

KOKOMO MULTIFAMILY DEVELOPMENT SITE

NEC E HOFFER STREET & ELIZABETH STREET, KOKOMO, IN
UNITS APPROVED: 66



Kokomo's Housing Needs

The City of Kokomo is primed for substantial growth. Significant investment within the city is bringing new jobs and development to the area, requiring additional housing to support this growth.

In the Housing Feasibility of 2023, prepared for the City of Kokomo, researchers pointed to the need for more housing.

- Average occupancy is 96.5%
- Estimated 500 total units needed to satisfy current job growth.
- 300 new market rate apartments needed, 200 affordable
- Absorption average of 15-18 units per month
- Recent projects fully leased in less than one year.
- 27/39 market rate buildings surveyed have a waitlist (some over 1 year)

Whether its affordable housing or market rate, market analysts recommend proceeding with developing feasible sites to help solve Kokomo's housing shortage.

Following the release of the Housing Feasibility Report, numerous companies announced their investment within the Kokomo market. Since the original Samsung plant job announcement bringing 1,400 new jobs, an additional 1700 jobs were announced as follows:

- \$3.2 Billion - Starplant = 1,400 positions
- \$102 Million - Jaewon Industrial = 100 positions
- \$75 Million - SoulBrain MI = 75 positions
- New Location – Chick-Fil-A = 120 positions

Given that 500 new housing units were estimated to be needed before the announcement of these new jobs, there are substantially more units needed in the market than are currently being planned for or in the current development pipeline.

Overview

XMark Midwest is pleased to offer a unique opportunity to develop a 2.89± acre site primed for multifamily use in Kokomo, Indiana. The site is zoned M3 and is situated near a prime retail area with the AMC Classic 12 movie theatre located across the street as well as many other retail establishments nearby.

The community has a strong presence in the automotive, manufacturing and technology industries. This was no doubt taken

into consideration when Stellantis and Samsung chose Kokomo for their \$2.5B electric-vehicle battery plant. This site is located approximately four miles from the new plant which is expected to create more than 1,400 jobs. Early construction activities for the new Stellantis factory have begun at the site with production operations planned to launch in the first quarter of 2025.

Price

-To Be Determined by Market-

Unit Breakdown

	Studio	1 Bed	2 Bed	Total
First Floor	2	16	4	22
Second Floor	2	16	4	22
Third Floor	2	16	4	22
Total	6	48	12	66

ALTANS/SPS LAND TITLE SURVEY FOR: KIMLEY-HORN

Surveyor's Report - 230727

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and professional opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties of reference monuments; occupation or possession lines; clarity or ambiguity of the record descriptions; and as introduced by random errors in measurement ("Relative Positional Accuracy").

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found monuments near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation, the differences may be considered as random errors and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

The relative positional accuracy (that is random errors) of this survey is within the specifications for an Urban Survey (+0.07 feet) plus Sphm as defined in IAC 865-1-12.7.

Unless noted otherwise, all bearings, distances, areas, and coordinates shown hereon are based upon the Indiana Geospatial Coordinate System's (IGCS) "Howard" zone per NAD 83(2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof.

The purpose of this survey is to perform an ALTANS/SPS Land Title Survey of the land described in a title commitment provided to the undersigned by Meridian Title Corporation (File No. 23-28932). Said land is Lot 5, and part of Lots 6 and 7 of Countryside Addition to the City of Kokomo, Indiana, the plat of which is recorded in Plat Book 3, page 88 in said Recorder's Office, (hereinafter referred to as "Record Plat").

Availability and condition of reference monuments:

The Record Plat calls for stones at the North and South ends of the East line of the Subject Block ("Subject Block" herein refers to Lots 2 through 6 on the Record Plat) A 1/4" iron pin was found near the North extent of said East line and is assumed by the undersigned to be a perpetuation of the stone. The South extent of the East line falls beneath the surface of Hoffer Street. No metallic monument was found in the area, and no excavation was conducted to blindly look for said stone.

Additional survey monuments (rebar or iron pins) were found near the Northeast Corner of Lot 4 of Countryside Addition, and near the Northwest Corner of Lot 77 and the Southwest Corner of Lot 78 of Lenox Addition, which is the easterly addendum to Countryside Addition. A bear-fit line was generated between these 3 and the monument found at the North extent of said East line. Said bear-fit line falls within 0.3 feet of each of the four monuments and is accepted by the undersigned as the best available evidence of the East line of the Subject Block.

A rebar with a cap stamped "Henderson 2030025" was found near the Northwest Corner of Lot 2. Said rebar falls 227.77 feet West of the rebar found near the Northeast Corner of Lot 2, but falls 7 feet too close to the physical centerline of Elizabeth Street. A line was drawn from the Henderson Rebar to the rebar near the Northeast Corner of Lot 2, and accepted as the best available evidence of Lot 2. Said line was offset southerly the distances shown on the Record Plat to establish the East-West lines of Lots 2 through 7 in the Subject Block. This theory of location for said East-West lines is in substantial agreement with local lines of occupation.

The centerline of Elizabeth Street was established by generating a bear-fit line along several observations of the physical centerline of said street. This bear-fit line falls within 0.4 feet of said physical centerline. The bear-fit line was offset easterly the record half-right-of-way width of 30 feet to establish the West line of the Subject Block. There is up to 5 feet of uncertainty along said West line. Elizabeth Street appears to have been built nearly parallel to the East line of the Subject Block, though the dimension on the Record Plat indicate that said centerline and said East line were to diverge as they went North from the South line of the Subject Block. These 5 feet of uncertainty along the West line of the Subject Block result in up to 2.42 feet of uncertainty along the West line of the Subject Block hereon. Hoffer Street is significantly wider than the platting 10-foot width. It is apparent that the centerline of Hoffer Street today does not coincide with the platting centerline in 1912 when the Addition was created. For this reason, the South line of Lots 6 and 7 were established at the record distance from the North line of the Subject Block (as discussed above).

It is worth noting that the East and South lines of the Subject Block are qualified as the East and South lines of the Northwest quarter of the Southeast Quarter of Section 6-23N-4E. Monuments were found (not shown hereon) marking the Northwest Corner and the South Quarter Corner of said Section per the Howard County Surveyor's records. Coordinates from Howard County Surveyor's Records were used for the Southwest Corner, South Quarter Corner, and Northeast Corner of said Section. Subdividing this Section per the rules for subdivision of government sections resulted in an East line that falls up to 2.6 feet East of the East line of the Subject Tract, and a South line that falls up to 3 feet South of the South line of the Subject Block. The lack of monumentation of the Section Corners led the undersigned to rely on the local subdivision monuments to establish the lines of the Subject Tract. The undersigned estimates up to 2.6 feet of uncertainty along the East line, up to 3 feet of uncertainty along the South line, and up to 2.42 feet of uncertainty along the West line of the Subject Tract due to monumentation or the lack thereof.

Occupation or possession lines:

There is a square panel wire fence that runs near the West line of the Subject Tract, falling up to 2.6 feet West of said West line, and contributing an uncertainty of the same magnitude. A square panel wire fence runs near the South line of the Subject Tract, falling up to 1.4 feet South of said South line, and contributing up to 1.4 feet of uncertainty thereto. Portions of wire square panel fence run near the East line of the Subject Tract, falling up to 3.3 feet West of said East line, contributing up to 3.3 feet of uncertainty thereto. A wood panel fence runs near the North line of the Subject Tract, falling up to 0.5 feet South and up to 1.0 feet North of said North line, contributing an uncertainty of up to 1.5 feet thereon.

Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with the adjoining lines:

The undersigned estimates up to 5 feet of uncertainty along the lines of the Subject Tract due to the vintage and style of the Record Plat. All of the lines have cardinal bearings, though the lot lengths indicates that the lines are all parallel or perpendicular. The record plat could be drawn in a variety of ways depending on which dimensions on said plat are to be "bld" and which are not.

Notes:

- This document was prepared by the undersigned. I, the undersigned, affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.
- Evidence of source of title for the Subject Tract was provided in the form of Meridian Title Corporation File No. 23-28932. Some of the items disclosed in Schedule BH thereof may be depicted on the survey as noted below. Should any additional items need to be depicted on the survey, please advise and provide proper documents.
- The centerlines and fence lines as depicted on this plat are shown graphically as straight lines. These lines may actually meander between these end points and may have the potential to create areas of confusion by gap or overlap.

SCHEDULE B, PART II - Meridian Title Corporation File No. 23-28932

Item #3-b: Kokomo Redevelopment Commission Resolution No. 2016-05 recorded February 15, 2016 as Instrument No. 163400383 in the Office of the Recorder of Howard County, Indiana. - 7th Subject Tract herein is a part of the land described in the "2015 T.I.F. ALLOCATION AREA" in this document.

Certificate of Survey
ALTANS/SPS Land Title Survey

To: Kimley-Horn and Meridian Title Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Indiana survey standards outlined in Indiana Administrative Code (865 IAC 1-12) and the 2021 Minimum Standard Detail Requirements for ALTANS/SPS Land Title Surveys, and includes items 1-5, 7a, 8, 9, 11b, 13, and 16 of Table A thereof.

With regard to Item #1: Monuments were set as shown herein.

With regard to Item #2: The address of the Subject Tract is 1400 E Hoffer Street, Kokomo, Indiana 46902 per the Howard County GIS website.

With regard to Item #3: The Subject tract falls within the "Area of Minimal Flood Hazard - Zone X" as said tract plots by scale on Community Panel Number 18067C0228C of the Flood Insurance Rate Map for Howard County, Indiana (Map dated February 4, 2015).

With regard to Item #4: The area of the Subject Tract is 2.880 acres, more or less.

With regard to Item #7a: The exterior dimensions of the buildings are shown hereon to the nearest foot.

With regard to Item #8: Substantial features observed during the survey are shown hereon.

With regard to Item #9: There were no clearly identifiable parking spaces within the Subject Tract.

With regard to Item #11b: See utility note hereon.

With regard to Item #12: Ownership information indicated hereon is as identified by the Howard County GIS website.

With regard to Item #16: No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on November 15, 2023.



Easton T. French, PS #21900007
November 16, 2023

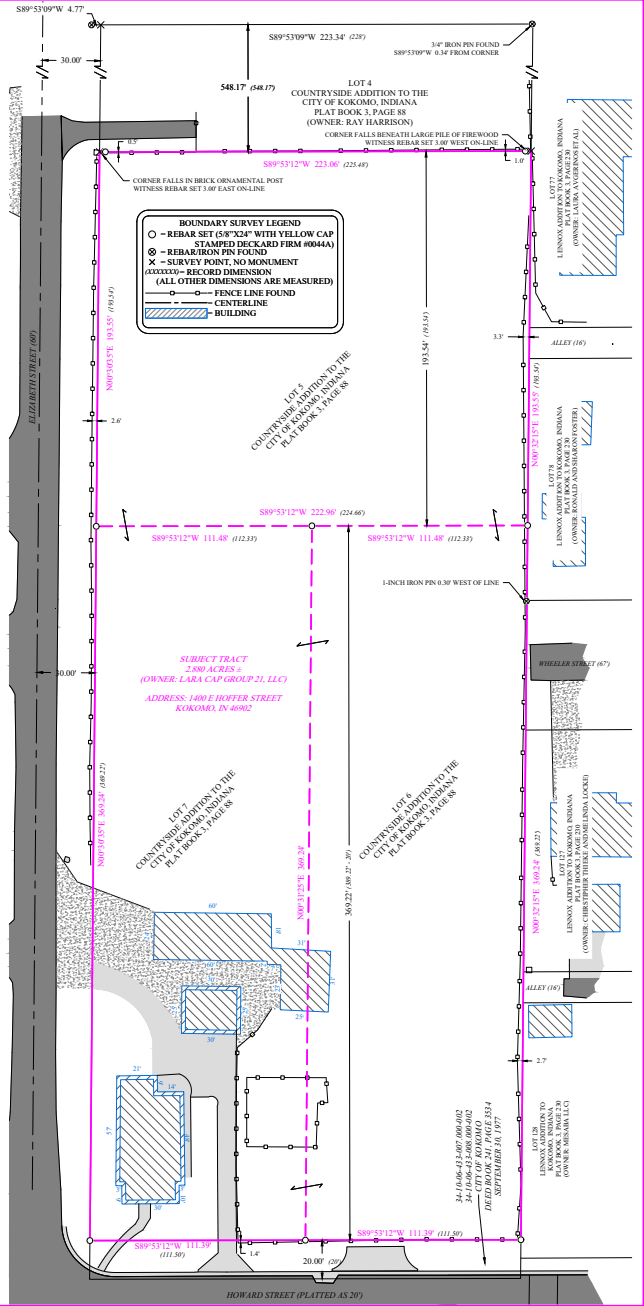
REVISION	DATE	PROJECT NO. 230727	<p>KIMLEY-HORN ALTANS/SPS LAND TITLE SURVEY 1400 E HOFFER STREET KOKOMO, HOWARD CO, IN LOTS 5, 6 & 7 COUNTRYSIDE ADDITION SHEET 1 OF 2</p>	<p>DECKARD SURVEYING 1517 S. GRANT AVE. CRAWFORDVILLE, IN, 47933 (765)-261-1510 WWW.DECKARDSURVEYING.COM INFO@DECKARDSURVEYING.COM</p>
		DRAWN BY: ETF & CTF		
		CHECKED BY: ETF & CTF		
		DATE: 11/16/2023 SCALE 1" = 30'		

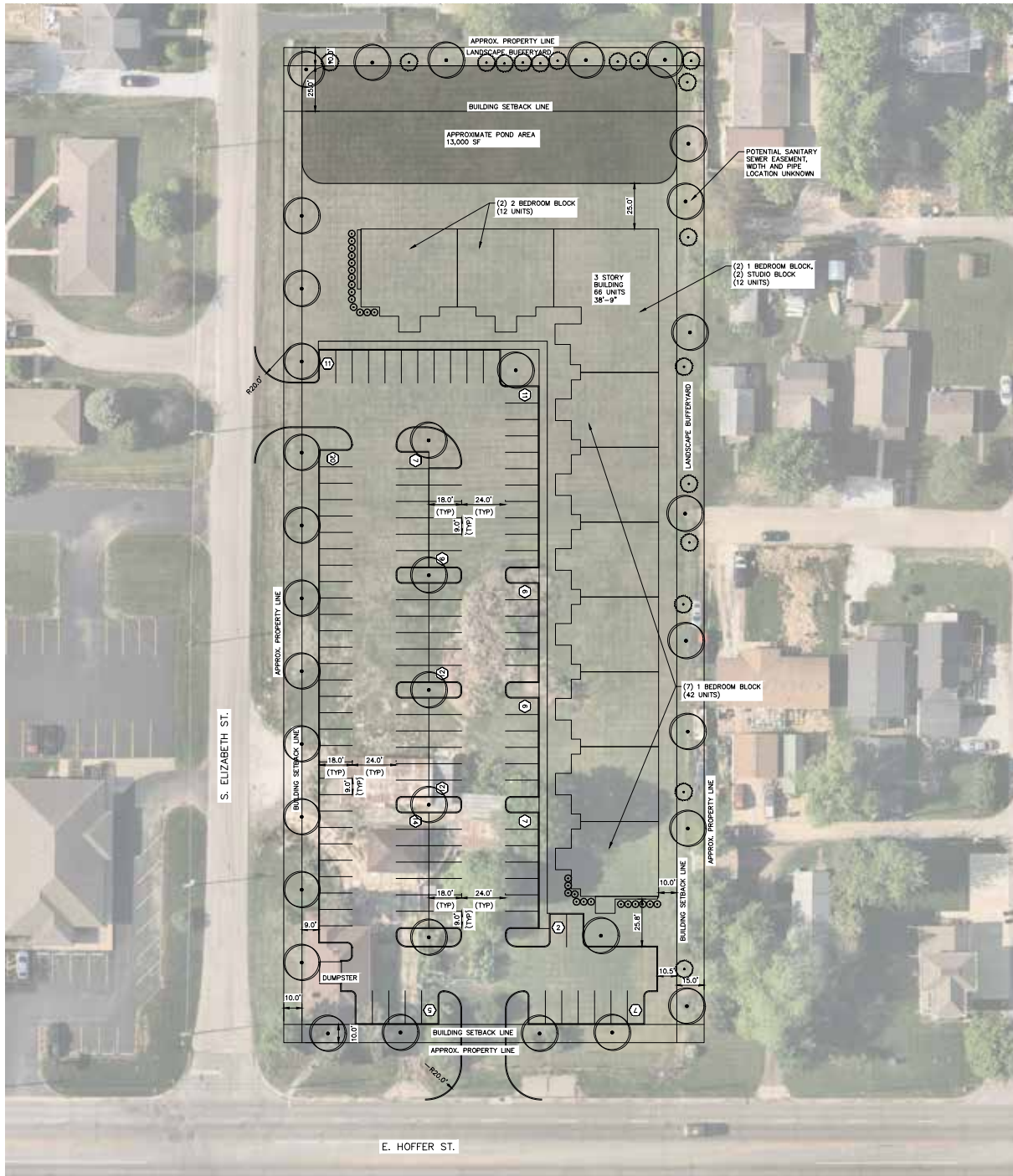
LAND DESCRIPTIONS - SUBJECT TRACT
PER MERIDIAN TITLE CORPORATION FILE NO. 23-28932

Lots Numbered Five (5), Six (6) and Seven (7) in Countryside Addition, an addition to the City of Kokomo, Indiana, as per plat thereof recorded August 26, 1912, in Plat Book 3, page 88, in the Office of the Recorder of Howard County, Indiana. EXCEPT twenty (20) feet off of the entire south side of said Lots Numbered Six (6) and Seven (7).

LEGEND

	SANITARY MANHOLE		CONCRETE
	STORM MANHOLE		PAVEMENT
	STORM INLET		GRAVEL
	STORM INLET		BUILDING
	GAS METER		
	GAS VALVE		
	WATER METER		
	WATER VALVE		
	HYDRANT		
	MONITORING WELL		
	POWER POLE		REBAR SET
	GUY ANCHOR		REBAR FOUND
	TELEPHONE VALVET		POST FOUND
	DISH ANTENNA		CONTROL POINT
			SIGN
	FENCE LINE		OVERHEAD UTILITY LINE
	UG GAS		UG GAS
	UG WATER		UG WATER
	UG COMMUNICATION		UG COMMUNICATION
	UG STORM		UG STORM
	UG SANITARY		UG SANITARY





CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE 1.5' CAL	35
	EVERGREEN TREE 5' MIN.	18
	EVERGREEN SHRUB	27

PLANTING CALCULATIONS CHART

BUFFERYARD REQUIREMENTS:
 A (EAST SIDE)= 1 CANOPY TREE AND 1 EVERGREEN TREE PER 70 LF
 B (NORTH SIDE)= 1 CANOPY TREE AND 2 EVERGREEN TREES PER 50 LF

BUFFERYARD PROVIDED:
 A (EAST SIDE)= 546 LF= 8 CANOPY TREES AND 8 EVERGREEN TREES
 B (NORTH SIDE)= 230 LF= 5 CANOPY TREES AND 10 EVERGREEN TREES

PARKING LOT REQUIREMENTS:
 1 TREE OR SHRUB PER 20 SPACES

PARKING LOT PROVIDED:
 134 PARKING SPACES = 7 TREES

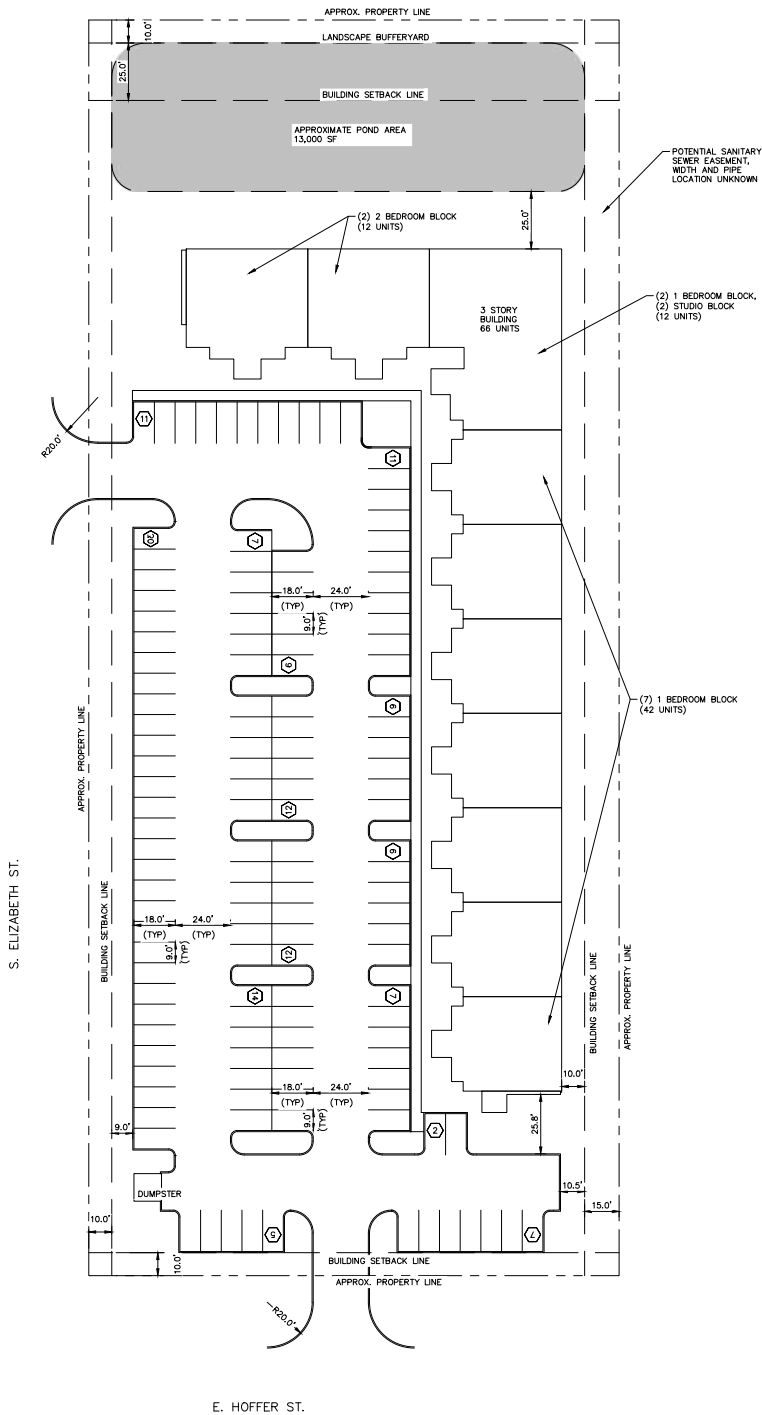
SITE/LOT REQUIREMENTS:
 4 TREES + 1 TREE PER 10,000 SF OVER 20,000 SF
 1 TREE OR SHRUB PER 20 LF OF BUILDING FACADE FACING STREET/PARKING

SITE/LOT PROVIDED:
 126,036 SF - 20,000 SF + 10,000 SF = 10.6 TREES
 11 TREES+ 4 TREES = 15 TREES PROVIDED

530 LF OF BUILDING FACADE = 27 SHRUBS PROVIDED

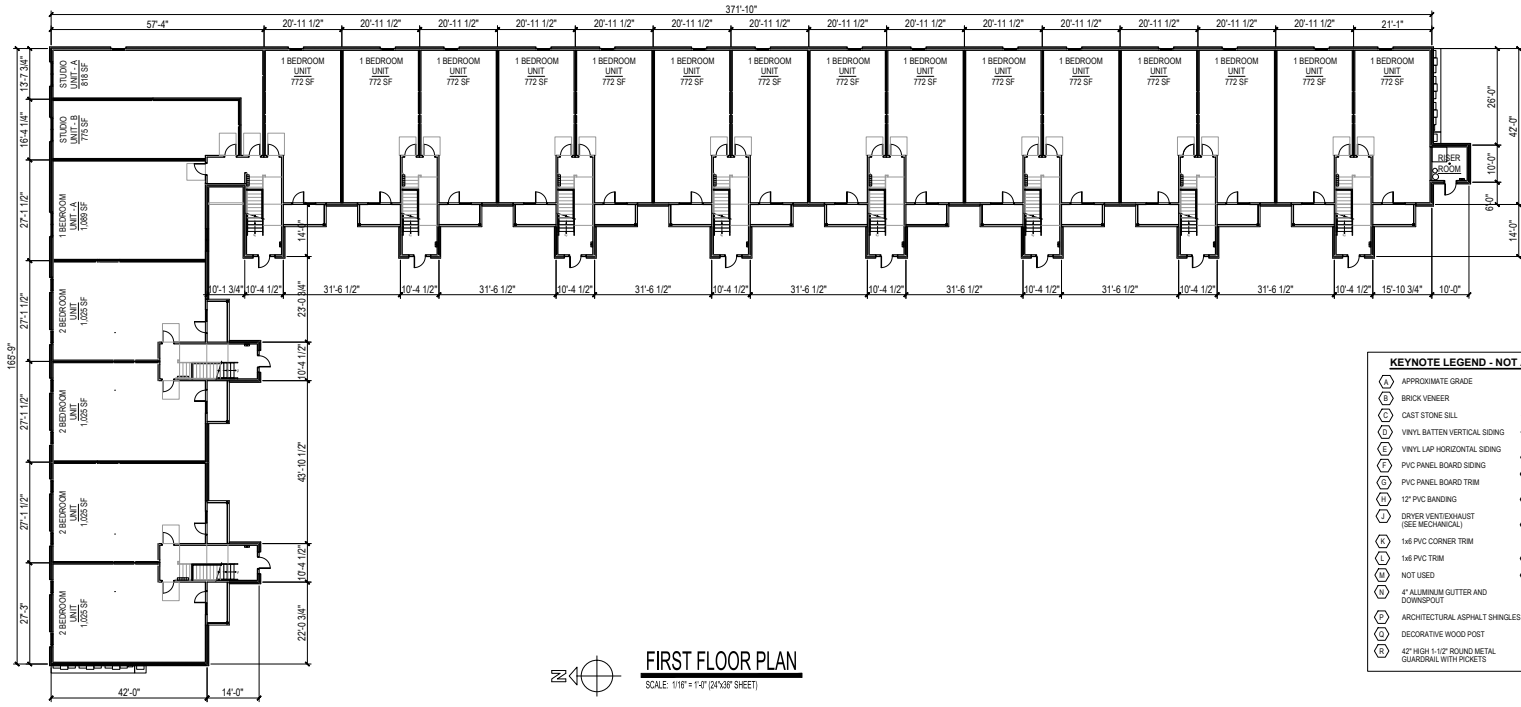
SITE SUMMARY

SITE ZONING	=	M5
SITE AREA/ACREAGE	=	2.89 AC.±
BUILDING UNITS	=	66 UNITS
*NOTE: SPECIAL EXCEPTION REQUIRED FOR >60 UNITS PER M5 ZONING		
BUILDING HEIGHT= 36' 9"		
PARKING SPACE (STANDARD) DIMENSIONS	=	8'x18'
PARKING SPACE (ACCESSIBLE) DIMENSIONS	=	8'x18'
ACCESSIBLE LOADING ZONE DIMENSIONS	=	5'x18'
PARKING SPACES (STANDARD) REQUIRED	=	127 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	5 SPACES
TOTAL PARKING SPACES REQUIRED (2 PER UNIT)	=	132 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	129 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	5 SPACES
TOTAL PARKING SPACES PROVIDED	=	134 SPACES



SITE SUMMARY

Site Zoning	=	M3
Site Acreage	=	2.89 AC.±
Building Units	=	66 Units
*Note: Special exception required for >50 units per M3 zoning		
Parking Space (Standard) Dimensions	=	9'x18'
Parking Space (Accessible) Dimension	=	9'x18'
Accessible Loading Zone Dimensions	=	5'x18'
Parking Spaces (Standard) Required	=	127 Spaces
Parking Spaces (Accessible) Required	=	5 Spaces
Total Parking Spaces Required (2 Per Unit)	=	132 Spaces
Parking Spaces (Standard) Provided	=	129 Spaces
Parking Spaces (Accessible) Provided	=	5 Spaces
Total Parking Spaces Provided	=	134 Spaces



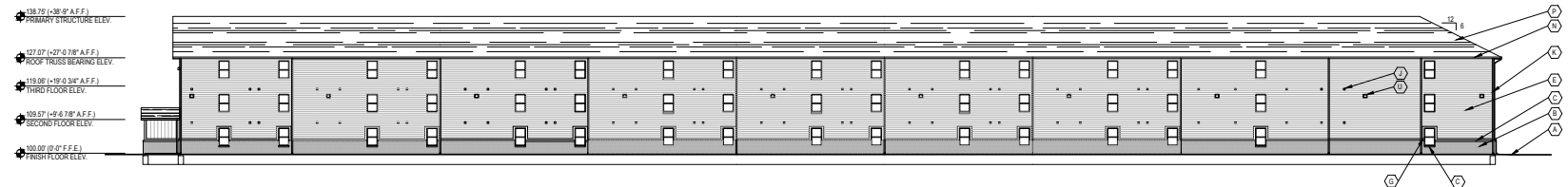
KEYNOTE LEGEND - NOT ALL ITEMS APPLY

(A) APPROXIMATE GRADE	(S) METAL FLASHING CAP
(B) BRICK VENEER	(T) STAIRS
(C) CAST STONE SILL	(U) EXTERIOR LIGHT (SEE ELECTRICAL)
(D) VINYL BATTEN VERTICAL SIDING	(V) PLYWOOD FOR ELECTRICAL EQUIPMENT
(E) VINYL LAP HORIZONTAL SIDING	(W) PLYWOOD FOR CATV EQUIPMENT
(F) PVC PANEL BOARD SIDING	(X) SURFACE MOUNTED 48W x 24H METAL SIGNAGE
(G) 1/2" PVC BANDING	(Y) SURFACE MOUNTED 24W x 18H METAL SIGNAGE
(H) DIVER VENTED/MAHST (SEE MECHANICAL)	(Z) 36" HIGH 1-1/2" ROUND METAL HANDRAIL ADA COMPLIANT. WALL MOUNTED WITH WOOD BLOCKING.
(I) 1x6 PVC CORNER TRIM	(AA) 1x10 PVC TRIM
(J) 1x6 PVC TRIM	(AB) VINYL SHAKE SIDING
(K) NOT USED	
(L) 4" ALUMINUM GUTTER AND DOWNSPOUT	
(M) ARCHITECTURAL ASPHALT SHINGLES	
(N) DECORATIVE WOOD POST	
(O) 42" HIGH 1-1/2" ROUND METAL GUARDRAIL WITH PICKETS	

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" (24X36" SHEET)



WEST ELEVATION
SCALE: 1/16" = 1'-0" (24X36" SHEET)



EAST ELEVATION
SCALE: 1/16" = 1'-0" (24X36" SHEET)

OPTION 1
PRELIMINARY NOT
FOR CONSTRUCTION
08-04-2023

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KOKOMO MULTI-FAMILY
PROPOSED DEVELOPMENT
E. HOFFER ST. & ELIZABETH ST. (NEC)
KOKOMO, INDIANA 46902

PROJECT:

REV.	DATE	REVISION DESCRIPTION

DRAWN BY: JTB CHKD BY: AAS

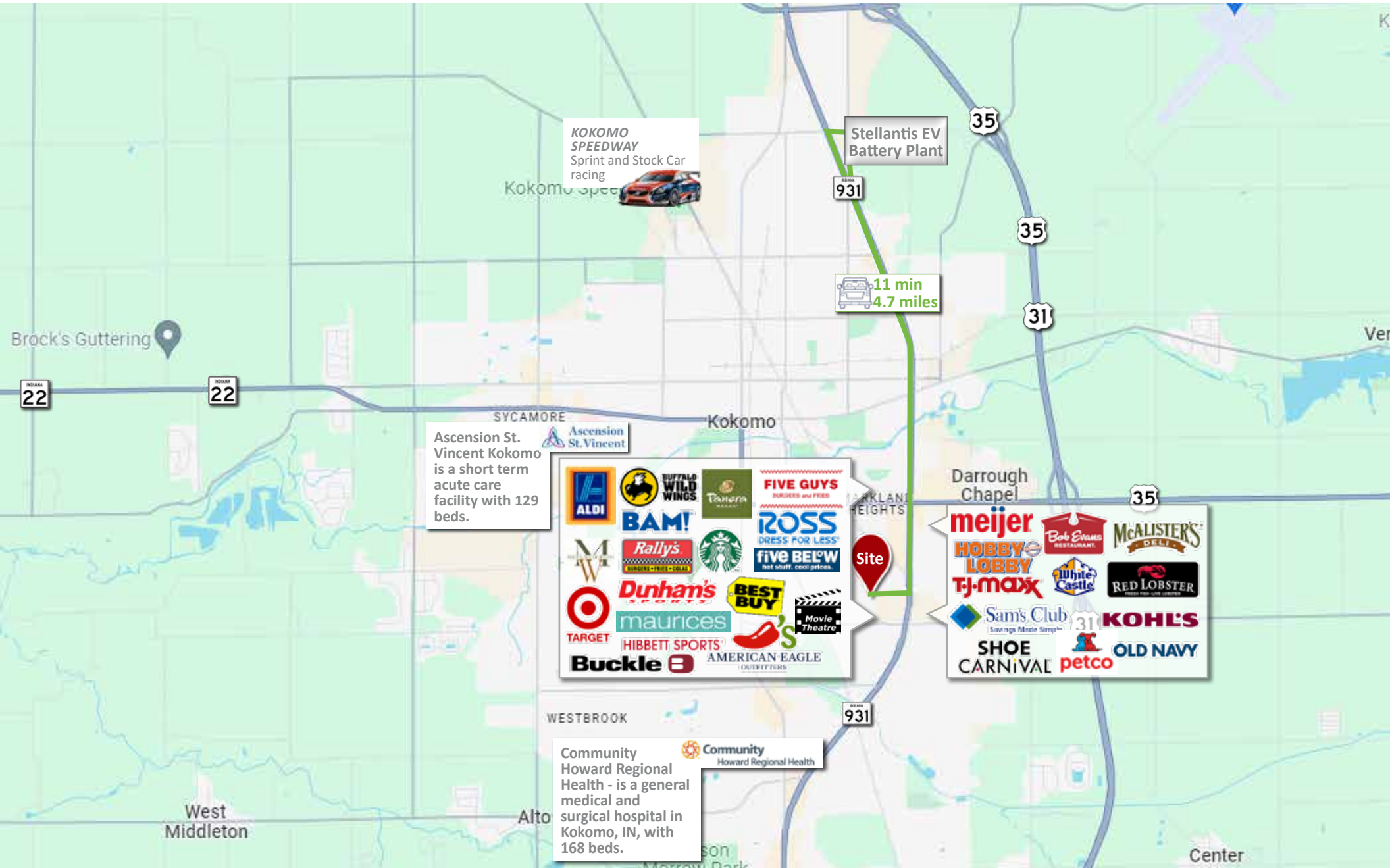
PLOT DATE: August 4, 2023

PROJ. NO.: PC-23103

SHEET NAME:
**FLOOR PLAN &
EXTERIOR
ELEVATION**

SHEET NUMBER:
A101

Market Overview



- 1 **Stellantis**- produces 2.0-liter GMET4 (Global Medium Engine I4 Turbo).
6,614 Employees
- 2 **KOKOMO SCHOOL CORPORATION**
916 Employees
- 3 **COMMUNITY HOWARD REGIONAL HOSPITAL** - is a general medical and surgical hospital in Kokomo, IN, with 168 beds.
1,300 Employees
- 4 **ASCENSION ST. VINCENT HOSPITAL KOKOMO** - is a general medical and surgical hospital in Kokomo, IN, with 137 beds.
1,179 Employees
- 5 **HAYNES INTERNATIONAL** - is a leading developer, manufacturer and marketer of high-performance nickel- and cobalt-based alloys used in corrosion and high-temperature applications.
726 Employees
- 6 **INDIANA UNIVERSITY KOKOMO** - is a regional campus in the Indiana University System.
689 Employees
- 7 **BONA VISTA** - is a non-profit rehabilitation center based in Howard and Miami County in Indiana. Its services for children and adults include vocational and industrial services, job placement, therapies, supported living, and other programs.
312 Employees
- 8 **SYNDICATE SALES, INC.** - is a manufacturer of flower bowls, vases, glassware, baskets, foam, and about anything else needed in a flower shop or department.
204 Employees

KOKOMO SPEEDWAY
Sprint and Stock Car racing

AIR SERVICE - The City of Kokomo owns and operates the airport's F.B.O. providing full service fuel sales. 100LL Avgas & Jet-A. Plus many other pilot & passenger amenities.

DIXON SQUARE SHOPPES
Shops include Great Clips, Ascension Medical Group, Papa Johns Pizza and other small businesses and shops

MARKLAND MALL
Stores include Aeropostale, American Eagle, Bath & Body Work, Buckle, BAM, Daily Thread, Dunham Sports, Men's Warehouse, Makers Mart, Pet Smart, Five Below, Finish Line, Foot Locker, Maurices, Target, etc

MARKLAND PLAZA
Shops include Best Buy, Burlington, Five Below, and Americas Best among others

BOULEVARD CROSSING
Stores include TJ Maxx, PETCO, Ulta Beauty, Old Navy, McAlister's, Hallmark, Shoe Carnival, Plato's Closet among others.

KOKOMO TOWN CENTER
Stores include Showplace Cinema, Gabe's, Panera Bread, Chuck E Cheeses, Robert Miller & Son Furniture Store, Buffalo Wild Wings, among others.



Northwest Park

Foster Park

Waterworks Park

Future Park

Jackson Morrow Park



45± mi to Lafayette

58± mi to Indianapolis



Located in the center of the State, Kokomo is situated fifty miles north of Indianapolis, in Howard county, and is easily reached by U.S. 31. Kokomo is known as the City of Firsts thanks to its world-renowned automotive heritage and history of technological inventions, which includes America's First Car designed by Elwood Haynes in 1894.

Kokomo's historic downtown offers a wide variety of interesting attractions, which include family friendly parks, the Wildcat Creek Walk of Excellence, Industrial Heritage Trail, walking and biking trails, intercity bikeways, farmers' market, and summertime open-air concerts, such as the Kokomo Free Summer Concert Series in Foster Park. There are art and glass studios, unique restaurants, and places of historical interest, many within a short walk of the center of town.

The City of Kokomo serves as a business-friendly hub for Fortune 500 companies and diverse smaller firms. The City's recent quality-of-life investments in its parks, public art, as well as, miles of paved walking trails and bike paths, continue to attract new residents to the growing community.

ECONOMIC FORECAST 2023

The economic well-being of the Kokomo region continues to rely on the health of its manufacturing. The big news in May 2022 was the announcement by Stellantis and Samsung SDI that Kokomo was selected for a new electric vehicle battery manufacturing facility. Stellantis was previously known as Fiat Chrysler Automobiles and rebranded after a merger with France-based automaker Peugeot. Targeted to become operational in 2025, the plant aims to have an initial annual production capacity of 23 gigawatt hours (GWh), with a possible increase to 33 GWh in the next few years. The total capacity would continue to increase as demand for Stellantis electric vehicles is expected to rise. The joint venture company will invest over \$2.5 billion and create 1,400 new jobs in Kokomo and the surrounding areas. Total investment may reach \$3.1 billion. The new facility will supply battery modules for a range of vehicles produced at Stellantis' North American assembly plants. This is Stellantis' only planned electric vehicle battery factory in the U.S. and only the second in North America.

Early construction activities for the new Stellantis factory have begun at the site with production operations planned to launch in the first quarter of 2025. The Indiana Economic Development Corporation created a substantial incentive package for the joint venture. Some of the tax breaks and investment funds will go to the companies and some of it will pay for infrastructure for the project. The incentive package includes up to \$37.5 million in conditional tax credits, up to \$2 million in conditional training grants and up to \$20 million in conditional redevelopment tax credits. Stellantis can only receive the incentives once Indiana residents are hired for the new jobs. New investment by Stellantis, as well as the re-tooling of existing facilities, is expected to provide a positive impact on the region's employment and wages in 2023 and beyond. The Kokomo MSA lagged other metropolitan areas of the state in employment growth in 2021-22. This trend is expected to reverse in 2023-24. Projections made by the Indiana University Center for Econometric Model Research (CEMR) demonstrate that Kokomo is expected to shift from a decline in total employment to significant growth in the next two years (Figure 2). Kokomo is the only MSA in which most of the employment growth is still in the future.

Source: <https://www.ibrc.indiana.edu/ibr/2022/outlook/kokomo.html>

EMPLOYMENT & INDUSTRY

It is obvious manufacturing plays a major role in the economy. This sector is responsible for one-third of the area's employment. Stellantis & Samsung's \$2.5 billion investment into their new Kokomo-based lithium-ion battery manufacturing plant will soon be a beacon of economic development for the Midwest creating **1,400 positions** for Kokomo residents in the process.

Just 17 months after their original announcement, Stellantis and Samsung SDI added a second battery manufacturing facility in Kokomo. The second \$3.2 billion StarPlus Energy plant is expected to begin production in early 2027 bringing an additional **1,400 positions** to Kokomo.

soulbrain MI investing \$75 million in Kokomo, creating 75 jobs - soulbrain MI, a tier one supplier for the electric vehicle industry, announced plans on Dec. 13 to establish operations in Kokomo, creating up to **75 new, high-wage jobs** by the end of 2025.



The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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