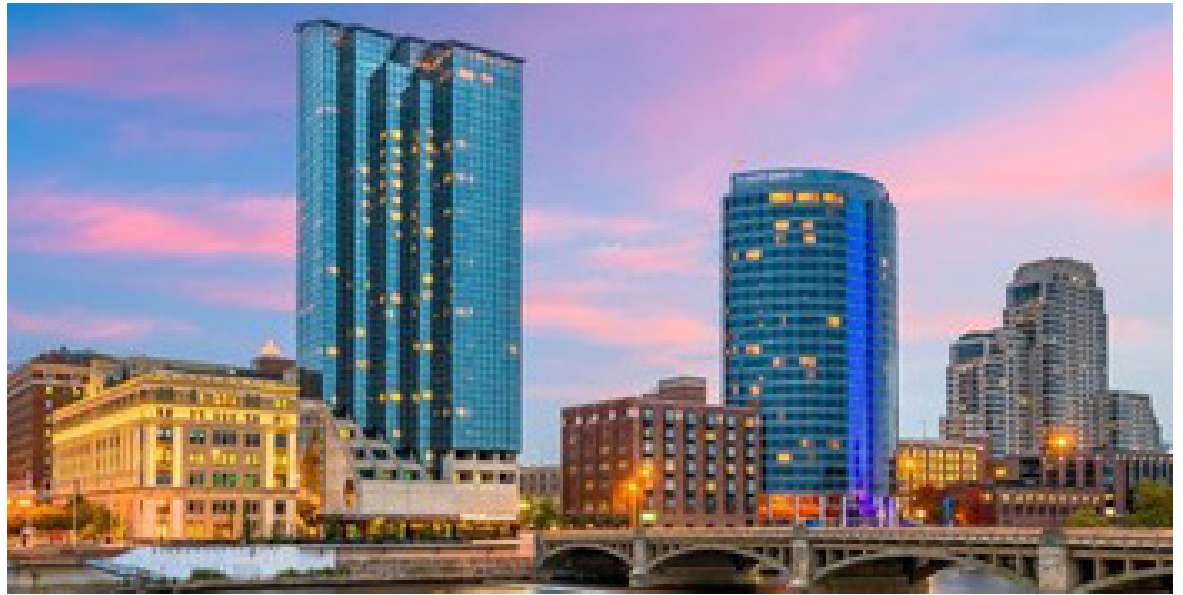




# WHITE PAPER



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## INDIANAPOLIS COMMERCIAL REAL ESTATE: 5 REASONS IT'S A MUST

Over the past few years, people have adjusted their state of affairs to follow the COVID-19 pandemic guidelines, in turn altering society as we know it. The work scene became the same as the home scene for many, and some workers' careers vanished altogether. Luckily, these adjustments may just provide some with the greatest opportunity of their lives: investment in commercial real estate.

Don't know where to start? Fortunately, research points in a conspicuous direction: Indianapolis, Indiana. Here's the top five reasons why "Indy" is the perfect place to begin investment in commercial real estate.

### **Indianapolis' Economy is on the Rise Enforcing its Potential in Commercial Real Estate**

Indy's economy is advancing rapidly. Although the state's economic growth numbers have yet to be released for 2021, early indicators signal that

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investments have fully rebounded, and Indy is primed for an incredible 2022. In fact, the solid business climate in Indy incites a buzz for growth.

With no inventory or franchise taxes in the state and no tax on most business services, Indy ranks fourth in the lowest property tax rankings in the US and ninth best in the overall tax climate. Additionally, Indy embodies a city full of excitement and joy!

### **Indy Promises Fun Activities Strengthening its Capability for Investment in Commercial Real Estate**

With an active nightlife, an eager art scene, hiking and biking trails, fun parks, a pipeline of educational institutions, a lively list of sporting clubs like the Indiana Pacers, Colts and three Fortune 500 companies, Indy equips its residents with desirable lifestyles filled with enjoyable activities. Many hope to make the move and enjoy this style of living. Luckily, its attainable to an abundance.

### **Affordability is Key**

Although the Indy way of life seems out of reach, according to the National Association of Realtors, the Indianapolis region ranks consistently as one of the most affordable places to do business and live in the US with a median price of an existing single-family home in the Indianapolis MSA in third quarter 2017 of \$173,700. To compare, the Midwest average was \$202,400 and the national average was \$254,000.

Making the trek to Indy makes sense to begin investment in commercial real estate. Going off of that, the trek should be made quite simply as Indianapolis provides an amazing system of transportation.

### **Transportation Made Easy**

Known as “The Crossroads of America,” Indy’s several major interstates intersect in the city allowing for easy access to road tripping. Along with that, Indianapolis International Airport serves all major airlines in the US, flying to more than 40 non-stop domestic destinations.

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The city also provides a wonderful public transportation system and is quickly embodying some of the greenest, most sustainable practices in the nation, making it a great location to start a new approach to living and new way of working.

### **Investment in Commercial Real Estate is a Stable Undertaking in Indy**

Commercial real estate is a venture proven to work. Commercial buildings materialize with higher rents and price tags, and are at an increased probability for higher returns. This generates a strong cash flow as investment in commercial real estate is similar to stock distributions, structured to bear regular dividends to investors by certain periods. Contrastingly, investment in commercial real estate typically comes with greater returns and tax benefits – you can deduct a portion of your property’s tax value from your taxable income each year due to depreciation, which for many investors, reduces the tax burden significantly.

With all this potential, one can still avoid the fear of the indefinite for real estate is a tangible asset. Unlike stocks, real estate’s value does not waver and will always maintain intrinsic value from the land and building. Property values will inevitably rise and fall, but the tangible asset stays in place and the prospect of profitability follows the same course. Investment in commercial real estate embodies stability at its core.

Comprehensively, investment in commercial real estate is an avenue of high rewards if executed properly, and Indy is the place to be! Despite times changing due to an unpredictable virus and environment, don’t settle for insecurity. Invest in commercial real estate in Indy, and contact the Bradley Company today!

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