CPN-Nielsen 2009 Ranking

TOP STATES FOR CORPORATIONS

Rank		CPN-Nielsen Top States for Corporations Index	Education Factor	Labor Force	Density Factor	Population	Cost of Living Factor (Max = Mean + 2SD)	Incentive Aggressiveness Factor	Corporate Tax Factor (Max = Mean + 2SD)	Electricity Cost Factor (Min = Mean - 2SD)	Sustainability Acceptance Factor (Max = Mean + 1 SD, Min = 2S)	Economic Health Factor (Max = Mean + 2SD)
1	Connecticut	127.4	148.0	176.7	80.6	150	99.4	50.4	103.2	98.1
2	Maryland	121.2	147.3	161.0	80.7	100	105.5	73.7	87.1	115.5
3	Massachusetts	117.3	152.2	180.8	85.5	50	78.7	59.1	186.0	96.8
4	Nebraska	113.0	96.2	83.1	114.7	150	88.3	153.9	51.8	166.6
5	New Jersey	112.0	128.4	184.1	79.6	100	84.5	65.8	39.9	98.1
6	Utah	110.3	92.6	103.8	108.4	100	114.0	150.6	90.1	155.7
7	New Mexico	109.8	109.9	89.0	101.6	100	86.6	114.3	186.0	140.4
8	Kansas	109.8	109.8	85.0	112.7	150	86.0	131.1	37.9	123.5
9	Florida	109.6	102.5	138.0	99.4	150	108.5	88.6	52.1	83.3
10	New York	109.1	130.3	143.9	81.0	100	98.5	69.5	46.4	102.3
11	Colorado	108.1	128.5	99.9	97.4	50	105.5	114.6	186.0	108.5
12	Illinois	107.8	110.9	124.4	106.5	100	94.0	116.7	108.8	90.7
13	Missouri	107.8	91.7	87.3	114.1	150	118.3	155.8	52.4	89.5
14	Virginia	106.8	130.3	103.7	102.4	50	119.4	99.8	114.6	119.4
15	Oklahoma	105.9	84.6	79.1	116.5	150	112.5	134.9	25.0	143.2
16	Georgia	105.5	95.1	98.7	112.7	150	111.9	94.8	99.7	83.3
17	Texas	105.1	91.6	102.7	113.8	150	83.4	91.1	108.5	111.9
18	Pennsylvania	102.0	102.4	117.5	101.0	100	83.6	104.7	90.9	102.3
19	Washington	101.8	109.9	102.7	99.6	50	86.2	138.1	186.0	91.8
20	Rhode Island	101.8	112.9	180.3	84.4	100	84.2	35.0	55.8	69.5
21	Ohio	101.4	90.0	118.1	110.3	150	87.5	99.0	37.9	81.4
22	North Carolina	100.9	90.7	88.4	106.5	150	95.3	133.6	47.3	73.8
23	Michigan	100.3	94.6	103.5	106.2	150	76.6	103.1	88.8	61.7
24	Wyoming	99.6	84.3	77.9	100.6	50	151.5	144.9	75.9	167.2
25	Iowa	98.2	87.9	74.4	110.3	100	80.8	146.5	50.6	149.2
26	Oregon	97.4	104.7	93.2	90.1	50	99.2	135.3	186.0	72.3
27	Idaho	97.2	83.5	79.4	110.6	100	99.8	150.0	78.4	108.5
28	South Carolina	96.6	85.5	84.2	107.9	150	110.8	102.9	43.4	68.9
29	North Dakota	96.3	78.1	67.6	108.3	50	93.0	144.9	186.0	167.2
30	South Dakota	94.8	82.2	63.1	113.8	50	151.5	148.2	25.1	162.8
31	New Hampshire	94.8	119.1	82.9	87.1	50	55.7	58.7	186.0	140.4
32	Arizona	94.7	97.9	105.0	96.9	50	96.6	115.3	115.6	102.3
33	Delaware	94.6	108.2	139.5	100.2	50	71.1	78.4	60.6	106.9
34	California	94.5	105.6	132.1	75.4	50	80.8	72.1	186.0	70.9
35	Kentucky	94.3	79.4	74.5	111.7	150	85.1	126.0	37.3	82.3
36	Hawaii	94.3	104.5	124.9	63.3	50	109.6	35.0	146.7	117.4
37	Vermont	93.1	130.2	50.3	87.4	50	90.2	77.2	147.5	105.3
38	Minnesota	92.1	103.5	86.8	98.8	50	81.7	118.1	123.9	94.2
39	Alabama	92.1	84.7	72.3	112.0	150	99.2	73.7	25.0	91.8
40	Indiana	91.5	85.8	99.2	110.3	100	97.9	112.0	32.1	77.8
41	Montana	91.1	96.5	65.6	98.1	50	102.6	120.3	96.5	127.9
42	Louisiana	91.1	77.1	92.4	109.1	100	99.2	76.2	40.3	140.4
43	Tennessee	87.7	82.9	88.0	116.6	100	109.2	79.6	32.3	83.3
44	Mississippi	87.4	70.3	61.6	111.5	150	110.0	85.1	25.0	82.3
45	Wisconsin	86.5	89.6	88.1	107.5	50	93.0	98.7	80.1	103.8
46	Arkansas	85.8	71.6	64.9	113.9	100	86.8	121.1	37.0	111.9
47	Nevada	85.4	74.8	107.5	94.3	50	151.5	97.1	42.9	76.2
48	West Virginia	82.6	71.4	60.0	108.9	50	95.3	149.7	25.0	135.1
49	Maine	80.8	97.5	50.1	91.4	50	83.0	80.6	129.1	91.8
50	Alaska	78.6	92.8	78.5	79.9	50	94.9	65.4	48.5	90.7

This ranking measures the statewide business climate for corporations. It is not a measure of states' popularity among corporations. Factors unique to each corporation, such as industry, existing portfolio and customers impact real estate decisions, as do the city and property in question. However, each state's business conditions inform site-selection and relocation decisions on a macro level. The following companies advised and consulted on this ranking: CB Richard Ellis Inc.'s labor analytics and economic incentives groups, Grubb & Ellis Co.'s strategic consulting group, CoreNet Global and Nielsen Research.

Cost of Living Factor: Based on The Council for Community and Economic Research's ACCRA Cost of Living Index.

Labor Force Education Factor: Based on the number of working-age residents who have bachelor's degrees, as well as those who have higher academic degrees, according to Nielsen Claritas. Population figures came from the Census Bureau.

Population Density Factor: Based on the number of residents per square mile, as well as the proportion living in rural versus urban locales, according to Nielsen Claritas. Population figures came from the Census Bureau.

Incentive Aggressiveness Factor: Based on the CB Richard Ellis Inc. economic incentives group's Economic Incentives Environment Map.

Corporate Tax Factor: Based on the Tax Foundation's State Business Tax Climate Index.

Electricity Cost Factor: Based on the average retail price in cents per kilowatt-hour of electricity to ultimate customers according to the Energy Information Administration.

Sustainability Acceptance Factor: Based on the number of commercial LEED buildings according to the U.S. Green Building Council, as well as the number of ENERGY STAR office buildings according to the Environmental Protection Agency.

Economic Health Factor: Based on unemployment rates according to the Bureau of Labor Statistics.