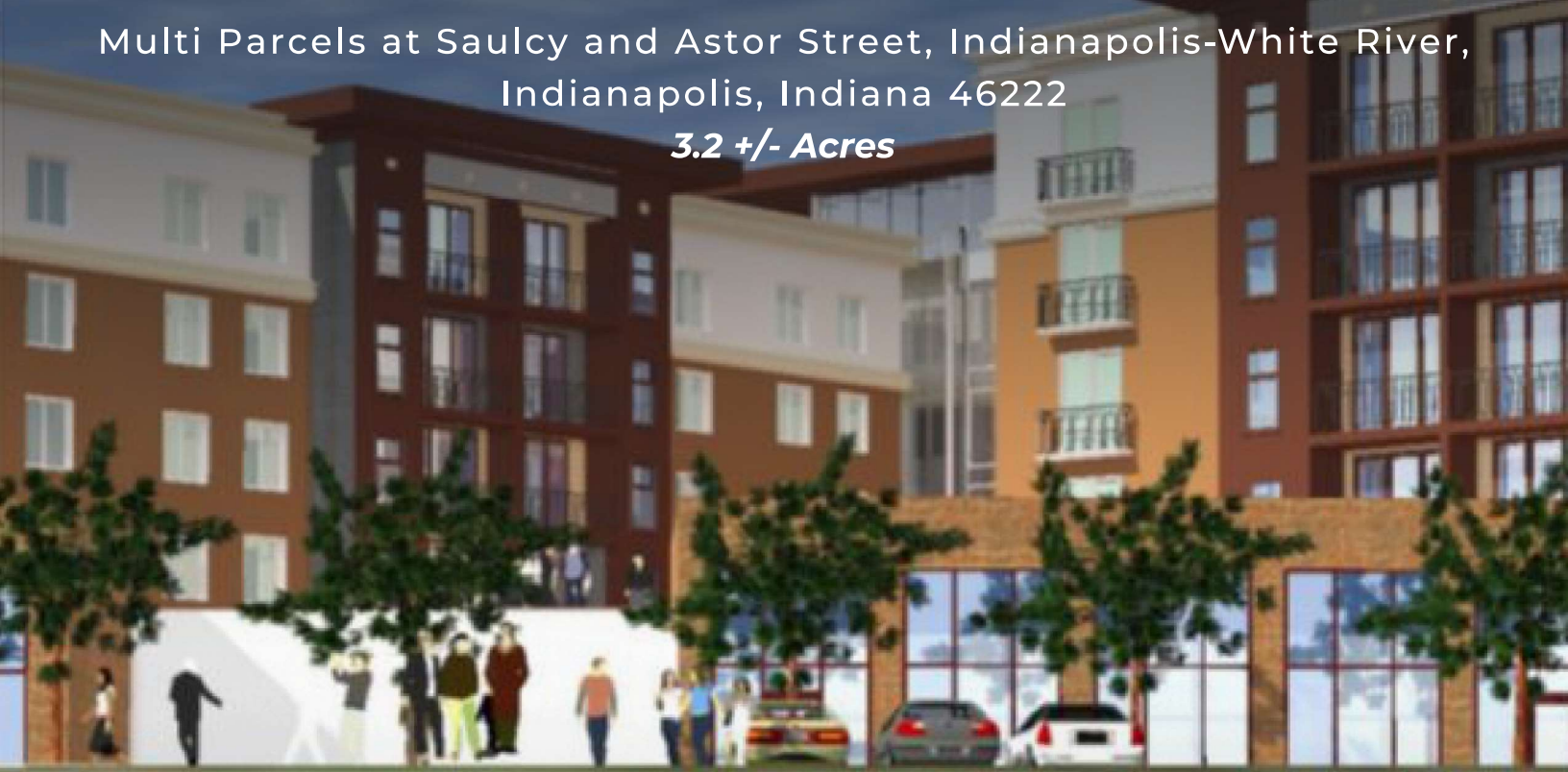


MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River,
Indianapolis, Indiana 46222

3.2 +/- Acres



Tommy Kiritsis, Managing Broker

C21 Commercial Scheetz

317.313.6705

tkiritsis@c21cre.com

2 Property Info & Disclaimer

3 Property Description

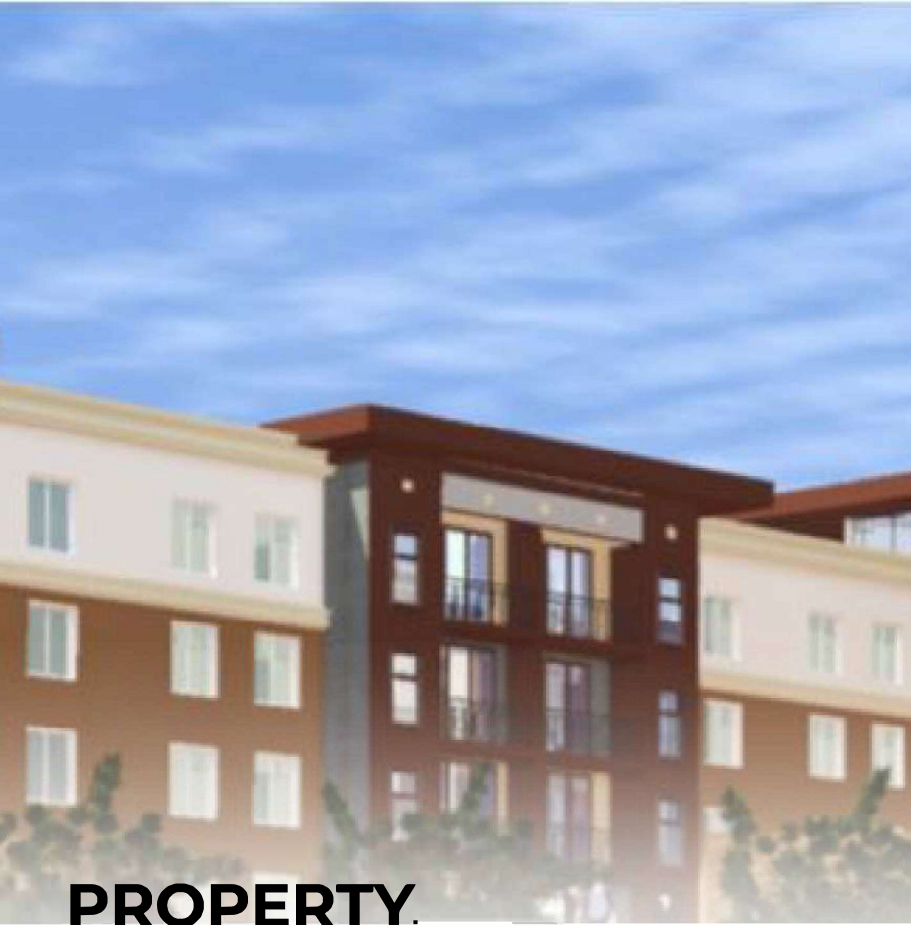
4 Property Photos

6 Demographic Analysis

35 Aerial & Location Report

TABLE OF CONTENTS

MULTI-FAMILY DEVELOPMENT SITE



PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS

*Multi Parcels at Saulcy and Astor Street,
Indianapolis-White River
Indianapolis, Indiana 46222*

LAND SIZE

3.2 +/- Acres

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at
Saulcy and Astor
Street, Indianapolis-
White River
Indianapolis,
Indiana 46222

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

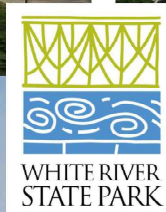
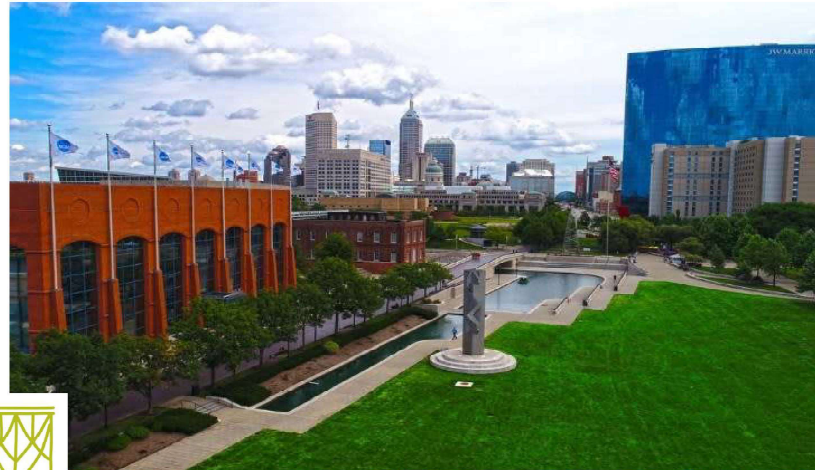
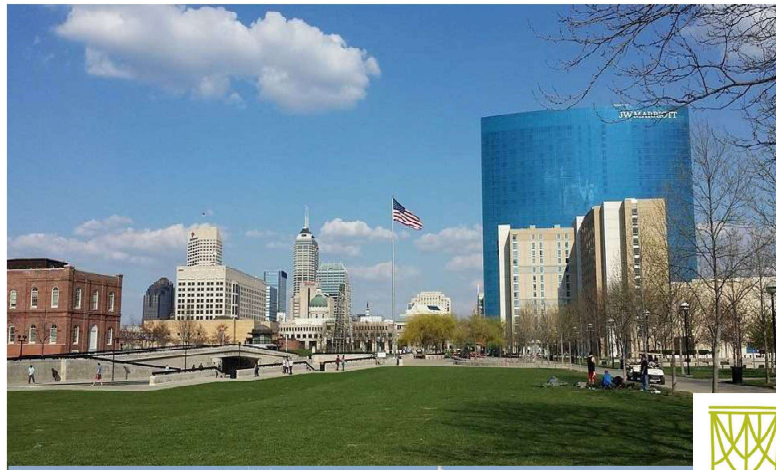
PROPERTY OVERVIEW

This Mixed Use, 3.2 +/- acre site is located at White River Parkway and overlooks the spectacular views of downtown Indianapolis and scenic White River.

Located across from IUPUI campus, Eskenazi Hospital, Riley Children's Hospital and just blocks from Indianapolis Zoo and White River Gardens.

Drone Video of Downtown Indpls., White River Area: Home - White River State Park

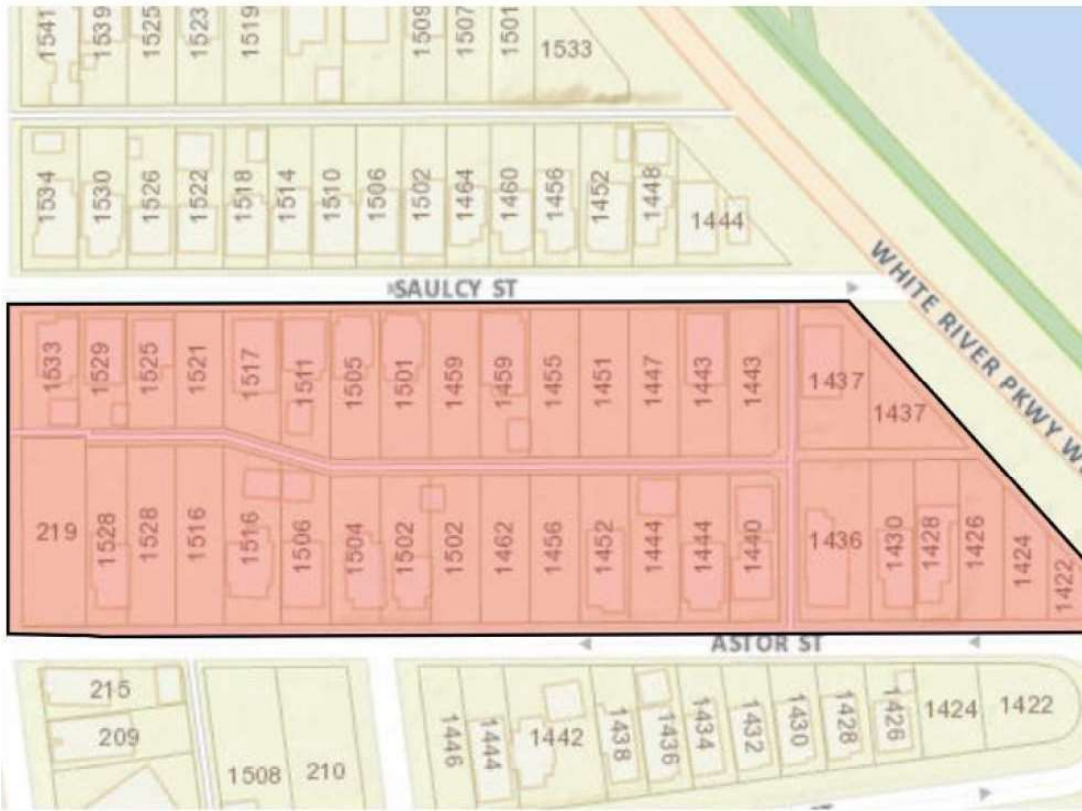
WHITE RIVER STATE PARK AND SURROUNDING AREA



MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana 46222

PROPERTY PHOTOS



MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana

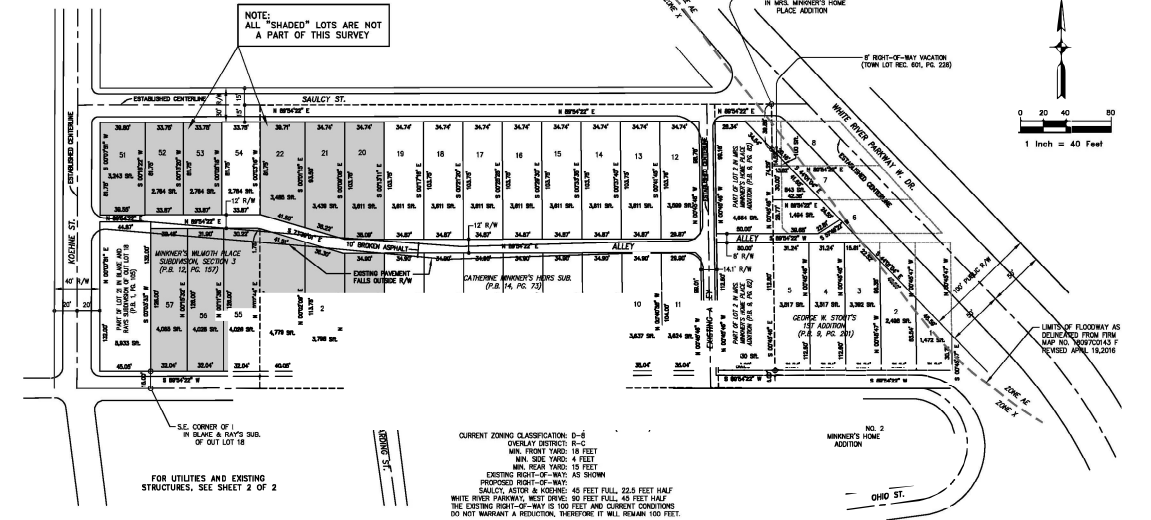


MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana 46222
3.2 +/- Acres

COMMERCIAL

PROPERTY OWNER: STRINGTOWN REALTY, LLC AND R.P. LUX CO. INC., PROFIT SHARING PLAN
PART OF MINNER'S WILMOTH PLACE SUBDIVISION, CATHERINE MINNER'S HEIRS SUBDIVISION
AND GEORGE W. STOUT'S 1ST ADDITION, MARION COUNTY, INDIANA



MODERNIZED LEGAL DESCRIPTIONS

PARCEL 1: 1422, 1424 & 1426 Astor Street
A part of Lots 1, 2 and 3 in George W. Stout's 1st Addition, as per plat thereof recorded in Plat Book 9, Page 201 in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:
BEGINNING at the Southeast corner of said Lot 3; thence North 00 degrees 45 minutes 46 seconds West (bearing from Indiana State Plan Coordinates, East Zone) on and along the West line of said Lot 3 a distance of 112.00 feet to the Northeast corner (corner); thence North 89 degrees 54 minutes 22 seconds East on and along the North line of said Lot 3 a distance of 13.00 feet to a point on the Southwest right-of-way line of White River Parkway; thence South 44 degrees 01 minutes 04 seconds East on and along the East line of said Lot 3 a distance of 113.00 feet to a point on the East line of said Lot 1; thence South 00 degrees 45 minutes 47 seconds East on and along the East line of said Lot 1 a distance of 307.1 feet to the Southeast corner thereof; thence South 89 degrees 54 minutes 22 seconds West on and along the South line of said Lot 1; 2 and 3 respectively a distance of 83.72 feet to the Point of Beginning containing 7282 square feet more or less.

PARCEL 2: 1427 Saulcy St. & 214 White River Parkway, West Drive
A part of Lot number 2 in Mrs. Minner's Home Place Addition, as per plat thereof recorded in Plat Book 9, Page 82, also a part of Lots numbered 6, 7 and 8 in George W. Stout's 1st Addition Subdivision, as per plat thereof recorded in Plat Book 9, Page 201 in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:
Common at the Northeast corner of said Lot number 2; thence South 00 degrees 45 minutes 47 seconds East on and along the East line of said Lot 2 a distance of 39.88 feet to the POINT OF BEGINNING of a described tract of land, said point also being a point on the Southeast right-of-way line of White River Parkway; thence South 44 degrees 01 minutes 04 seconds East on and along the East line of said Lot 2 a distance of 113.00 feet to a point on the North line of an 8 foot wide Alley right-of-way; said point also being on the South line of Lot number 6 in said George W. Stout's 1st Addition; thence South 89 degrees 54 minutes 22 seconds West on and along the South line of said Lot number 6 a distance of 35.8 feet to the Point of Beginning containing 7201 square feet, more or less.

PARCEL 3: 1441, 1443 & 1447 Saulcy Street
Lots numbered 12, 13 and 14 in Catherine Minner's Heirs Subdivision, an Addition to the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 14, Page 73 in the Office of the Recorder of Marion County, Indiana.

PARCEL 4: 1463 & 1501 Saulcy Street
Lots numbered 18 & 19 in Catherine Minner's Heirs Subdivision, an Addition to the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 14, Page 73 in the Office of the Recorder of Marion County, Indiana.

PARCEL 5: 1468 & 1470 Saulcy Street
Lots numbered 4, 5 and 6 in Catherine Minner's Heirs Subdivision, an Addition to the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 14, Page 73 in the Office of the Recorder of Marion County, Indiana.

PARCEL 6: 214 Koshong Street
A part of Lot 21 in Blake and Roy's Subdivision of Out Lot 18 West of White River in the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 1, Page 105 in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:
BEGINNING at the southeast corner of said Lot 21; thence North 00 degrees 45 minutes 33 seconds East (bearing from Indiana State Plan Coordinates, East Zone) on and along the East line of said Lot 21 a distance of 15.00 feet to the POINT OF BEGINNING of a described tract of land, said point also being on the North right-of-way line of Astor Street; thence South 89 degrees 54 minutes 22 seconds West on and along said North right-of-way line a distance of 43.00 feet to the intersection of said North right-of-way line and the East right-of-way line of Astor Street; thence North 00 degrees 45 minutes 33 seconds East on and along said East right-of-way line a distance of 132.00 feet; thence North 89 degrees 54 minutes 22 seconds East a distance of 44.07 feet to a point on the East line of said Lot 21; thence South 00 degrees 45 minutes 33 seconds East on and along said East line a distance of 132.00 feet to the Point of Beginning containing 5933 square feet, more or less.

PARCEL 14: 1438 Astor Street
A part of Lot number 2 in Mrs. Minner's Home Place Addition, as per plat thereof recorded in Plat Book 9, Page 82 in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:
Commencing at the Southeast corner of said Lot number 2; thence North 00 degrees 45 minutes 46 seconds West on and along the East line of said Lot number 2 a distance of 13.00 feet to the POINT OF BEGINNING of a described tract of land, said point also being on the North right-of-way line of Astor Street; thence South 89 degrees 54 minutes 22 seconds West (bearing from Indiana State Plan Coordinates, East Zone) on and along said North right-of-way line a distance of 83.00 feet to a point on the East line of a 1.11 feet wide Alley right-of-way; thence North 00 degrees 45 minutes 46 seconds West on and along said East right-of-way line a distance of 112.00 feet to a point on the South line of an 8 foot wide Alley right-of-way; thence North 89 degrees 54 minutes 22 seconds East on and along said South right-of-way line a distance of 53.00 feet to a point on the East line of said Lot number 2; thence South 00 degrees 45 minutes 46 seconds East on and along said East line a distance of 112.00 feet to the Point of Beginning containing 5300 square feet, more or less.

PARCEL 15: 1440 Astor Street
Lot number 11 in Catherine Minner's Heirs Subdivision, an Addition to the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 14, Page 73 in the Office of the Recorder of Marion County, Indiana.

Lot number 6 in Catherine Minner's Heirs Subdivision, an Addition to the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 14, Page 73 in the Office of the Recorder of Marion County, Indiana.

PARCEL 18: 1521 Saulcy Street
Lot number 54 in Minner's Wilmoth Place Subdivision, Section 3, an Addition to the City of Indianapolis, Indiana, as per plat thereof recorded in Plat Book 12, Page 197 in the Office of the Recorder of Marion County, Indiana.

1. In accordance with this 903, Article 1.1, Chapter 12, Section 1 through 20 as defined in Indiana Administrative Code (Title 12), the following descriptive and capture are submitted regarding any uncertainties in the locations of the lines and corners established and/or reestablished on this survey as a result of:

- Availability, Condition and Integrity of reference monuments;
- Discrepancies in record documents;
- Inconsistencies in lines of occupation; and
- Relative Positional Precision.

The Relative Positional Precision of this survey is within the specifications of 0.07 feet plus 30 parts per million as defined in I.C. 903.

This survey represents a "Recreation Survey" as defined in I.C. 905, of multiple properties located between Saulcy Street and Astor Street (North-South) and between Koshong Street and White River Parkway, West Drive (East-West) in the City of Indianapolis, Marion County, Indiana.

All properties of this Survey are plotted Lots being defined in the following Subdivisions recorded in the Office of the Recorder of Marion County, Indiana:

Minnor's Wilmoth Place Subdivision, Section 3, (Plat 54)
Plat Book 12, Page 197 recorded May 22, 1902.

Part of Lot 21 in Blake and Roy's Subdivision of Out Lot 18 West of White River (214 Koshong Street)
Plat Book 1, Page 105 (Recording date not available).

Catherine Minner's Heirs Subdivision
Plat Book 14, Page 73 recorded May 16, 1906, (Lot No. 4, 5 through 19)
This is a re-establishment of Catherine Minner's Home Place Addition recorded January 19, 1899.

George W. Stout's 1st Addition
Plat Book 9, Page 201 recorded September 30, 1890
Plat No. 4 and 5 and Part of Lot No. 9, 1, 2, 3, 4, 6, 7 and 8.
Also, a right-of-way location, being 8 feet in width and located along the West side of Lot No. 6, 7 and 8 in said George W. Stout's 1st Addition.

Part of Lot 2 in Minner's Home Place Addition
Plat Book 9, Page 82 recorded Jan. 19, 1899.

Record plots from this survey contain sufficient information to accurately establish perimeter boundary lines. These particular Plats had no bearings and made no reference to Section corners or monumentation. The conventional method of establishing property lines in these records is to locate the governing corner of all streets and otherwise in order to determine the location of the subject property. After that, the several Section corners are surveyed to the plotted distance and the difference was provided and allocated to each individual lot. This method could not be used on the existing lots because the Section corners and Astor Street between the existing pavement fell outside of the intended right-of-way limits by as much as 12 feet. This method could not be used on the existing lots because the Section corners and Astor Street between the existing pavement fell outside of the intended right-of-way limits by as much as 12 feet. The North-South distance between White Street and Astor Street was determined to be the distance as shown on the record plots. The East-West distance between Koshong Street and the West Alley West of White River Parkway was measured to be the plotted distance along Astor Street; however, the distance along Saulcy Street measured 3.9 feet short of the plotted distance.

This resulted in the dimension along the North property line for these Lots along Saulcy Street being shortened by 0.28 feet on average. Each Lot along both sides of the Alley right-of-way were shortened by 0.13 feet (North) and 0.10 feet (South).

All Lots in George W. Stout's 1st Addition were plotted from the information found on the record plots without regard to the current location of White River Parkway. Accordingly, this street has been advanced and possibly re-plotted along the 1890 platting of George W. Stout's 1st Addition. After plotting the subdivision as plotted, the legal descriptions from the current deeds were then plotted to determine the location of the right-of-way for White River Parkway. This resulted in a location that was approximately close to the 50 foot right-of-way line as established from the current location of White River Parkway. The 50 foot right-of-way was verified by a senior planner from the Department of Planning and Zoning. Adjustments were made to the deed legal descriptions to conform to the right-of-way line as established on this survey and the results can be found on the Modernized Legal Descriptions.

Reference Monument:
Reference monuments are those monuments found at the Quarter Section corners as well as monuments found at the property corners of the subject and adjacent lots of land related to this survey.
There were no monuments referenced on the Record Plats and none were found at the property corners on this survey.

Discrepancies Found in Record Documents:
Record Documents are those documents which describe the subject and adjoining real estate. They are typically deeds that contain a legal description or title location to subdivision plots. Other documents which contain the description of the real estate to be surveyed. These documents are examined prior to starting the survey to determine the title location of the real estate. As the survey progresses, adjoining deeds are also examined to determine possible conflicts (such as gaps and overlaps in the surveyed lines) between adjacent adjoining real estate. Appropriate documents are analyzed to determine mathematical corrections. Finally, record information is compared with the surveyed lines. After all the examinations, omissions and corrections have been made, any uncertainties in the record documents can be determined.

Discrepancies Found in Record Documents on this Survey:
As described above, the Lot dimensions for the various subdivisions were modified after establishing right-of-way lines based on existing street locations.

The existing garage in the rear yard of 1502 Astor Street is straddling the common boundary line between Lots 4 and 5 in the north yard that the pair same had possession to Lots 4, 5, 6 and 7. All other buildings on this survey were found to be on their respective lots.
Existing fence line through the subdivisions was located and are noted on Sheet 2 of this survey. All of the capital payments along the Alley between Saulcy Street and Astor Street exist outside of the existing right-of-way 33 feet as much as 12 feet.

Relative Positional Precision
The Relative Positional Precision of this survey is within the specifications of 0.07 feet plus 30 parts per million as defined in I.C. 903.

Certificate of Survey
To: Stringtown Realty, LLC, R.P. Lux Co. Inc., A Profit Sharing Plan and Chicago 718 in accordance with the 2018 Indiana Standard Deed Requirements for ALTA/NSPS Land Title Survey, 9th Edition, as amended by ALTA and NSPS, and include Items 2, 3, 4, 5, 6, 7, 8, 11, 13, 17 and 19 of I.C. 903.

This is to certify that this plat and the survey on which it is based were made in accordance with the 2018 Indiana Standard Deed Requirements for ALTA/NSPS Land Title Survey, 9th Edition, as amended by ALTA and NSPS, and include Items 2, 3, 4, 5, 6, 7, 8, 11, 13, 17 and 19 of I.C. 903.

The field work was performed in November of 2018.

A portion of the Subject Properties on this map of survey are in an area designated as Zone "AE" and ARE in a Special Flood Hazard Area based on the delineation from Flood Insurance Rate Map (FIRM) No. 18007CA02L, effective date April 18, 2018.

WENESS my hand and Registered Land Surveyor's Seal this 14th day of December, 2018.

PROJECT BROUHER DEVELOPMENT PROPERTIES	DATE 12/14/18	ENGINEERING & SURVEYING, INC. 70 East Main Street Greenwood, IN 46463 Ph: (317) 981-3337 Fax: (317) 885-6497	SCALE
			1" = 40'
TITLE ALTA/NSPS LAND TITLE SURVEY	DATE 12/14/18	REGISTERED LAND SURVEYOR'S SEAL	NO. 90001
			1 of 2

+/- 4 acres of Parcels

Saulcy and Astor Street
Indianapolis - White River
Indianapolis, Indiana 46222

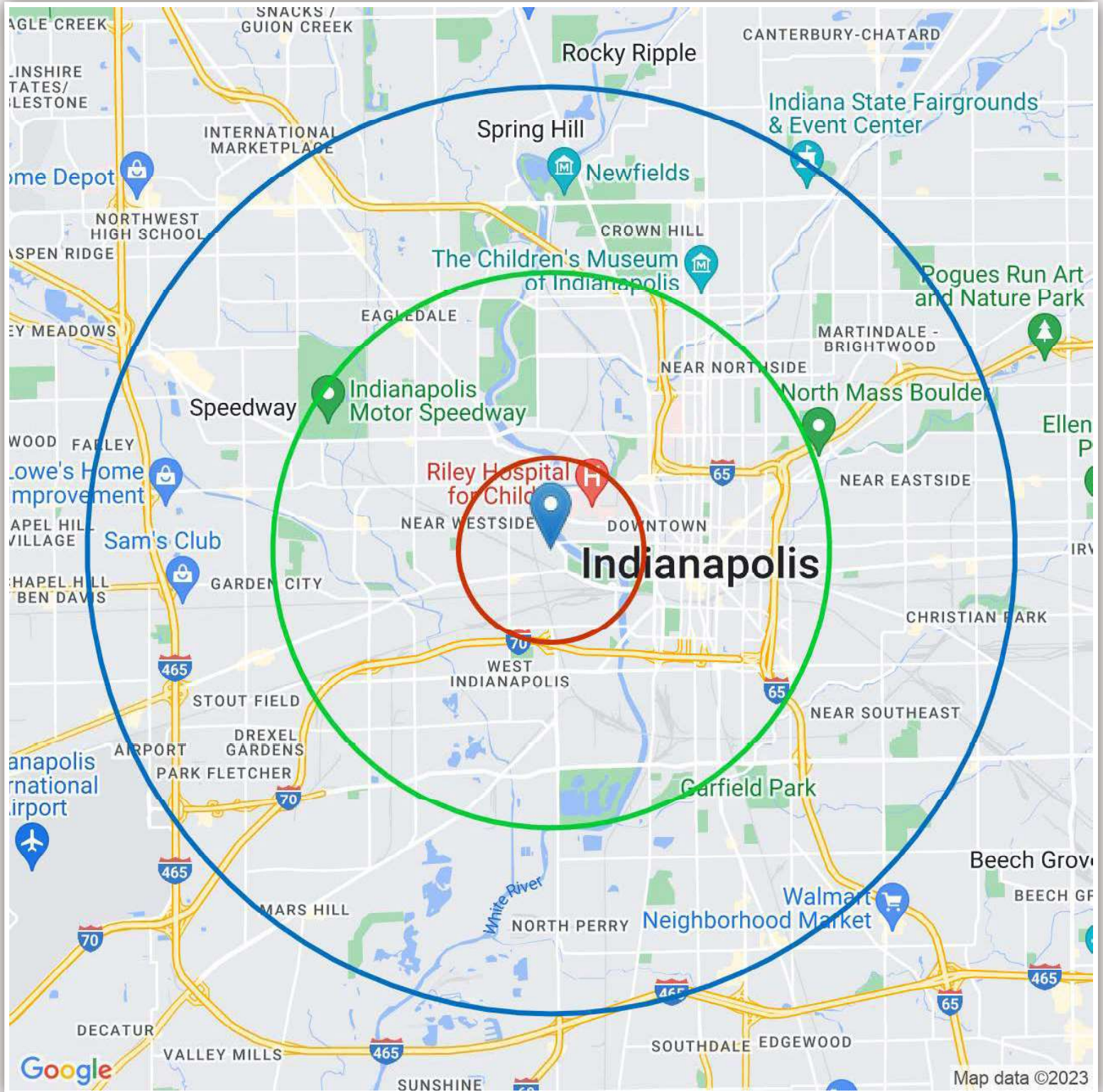


**MULTI-FAMILY
DEVELOPMENT SITE
RETAIL LOGO MAP**



Contact:
317.313.6705
TOMMY KIRITSIS
Managing Broker
tkiritsis@c21cre.com

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

9,205

Population



Average Household Size

27.0

Median Age

\$31,988

Median Household Income

EDUCATION

32%

No High School Diploma



29%
High School Graduate



22%
Some College



17%
Bachelor's/Grad/Pr of Degree

BUSINESS



431

Total Businesses



31,198

Total Employees

EMPLOYMENT



45%

White Collar



38%

Blue Collar



17%

Services



7.0%
Unemployment Rate

INCOME



\$31,988

Median Household Income



\$14,014

Per Capita Income



\$11,762

Median Net Worth

Households By Income

The largest group: <\$15,000 (25.1%)

The smallest group: \$200,000+ (0.5%)

Indicator	Value	Difference
<\$15,000	25.1%	+12.3%
\$15,000 - \$24,999	15.0%	+4.4%
\$25,000 - \$34,999	13.0%	+2.6%
\$35,000 - \$49,999	19.6%	+4.2%
\$50,000 - \$74,999	15.4%	-2.7%
\$75,000 - \$99,999	6.3%	-5.6%
\$100,000 - \$149,999	4.0%	-7.9%
\$150,000 - \$199,999	1.0%	-3.9%
\$200,000+	0.5%	-3.6%

Bars show deviation from 18097 (Marion County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

86,742

Population



Average Household Size

34.6

Median Age

\$39,152

Median Household Income

EDUCATION

19%

No High School Diploma



28%
High School Graduate



21%
Some College



32%
Bachelor's/Grad/Pr of Degree

BUSINESS



6,334

Total Businesses



185,339

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

25%



Services

14%



Unemployment Rate

INCOME



\$39,152

Median Household Income



\$25,370

Per Capita Income



\$13,857

Median Net Worth

Households By Income

The largest group: <\$15,000 (20.7%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	20.7%	+7.9%	
\$15,000 - \$24,999	13.1%	+2.5%	
\$25,000 - \$34,999	11.0%	+0.6%	
\$35,000 - \$49,999	14.7%	-0.7%	
\$50,000 - \$74,999	16.7%	-1.4%	
\$75,000 - \$99,999	8.0%	-3.9%	
\$100,000 - \$149,999	8.0%	-3.9%	
\$150,000 - \$199,999	4.2%	-0.7%	
\$200,000+	3.5%	-0.6%	

Bars show deviation from 18097 (Marion County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

254,257

Population



Average Household Size

34.4

Median Age

\$38,275

Median Household Income

EDUCATION

20%

No High School Diploma



31%

High School Graduate



24%

Some College



25%

Bachelor's/Grad/Pr of Degree

BUSINESS



11,060

Total Businesses



246,317

Total Employees

EMPLOYMENT



56%

White Collar



29%

Blue Collar



15%

Services

8.7%

Unemployment Rate

INCOME



\$38,275

Median Household Income



\$22,234

Per Capita Income



\$14,744

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.6%)

The smallest group: \$200,000+ (2.7%)

Indicator	Value	Difference	
<\$15,000	19.6%	+6.8%	
\$15,000 - \$24,999	13.9%	+3.3%	
\$25,000 - \$34,999	11.9%	+1.5%	
\$35,000 - \$49,999	16.2%	+0.8%	
\$50,000 - \$74,999	16.7%	-1.4%	
\$75,000 - \$99,999	8.9%	-3.0%	
\$100,000 - \$149,999	7.2%	-4.7%	
\$150,000 - \$199,999	3.0%	-1.9%	
\$200,000+	2.7%	-1.4%	

Bars show deviation from 18097 (Marion County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.

COMMERCIAL

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS) | Page : 10

COMMUNITY PROFILE

9,205 Population Total
0.4% Pop Growth
2.7 Average HH Size
83.1 Diversity Index
27.0 Median Age
\$31,988 Median HH Income
\$11,762 Median Net Worth
\$74,476 Median Home Value
23% Under 18
69% Ages 18 to 65
8% Aged 66+



17.4%
Service Workers

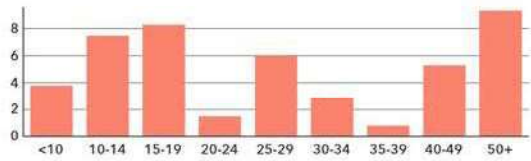


37.7%
Blue Collar Workers

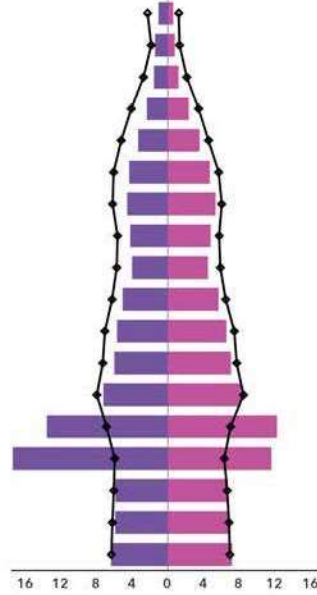


44.8%
White Collar Worker

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



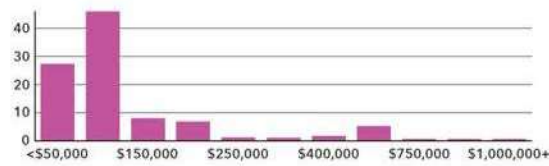
Home Ownership



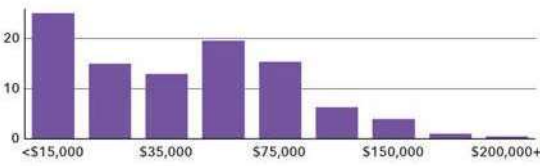
Housing: Year Built



Home Value



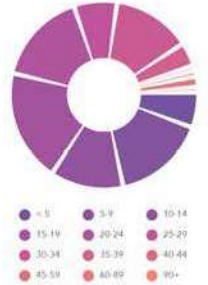
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 18097 (Marion County)

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026.



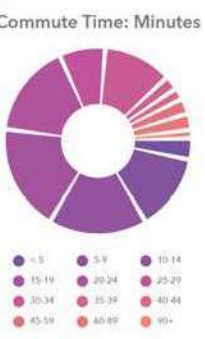
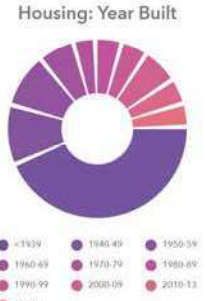
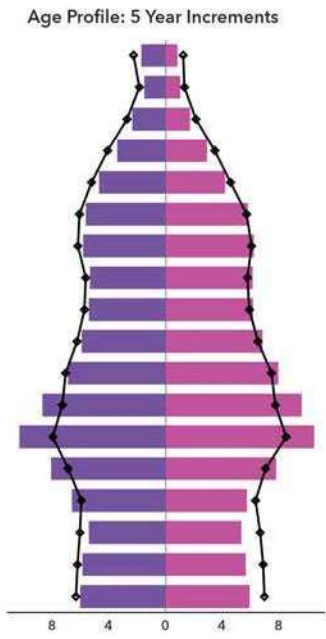
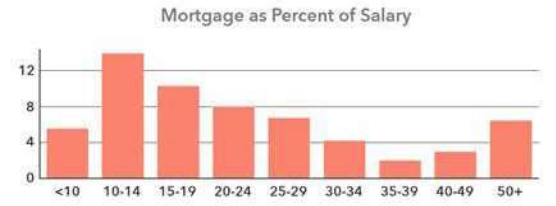
MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

COMMUNITY PROFILE

86,742 1.0% 2.2 73.0 34.6 \$39,152 \$13,857 \$110,697 20% 69% 11%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

COMMUNITY PROFILE

254,257 0.7% 2.4 73.3 34.4 \$38,275 \$14,744 \$120,145 23% 65% 12%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



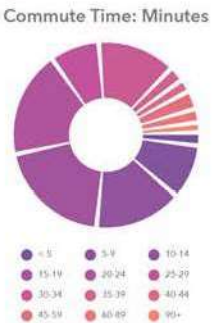
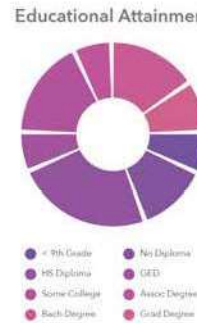
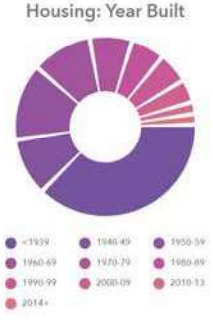
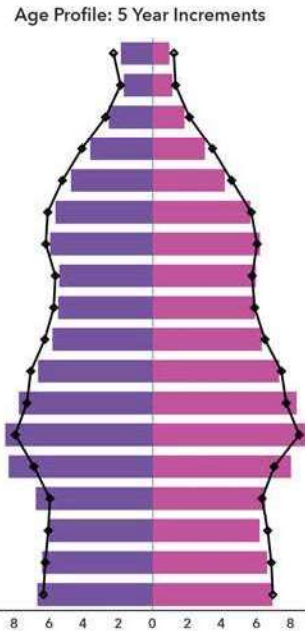
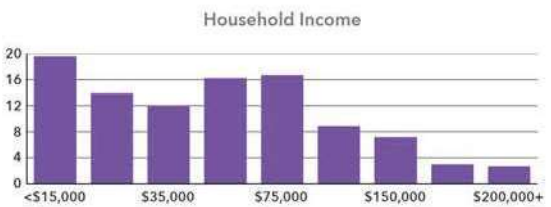
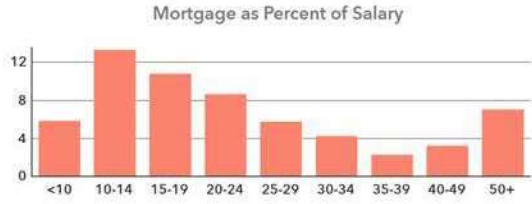
14.7%
Service Workers



29.3%
Blue Collar Workers



56.0%
White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

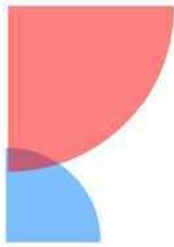


MARKET SUMMARY

Multi Parcels at Saulcy and Astor Street,
Indianapolis-White River, Indianapolis, Indiana,
46222
1-mile ring



No High School Diploma 32%



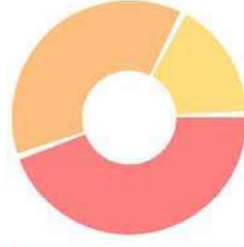
Bachelor's, Professional or Graduate Degree 17%

High School Graduate 29%



Some College 22%

Educational Attainment



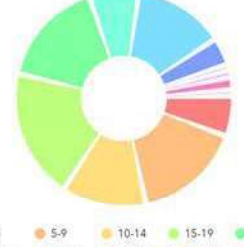
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



● < 5 ● 5-9 ● 10-14 ● 15-19 ● 20-24
● 25-29 ● 30-34 ● 35-39 ● 40-44 ● 45-59
● 60-89 ● 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022.

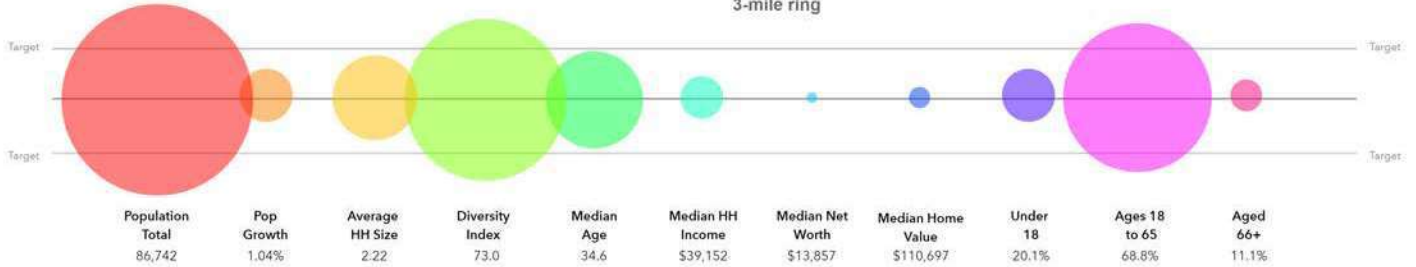


MULTI-FAMILY DEVELOPMENT SITE

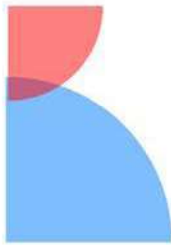
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

MARKET SUMMARY

Multi Parcels at Saulcy and Astor Street,
Indianapolis-White River, Indianapolis, Indiana,
46222
3-mile ring



No High School Diploma 19%

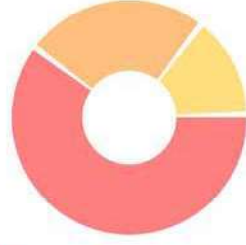


Bachelor's, Professional or Graduate Degree 32%

High School Graduate 28%

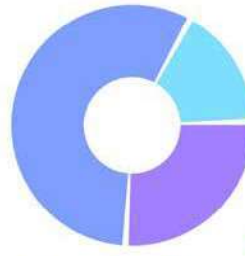


Some College 21%



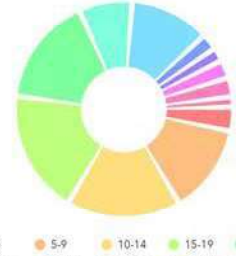
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



● < 5 ● 5-9 ● 10-14 ● 15-19 ● 20-24
● 25-29 ● 30-34 ● 35-39 ● 40-44 ● 45-59
● 60-69 ● 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

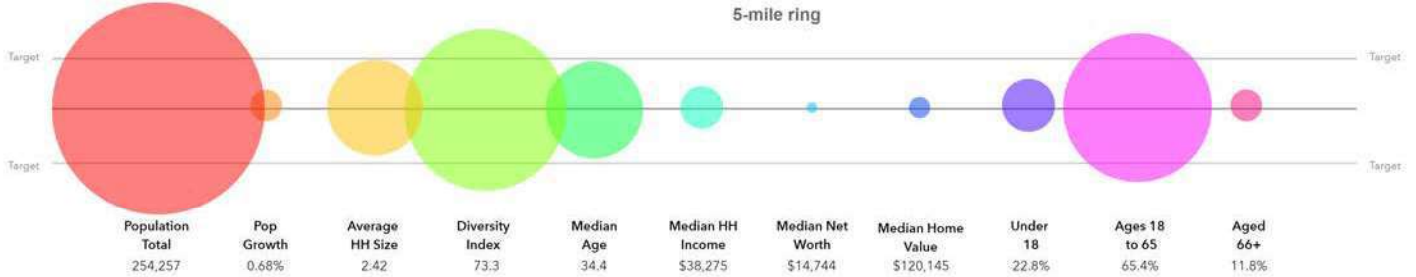


MULTI-FAMILY DEVELOPMENT SITE

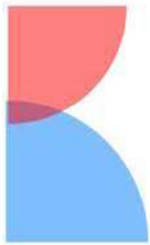
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

MARKET SUMMARY

Multi Parcels at Saulcy and Astor Street,
Indianapolis-White River, Indianapolis, Indiana,
46222
5-mile ring



No High School Diploma 20%



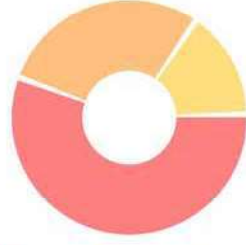
Bachelor's, Professional or Graduate Degree 25%

High School Graduate 31%



Some College 24%

Educational Attainment



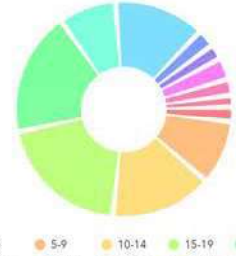
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



● < 5 ● 5-9 ● 10-14 ● 15-19 ● 20-24
● 25-29 ● 30-34 ● 35-39 ● 40-44 ● 45-59
● 60-89 ● 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022.



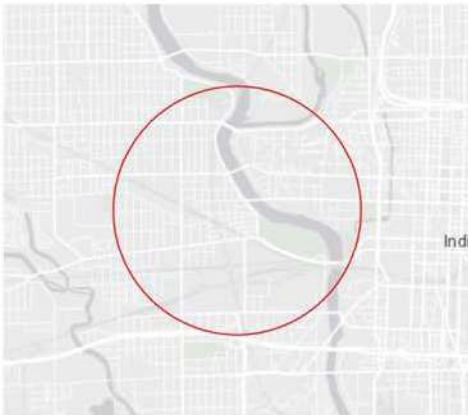
MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

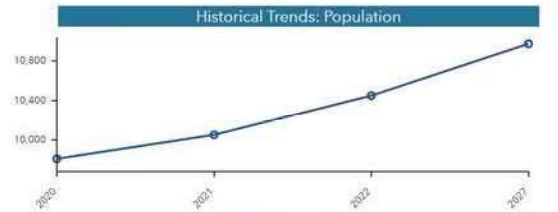
POPULATION TRENDS AND KEY INDICATORS

1-mile ring
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

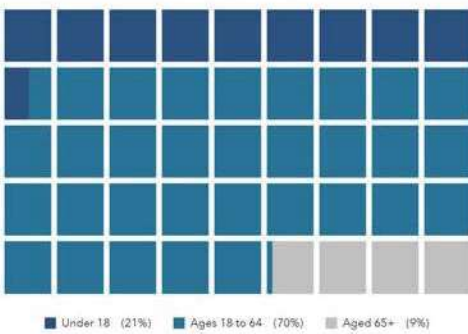


10,450	3,106	2.80	25.3	\$35,479	\$79,691	27	213	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

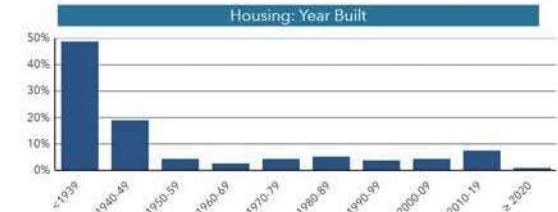
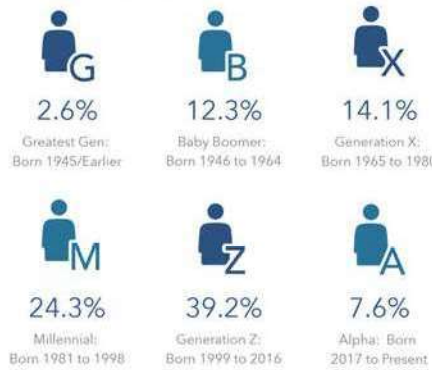
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
© 2023 Esri

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

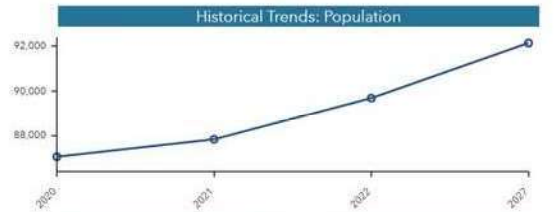


POPULATION TRENDS AND KEY INDICATORS

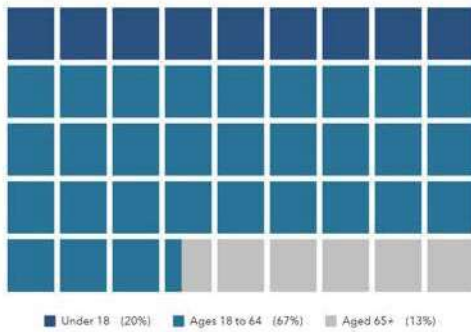
3-mile ring
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

89,687 Population	39,979 Households	2.14 Avg Size Household	34.2 Median Age	\$42,574 Median Household Income	\$154,380 Median Home Value	41 Wealth Index	126 Housing Affordability	77 Diversity Index
-----------------------------	-----------------------------	-----------------------------------	---------------------------	--	---------------------------------------	---------------------------	-------------------------------------	------------------------------

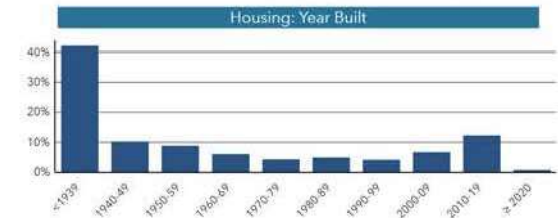
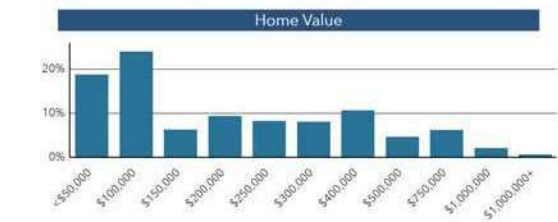
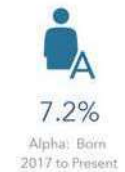
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
© 2023 Esri

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS

5-mile ring

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

261,012	107,059	2.35	34.2	\$41,393	\$131,512	42	143	77
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



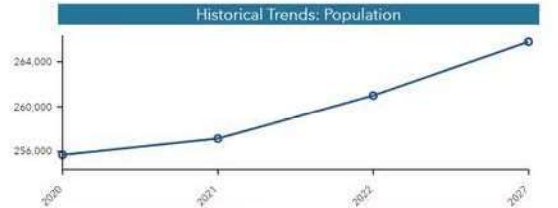
\$6,146

Avg Spent on Mortgage & Basics

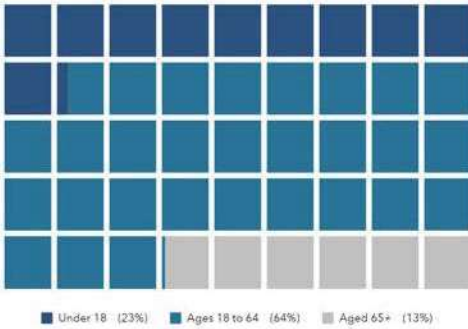


16.7%

Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



4.3%

Greatest Gen:
Born 1945/Earlier



17.0%

Baby Boomer:
Born 1946 to 1964



18.3%

Generation X:
Born 1965 to 1980



27.2%

Millennial:
Born 1981 to 1998



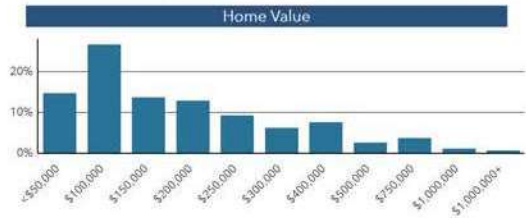
25.1%

Generation Z:
Born 1999 to 2016



8.1%

Alpha: Born
2017 to Present



Source: Esri, Esri-U.S., BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
© 2023 Esri

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	8,807	9,738	10,267	11,216				
Households	2,647	2,942	3,143	3,398				
Families	1,529	1,566	1,768	1,898				
Average Household Size	3.14	2.72	2.77	2.84				
Owner Occupied Housing Units	1,066	972	1,124	1,263				
Renter Occupied Housing Units	1,582	1,970	2,019	2,135				
Median Age	27.5	24.8	26.0	25.6				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	1.78%	0.16%	0.30%					
Households	1.57%	0.34%	0.49%					
Families	1.43%	0.31%	0.44%					
Owner HHs	2.36%	0.52%	0.66%					
Median Household Income	2.38%	3.14%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	432	13.7%	410	12.1%				
\$15,000 - \$24,999	359	11.4%	319	9.4%				
\$25,000 - \$34,999	407	12.9%	415	12.2%				
\$35,000 - \$49,999	494	15.7%	497	14.6%				
\$50,000 - \$74,999	762	24.2%	831	24.5%				
\$75,000 - \$99,999	313	10.0%	375	11.0%				
\$100,000 - \$149,999	217	6.9%	317	9.3%				
\$150,000 - \$199,999	96	3.1%	144	4.2%				
\$200,000+	64	2.0%	89	2.6%				
Median Household Income	\$45,391		\$51,064					
Average Household Income	\$61,004		\$70,718					
Per Capita Income	\$24,337		\$28,019					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	705	8.0%	501	5.1%	645	6.3%	688	6.1%
5 - 9	617	7.0%	585	6.0%	643	6.3%	681	6.1%
10 - 14	489	5.6%	570	5.9%	624	6.1%	632	5.6%
15 - 19	1,039	11.8%	1,704	17.5%	1,536	15.0%	1,707	15.2%
20 - 24	1,122	12.7%	1,585	16.3%	1,535	14.9%	1,808	16.1%
25 - 34	1,514	17.2%	1,468	15.1%	1,389	13.5%	1,399	12.5%
35 - 44	957	10.9%	1,004	10.3%	1,154	11.2%	1,191	10.6%
45 - 54	1,120	12.7%	816	8.4%	880	8.6%	1,004	9.0%
55 - 64	634	7.2%	824	8.5%	914	8.9%	913	8.1%
65 - 74	353	4.0%	441	4.5%	604	5.9%	754	6.7%
75 - 84	194	2.2%	181	1.9%	268	2.6%	339	3.0%
85+	63	0.7%	61	0.6%	76	0.7%	100	0.9%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,948	56.2%	4,516	46.4%	4,465	43.5%	4,496	40.1%
Black Alone	1,995	22.7%	1,860	19.1%	2,041	19.9%	2,320	20.7%
American Indian Alone	92	1.0%	103	1.1%	117	1.1%	135	1.2%
Asian Alone	239	2.7%	461	4.7%	539	5.2%	698	6.2%
Pacific Islander Alone	5	0.1%	2	0.0%	2	0.0%	4	0.0%
Some Other Race Alone	1,242	14.1%	1,947	20.0%	2,175	21.2%	2,514	22.4%
Two or More Races	285	3.2%	851	8.7%	928	9.0%	1,050	9.4%
Hispanic Origin (Any Race)	2,175	24.7%	2,949	30.3%	3,284	32.0%	3,732	33.3%

Data Note: Income is expressed in current dollars.

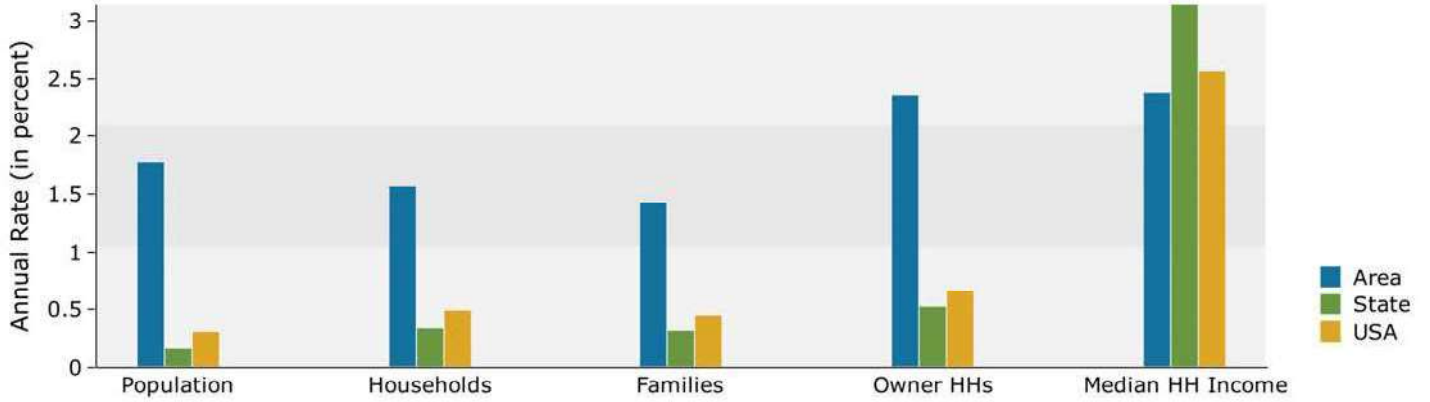
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

MULTI-FAMILY DEVELOPMENT SITE

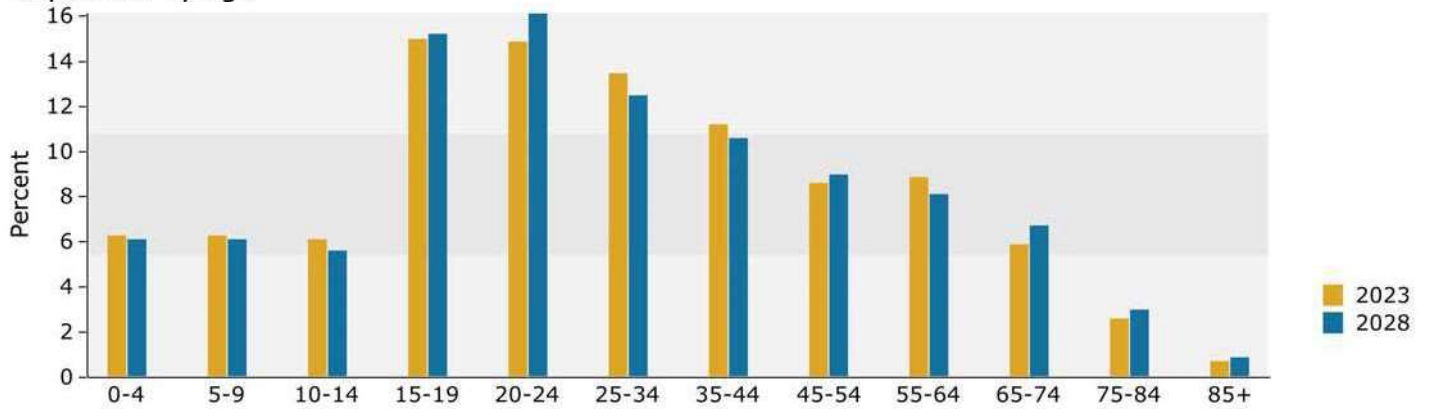
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

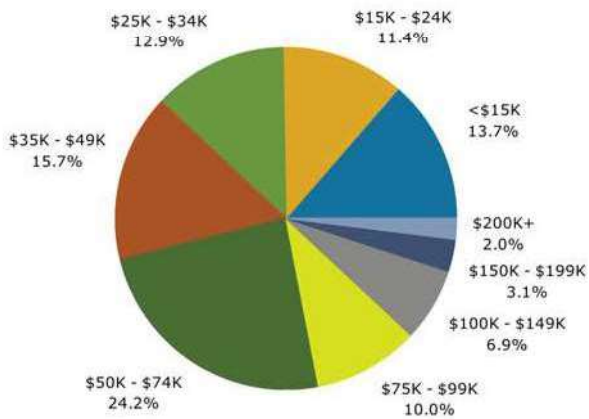
Trends 2023-2028



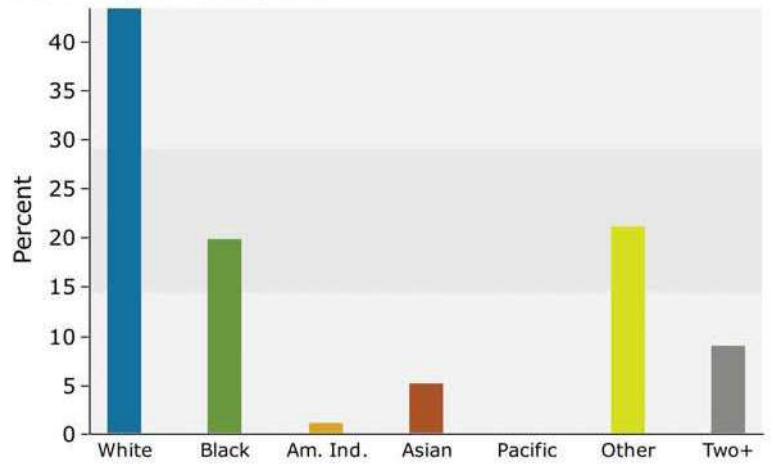
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 32.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	75,590	86,710	89,736	93,256				
Households	30,854	38,731	40,135	42,135				
Families	14,587	16,566	17,204	17,775				
Average Household Size	2.29	2.13	2.13	2.12				
Owner Occupied Housing Units	12,525	13,106	15,315	15,967				
Renter Occupied Housing Units	18,329	25,625	24,820	26,168				
Median Age	32.3	31.3	34.3	35.1				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.77%	0.16%	0.30%					
Households	0.98%	0.34%	0.49%					
Families	0.66%	0.31%	0.44%					
Owner HHs	0.84%	0.52%	0.66%					
Median Household Income	2.41%	3.14%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	5,426	13.5%	4,631	11.0%				
\$15,000 - \$24,999	3,962	9.9%	3,316	7.9%				
\$25,000 - \$34,999	3,961	9.9%	3,835	9.1%				
\$35,000 - \$49,999	4,931	12.3%	4,710	11.2%				
\$50,000 - \$74,999	8,083	20.1%	8,635	20.5%				
\$75,000 - \$99,999	4,837	12.1%	5,510	13.1%				
\$100,000 - \$149,999	3,970	9.9%	4,907	11.6%				
\$150,000 - \$199,999	2,632	6.6%	3,752	8.9%				
\$200,000+	2,332	5.8%	2,841	6.7%				
Median Household Income	\$53,889		\$60,713					
Average Household Income	\$81,063		\$94,029					
Per Capita Income	\$36,762		\$42,948					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,237	6.9%	4,677	5.4%	5,220	5.8%	5,414	5.8%
5 - 9	4,651	6.2%	4,724	5.4%	5,142	5.7%	5,133	5.5%
10 - 14	4,078	5.4%	4,832	5.6%	4,880	5.4%	4,940	5.3%
15 - 19	5,270	7.0%	5,911	6.8%	6,071	6.8%	6,345	6.8%
20 - 24	7,652	10.1%	9,414	10.9%	8,001	8.9%	8,719	9.3%
25 - 34	14,261	18.9%	20,210	23.3%	16,568	18.5%	16,004	17.2%
35 - 44	9,922	13.1%	11,145	12.9%	11,972	13.3%	12,752	13.7%
45 - 54	10,683	14.1%	8,744	10.1%	9,915	11.0%	10,470	11.2%
55 - 64	7,236	9.6%	9,483	10.9%	10,522	11.7%	9,974	10.7%
65 - 74	3,660	4.8%	5,122	5.9%	7,132	7.9%	8,258	8.9%
75 - 84	2,108	2.8%	1,766	2.0%	3,202	3.6%	3,994	4.3%
85+	831	1.1%	682	0.8%	1,110	1.2%	1,254	1.3%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,723	55.2%	43,254	49.9%	42,968	47.9%	41,686	44.7%
Black Alone	24,640	32.6%	22,057	25.4%	23,275	25.9%	24,770	26.6%
American Indian Alone	396	0.5%	583	0.7%	634	0.7%	698	0.7%
Asian Alone	1,287	1.7%	3,304	3.8%	3,877	4.3%	4,708	5.0%
Pacific Islander Alone	55	0.1%	37	0.0%	43	0.0%	47	0.1%
Some Other Race Alone	5,240	6.9%	10,608	12.2%	11,541	12.9%	13,014	14.0%
Two or More Races	2,249	3.0%	6,868	7.9%	7,398	8.2%	8,331	8.9%
Hispanic Origin (Any Race)	9,303	12.3%	16,395	18.9%	17,903	20.0%	19,938	21.4%

Data Note: Income is expressed in current dollars.

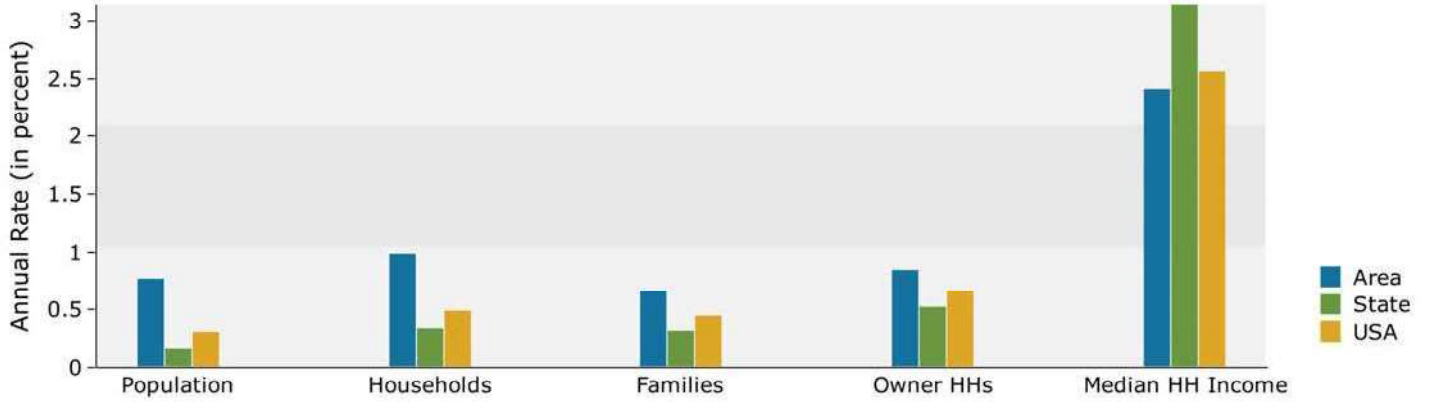
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

MULTI-FAMILY DEVELOPMENT SITE

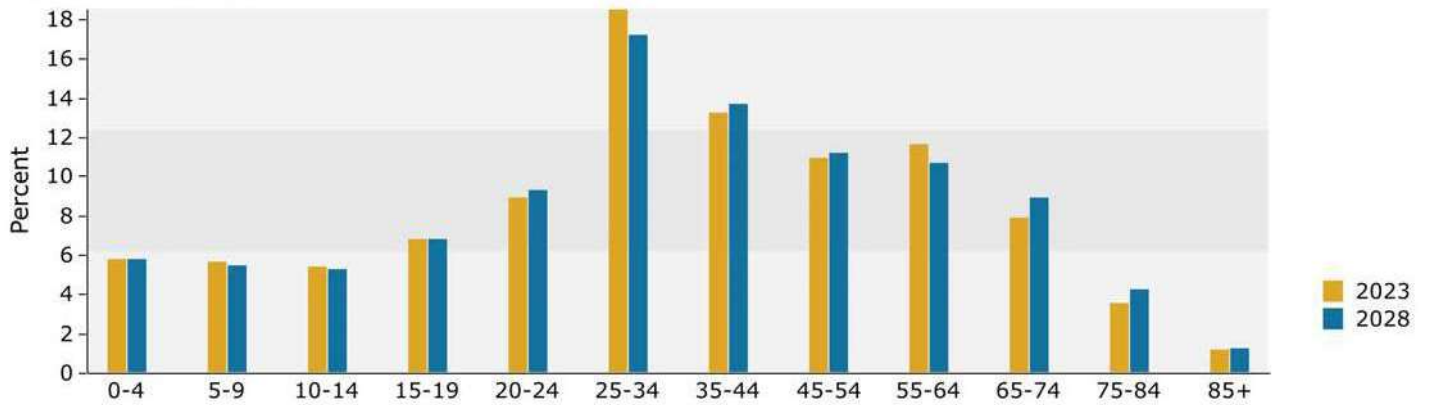
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

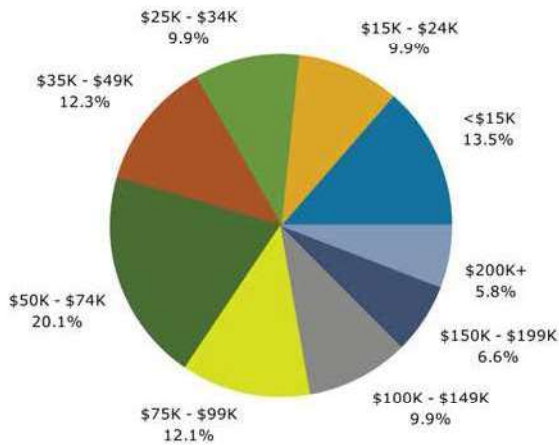
Trends 2023-2028



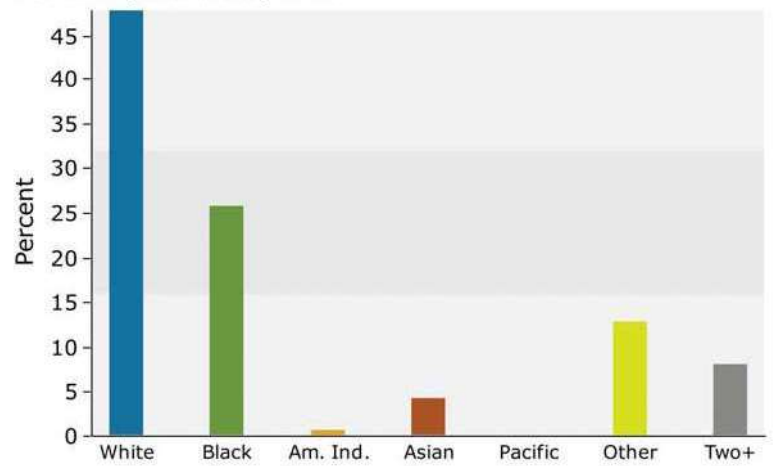
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 20.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	235,130	255,076	259,578	262,982				
Households	92,634	104,679	106,892	109,146				
Families	50,706	54,097	55,014	55,669				
Average Household Size	2.43	2.35	2.34	2.32				
Owner Occupied Housing Units	42,129	42,468	47,391	48,977				
Renter Occupied Housing Units	50,505	62,211	59,501	60,169				
Median Age	32.4	32.2	34.4	35.0				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.26%	0.16%	0.30%					
Households	0.42%	0.34%	0.49%					
Families	0.24%	0.31%	0.44%					
Owner HHs	0.66%	0.52%	0.66%					
Median Household Income	2.16%	3.14%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	14,724	13.8%	12,646	11.6%				
\$15,000 - \$24,999	11,128	10.4%	9,004	8.2%				
\$25,000 - \$34,999	11,705	11.0%	10,969	10.0%				
\$35,000 - \$49,999	15,001	14.0%	13,966	12.8%				
\$50,000 - \$74,999	22,136	20.7%	23,159	21.2%				
\$75,000 - \$99,999	12,638	11.8%	14,165	13.0%				
\$100,000 - \$149,999	9,880	9.2%	12,258	11.2%				
\$150,000 - \$199,999	5,108	4.8%	7,283	6.7%				
\$200,000+	4,571	4.3%	5,696	5.2%				
Median Household Income	\$50,642		\$56,364					
Average Household Income	\$72,920		\$85,185					
Per Capita Income	\$30,325		\$35,653					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,344	7.8%	16,631	6.5%	17,079	6.6%	17,473	6.6%
5 - 9	15,880	6.8%	16,611	6.5%	16,871	6.5%	16,512	6.3%
10 - 14	14,222	6.0%	16,723	6.6%	15,959	6.1%	16,032	6.1%
15 - 19	17,185	7.3%	18,152	7.1%	18,618	7.2%	18,926	7.2%
20 - 24	22,447	9.5%	23,899	9.4%	21,748	8.4%	23,089	8.8%
25 - 34	38,481	16.4%	47,953	18.8%	42,034	16.2%	39,342	15.0%
35 - 44	30,183	12.8%	33,739	13.2%	33,670	13.0%	34,696	13.2%
45 - 54	33,071	14.1%	27,270	10.7%	28,814	11.1%	29,497	11.2%
55 - 64	22,684	9.6%	28,669	11.2%	30,013	11.6%	27,764	10.6%
65 - 74	12,178	5.2%	16,392	6.4%	21,097	8.1%	23,459	8.9%
75 - 84	7,592	3.2%	6,618	2.6%	10,121	3.9%	12,232	4.7%
85+	2,863	1.2%	2,418	0.9%	3,554	1.4%	3,959	1.5%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	132,061	56.2%	123,219	48.3%	120,241	46.3%	113,353	43.1%
Black Alone	73,380	31.2%	73,374	28.8%	76,358	29.4%	79,338	30.2%
American Indian Alone	1,121	0.5%	1,887	0.7%	2,024	0.8%	2,197	0.8%
Asian Alone	3,032	1.3%	5,675	2.2%	6,498	2.5%	7,670	2.9%
Pacific Islander Alone	138	0.1%	103	0.0%	115	0.0%	124	0.0%
Some Other Race Alone	18,052	7.7%	29,387	11.5%	31,633	12.2%	35,272	13.4%
Two or More Races	7,345	3.1%	21,432	8.4%	22,710	8.7%	25,028	9.5%
Hispanic Origin (Any Race)	30,187	12.8%	47,535	18.6%	51,242	19.7%	56,237	21.4%

Data Note: Income is expressed in current dollars.

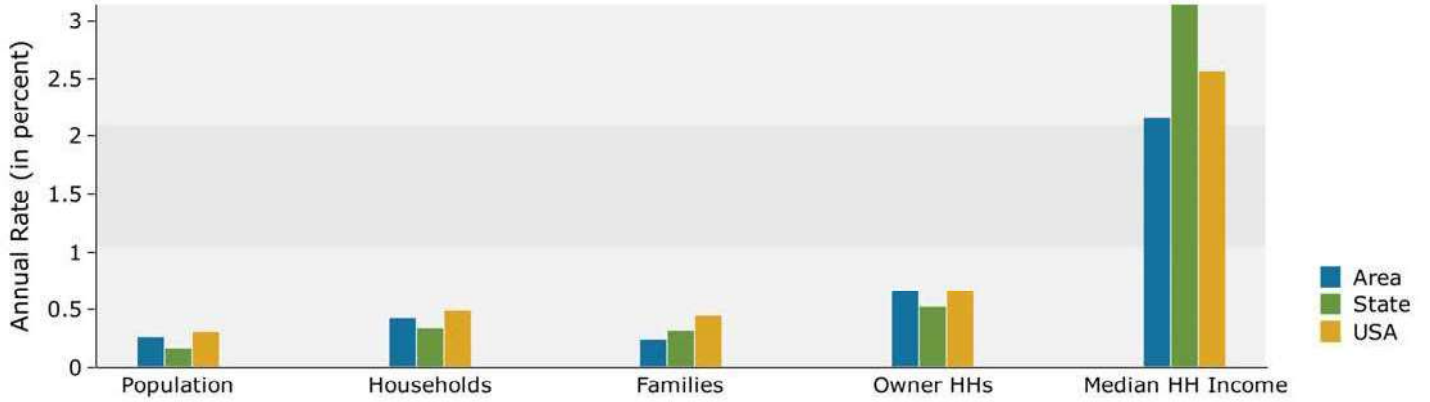
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

MULTI-FAMILY DEVELOPMENT SITE

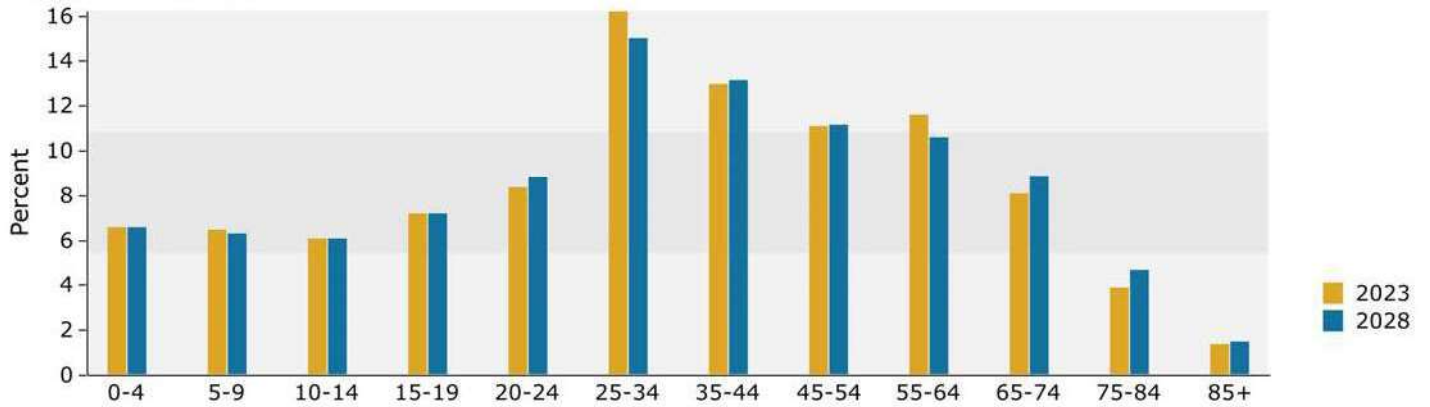
Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

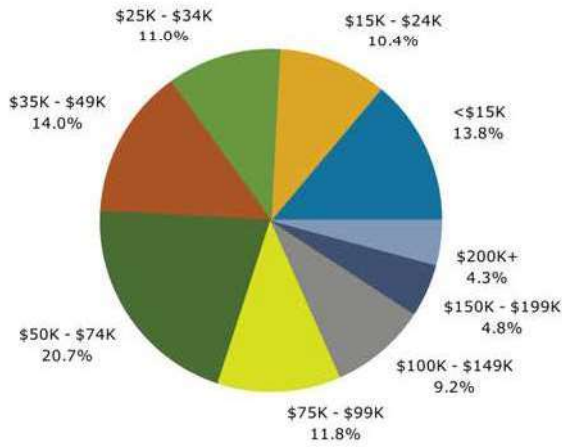
Trends 2023-2028



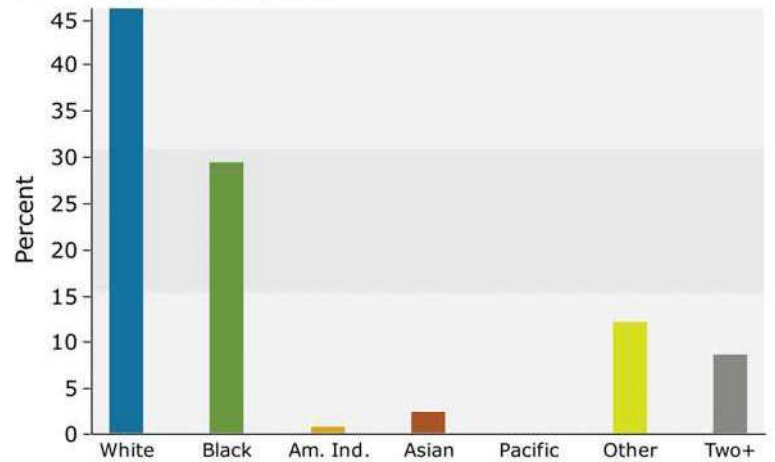
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 19.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

HOUSING PROFILE (RING: 1 MILE RADIUS)

Population		Households	
2020 Total Population	9,738	2023 Median Household Income	\$45,391
2023 Total Population	10,267	2028 Median Household Income	\$51,064
2028 Total Population	11,216	2023-2028 Annual Rate	2.38%
2023-2028 Annual Rate	1.78%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,646	100.0%	3,887	100.0%	4,033	100.0%
Occupied	2,942	80.7%	3,143	80.9%	3,398	84.3%
Owner	972	26.7%	1,124	28.9%	1,263	31.3%
Renter	1,970	54.0%	2,019	51.9%	2,135	52.9%
Vacant	674	18.5%	744	19.1%	635	15.7%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	1,122	100.0%	1,263	100.0%
<\$50,000	272	24.2%	238	18.8%
\$50,000-\$99,999	477	42.5%	350	27.7%
\$100,000-\$149,999	146	13.0%	225	17.8%
\$150,000-\$199,999	33	2.9%	49	3.9%
\$200,000-\$249,999	51	4.5%	121	9.6%
\$250,000-\$299,999	54	4.8%	95	7.5%
\$300,000-\$399,999	27	2.4%	43	3.4%
\$400,000-\$499,999	35	3.1%	72	5.7%
\$500,000-\$749,999	6	0.5%	14	1.1%
\$750,000-\$999,999	15	1.3%	47	3.7%
\$1,000,000-\$1,499,999	6	0.5%	9	0.7%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value		\$80,294		\$109,667
Average Value		\$127,005		\$182,759

Census 2020 Housing Units	Number	Percent
Total	3,646	100.0%
Housing Units In Urbanized Areas	3,646	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	973	100.0%
Owned with a Mortgage/Loan	518	53.2%
Owned Free and Clear	455	46.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

HOUSING PROFILE (RING: 1 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	674	100.0%
For Rent	346	51.3%
Rented- Not Occupied	11	1.6%
For Sale Only	10	1.5%
Sold - Not Occupied	13	1.9%
Seasonal/Recreational/Occasional Use	15	2.2%
For Migrant Workers	0	0.0%
Other Vacant	279	41.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,942	972	33.0%
15-24	362	26	7.2%
25-34	663	120	18.1%
35-44	517	168	32.5%
45-54	447	173	38.7%
55-59	254	126	49.6%
60-64	245	104	42.4%
65-74	301	153	50.8%
75-84	115	74	64.3%
85+	40	29	72.5%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,942	972	33.0%
White Alone	1,353	487	36.0%
Black/African American Alone	661	209	31.6%
American Indian/Alaska Native	30	13	43.3%
Asian Alone	146	20	13.7%
Pacific Islander Alone	2	0	0.0%
Other Race Alone	513	175	34.1%
Two or More Races	237	69	29.1%
Hispanic Origin	777	268	34.5%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,942	972	33.0%
1-Person	1,001	284	28.4%
2-Person	795	298	37.5%
3-Person	405	139	34.3%
4-Person	362	114	31.5%
5-Person	202	75	37.1%
6-Person	121	43	35.5%
7+ Person	55	18	32.7%

2023 Housing Affordability

Housing Affordability Index	244
Percent of Income for Mortgage	10.6%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

HOUSING PROFILE (RING: 3 MILE RADIUS)

Population		Households	
2020 Total Population	86,710	2023 Median Household Income	\$53,889
2023 Total Population	89,736	2028 Median Household Income	\$60,713
2028 Total Population	93,256	2023-2028 Annual Rate	2.41%
2023-2028 Annual Rate	0.77%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	46,095	100.0%	47,438	100.0%	48,484	100.0%
Occupied	38,731	84.0%	40,135	84.6%	42,135	86.9%
Owner	13,106	28.4%	15,315	32.3%	15,967	32.9%
Renter	25,625	55.6%	24,820	52.3%	26,168	54.0%
Vacant	7,302	15.8%	7,303	15.4%	6,349	13.1%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	15,315	100.0%	15,967	100.0%
<\$50,000	2,449	16.0%	1,612	10.1%
\$50,000-\$99,999	3,791	24.8%	2,843	17.8%
\$100,000-\$149,999	1,155	7.5%	1,449	9.1%
\$150,000-\$199,999	941	6.1%	1,188	7.4%
\$200,000-\$249,999	1,010	6.6%	1,075	6.7%
\$250,000-\$299,999	1,026	6.7%	1,162	7.3%
\$300,000-\$399,999	2,125	13.9%	2,754	17.2%
\$400,000-\$499,999	1,302	8.5%	1,824	11.4%
\$500,000-\$749,999	1,066	7.0%	1,420	8.9%
\$750,000-\$999,999	363	2.4%	419	2.6%
\$1,000,000-\$1,499,999	66	0.4%	186	1.2%
\$1,500,000-\$1,999,999	1	0.0%	1	0.0%
\$2,000,000+	20	0.1%	34	0.2%
Median Value	\$163,948		\$241,465	
Average Value	\$235,506		\$285,185	

Census 2020 Housing Units	Number	Percent
Total	46,095	100.0%
Housing Units In Urbanized Areas	46,095	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	13,106	100.0%
Owned with a Mortgage/Loan	8,618	65.8%
Owned Free and Clear	4,488	34.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

HOUSING PROFILE (RING: 3 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	7,302	100.0%
For Rent	3,836	52.5%
Rented- Not Occupied	208	2.8%
For Sale Only	499	6.8%
Sold - Not Occupied	261	3.6%
Seasonal/Recreational/Occasional Use	360	4.9%
For Migrant Workers	0	0.0%
Other Vacant	2,137	29.3%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	38,731	13,106	33.8%
15-24	4,025	246	6.1%
25-34	11,473	2,263	19.7%
35-44	6,307	2,343	37.1%
45-54	5,257	2,229	42.4%
55-59	3,105	1,426	45.9%
60-64	3,085	1,421	46.1%
65-74	3,640	1,949	53.5%
75-84	1,347	872	64.7%
85+	494	359	72.7%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	38,731	13,106	33.8%
White Alone	21,477	7,969	37.1%
Black/African American Alone	9,783	2,880	29.4%
American Indian/Alaska Native	227	99	43.6%
Asian Alone	1,794	245	13.7%
Pacific Islander Alone	8	0	0.0%
Other Race Alone	2,980	1,173	39.4%
Two or More Races	2,463	741	30.1%
Hispanic Origin	4,847	1,825	37.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	38,731	13,106	33.8%
1-Person	16,703	4,044	24.2%
2-Person	11,438	4,602	40.2%
3-Person	4,501	1,871	41.6%
4-Person	3,182	1,349	42.4%
5-Person	1,644	731	44.5%
6-Person	801	334	41.7%
7+ Person	461	174	37.7%

2023 Housing Affordability

Housing Affordability Index	135
Percent of Income for Mortgage	18.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	255,076	2023 Median Household Income	\$50,642
2023 Total Population	259,578	2028 Median Household Income	\$56,364
2028 Total Population	262,982	2023-2028 Annual Rate	2.16%
2023-2028 Annual Rate	0.26%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	121,305	100.0%	123,006	100.0%	124,443	100.0%
Occupied	104,679	86.3%	106,892	86.9%	109,146	87.7%
Owner	42,468	35.0%	47,391	38.5%	48,977	39.4%
Renter	62,211	51.3%	59,501	48.4%	60,169	48.4%
Vacant	16,625	13.7%	16,114	13.1%	15,297	12.3%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	47,376	100.0%	48,961	100.0%
<\$50,000	5,828	12.3%	3,621	7.4%
\$50,000-\$99,999	11,715	24.7%	7,628	15.6%
\$100,000-\$149,999	5,659	11.9%	5,983	12.2%
\$150,000-\$199,999	5,812	12.3%	6,685	13.7%
\$200,000-\$249,999	4,961	10.5%	5,625	11.5%
\$250,000-\$299,999	3,196	6.7%	4,123	8.4%
\$300,000-\$399,999	4,585	9.7%	6,700	13.7%
\$400,000-\$499,999	2,484	5.2%	3,711	7.6%
\$500,000-\$749,999	2,077	4.4%	3,140	6.4%
\$750,000-\$999,999	730	1.5%	906	1.9%
\$1,000,000-\$1,499,999	238	0.5%	667	1.4%
\$1,500,000-\$1,999,999	8	0.0%	44	0.1%
\$2,000,000+	83	0.2%	128	0.3%
Median Value	\$154,181		\$205,009	
Average Value	\$209,000		\$264,471	

Census 2020 Housing Units	Number	Percent
Total	121,305	100.0%
Housing Units In Urbanized Areas	121,218	99.9%
Rural Housing Units	87	0.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	42,468	100.0%
Owned with a Mortgage/Loan	28,717	67.6%
Owned Free and Clear	13,751	32.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	16,625	100.0%
For Rent	8,225	49.5%
Rented- Not Occupied	519	3.1%
For Sale Only	1,388	8.3%
Sold - Not Occupied	803	4.8%
Seasonal/Recreational/Occasional Use	673	4.0%
For Migrant Workers	2	0.0%
Other Vacant	5,014	30.2%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	104,679	42,468	40.6%
15-24	8,404	753	9.0%
25-34	25,415	6,232	24.5%
35-44	18,982	7,250	38.2%
45-54	15,878	7,279	45.8%
55-59	9,168	4,748	51.8%
60-64	9,142	4,781	52.3%
65-74	11,142	6,705	60.2%
75-84	4,747	3,340	70.4%
85+	1,801	1,380	76.6%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	104,679	42,468	40.6%
White Alone	55,593	27,266	49.0%
Black/African American Alone	30,751	8,654	28.1%
American Indian/Alaska Native	655	266	40.6%
Asian Alone	2,591	622	24.0%
Pacific Islander Alone	34	6	17.6%
Other Race Alone	8,275	3,187	38.5%
Two or More Races	6,780	2,467	36.4%
Hispanic Origin	13,374	5,185	38.8%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	104,679	42,468	40.6%
1-Person	38,340	12,323	32.1%
2-Person	31,078	14,673	47.2%
3-Person	14,814	6,533	44.1%
4-Person	10,461	4,614	44.1%
5-Person	5,791	2,566	44.3%
6-Person	2,593	1,107	42.7%
7+ Person	1,601	652	40.7%

2023 Housing Affordability

Housing Affordability Index	133
Percent of Income for Mortgage	18.3%

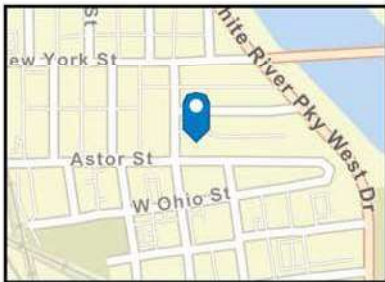
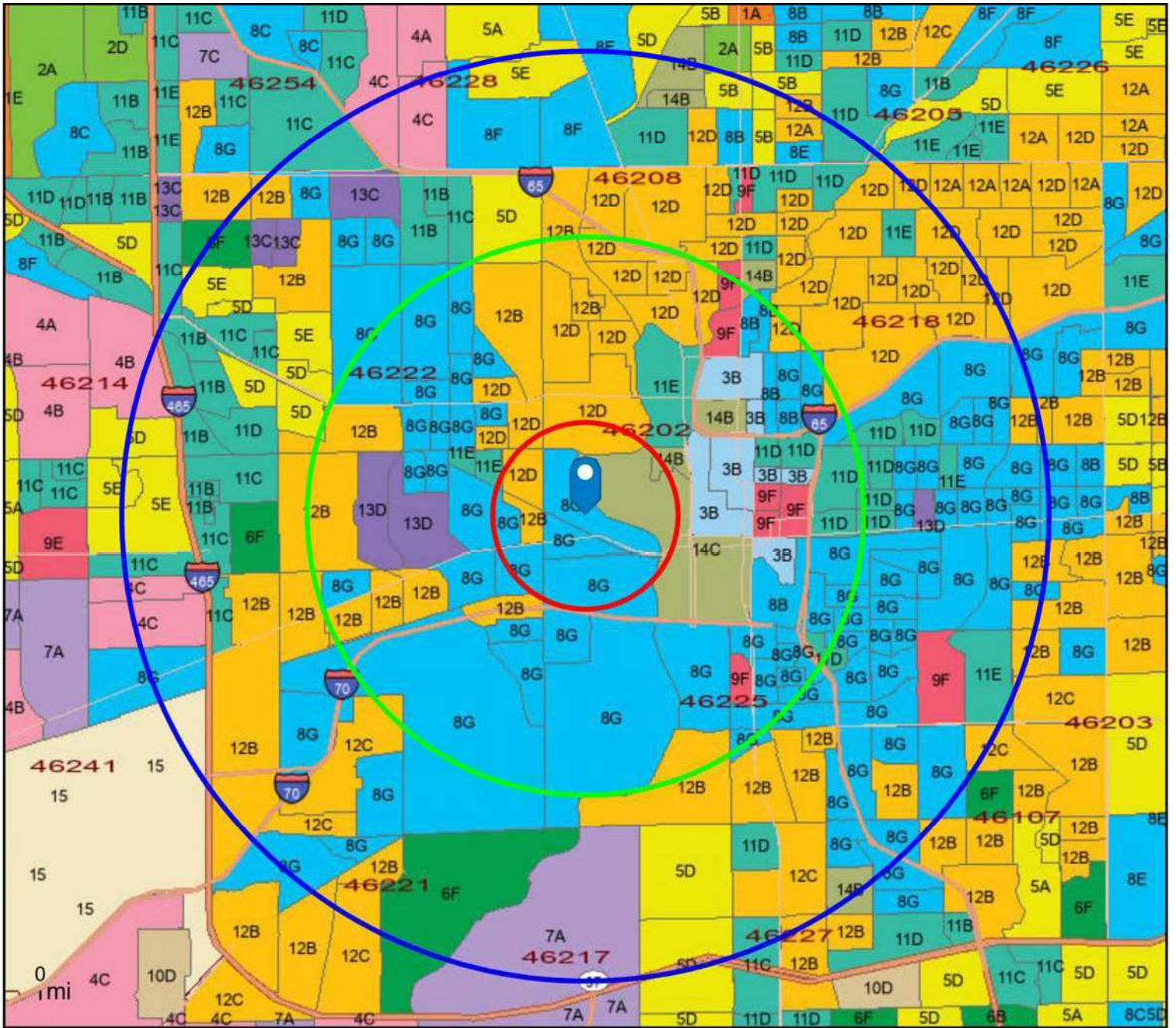
Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DOMINANT TAPESTRY MAP (RING: 1 MILE RADIUS)



Source: Esri

Tapestry LifeMode

- | | |
|---|---|
| ■ L1: Affluent Estates | ■ L8: Middle Ground |
| ■ L2: Upscale Avenues | ■ L9: Senior Styles |
| ■ L3: Uptown Individuals | ■ L10: Rustic Outposts |
| ■ L4: Family Landscapes | ■ L11: Midtown Singles |
| ■ L5: GenXurban | ■ L12: Hometown |
| ■ L6: Cozy Country | ■ L13: Next Wave |
| ■ L7: Sprouting Explorers | ■ L14: Scholars and Patriots |



MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Sauley and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

DOMINANT TAPESTRY MAP (RING: 1 MILE RADIUS)

Tapestry Segmentation

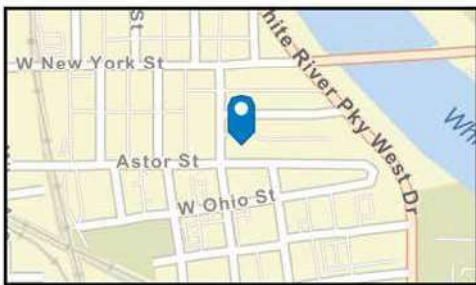
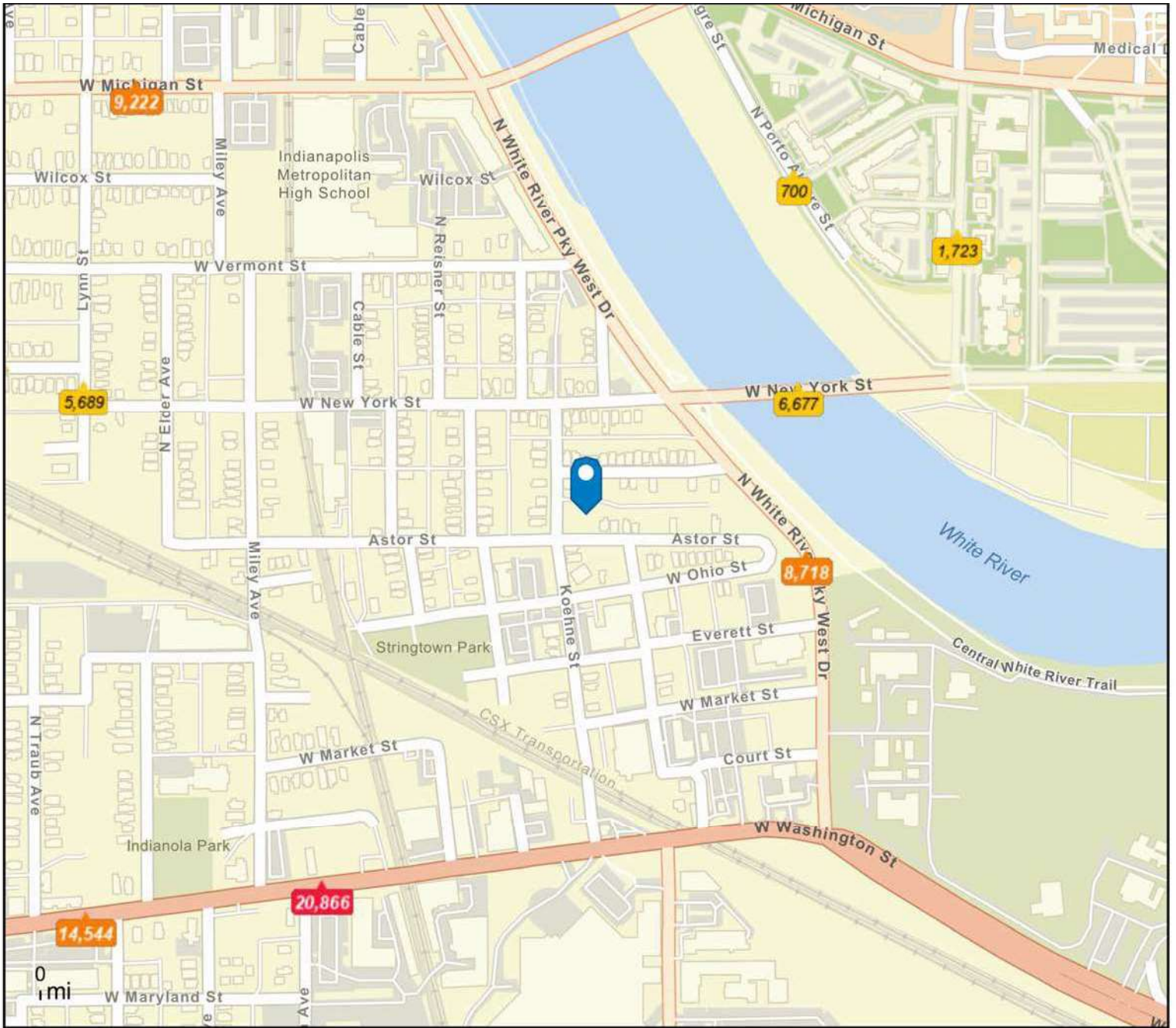
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

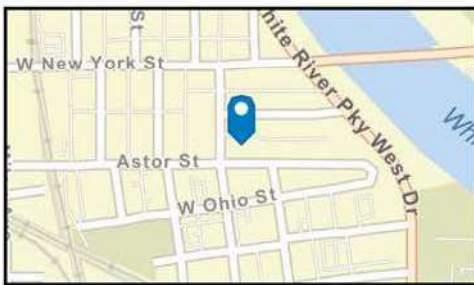
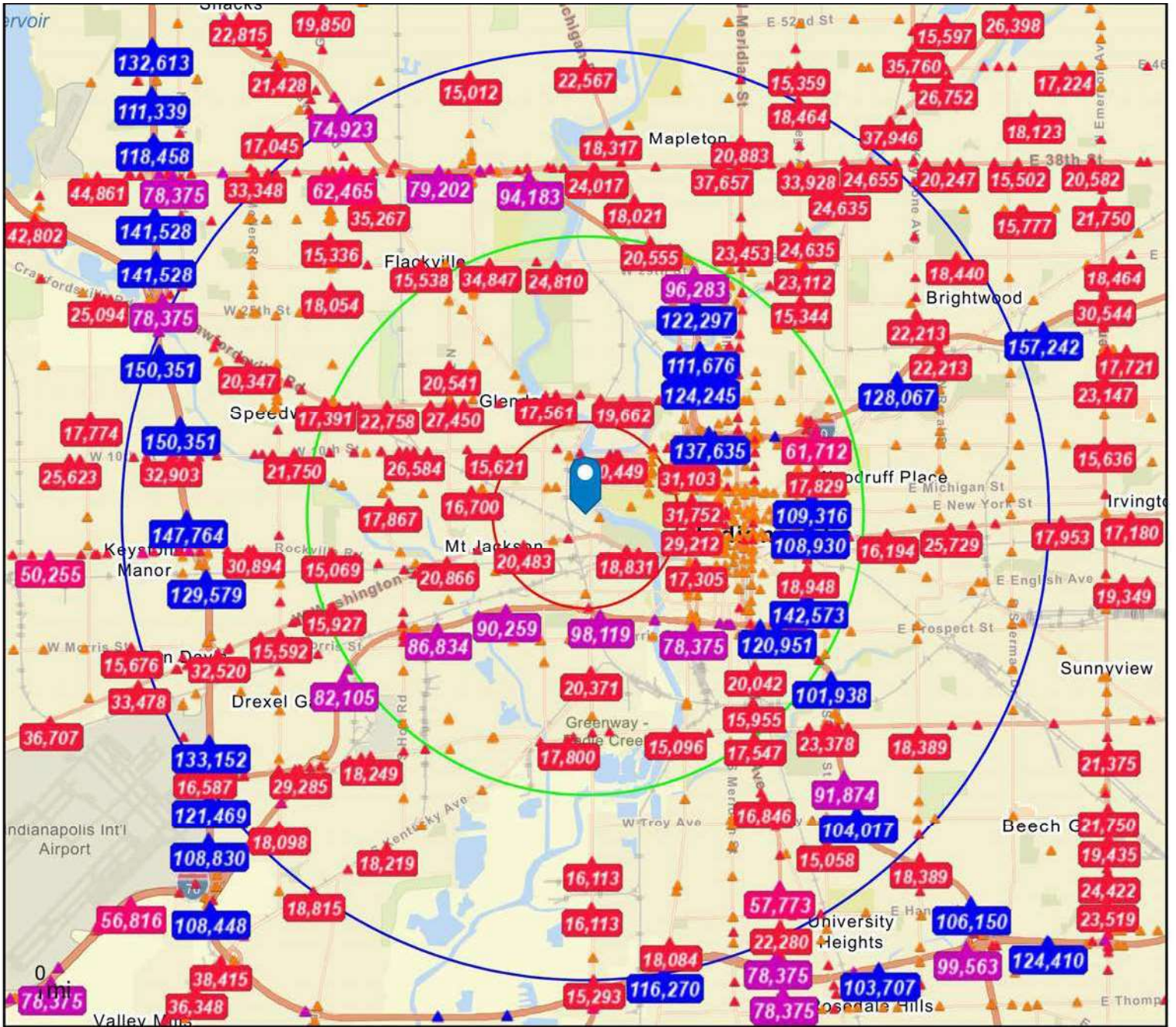


Source: ©2023 Kalibrate Technologies (Q3 2023).

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Sauley and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Sauley and Astor Street, Indianapolis-White River, Indianapolis, Indiana, 46222

AREA LOCATION MAP



MULTI-FAMILY DEVELOPMENT SITE
MULTI PARCELS AT SAULCY AND ASTOR STREET, INDIANAPOLIS-WHITE RIVER, INDIANAPOLIS

AERIAL ANNOTATION MAP



MULTI-FAMILY DEVELOPMENT SITE

MULTI PARCELS AT SAULCY AND ASTOR STREET, INDIANAPOLIS-WHITE RIVER,
INDIANAPOLIS, INDIANA, 46222

CONTACT



Tommy Kiritsis, Managing Broker

Phone: 317.313.6705

Email: tkiritsis@c21cre.com

MULTI-FAMILY DEVELOPMENT SITE

Multi Parcels at Saulcy
and Astor Street,
Indianapolis-White
River Indianapolis,
Indiana 46222

COMMERCIAL



317.313.6705



tkiritsis@c21cre.com



**256 East Carmel Dr.
Carmel, IN 46032 United States**

CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.