



- **Lowest cost of doing business among Great Lakes States**
- **3rd lowest worker comp rates in U.S.**
- **Lowest property tax ranking in the Midwest**
- **Best overall tax climate in the Midwest**
- **Best infrastructure in the Midwest**
- **No inventory or franchise taxes**
- **No tax on most business services**
- **Indiana is a Right to Work State**

Sources: Area Development, CNBC, State of Oregon, Tax Foundation

Real Estate Costs

Industrial Market (Q1 2021)

Inventory	295,400,607 Sq. Ft.
Vacancy Rate	5.0%
Avg. Asking Lease Rate/Sq. Ft.	\$4.52

Office Market (Q1 2021)

Inventory	37,751,835 Sq. Ft.
Vacancy Rate (Downtown)	19.9%
Vacancy Rate (Suburban)	20.2%
Avg. Class A Lease \$/Sq. Ft. (Downtown)	\$23.48
Avg. Class A Lease \$/Sq. Ft. (Suburban)	\$23.15

Source: CBRE

Cost of Living

Cost of Living Index = 91.6 (100=US Average)

Source: C2ER, Q1 2021

Wages

Average Annual Wage

Indianapolis-Carmel-Anderson MSA	\$57,962
Indiana	\$52,210
United States	\$64,238

Source: US Bureau of Labor Statistics, QCEW, 2020

Average Hourly Wage

Indianapolis-Carmel-Anderson MSA	\$25.51
Indiana	\$23.39
United States	\$27.07

Source: US Bureau of Labor Statistics, OES, 2020

Tax Structure

Personal Income Tax

Current State Rate 3.23%

Local Option Tax (rates vary by county)

Range: 1.1 – 2.72%

Rates are applied to adjusted gross income and do not vary based on income. Source: Indiana Department of Revenue, 2021

Indiana Corporate Adjusted Gross Income Tax

4.9%

Rates are applied to adjusted gross income and do not vary based on income. Various incentives are available to eligible companies to reduce this rate. Source: Indiana Economic Development Corporation, 2021

Indiana Sales and Use Tax

7.00%

Exemptions include: Manufacturing raw materials, manufacturing equipment, utilities and other consumables used in production and environmental control equipment used by manufacturers.

Most services are not subject to tax. Source: Indiana Department of Revenue, 2021

Indiana Real & Personal Property Tax

(Per \$100 Assessed Value)

Average Tax Rate \$2.4486

Range by Taxing Districts \$1.0806 - \$5.3563

Business property taxes are capped at 3% of the assessed value.

Source: STATS Indiana, 2021

Indiana Unemployment Insurance

New Employer Rate 2.50%

Taxable Wage Base \$9,500

Percentage rates may be lowered after 36 months of compliance.

\$9,500 is the maximum taxable amount per employee.

Source: Indiana Department of Workforce Development, 2021

Indiana Workers' Compensation

(per \$100 of payroll)

Average Rate for Manufacturing \$1.55

Average Rate for Office/Clerical \$0.18

Average Rate for All Industry Classes \$0.96

Source: Indiana Compensation Ratings Bureau, 2021

Industrial Energy Costs

Electricity \$6.74 cents/kWh

Natural Gas \$5.40/MCF

Indiana Industrial Average, 2020

Source: US Energy Information Administration