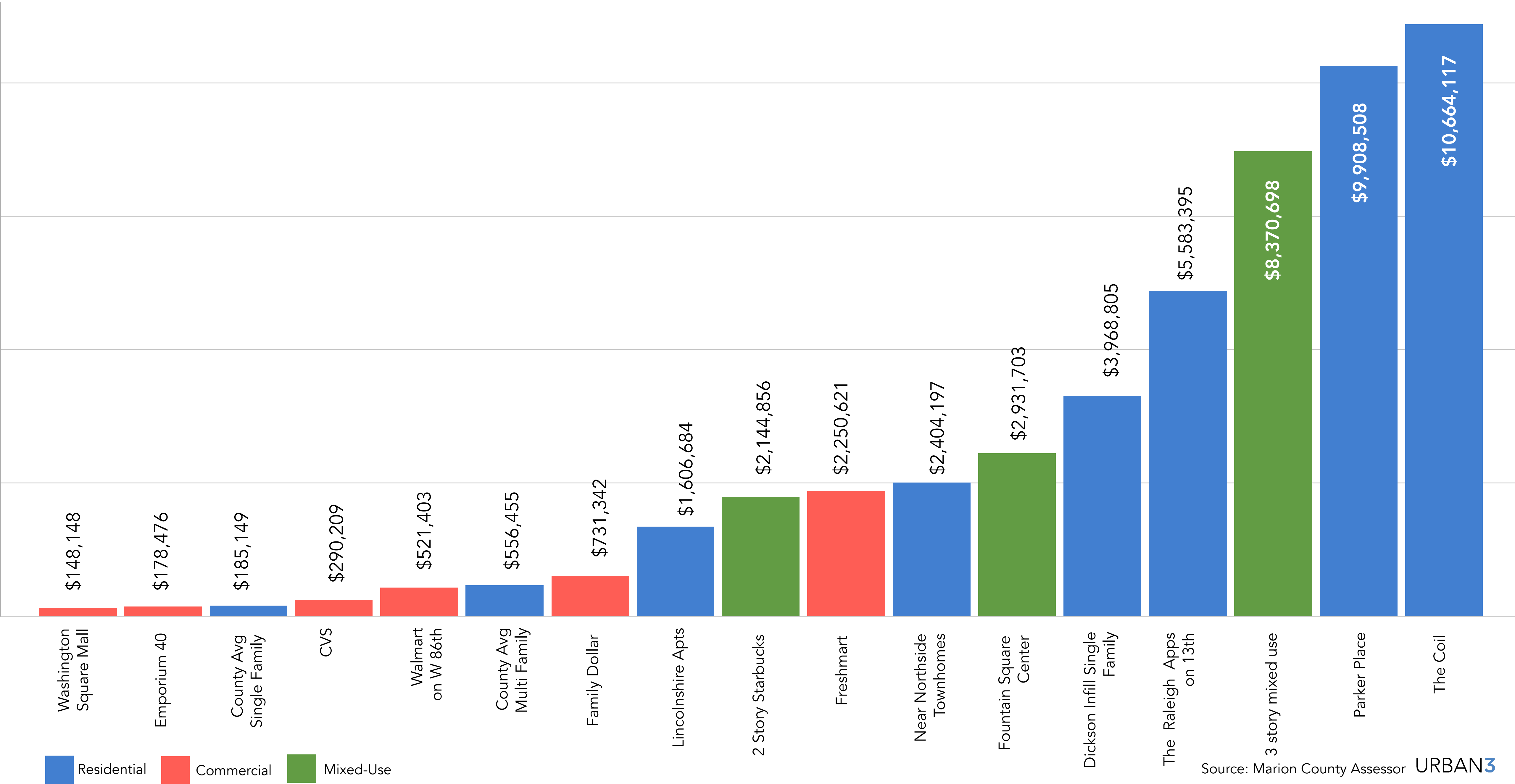
Indianapolis, IN



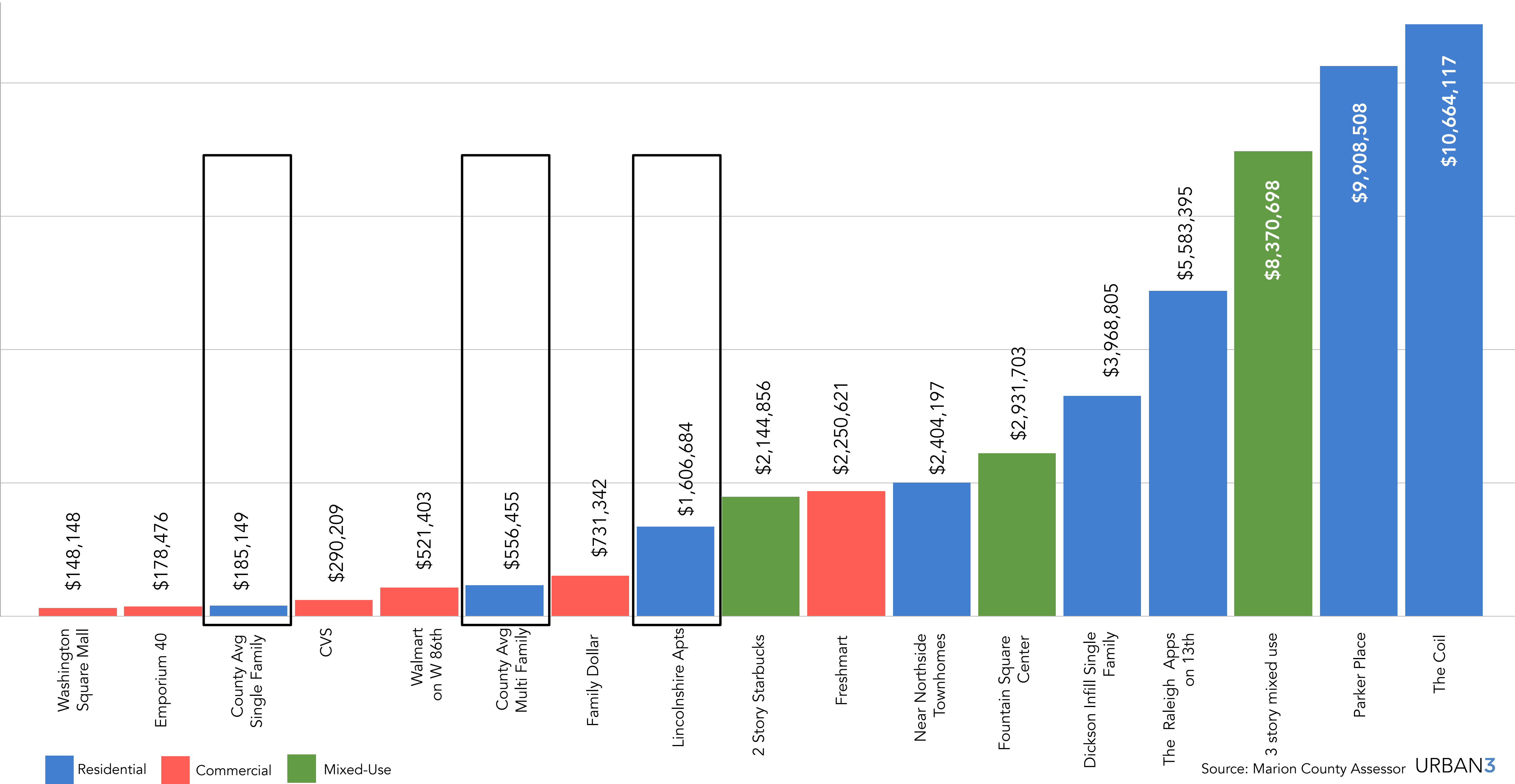
4 Stops creating \$120M in new market value & \$1.5million in taxes

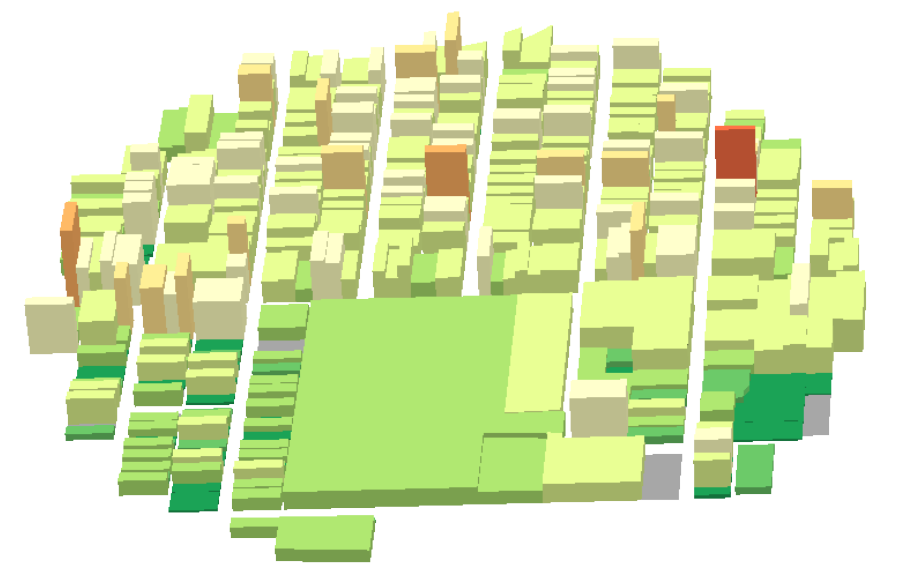
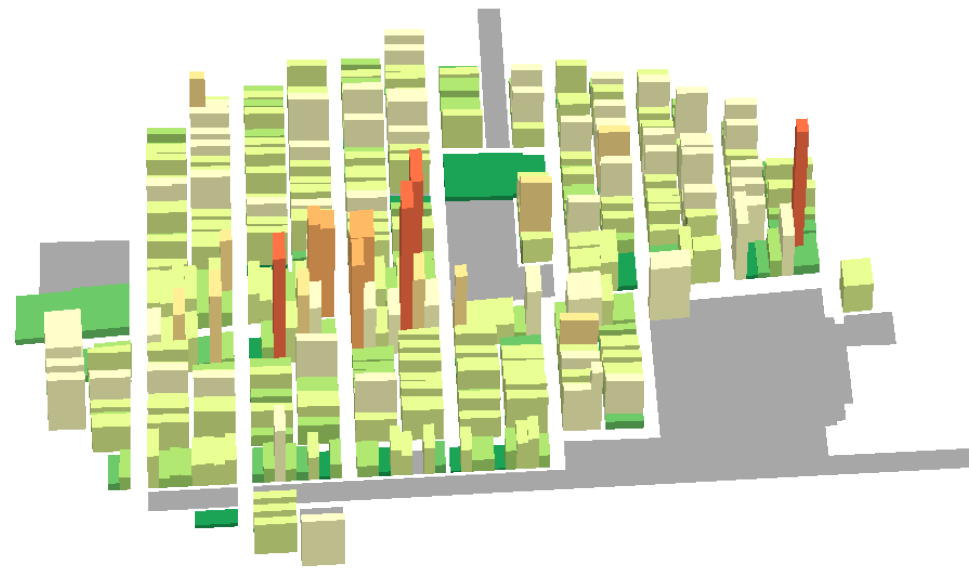
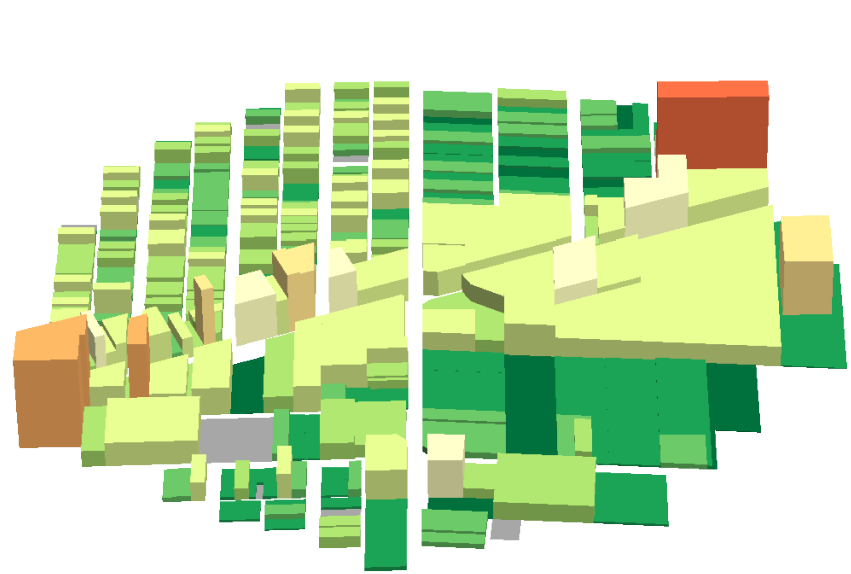
Potential Growth- Preliminary Test

Marion County Value Profile: 2019 Taxable Value per Acre



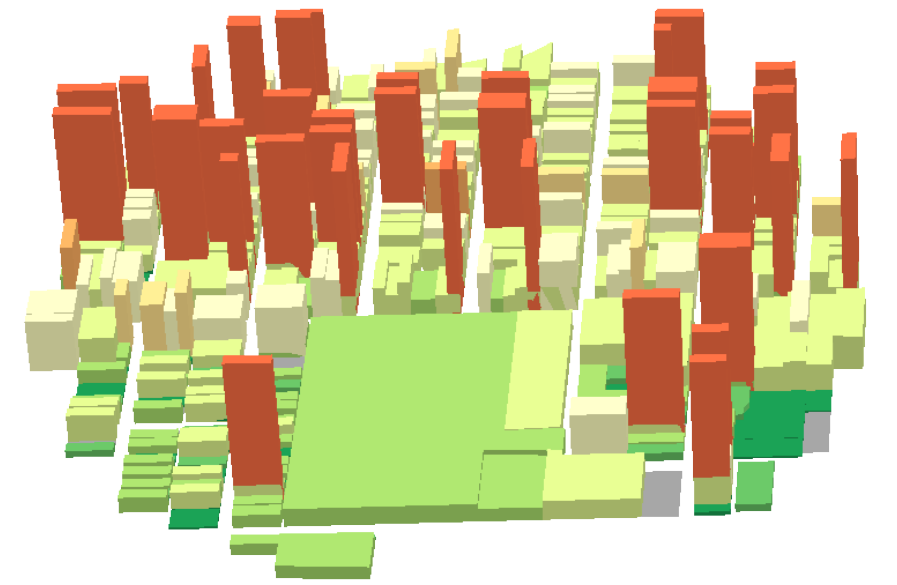
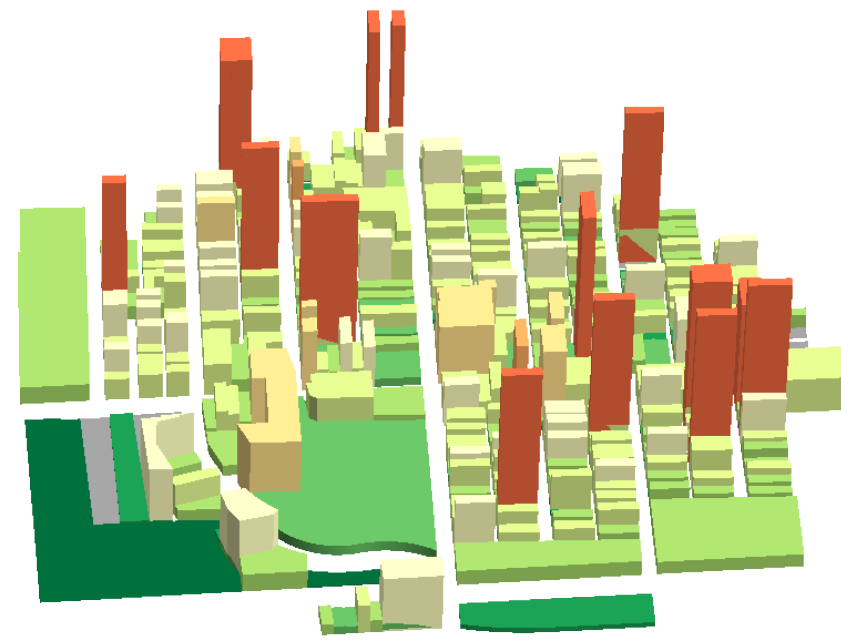
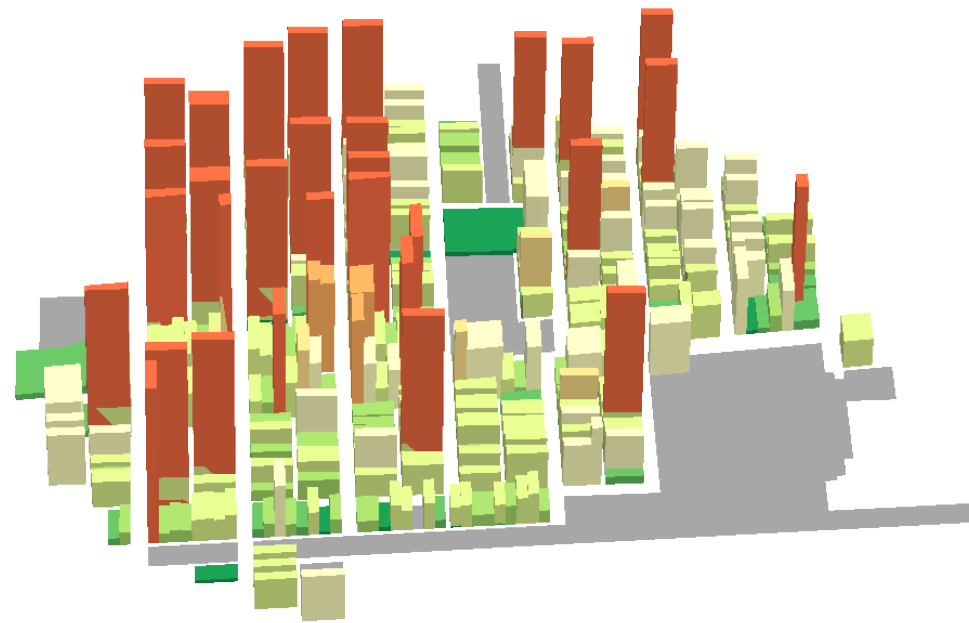
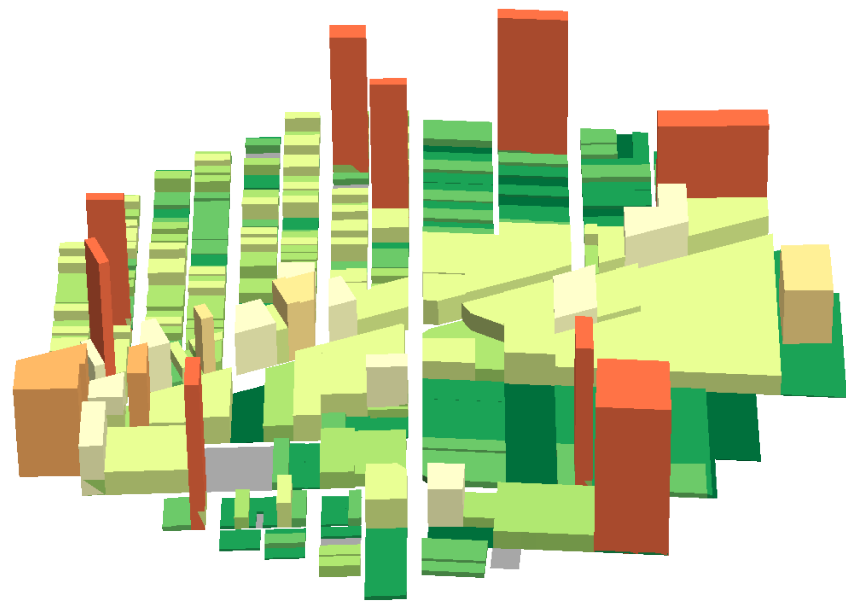
Marion County Value Profile: 2019 Taxable Value per Acre





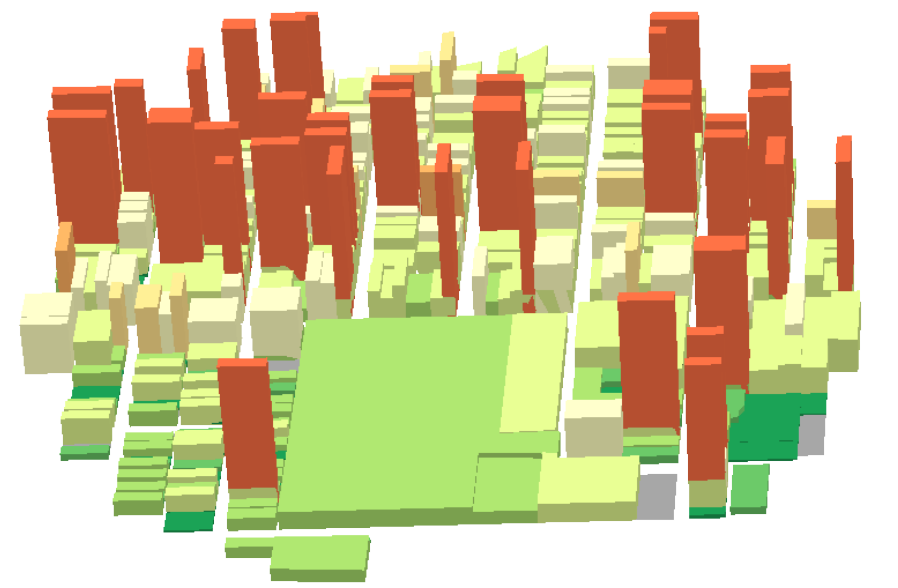
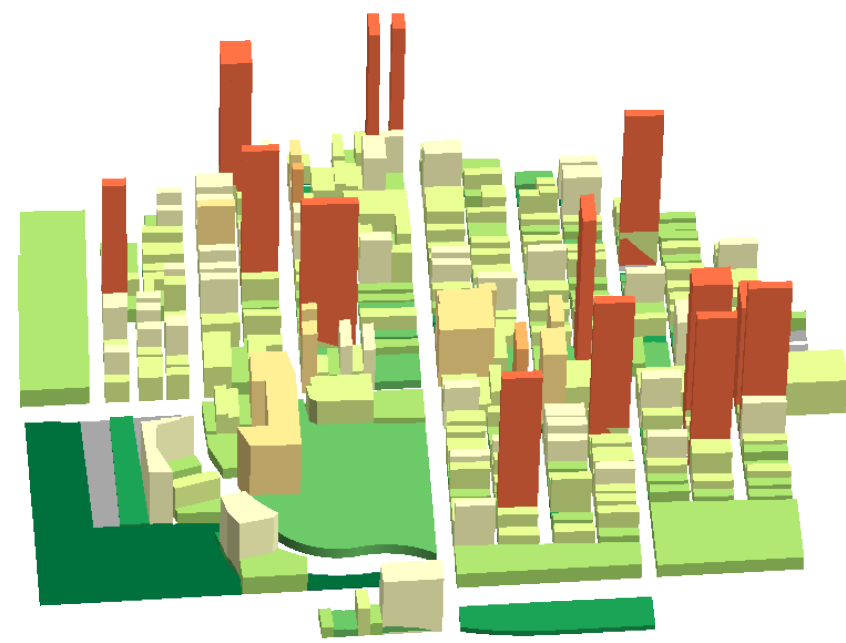
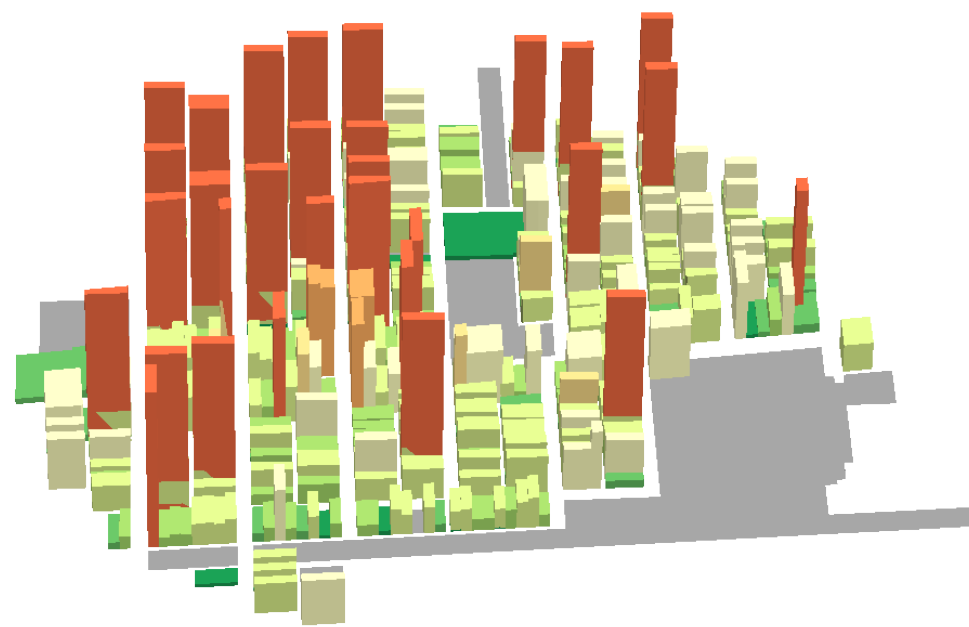
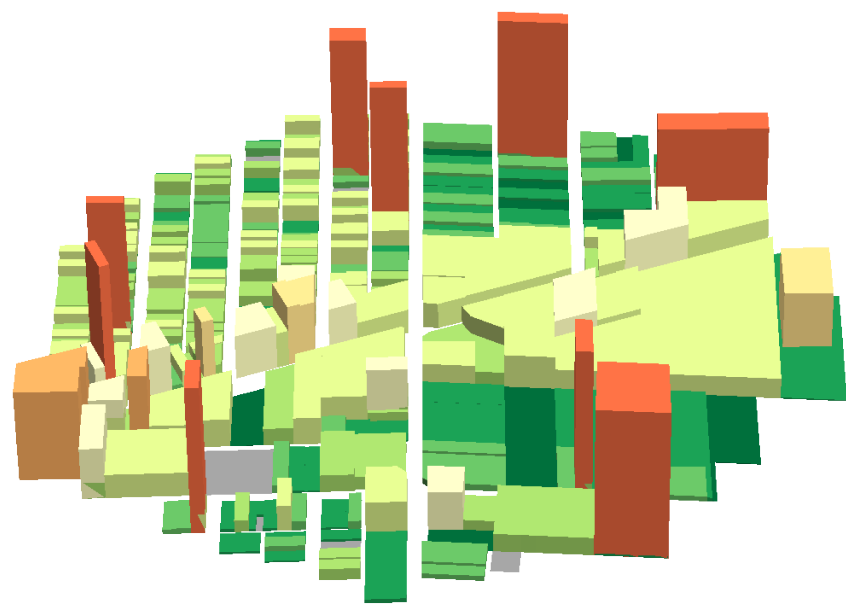
* Pedestrian shed captures of roughly +/-100 acres.

Stop Area	Lynhurst	Belleview	Sherman	Ridgeview
Current Value	\$18M	\$15.9M	\$18.4M	\$25.4M



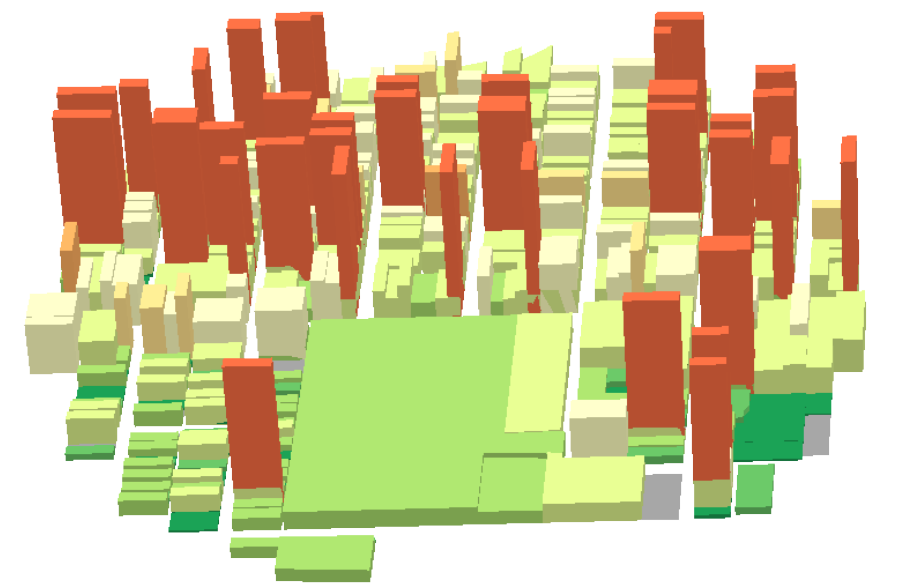
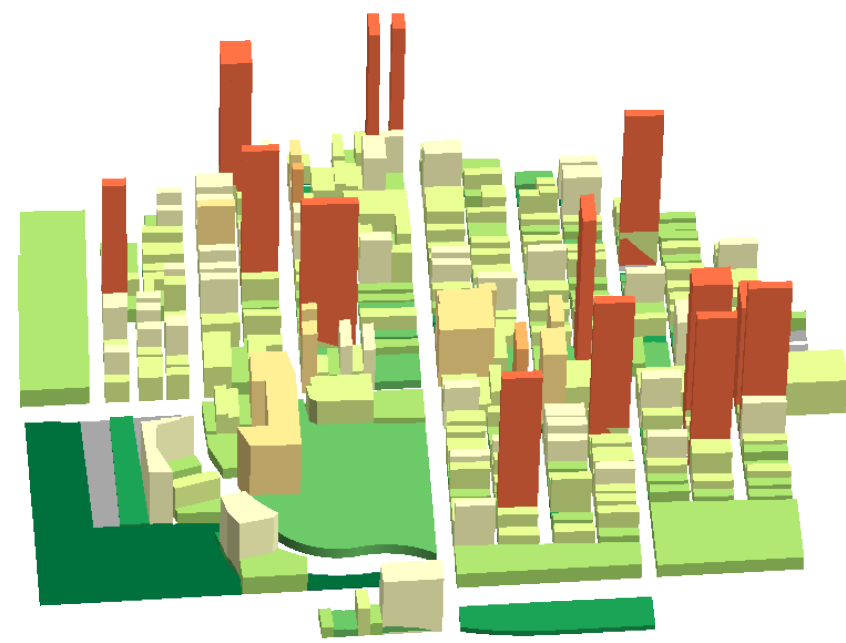
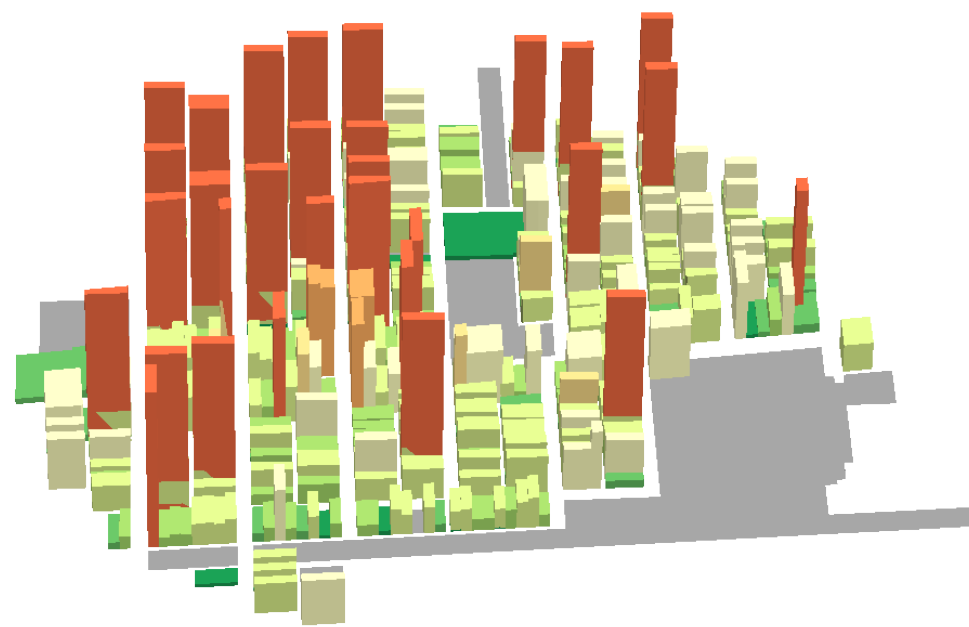
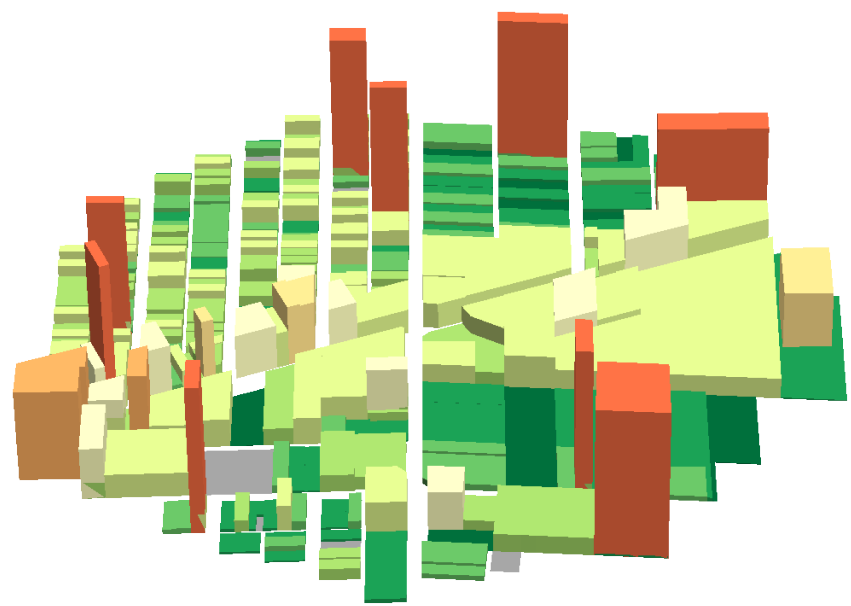
* Pedestrian shed captures of roughly +/-100 acres.

Stop Area	Lynhurst	Belleview	Sherman	Ridgeview
Current Value	\$18M	\$15.9M	\$18.4M	\$25.4M
With Infill	\$30.7M	\$20.5M	\$27.3M	\$35.5M



* Pedestrian shed captures of roughly +/-100 acres.

Stop Area	Lynhurst	Belleview	Sherman	Ridgeview
Current Value	\$18M	\$15.9M	\$18.4M	\$25.4M
With Infill	\$30.7M	\$20.5M	\$27.3M	\$35.5M
% Change	71%	29%	48%	40%



* Pedestrian shed captures of roughly +/-100 acres.

Stop Area	Lynhurst	Belleview	Sherman	Ridgeview
Current Value	\$18M	\$15.9M	\$18.4M	\$25.4M
With Infill	\$30.7M	\$20.5M	\$27.3M	\$35.5M
% Change	71%	29%	48%	40%
Est. New Taxes	\$253k	\$92k	\$178k	\$201k