

TOILETRIES  
A MANUFACTURING OPPORTUNITY IN GEORGIA

Prepared for  
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## Foreword

The gross imbalance which exists between the volume of toilet goods consumed in the South and the amount produced there -- with only one ninth the total consumed being manufactured in the area -- points up one of the most obvious reasons for considering a central location in Georgia for the production of toilet goods.

As in the case of many other products analyzed in the more than 40 special industry studies completed over the past five years, the present large and growing markets are only one of several important economic reasons for considering a Georgia location for the type of plant under consideration.

This is the third in the current series of reports being prepared for the Georgia Department of Commerce. Questions or comments regarding the study will be welcomed. Where appropriate, further analyses can be prepared to meet the specific requirements of individual firms.

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## Summary

Retail sales of toilet goods in 1961 were almost \$2 billion and have been growing at an average annual rate of 7.8% since 1951. By 1967, sales of toiletries are expected to reach \$3.2 billion -- a 65% increase over 1961 sales.

A manufacturer of toiletries in Georgia would have a freight advantage over present producers in Chicago and New York in serving an area represented by 11 southern states.<sup>1/</sup> The retail market for toiletries in the South was more than \$380 million in 1961. Sales in the area should exceed \$630 million by 1967.

Whereas the markets for toiletries are spread widely over the United States, almost 83% of the production is concentrated in the northern manufacturing belt. The South's consumption of toiletries is more than nine times greater than its production.

A plant in Georgia, formulating and packaging toiletries for the southern market, could capitalize on the advantages of low freight costs, locally available sources of containers, low production labor costs, favorable property taxes, low construction costs, economical sources of natural gas and electricity, and satisfactory availability of supplies and raw materials.

Considering only those major savings that can be readily quantified, a company presently producing in the New York area could increase earnings 30% on sales in the South by serving the southern region from a plant in Georgia. A Georgia plant with annual sales of \$20 million would save more than \$700,000 annually, resulting from:

1. \$263,000 reduction in freight costs,
2. \$420,000 reduction in labor costs, and
3. \$36,000 reduction in property tax.

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<sup>1/</sup> Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee and Texas.

## INTRODUCTION

The toiletries discussed in this report are the types of products that are formulated and packaged. These include hair products, cosmetics, shaving products, products used in oral hygiene, hand products, and related types of toilet goods. The U. S. Department of Commerce's Standard Industrial Classification (SIC) is 2844.

This study is concerned with the feasibility of establishing manufacturing operations in Georgia to serve the southern market. The present and future markets are considered. In pointing out the characteristics of the industry, the concentrated production centers and the dispersed regional markets are contrasted. The need for a broad base of low cost labor, due to the relatively low pay received by the production workers in the toiletries industry, is pointed out. By formulating and packaging these products in close proximity to large consumer markets, it is possible to effect considerable freight savings in distributing the finished packaged products. Savings result from reducing the distances that containers must be shipped. Ingredients can be shipped from a central source to a regional market area more cheaply in bulk form than in packaged form or, in many cases, can be procured on a delivered price basis. Additional shipping cost savings result when the formulation contains a large amount of water, which can be added at the point of packaging.

In considering the advantages of having a toiletries plant in Georgia, this report concentrates on the labor advantages, freight advantages and lower property taxes the Georgia plant would have. Georgia's many other attractions are also analyzed: construction costs, natural gas rates, electric rates, property taxes, and the availability of containers and other packaging materials.

## THE MARKET FOR TOILETRIES

### The National Market

Retail sales of toilet goods in 1961 were barely under \$2 billion and have been growing at an average annual rate of 7.8% since 1951. (See Table 1.) This is a substantially higher rate than population growth, indicating a rapidly rising per capita consumption.

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Table 1

U. S. RETAIL SALES OF TOILET GOODS  
(1951-1961)

| <u>Year</u> | <u>Sales</u>    | <u>Per Cent Increase<br/>Over Previous Year</u> |
|-------------|-----------------|---|
| 1961        | \$1,933,500,000 | 8.4   |
| 1960        | 1,784,000,000   | 10.0  |
| 1959        | 1,622,000,000   | 6.5   |
| 1958        | 1,523,000,000   | 6.5   |
| 1957        | 1,430,000,000   | 8.3   |
| 1956        | 1,321,000,000   | 10.8  |
| 1955        | 1,192,000,000   | 9.8   |
| 1954        | 1,086,000,000   | 6.5   |
| 1953        | 1,020,000,000   | 1.6   |
| 1952        | 1,004,000,000   | 10.1  |
| 1951        | 912,000,000     |   |

Source: "Toilet Goods Association 27th Annual Meeting,"  
Chemical Week, July 14, 1962, p. 41.

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Sales of toiletries reported in Table 1 include perfumes, cosmetics and other toilet preparations but do not include toilet soap.

According to Drug Topics, 1961 sales of toiletries by product categories were as follows: hair products, 25%; cosmetics, 22%; oral hygiene, 17%; shaving products, 6%; hand products 5%; and other toiletries, 24%.

The sales leader in 1961 was toilet soaps followed by tooth paste, shampoos, face creams and lipsticks. The 30 leading toilet goods items are listed in descending order of 1961 retail sales in Table 2. Historical sales records of these products are shown in Appendix 2.

The largest dollar increase in 1961 sales was made by lipsticks, with a gain of \$21.3 million over 1960. Other products with more than \$10 million sales increases in 1961 were aerosol colognes, mouth washes and gargles, and spray hair fixatives. Products that have excelled in their annual sales growth are given in Table 3 along with measurements of their growth.

Retail sales of toiletries are expected to reach \$3.2 billion in 1967, a 65% increase over 1961 sales. This forecast is based on the extremely close correlation (0.997) between sales of toilet goods and the U. S. Department of Commerce figures on "Personal Expenditures for Services" (PES) for the years 1951 through 1961. Using the U. S. Department of Commerce statistics, the McGraw-Hill Department of Economics has made forecasts of PES. The PES forecast provided the base for forecasting toilet goods sales. (See Figure 1 and Appendix 1 for details.)

#### Regional Market

The market for a Georgia manufacturer of toiletries is considered to be that area to which it is cheaper to ship from Georgia than from Chicago or New York.

The Georgia freight advantage area is shown on Map 1. Atlanta was used to fix the shipping point in Georgia, and Chicago and New York were chosen as representative centers for the present producers.

Retail sales volume of toiletries in the Georgia freight advantage area was approximately \$387 million in 1961. The freight advantage area contained 41.68 million people in 1960, or 23% of the U. S. population.

This area is estimated to have 20.0% of the national market for toiletries. Several sources of data are available with which to measure the area's share of the market. Since information is given by state, 11 states<sup>1/</sup> were

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<sup>1/</sup> Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee and Texas.



chosen as representative of the freight advantage area, and adjustments made based on population.

In 1958 the 11 states accounted for 19.6% of the U. S. wholesale sales of drugs, drug proprietaries, druggists' sundries, and toiletries (SIC 5022). In retail drug store sales (SIC 591), the 11 states accounted for 20.4% of the U. S. sales. Retail grocery store sales (SIC 541) for the 11 states amounted to 21% of the U. S. sales. Topics Publishing Company reports that 1960 retail sales of non-prescription items in drug stores for the 11 states accounted for 20.2% of the U. S. sales.

In summary:

|   | <u>11-State Percentage<br/>of U. S. Sales</u> |
|---|---|
| 1958 Wholesale drug sales                                 | 19.6  |
| 1958 Retail drug store sales                              | 20.4  |
| 1958 Retail grocery store sales                           | 21.0  |
| 1958 Retail drug store sales of<br>non-prescription items | <u>20.2</u>                                   |
| Average for 11-state area                                 | 20.3  |

It is estimated that retail sales in the 11-state freight advantage area will reach \$636 million by 1967. Methods used in the forecast are given in Appendix 2. Sales in the freight advantage area are expected to remain 20% of national sales through 1967, since a population forecast indicates that the area's percentage of the national population will change little in the immediate future.

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<sup>1/</sup> United States Census of Business: 1958, U. S. Department of Commerce, Bureau of the Census.

Table 2  
RETAIL SALES OF TOILETRIES IN DESCENDING ORDER  
(1961)

| <u>Product</u>  | <u>Sales</u>  |
|---|---------------|
| Toilet Soaps  | \$266,740,000 |
| Tooth Paste   | 243,730,000   |
| Shampoos  | 172,740,000   |
| Face Creams   | 127,600,000   |
| Lipsticks   | 121,680,000   |
| Spray Hair Fixatives                                    | 91,490,000    |
| Mouth Washes and Gargles                                | 87,570,000    |
| Hair Coloring Preparations                              | 74,440,000    |
| Men's Hair Tonics                                       | 74,360,000    |
| Face Cleansing Creams                                   | 71,190,000    |
| Home Permanent Kits and Refills                         | 70,210,000    |
| Aerosol Cologne   | 65,420,000    |
| Aerosol Shaving Cream                                   | 54,790,000    |
| After-Shave Lotion                                      | 49,440,000    |
| Pressed Cake Face Powder                                | 41,790,000    |
| Nail Polish and Enamel                                  | 38,370,000    |
| Roll-On Deodorants                                      | 38,070,000    |
| Hand Lotions  | 37,860,000    |
| Perfumes  | 37,440,000    |
| Cream Deodorants  | 35,380,000    |
| Colognes, Toilet Waters (non-aerosol)                   | 35,310,000    |
| Talcum and Body Powders                                 | 34,450,000    |
| Liquid Facial Cleaners                                  | 29,640,000    |
| Women's Hair Dressings and Conditioners                 | 25,770,000    |
| Loose Face Powder                                       | 24,680,000    |
| Face Lotions and Astringents                            | 24,630,000    |
| Make-Up Lotion  | 23,790,000    |
| False Teeth Adhesives                                   | 20,540,000    |
| Face Lubricating Creams                                 | 19,580,000    |
| Squeeze Container Sprays (External Personal Deodorants) | 15,020,000    |

Table 3

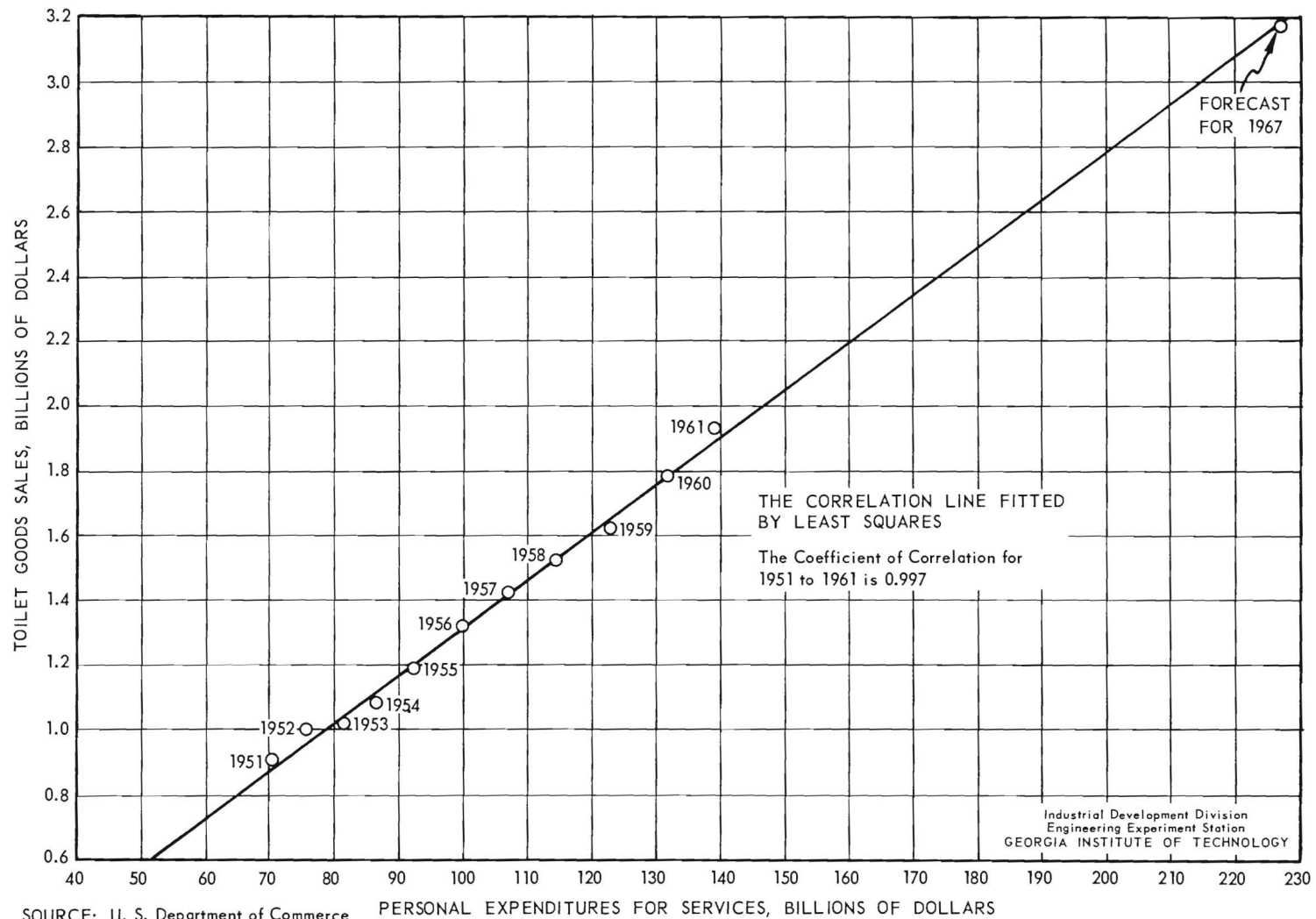
## SALES PERFORMANCE OF TOILETRIES WITH LARGEST DOLLAR INCREASES IN 1961

| <u>Product</u>                           | <u>Dollar<br/>Volume<br/>1961</u> | <u>Dollar<br/>Increase<br/>1961 over<br/>1960</u> | <u>Per Cent<br/>Increase<br/>1961 over<br/>1960</u> | <u>Average<br/>Annual<br/>Per Cent<br/>Increase</u> | <u>Number of<br/>Years<br/>Covered</u> |
|--|-----------------------------------|---|---|---|--|
| Lipsticks                                | \$121,680,000                     | \$21,290,000                                      | 21.2  | 10.3  | 12                                     |
| Aerosol Cologne                          | 65,420,000                        | 12,280,000  | 23.1  | 21.0  | 4                                      |
| Mouth Washes and Gargles                 | 87,570,000                        | 11,750,000  | 15.5  | 11.1  | 12                                     |
| Spray Hair Fixatives                     | 91,490,000                        | 10,240,000  | 12.6  | 17.3  | 7                                      |
| Tooth Paste                              | 243,730,000                       | 8,920,000   | 3.8   | 8.3   | 12                                     |
| Toilet Soaps                             | 266,740,000                       | 8,890,000   | 3.4   | 5.3   | 12                                     |
| Hair Coloring Preparations               | 74,440,000                        | 6,830,000   | 10.1  | 16.2  | 12                                     |
| Shampoos                                 | 172,740,000                       | 6,160,000   | 3.7   | 7.4   | 12                                     |
| Roll-On Deodorants                       | 38,070,000                        | 6,100,000   | 19.1  | 40.0  | 5                                      |
| Pressed Cake Face Powder                 | 41,790,000                        | 5,950,000   | 16.6  | 10.0  | 6                                      |
| Home Permanent Kits and<br>Refills       | 70,210,000                        | 5,560,000   | 8.6   | -4.0  | 5                                      |
| Face Creams (all)                        | 127,600,000                       | 5,430,000   | 4.4   | 3.3   | 12                                     |
| Nail Polish and Enamel                   | 38,370,000                        | 5,380,000   | 16.3  | 8.0   | 12                                     |
| Men's Hair Tonics                        | 74,360,000                        | 4,440,000   | 6.4   | 6.4   | 12                                     |
| Aerosol Shaving Cream                    | 54,790,000                        | 3,680,000   | 7.2   | 12.3  | 6                                      |
| Make-Up Lotion                           | 23,790,000                        | 3,140,000   | 15.2  | 10.1  | 6                                      |
| Cream Deodorants                         | 35,380,000                        | 2,340,000   | 7.1   | 3.8   | 9                                      |
| Colognes, Toilet Waters<br>(non-aerosol) | 35,310,000                        | 2,190,000   | 6.6   |   |  |
| After-Shave Lotion                       | 49,440,000                        | 2,170,000   | 4.6   | 6.9   | 12                                     |
| Face Cleansing Creams                    | 71,190,000                        | 2,140,000   | 3.1   | 2.6   | 12                                     |

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Source: Topics Publishing Company, New York, N. Y.

FIGURE 1  
CORRELATION BETWEEN PERSONAL EXPENDITURES FOR SERVICES  
AND TOILET GOODS SALES



SOURCE: U. S. Department of Commerce  
McGraw-Hill Department of Economics  
Topics Publishing Company

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# MAP 1

GEORGIA FREIGHT ADVANTAGE AREA  
(Area Where Freight Costs Will Be Less From Atlanta Than  
From Chicago Or New York)



## LOCATION OF THE INDUSTRY AND ITS MARKETS

### Production Centers

Almost 83% of the production of toiletries in the United States is concentrated in the northern manufacturing belt (six New England states, three Middle Atlantic states, and five East North Central states). New Jersey and New York account for 49% of U. S. production. New Jersey ranks first with \$330 million or 31%, and New York is second with \$190 million or 18%. The concentration of production centers is shown on Map 2.

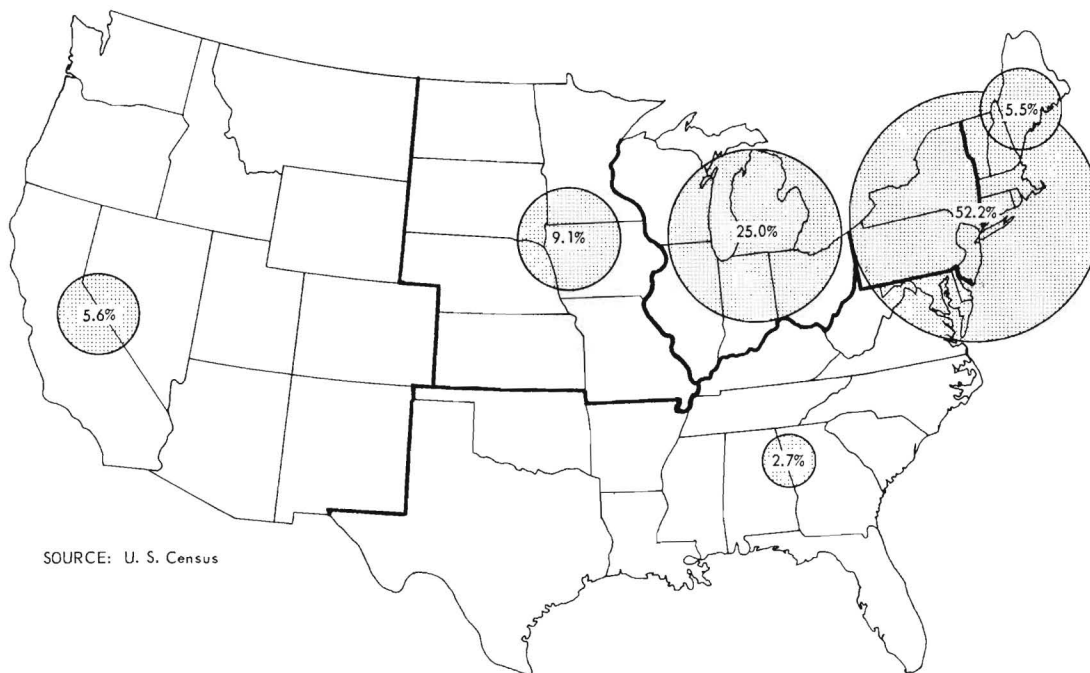
### Regional Markets

In contrast, the markets for toiletries are spread widely though unevenly over the entire country. Drug store sales provide a reliable indication of the market for toiletries, since over 30% of all toilet goods sales are made through drug stores. Regional markets, based on 1960 retail drug store sales, are shown below and on Map 3.

| <u>Approximate Region</u>         | <u>Per Cent of<br/>U. S. Retail Sales</u> |
|-----------------------------------|---|
| Upper Atlantic (11 states)        | 27.2                                      |
| East North Central (5 states)     | 22.6                                      |
| Southern (12 states)              | 18.6                                      |
| Pacific (5 states)                | 12.3                                      |
| West North Central (7 states)     | 8.5                                       |
| Southwestern (3 states)           | 7.9                                       |
| North Western Mountain (5 states) | 2.6                                       |

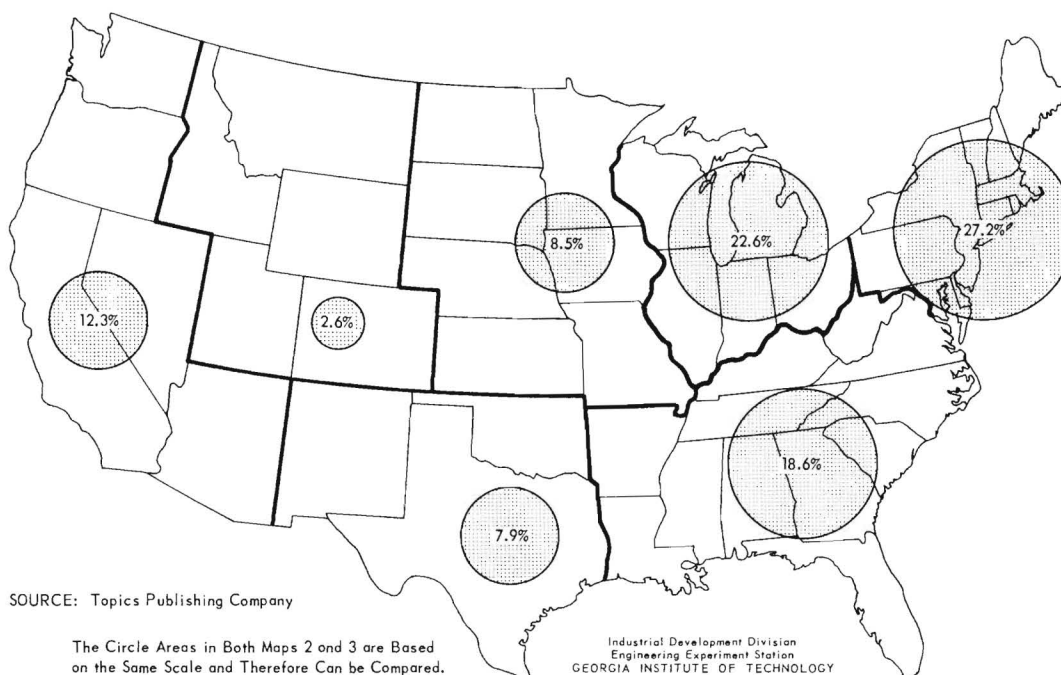
When Map 2 and Map 3 are compared, the significant variation between production centers and regional markets is evident. The South's consumption of toiletries is more than nine times greater than its production. It is feasible, therefore, to consider Georgia as a production center for the southern market.

MAP 2  
PRODUCTION CONCENTRATION SHOWN BY VALUE OF SHIPMENTS  
FOR TOILET PREPARATIONS (SIC 2844)



SOURCE: U. S. Census

MAP 3  
REGIONAL MARKETS FOR TOILETRIES  
(Shown by 1960 Retail Drug Store Sales)



SOURCE: Topics Publishing Company

The Circle Areas in Both Maps 2 and 3 are Based on the Same Scale and Therefore Can be Compared.

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## ADVANTAGES OF A GEORGIA LOCATION

### Lower Freight Costs

A plant in Georgia, formulating and packaging toiletries for the southern market, would enjoy a considerable freight advantage over a similar plant in the Northeast. Table 4 demonstrates possible freight savings. It shows a comparison of motor freight rates from New York and from Atlanta to major markets in the South.

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Table 4  
MOTOR FREIGHT CLASS RATES  
FOR TOILET PREPARATIONS, MEDICINES AND DRUGS FROM  
NEW YORK AND FROM ATLANTA TO SOUTHERN CITIES  
(Truckload Shipment of 30,000 Pounds)

| To           | From<br>New York City Area<br>(\$/cwt.) | From Atlanta<br>(Estimated New Rates)*<br>(\$/cwt.) | Savings<br>Atlanta vs.<br>New York City Area<br>(\$/cwt.) |
|--------------|---|---|---|
| New Orleans  | 2.66                                    | 0.80  | 1.86  |
| Dallas       | 2.64                                    | 1.24  | 1.40  |
| Memphis      | 1.75                                    | 0.73  | 1.02  |
| Jacksonville | 1.59                                    | 0.66  | 0.93  |
| Charlotte    | 1.30                                    | 0.60  | 0.70  |

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\* The estimated new rates are 27% of the Class 100 rates applicable to truckload shipments. They are on the same relative basis as the present rate of \$1.20 on 30,000 pounds from New York to Atlanta. Present rates from Atlanta are: \$1.18 on 22,000 pounds to New Orleans; \$1.61 on 30,000 pounds to Dallas; \$1.08 on 22,000 pounds to Memphis; \$0.98 on 22,000 pounds to Jacksonville, and \$0.89 on 22,000 pounds to Charlotte.

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A hypothetical case study for a New York area company with annual U. S. sales of \$100 million in toiletries and related items illustrates that an Atlanta regional plant would save the company \$263,000 annually in freight



costs.<sup>1/</sup> This would provide an increased profit on southern regional sales of more than 10%.

The case study company was assumed to be located in the New York-northeastern New Jersey area and to distribute products nationally from this location. Other pertinent facts concerning the company:

|                                     |               |
|-------------------------------------|---------------|
| Annual sales                        | \$100,000,000 |
| Earnings before taxes <sup>2/</sup> | \$12,000,000  |
| Annual freight bill                 | \$2,314,600   |

It was assumed that 20% -- or \$20 million -- of the company's output would be sold in the Atlanta freight advantage area. If a manufacturer were serving this regional market from Atlanta, the following freight savings would result:

|                                    |                |
|------------------------------------|----------------|
| Freight cost from New York plant   | \$462,941      |
| Freight cost from an Atlanta plant | <u>199,832</u> |
| Estimated annual freight savings   | \$263,109      |

Profit on southern regional sales from the New York plant would be \$2,400,000. This would be increased by \$263,109, or 10.9%, if the market were served by a plant located in Georgia.

#### Availability of Containers in Georgia

Container and box manufacturers in the area are a primary advantage to a toiletries manufacturer. Located in Georgia are plants manufacturing metal, plastic and glass containers. These plants are listed in Table 5.

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<sup>1/</sup> McKoy, Wade, Packaging Opportunities in Atlanta, Industrial Development Division, Engineering Experiment Station, Georgia Institute of Technology, September, 1962, p. 24.

<sup>2/</sup> Average earnings before taxes for the Chemicals and Allied Products industry averaged 12% of sales in 1961, according to Quarterly Financial Report for Manufacturing Corporations, Federal Trade Commission.

Table 5

## MANUFACTURERS OF METAL, PLASTIC AND GLASS CONTAINERS IN GEORGIA

| <u>Plant</u>   | <u>Location</u>          | <u>Products</u>  |
|--|--------------------------|--|
| American Can Company   | Atlanta<br>(Forest Park) | Oblong cans, beer cans,<br>carbonated beverage cans,<br>paper tubes with metal ends,<br>lithographing facilities.                |
| American Can Company   | Savannah                 | Coffee cans and other cans.  |
| Crown Cork & Seal Company                                    | Atlanta                  | General open top cans,<br>aerosol cans, aluminum cans,<br>beer cans, bottle crowns,<br>oblong cans, lithographing<br>facilities. |
| Knox Glass Company   | Atlanta<br>(Forest Park) | Glass containers.  |
| Owens-Illinois Glass<br>Company, Glass Container<br>Division | Atlanta                  | Glass containers.  |
| Plastic Products Division                                    | Atlanta                  | High density polyethylene<br>bottles.  |
| Polyco, Inc.   | Atlanta<br>(Smyrna)      | High and low density poly-<br>ethylene bottles.  |

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In addition there are many manufacturers of paper, fiber and wood containers located in Georgia. The number of plants are listed by Standard Industrial Classification (SIC) in Table 6.

Table 6  
PLANTS MANUFACTURING PAPER, FIBER AND WOOD CONTAINERS  
IN GEORGIA

| <u>SIC</u> | <u>Number of<br/>Plants</u> | <u>Products</u>   |
|------------|-----------------------------|---|
| 2651       | 6                           | Folding paperboard boxes                                  |
| 2652       | 7                           | Set-up paperboard boxes                                   |
| 2653       | 14                          | Corrugated and solid fiber<br>boxes                       |
| 2654       | 10                          | Sanitary food containers                                  |
| 2655       | 8                           | Fiber cans, tubes, drums,<br>and similar products         |
| 2441       | 14                          | Nailed and lock corner<br>wooden boxes and shook          |
| 2442       | 20                          | Wirebound boxes and crates                                |
| 2443       | 6                           | Veneer and plywood containers,<br>except boxes and crates |

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Nearby sources of containers are critical to a manufacturer of toilet goods since packaging materials are a major part of the shipping weight of some toiletries. Examples are:

Aerosol Shaving Cream - 30 to 70% of shipping weight  
 Cream Deodorants - 85% of shipping weight  
 Hair Shampoo - 50 to 70% of shipping weight  
 Hair Spray Fixatives - 35% of shipping weight  
 Tooth Paste - 15 to 60% of shipping weight

#### Lower Production Labor Costs

In the toilet preparations industry production workers receive relatively low pay. Nationally the production wage in 1958 averaged \$1.85 per hour.<sup>1/</sup> Production workers comprised 63% of all the employees and received 50% of the wages paid. Production wages amounted to 6.3% of the value of shipments.

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<sup>1/</sup> United States Census of Manufactures: 1958, U. S. Department of Commerce, Bureau of the Census.

Location of a plant in a low wage area, therefore, would provide a significant competitive advantage.

Not only are labor costs per man hour lower in Georgia than in the northern manufacturing belt, but production per man hour is often higher.<sup>1/</sup>

The following tabulation from the U. S. Bureau of the Census compares incomes of operatives in Georgia with incomes of similar workers in other locations in the country:

| <u>Region of State</u> | <u>Median Incomes of<br/>Male Operatives and Kindred Workers</u> |
|------------------------|--|
| Georgia                | \$2,771  |
| South                  | 3,196  |
| North East             | 4,414  |
| New York               | 4,450  |
| North Central          | 4,759  |
| West                   | 4,839  |
| Illinois               | 4,970  |
| California             | 5,062  |

The occupation group, male operatives and kindred workers, was selected from the census groups as being the most representative of the production employees in the toiletries industry. The median income of male operatives in Georgia is less than two-thirds of the median income outside the South. Based on these figures, profits can show an increase of approximately 17% due to a 34% saving in production wages for a plant located in Georgia rather than in the New York area. The illustration is worked out below:

|  |   |                               |
|--|---|-------------------------------|
| New York plant production wages                          | = | 6.3% of sales                 |
| Georgia plant production wages                           |   |                               |
| ( $6.3 \times 0.66 = 4.2$ )                              | = | 4.2% of sales                 |
| Georgia plant savings in wages <sup>2/</sup>             | = | 2.1% of sales                 |
| Profit of New York plant <sup>3/</sup>                   | = | 12.0% of sales                |
| Profit of Georgia plant due to benefit<br>of lower wages | = | 14.1% of sales                |
| Georgia plant profit greater by                          |   | 17.5% due to labor<br>savings |

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<sup>1/</sup> Sewell, Charles, A Formula for Labor Productivity in Georgia, Industrial Development Division, Engineering Experiment Station, Georgia Institute of Technology, July, 1961.

<sup>2/</sup> This amounts to \$420,000 for the hypothetical example on page 11.

<sup>3/</sup> See footnote 2, page 12.

### Lower Property Taxes

The following comparison shows a saving of \$35,938 for a Georgia plant over a New York area plant due to lower property taxes. The specific areas being compared are Clayton County on the fringe of Atlanta and Caldwell Township in Essex County, New Jersey. Caldwell Township has the lowest tax rate in Essex County. The property tax in Newark, also located in Essex County, is about 2.5 times greater than in Caldwell Township.<sup>1/</sup> Property taxes in the City of Atlanta are lower than the lowest Essex County rate.<sup>2/</sup> A description of the property follows, with a tabulation of comparable tax charges in the two locations.

| <u>Property</u>   | <u>Investment</u> <sup>3/</sup> | <u>Tax in Georgia</u> <sup>4/</sup> | <u>Tax in New York Area</u> <sup>5/</sup> |
|-------------------|---------------------------------|-------------------------------------|---|
| Land and building | \$1,900,000                     | \$24,344                            | \$38,000                                  |
| Equipment         | 2,350,000                       | 30,109                              | 47,000                                    |
| Inventory         | <u>750,000</u>                  | <u>9,609</u>                        | <u>15,000</u>                             |
| Total             | \$5,000,000                     | \$64,062                            | \$100,000                                 |

Based on these data, a plant located in Georgia would save \$35,938 in property taxes over a similar plant in the New York area. Assuming a profit of \$2,400,000 on sales in the southern region (see illustration on page 12), the property tax advantage in Georgia would represent a savings of 1.5% of profits.

### Other Factors

The cost advantages of a Georgia plant over a plant in the Northeast are increased by the following factors:

1. Lower capital investment is required for a given production capacity in Georgia than in the Northeast. This lowers the amount spent on property

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<sup>1/</sup> Property tax in Newark on a \$5 million investment would be \$245,100. If Newark were used in the illustration, the tax savings of a Georgia plant would be more than \$181,000 -- or 7.5% of profits.

<sup>2/</sup> Property tax in Atlanta, Georgia, on a \$5 million investment would be \$92,235.

<sup>3/</sup> It is estimated that a capital investment of \$5 million would be required for \$20 million in annual sales (see illustration on page 14).

<sup>4/</sup> Tax is for Clayton County, Georgia, unincorporated area. Source: Tax Guide, Atlanta Metropolitan Area, Atlanta Chamber of Commerce.

<sup>5/</sup> Tax is for Caldwell Township, Essex County, New Jersey. Source: 1960-1961 New Jersey Industrial Directory.

taxes even more and increases the per cent return on the investment as well as increasing the actual earnings.

Construction costs are proven to be low in Georgia. Leading contractors are building plants in the Atlanta area at costs that are 15 to 40% less than construction costs in many other areas. A specific example is two buildings built for the same company and to the same plans. The bid in Atlanta was \$60,000, and on a site in New Jersey the bid was \$95,000. Another comparison under the same conditions found Atlanta costs 20% lower than costs in a central Illinois town.

Contractors say the main reasons that construction costs are lower in Georgia are climate and worker productivity. There are more working days under favorable conditions. The attitudes of the workers -- both union and non-union -- are superior and permit effective use of new labor-saving tools.

2. Natural gas rates in Georgia are 30 to 50% of the rates in the New York area. Additional savings are realized because of the milder and shorter winters in Georgia.

3. Electric rates in Georgia are 60 to 80% of the rates in the New York area.

4. In general the availability of supplies and raw materials are as satisfactory in Georgia as in the present manufacturing locations. For many products water is an ingredient that forms a major part of the net weight. The use of concentrates and the increasing number of suppliers have created a competitive situation where freight is now either equalized or allowed on many raw materials and supplies. This reduces the freight cost factor for the formulator's raw materials.

#### Increase in Earnings

Earnings of a Georgia plant that formulates and packages toiletries for the southern market are estimated to be 30% greater than those of a similar plant in the New York area. As illustrated earlier, the earnings of a hypothetical New York plant on sales to the Georgia freight advantage area are assumed to be \$2.4 million. The increase in earnings of a Georgia plant over a plant in the New York area are:

|                      |               |
|----------------------|---------------|
| From freight savings | \$263,109     |
| From labor savings   | 420,000       |
| From property taxes  | <u>35,938</u> |
| Increase in earnings | \$719,047     |

Calculation:  $\frac{\$ 719,047}{\$2,400,000} \times 100 = 30.0\%$  increase in earnings.

#### Conclusion

In serving the southern market, greater earnings are possible from a Georgia plant than from a northern plant. However, the actual increase in earnings that a company would realize can only be determined from a case study for that company. As mentioned in the Foreword, studies can be made for interested companies.

## APPENDICES



Appendix 1  
MARKET FORECAST CALCULATIONS

The toilet goods sales forecast was made by relating toilet goods sales to personal expenditures for services (PES)<sup>1/</sup> and then using an authoritative forecast for PES. Toilet goods sales versus personal expenditures for services for the years 1951 through 1961 are shown in graphic form in Figure 1 of the text.

The coefficient of correlation for the data is 0.997, and the calculations are shown in Appendix Table 1-A.

Personal expenditures for services are graphed in Appendix Figure 1-A on semilogarithmic paper with expenditures on the log scale. McGraw-Hill's Department of Economics figures and forecasts for personal expenditures for services are:

| <u>Year</u> | <u>PES in 1960 Dollars</u> |
|-------------|----------------------------|
| 1950        | 85.4                       |
| 1960        | 131.8                      |
| 1965        | 168                        |
| 1970        | 209                        |
| 1975        | 260                        |

Interpolating for 1967 and changing from 1960 to 1967 dollars puts the PES estimate at \$227 billion for 1967. Toilet goods sales for 1967 are calculated to be \$3.18 billion by correlating to PES, using the least squares equation.

Using national sales estimates and a regional market share of 20.0%, the following regional sales forecasts for 1967 were derived:

|              | <u>1967 U. S. Sales</u> | <u>Atlanta Regional Market<br/>(20.0% of U. S. Sales)</u> |
|--------------|-------------------------|---|
| Toilet Goods | \$3,180,000,000         | \$636,000,000   |

Regional forecasts are rounded off to the nearest \$10 million in the text.

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<sup>1/</sup> Survey of Current Business, July issue, U. S. Department of Commerce.

Appendix Table 1-A

CALCULATIONS FOR COEFFICIENT OF CORRELATION BETWEEN  
PERSONAL EXPENDITURES FOR SERVICES (X) AND TOILET GOODS SALES (Y)  
AND FOR THE CORRELATION LINE FITTED BY LEAST SQUARES

| Year    | Toilet Goods<br>Sales<br>(Billions of<br>Dollars) | Services<br>(Billions<br>of Dollars) | Functions Used in the Calculations |       |        |                |                |
|---------|---|--------------------------------------|------------------------------------|-------|--------|----------------|----------------|
|         | Y   | X                                    | y                                  | x     | xy     | y <sup>2</sup> | x <sup>2</sup> |
| 1961    | 1.934   | 139.1                                | +586                               | +37.1 | 21.740 | .343           | 1,376.4        |
| 1960    | 1.784   | 131.9                                | +436                               | +29.9 | 13.036 | .190           | 894.0          |
| 1959    | 1.622   | 122.8                                | +274                               | +20.8 | 5.699  | .075           | 432.6          |
| 1958    | 1.523   | 114.3                                | +175                               | +12.3 | 2.153  | .031           | 151.3          |
| 1957    | 1.430   | 107.1                                | +082                               | + 5.1 | 0.418  | .007           | 26.0           |
| 1956    | 1.321   | 100.0                                | -.027                              | - 2.0 | 0.054  | .001           | 4.0            |
| 1955    | 1.192   | 92.5                                 | -.156                              | - 9.5 | 1.482  | .024           | 90.3           |
| 1954    | 1.086   | 86.3                                 | -.262                              | -15.7 | 4.113  | .067           | 246.5          |
| 1953    | 1.020   | 81.8                                 | -.328                              | -20.2 | 6.626  | .108           | 408.0          |
| 1952    | 1.004   | 75.6                                 | -.344                              | -26.4 | 9.082  | .118           | 697.0          |
| 1951    | 0.912   | 70.2                                 | -.436                              | -31.8 | 13.865 | .190           | 1,011.2        |
| Sum (S) | 14.828  | 1,121.6                              | .000                               | - 0.4 | 78.268 | 1.154          | 5,337.3        |
| Mean    | 1.348   | 102.0                                | N = 11                             |       |        |                |                |

$$G_y = \sqrt{\frac{S_y^2}{N}} = \sqrt{\frac{1.154}{11}} = .32389$$

$$G_x = \sqrt{\frac{S_x^2}{N}} = \sqrt{\frac{5,337.3}{11}} = 22.0273$$

$$\text{Coefficient: } r = \frac{S_{xy}}{NG_y G_x} = \frac{78.268}{(11)(.32389)(22.0273)} = 0.9973$$

Appendix Table 1-A (Cont'd)

The correlation line fitted by least squares: General Equation  $Y_c = a + bx$

$$b = \frac{S_{xy}}{S_x} = \frac{78.268}{5,337.3} = 0.01466$$

$$a = \bar{Y} - b \bar{X} = 1.348 - (.01466)(102) = -0.147$$

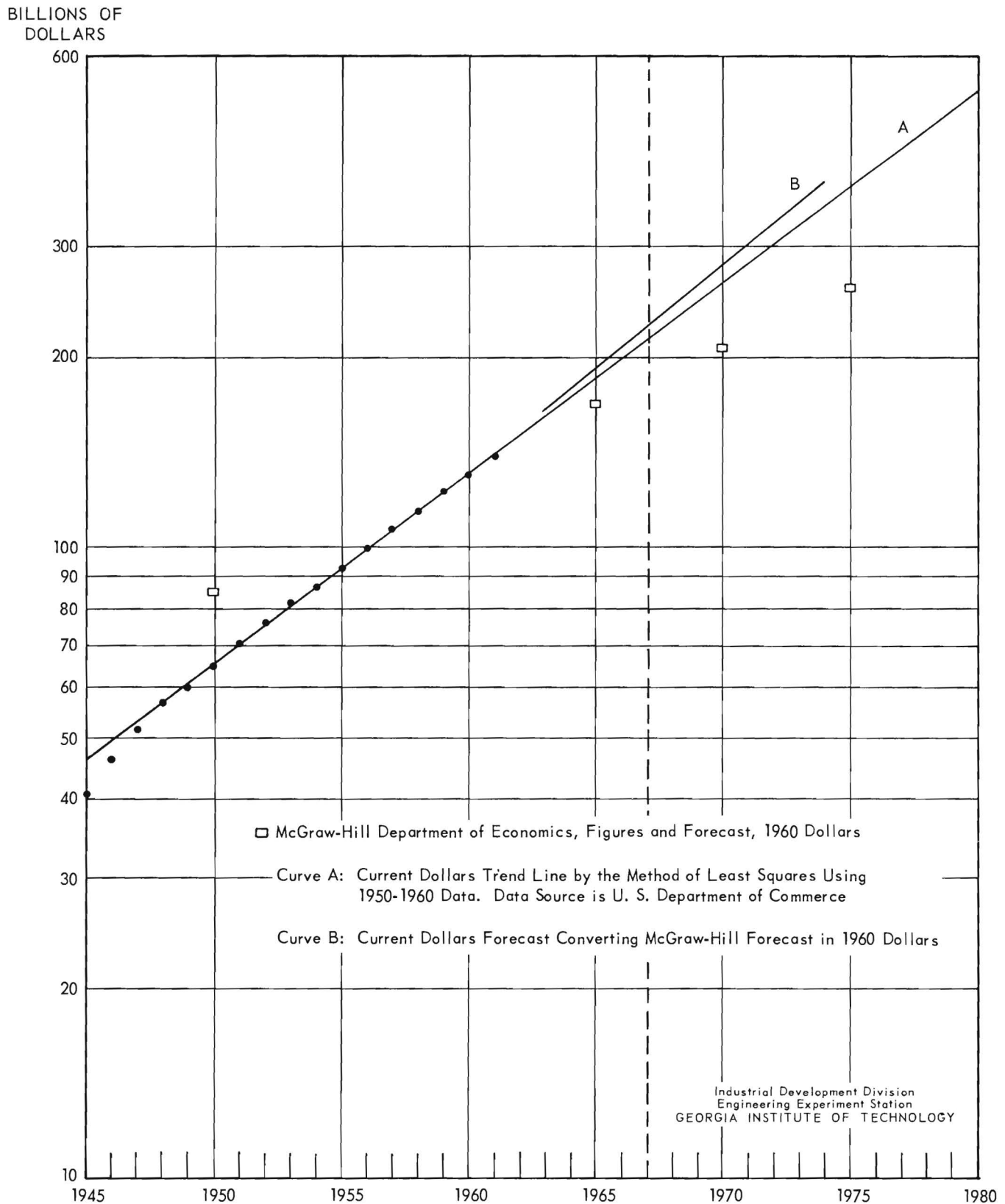
Formula for Correlation Line:  $Y_c = 0.01466X - 0.147$

Points on the Correlation Line

| $Y_c$ | $X$   |
|-------|-------|
| 1     | 78.2  |
| 2     | 146.4 |
| 3     | 214.7 |
| 3.18  | 227   |

Percent increase from 1961 to 1967:  $\frac{3.18}{1.93} = 1.65$  or 65%

APPENDIX FIGURE 1-A  
TREND AND FORECAST OF PERSONAL EXPENDITURES FOR SERVICES



## Appendix 2

### Appendix Table 2-A

#### U. S. RETAIL SALES OF 30 TOILETRIES

| Year | Toilet Soaps              |          | Tooth Paste               |          | Shampoos                  |          | Face Creams               |          | Lipsticks                 |          | Spray Hair<br>Fixatives   |          |
|------|---------------------------|----------|---------------------------|----------|---------------------------|----------|---------------------------|----------|---------------------------|----------|---------------------------|----------|
|      | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars | % Change |
| 1961 | 266.74                    | 3.4      | 243.73                    | 3.8      | 172.74                    | 3.7      | 127.60                    | 4.4      | 121.68                    | 21.2     | 91.49                     | 12.6     |
| 1960 | 257.85                    | 4.4      | 234.81                    | 3.1      | 166.58                    | 4.5      | 122.17                    | 4.6      | 100.39                    | 9.2      | 81.25                     | 6.7      |
| 1959 | 246.95                    | 5.8      | 227.65                    | 2.3      | 159.44                    | 2.3      | 116.79                    | 4.7      | 91.93                     | 11.6     | 76.15                     | -6.6     |
| 1958 | 233.39                    | 6.6      | 222.59                    | 10.0     | 155.9                     | 6.3      | 111.52                    | 4.4      | 82.36                     | 7.6      | 81.50                     | -1.3     |
| 1957 | 218.96                    | 15.5     | 202.34                    | 13.5     | 146.68                    | 10.3     | 106.8                     | 2.7      | 76.54                     | 7.3      | 82.54                     | 10.0     |
| 1956 | 189.58                    | 6.6      | 178.27                    | 13.4     | 133.00                    | 8.4      | 103.96                    | 4.1      | 71.33                     | 10.1     | 75.05                     | 51.6     |
| 1955 | 177.82                    | 6.1      | 157.25                    | 4.4      | 122.65                    | 4.9      | 99.84                     | 2.7      | 64.77                     | 13.7     | 49.49                     | 65.4     |
| 1954 | 167.58                    | 7.1      | 150.62                    | 0.6      | 116.92                    | 1.0      | 97.23                     | 1.3      | 56.94                     | 5.4      | 29.92                     | 41.8     |
| 1953 | 156.51                    | 3.3      | 149.72                    | 6.7      | 115.74                    | 7.7      | 96.00                     | 2.7      | 54.02                     | 13.2     | 21.10                     | 201.3    |
| 1952 | 151.57                    | -1.2     | 140.32                    | 24.8     | 107.45                    | 13.2     | 93.52                     | 0.1      | 47.72                     | 9.5      | 7.0                       | 170.0    |
| 1951 | 153.5                     | 8.0      | 112.44                    | 9.5      | 94.92                     | 17.7     | 93.41                     | 2.6      | 42.58                     | 5.9      | 2.6                       |          |
| 1950 | 142.09                    | -0.7     | 102.68                    | 9.6      | 80.68                     | 9.4      | 91.01                     | 5.1      | 41.15                     | 9.6      |                           |          |
| 1949 | 143.12                    |          | 93.69                     |          | 73.77                     |          | 86.59                     |          | 37.55                     |          |                           |          |

| Year | Mouth Washes and<br>Gargles |          | Hair Coloring<br>Preparations |          | Men's Hair Tonics         |          | Face Cleansing<br>Creams  |          | Home Permanent<br>Kits and Refills |          | Aerosol Cologne           |          |
|------|-----------------------------|----------|-------------------------------|----------|---------------------------|----------|---------------------------|----------|------------------------------------|----------|---------------------------|----------|
|      | Millions<br>of<br>Dollars   | % Change | Millions<br>of<br>Dollars     | % Change | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars | % Change | Millions<br>of<br>Dollars          | % Change | Millions<br>of<br>Dollars | % Change |
| 1961 | 87.57                       | 15.5     | 74.44                         | 10.1     | 74.36                     | 6.4      | 71.19                     | 3.1      | 70.21                              | 8.6      | 65.42                     | 23.1     |
| 1960 | 75.82                       | 9.8      | 67.61                         | 46.9     | 69.92                     | 0.1      | 69.05                     | 3.1      | 64.65                              | -4.8     | 53.14                     | 15.4     |
| 1959 | 69.05                       | 8.0      | 46.01                         | 23.4     | 69.85                     | 5.0      | 66.98                     | 3.7      | 67.91                              | -8.6     | 46.05                     | 22.4     |
| 1958 | 63.94                       | 17.0     | 37.30                         | 15.2     | 66.52                     | 2.7      | 64.62                     | 3.9      | 74.27                              | -6.7     | 37.62                     | 22.9     |
| 1957 | 54.65                       | 39.0     | 32.37                         | 14.9     | 64.74                     | 7.9      | 62.18                     | 2.5      | 79.64                              | -7.9     | 30.62                     | 24.3     |
| 1956 | 39.32                       | 14.0     | 28.17                         | 15.0     | 60.00                     | 11.6     | 60.65                     | 2.6      | 85.51                              | 7.8      | 24.63                     | 41.3     |
| 1955 | 34.49                       | 4.5      | 24.50                         | 9.7      | 53.75                     | 9.6      | 59.12                     | -0.6     | 80.29                              | 9.1      | 17.43                     |          |
| 1954 | 33.00                       | 4.4      | 22.33                         | 6.7      | 49.06                     | 3.8      | 59.49                     | 0.8      | 73.61                              | 6.3      |                           |          |
| 1953 | 31.62                       | 11.5     | 20.93                         | 10.1     | 47.27                     | 10.6     | 59.00                     | 2.7      | 69.23                              | 6.3      |                           |          |
| 1952 | 28.36                       | 4.6      | 19.01                         | 7.5      | 42.74                     | 4.5      | 57.45                     | 0.8      | 65.12                              | 17.7     |                           |          |
| 1951 | 27.10                       | 5.0      | 17.68                         | 17.5     | 40.91                     | 13.6     | 57.01                     | 3.3      | 55.32                              | 4.3      |                           |          |
| 1950 | 25.82                       | 4.2      | 15.05                         | 23.2     | 36.02                     | 1.6      | 55.18                     | 5.0      | 53.06                              | 7.6      |                           |          |
| 1949 | 24.78                       |          | 12.22                         |          | 35.46                     |          | 52.57                     |          | 49.32                              |          |                           |          |

| Year | Aerosol Shaving Cream |          | After-Shave Lotion |          | Pressed Cake Powder |          | Nail Polish and Enamel |          | Roll-On Deodorants |          | Hand Lotions |          |
|------|-----------------------|----------|--------------------|----------|---------------------|----------|------------------------|----------|--------------------|----------|--------------|----------|
|      | Millions of           |          | Millions of        |          | Millions of         |          | Millions of            |          | Millions of        |          | Millions of  |          |
|      | Dollars               | % Change | Dollars            | % Change | Dollars             | % Change | Dollars                | % Change | Dollars            | % Change | Dollars      | % Change |
| 1961 | 54.79                 | 7.2      | 49.44              | 4.6      | 41.79               | 16.6     | 38.37                  | 16.3     | 38.07              | 19.1     | 37.86        | 4.6      |
| 1960 | 51.11                 | 14.8     | 47.27              | 5.8      | 35.84               | 6.1      | 32.99                  | 6.0      | 31.97              | 22.1     | 36.20        | 3.8      |
| 1959 | 44.52                 | 12.6     | 44.68              | 7.2      | 33.78               | 10.3     | 31.12                  | 9.7      | 26.18              | 28.2     | 34.87        | 3.7      |
| 1958 | 39.54                 | 9.8      | 41.68              | 7.3      | 30.63               | 11.8     | 28.36                  | -2.7     | 20.42              | 48.8     | 33.63        | 3.3      |
| 1957 | 36.00                 | 16.9     | 38.84              | 11.0     | 27.41               | 7.4      | 29.16                  | 11.4     | 13.73              | 93.4     | 32.54        | 4.8      |
| 1956 | 30.80                 | 12.6     | 35.00              | 7.6      | 25.53               | 13.2     | 26.17                  | 6.1      | 7.10               |          | 31.04        | 5.3      |
| 1955 | 27.35                 | 31.7     | 32.52              | 7.2      | 22.56               |          | 24.66                  | 8.7      |                    |          | 29.48        | 6.3      |
| 1954 | 20.76                 | 39.3     | 30.32              | 5.9      |                     |          | 22.69                  | 11.6     |                    |          | 27.74        | 2.0      |
| 1953 | 14.90                 | 245.2    | 28.64              | 4.3      |                     |          | 20.32                  | 7.4      |                    |          | 27.19        | 4.2      |
| 1952 | 4.32                  | 332.0    | 27.47              | 4.6      |                     |          | 18.92                  | 8.5      |                    |          | 26.10        | 5.3      |
| 1951 | 1.00                  |          | 26.26              | 8.4      |                     |          | 17.44                  | 6.3      |                    |          | 24.79        | 5.3      |
| 1950 |                       |          | 24.22              | 9.2      |                     |          | 16.41                  | 3.7      |                    |          | 23.55        | 15.4     |
| 1949 |                       |          | 22.18              |          |                     |          | 15.82                  |          |                    |          | 20.40        |          |

| Year | Perfumes    |          | Cream Deodorants |          | Colognes, Toilet Waters (other) |          | Talcum and Body Powders |          | Liquid Facial Cleaners |          | Women's Hair Dressings and Conditioners |          |
|------|-------------|----------|------------------|----------|---------------------------------|----------|-------------------------|----------|------------------------|----------|---|----------|
|      | Millions of |          | Millions of      |          | Millions of                     |          | Millions of             |          | Millions of            |          | Millions of                             |          |
|      | Dollars     | % Change | Dollars          | % Change | Dollars                         | % Change | Dollars                 | % Change | Dollars                | % Change | Dollars                                 | % Change |
| 1961 | 37.44       | 1.4      | 35.38            | 7.1      | 35.31                           | 6.6      | 34.45                   | 2.8      | 29.64                  | 2.1      | 25.77                                   | 4.5      |
| 1960 | 36.92       | 4.1      | 33.04            | 8.2      | 33.12                           | 8.0      | 33.51                   | 0.9      | 29.03                  | 7.9      | 24.66                                   | 14.4     |
| 1959 | 35.47       | 7.2      | 30.53            | -0.7     | 30.67                           | 6.4      | 33.21                   | 3.5      | 26.90                  | 1.1      | 21.56                                   | 2.4      |
| 1958 | 33.07       | 5.6      | 30.75            | -3.6     | 28.82                           | 6.9      | 32.09                   | 5.7      | 26.61                  | 1.9      | 21.06                                   | 9.3      |
| 1957 | 31.33       | 5.6      | 31.91            | 1.6      | 26.96                           | 4.0      | 30.38                   | 3.8      | 26.12                  | 4.2      | 19.27                                   | 13.3     |
| 1956 | 29.68       | 6.6      | 31.39            | 9.5      | 25.92                           | -6.7     | 29.26                   | 9.3      | 25.06                  | 15.8     | 17.01                                   | 7.5      |
| 1955 | 27.85       | 6.0      | 28.67            | 5.6      | 27.78                           |          | 26.76                   | 6.8      | 21.64                  | 154.6    | 15.82                                   | 8.5      |
| 1954 | 26.26       | 3.4      | 27.14            | 1.2      |                                 |          | 25.07                   | 6.0      | 8.5                    | 77.1     | 14.59                                   | 12.4     |
| 1953 | 25.40       | 1.2      | 26.81            | 6.3      |                                 |          | 23.64                   | 3.3      | 4.8                    |          | 12.98                                   |          |
| 1952 | 25.10       | 1.7      | 25.22            |          |                                 |          | 22.89                   | 2.8      |                        |          |   |          |
| 1951 | 24.69       | 3.3      |                  |          |                                 |          | 22.28                   | 2.6      |                        |          |   |          |
| 1950 | 23.89       | -3.0     |                  |          |                                 |          | 21.72                   | 5.2      |                        |          |   |          |
| 1949 | 24.62       |          |                  |          |                                 |          | 20.64                   |          |                        |          |   |          |



| Year | <u>Loose Face Powder</u> |                 | <u>Face Lotions and</u> |                 | <u>Make-Up Lotion</u> |                 | <u>False Teeth</u> |                 | <u>Face Lubricating</u> |                 | <u>Squeeze Container</u> |                 |
|------|--------------------------|-----------------|-------------------------|-----------------|-----------------------|-----------------|--------------------|-----------------|-------------------------|-----------------|--------------------------|-----------------|
|      | <u>Millions</u>          |                 | <u>Millions</u>         |                 | <u>Millions</u>       |                 | <u>Millions</u>    |                 | <u>Millions</u>         |                 | <u>Millions</u>          |                 |
|      | <u>of</u>                |                 | <u>of</u>               |                 | <u>of</u>             |                 | <u>of</u>          |                 | <u>of</u>               |                 | <u>of</u>                |                 |
|      | <u>Dollars</u>           | <u>% Change</u> | <u>Dollars</u>          | <u>% Change</u> | <u>Dollars</u>        | <u>% Change</u> | <u>Dollars</u>     | <u>% Change</u> | <u>Dollars</u>          | <u>% Change</u> | <u>Dollars</u>           | <u>% Change</u> |
| 1961 | 24.68                    | -1.1            | 24.63                   | 0.9             | 23.79                 | 15.2            | 20.54              | 8.9             | 19.58                   | 3.9             | 15.02                    | 3.7             |
| 1960 | 24.96                    | -2.1            | 24.41                   | 4.1             | 20.65                 | 9.7             | 18.86              | 6.1             | 18.85                   | 4.4             | 14.48                    | -2.5            |
| 1959 | 25.49                    | 1.8             | 23.45                   | 5.1             | 18.82                 | 5.4             | 17.78              | 10.0            | 18.05                   | 6.3             | 14.85                    | -3.5            |
| 1958 | 25.03                    | -0.4            | 22.31                   | 4.8             | 17.87                 | 13.4            | 16.16              | 10.0            | 16.98                   | 4.9             | 15.39                    | -7.8            |
| 1957 | 25.13                    | -0.7            | 21.3                    | 4.0             | 15.75                 | 5.6             | 14.69              | 8.3             | 16.19                   | 1.5             | 16.70                    | 0.3             |
| 1956 | 25.31                    | 1.8             | 20.49                   | 4.8             | 14.91                 | 11.9            | 13.56              | 10.1            | 15.95                   | 6.5             | 16.65                    | 9.3             |
| 1955 | 24.86                    | 1.9             | 19.56                   | 2.0             | 13.33                 |                 | 12.32              | 11.5            | 14.97                   | 4.0             | 15.24                    | 4.4             |
| 1954 | 24.39                    | -1.7            | 19.17                   | 2.9             |                       |                 | 11.05              | 2.5             | 14.40                   | 1.4             | 14.59                    | 0.2             |
| 1953 | 24.82                    | -1.0            | 18.62                   | 3.4             |                       |                 | 10.78              | 4.9             | 14.20                   | 3.4             | 14.56                    | 22.5            |
| 1952 | 25.06                    | -0.5            | 18.02                   | 2.5             |                       |                 | 10.28              | 6.1             | 13.74                   | -2.1            | 11.89                    |                 |
| 1951 | 25.19                    | 0.7             | 17.58                   | 4.8             |                       |                 | 9.69               | 2.9             | 14.04                   | 0.1             |                          |                 |
| 1950 | 25.03                    | 0.5             | 16.78                   | 5.3             |                       |                 | 9.42               | 9.4             | 14.02                   | 7.5             |                          |                 |
| 1949 | 24.90                    |                 | 15.93                   |                 |                       |                 | 8.61               |                 | 13.05                   |                 |                          |                 |