

"KEYS" TO THE CITY *

ALTITUDE-- Sea level to 16 feet

AREA (Sq. Miles) Land 30, Water 16

ASSESSSED VALUATION--

City of Miami	1946	\$240,921,220
	1947	311,042,560
	1948	417,832,940
Dade County	1946	726,122,430
	1947	802,543,197
	1948	935,010,609

AUTOMOBILE TAGS SOLD-(Dade County)
 1946 129,875 Value:\$2,305,472.52
 1947 159,410 " 2,846,301.32
 1948 181,054 " 3,287,983.31

BANKS: 17 (including Bldg. & Loan
 Assns. Greater Miami)
 Deposits, Trust Deposits & Sav-
 ings Accounts.
 Comptroller's Call--

Dec. 31, 1946	\$437,580,643.04
" " 1947	465,666,210.18
" " 1948	462,094,213.89

BANK CLEARINGS-- (13 Banks)

1946	\$1,862,414,571.22
1947	1,946,836,853.25
1948	2,239,301,891.83

DEBITS TO INDIVIDUAL ACCOUNTS--

13 Banks - Greater Miami

1946	\$3,314,073,000.00
1947	3,578,494,820.07
1948	4,168,937,095.34

BUILDING PERMITS--

	1947
Miami	\$52,254,050
Miami Beach	23,724,558
Coral Gables	12,065,399
Dade County	157,337,632

	1948
Miami	\$56,181,919
Miami Beach	25,517,039
Coral Gables	9,481,288
Dade County	153,336,247

CHURCHES (Greater Miami)- 235
 White - 176 Colored - 59

ELECTRIC KILOWATT HOUR SALES--
 1947 478,168,169 KWH
 1948 576,252,682 KWH

EMPLOYMENT--Estimated average
 monthly in non-agricultural es-
 tablishments:
 1947 127,071
 1948 132,909

FIREMEN: 328

FIRE STATIONS: 10

GASOLINE CONSUMPTION (Dade County)
 1947 103,876,756
 1948 115,335,490

HOUSING FACILITIES (Dade County)

Hotels	528
Apartments	3,346
Rooming Houses	2,410
Motor Courts	159

MANUFACTURERS--Greater Miami 823

PASSENGER TRAFFIC-Sea & Air-Miami
 1948 Total aliens,
 in, out 183,377
 Total citizens,
 in, out 354,241

POLICEMAN-- 484

POPULATION-- As of January 1949

Miami	270,000
Greater Miami	428,000
Dade County	450,000

POST OFFICE RECEIPTS--Greater Miami

1946	\$4,186,250.35
1947	4,365,560.00
1948	4,717,480.42

SCHOOLS (Dade County)

Public	White	68
	Colored	14
Parochial		5
Private		22
Colleges		2

"KEYS" TO THE CITY
(Cont'd.)

TELEPHONES--			TEMPERATURE (Greater Miami)	
As of Dec. 31,	1946	115,274	Summer Average	82 degrees
" "	1947	131,243	Winter Average	68 degrees
" "	1948	157,416		

WATER CONSUMPTION--

1946	12,639,539,000	gallons
1947	14,107,920,000	gallons
1948	15,507,066,625	gallons

* Unless otherwise indicated, statistics are for the City of Miami. Greater Miami includes the municipalities of: Miami, Miami Beach, Coral Gables, Hialeah, Miami Shores, North Miami, South Miami, Miami Springs, Opa Locka, North Miami Beach, Surfside, Biscayne Park, El Portal and Golden Beach.

HISTORICAL

Miami, first a tropical playground and today an industrially minded metropolis, might be called a monument to Henry M. Flagler, whose railroad made it accessible to the people of the United States. Flagler, a millionaire oil magnate visited Florida in 1883 and was so enchanted with the climate and undeveloped beauty of South Florida that he immediately built a string of luxury hotels extending practically the full length of the state. Then to bring his hotels within easy reach, he built the Florida East Coast Railroad, which was completed on April 15, 1896. The City of Miami was already being laid out along Biscayne Bay as the first train pulled in on April 22...in July 1896 the city was incorporated with 502 voters.

Then like the lush tropical vegetation that surrounded it, Miami began to grow...rock pavements black-topped, 1908...first air flight over Miami, 1911...\$500,000 public works program voted, 1916...Miami Beach Causeway, 1920...City Manager form of government voted, 1921...University of Miami founded, 1926...population 110,637 in 1930...and this steady growth has continued. The winter seasons have doubled and trebled the city's population year after year, and hundreds have stayed to buy homes, establish businesses and become a part of this alert and thriving metropolis.

With Pearl Harbor and complete mobilization, Miami not only became one of the most important training centers for Army and Navy personnel, but she began to flex her industrial muscles. Army-conducted tests showed that Miami climate meant less absenteeism and higher production per man hour. Industrial firms became interested. First small plants with a dozen or so employees were set up. They proved out and today more than 800 manufacturers are making finer things for finer living in Miami.

Miami is now one of the principal wholesale distribution centers for the Caribbean and South American areas. More than 1,000,000 international air travelers passed through Miami's International Airport last year.

Miami offers: (1) Strategic Location
 (2) A Growing, Thriving Local Market
 (3) Raw Materials and
 (4) Opportunity Unlimited

for the alert, "big thinking" industrialist and businessman.

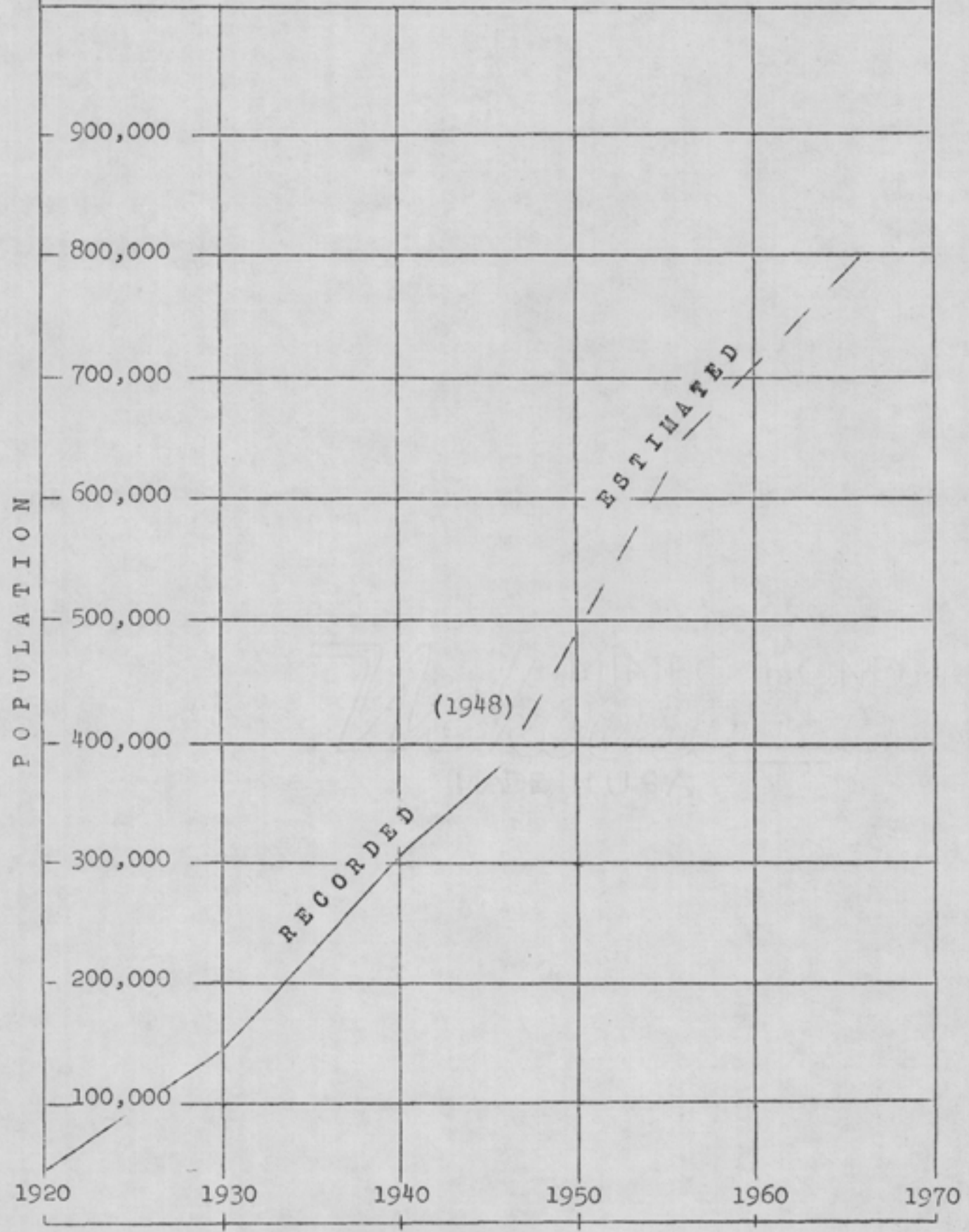
Inquiries welcomed. Surveys conducted. Conferences scheduled.

POPULATION

MIAMI METROPOLITAN DISTRICT

PAST RECORDS and
20 YEAR FORECAST

Source: Southern Bell Tel. & Tel. Co.



POPULATION OF METROPOLITAN MIAMI'S MUNICIPALITIES

	1940	1945	1949
Miami	172,172	192,122	270,000
Miami Beach	28,012	32,256	40,000
Coral Gables	8,294	9,250	15,000
Hialeah	3,958	4,803	15,000
North Miami	1,973	2,776	7,500
Miami Shores	1,956	2,796	5,500
South Miami	2,408	2,739	5,000
Miami Springs	898	1,863	5,000
Opa Locka	497	1,855	3,300
North Miami Beach	871	1,082	2,150
Biscayne Park	500	914	2,000
El Portal	365	582	2,000
West Miami	--	--	2,000
Surfside	295	991	1,000
Bal Harbour	--	--	900
North Bay Island	--	--	200
Bay Harbor Island	--	--	425
Golden Beach	83	125	200
Indian Creek	--	--	45

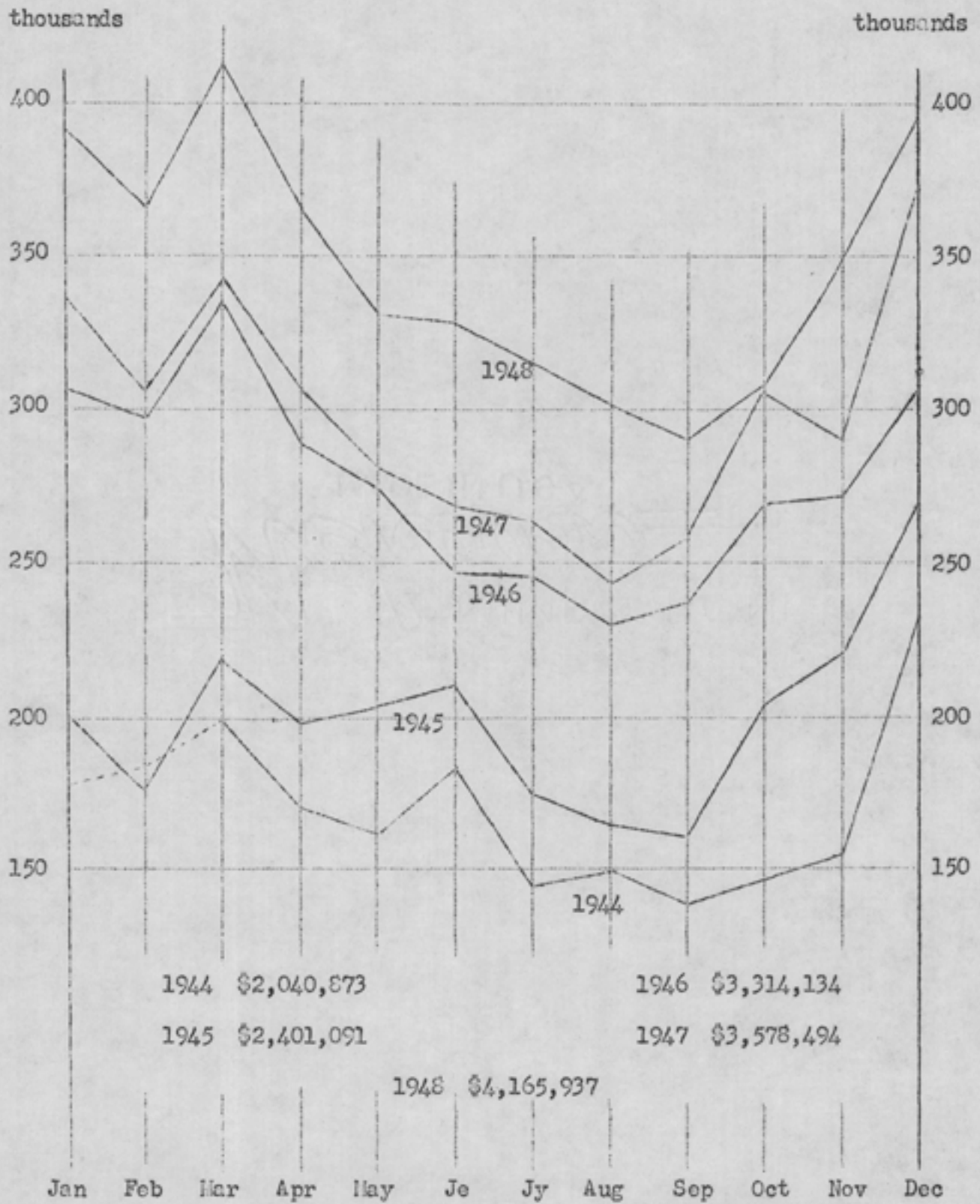
Source: 1940 U. S. Census
1945 Florida State Census
1949 Estimates from each municipality

POPULATION TRENDS INDICATE TREMENDOUS FUTURE
GROWTH OF MIAMI'S TRADE AREA

<u>Counties Within 100 Mile Radius of Miami</u>	<u>1940</u>	<u>1945</u>	<u>1947</u>	<u>Principal City</u>
Dade	267,739	315,138	360,800	Miami
Collier	5,102	4,957	5,200	Naples
Broward	39,794	50,442	53,400	Ft. Lauderdale
Palm Beach	79,989	112,311	118,800	West Palm Beach
Hendry	5,237	5,066	5,500	Clewiston
Lee	17,488	23,593	25,000	Ft. Meyers
Martin	6,295	6,094	6,400	Stuart
Glades	2,745	2,281	2,400	Moore Haven
Charlotte	3,663	4,220	4,500	Punta Gorda
St. Lucie	11,871	12,958	13,800	Ft. Pierce
Okeechobee	3,000	3,919	3,100	Okeechobee
Highlands	9,246	16,220	17,200	Avon Park
Monroe	<u>14,078</u>	<u>19,018</u>	<u>20,200</u>	Key West
TOTAL	466,247	576,217	636,300	

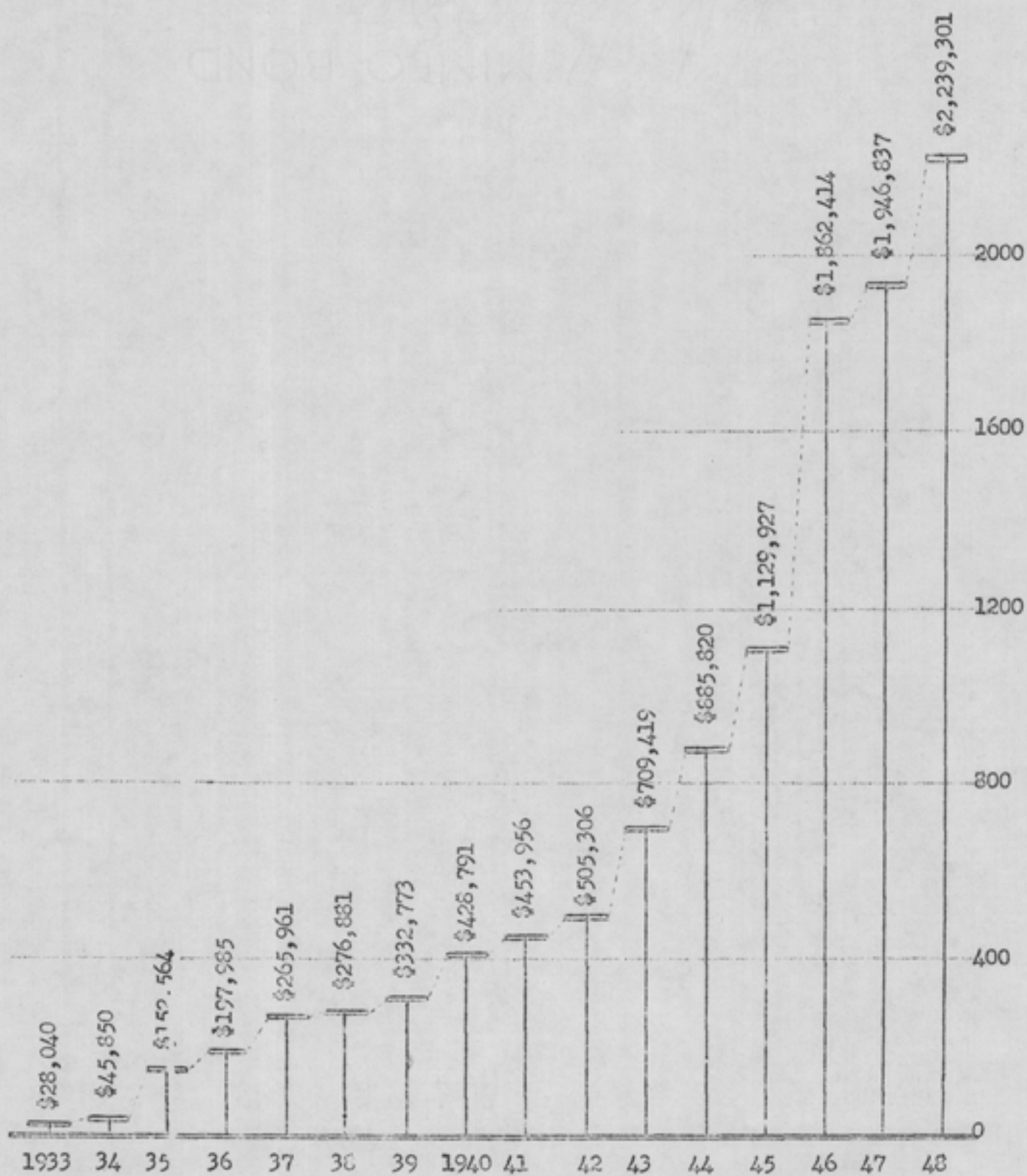
<u>Counties Within 150 Mile Radius of Miami</u>	<u>1940</u>	<u>1945</u>	<u>1947</u>	<u>Principal City</u>
De Soto	7,792	6,854	7,100	Arcadia
Sarasota	16,106	19,202	20,300	Sarasota
Manatee	26,098	26,803	28,300	Bradenton
Hardee	10,158	8,585	9,100	Wauchula
Polk	86,665	112,429	119,100	Lakeland
Osceola	19,199	10,652	11,200	Kissimmee
Brevard	16,142	19,339	20,500	Cocoa
Indian River	<u>8,957</u>	<u>9,079</u>	<u>9,500</u>	Vero Beach
TOTAL	191,117	212,943	225,100	

1947 Estimates From Sales Management: Survey of Buying Power
 1945 Florida State Census May 10, 1948
 1940 U. S. Census



BANK DEBITS - GREATER MIAMI

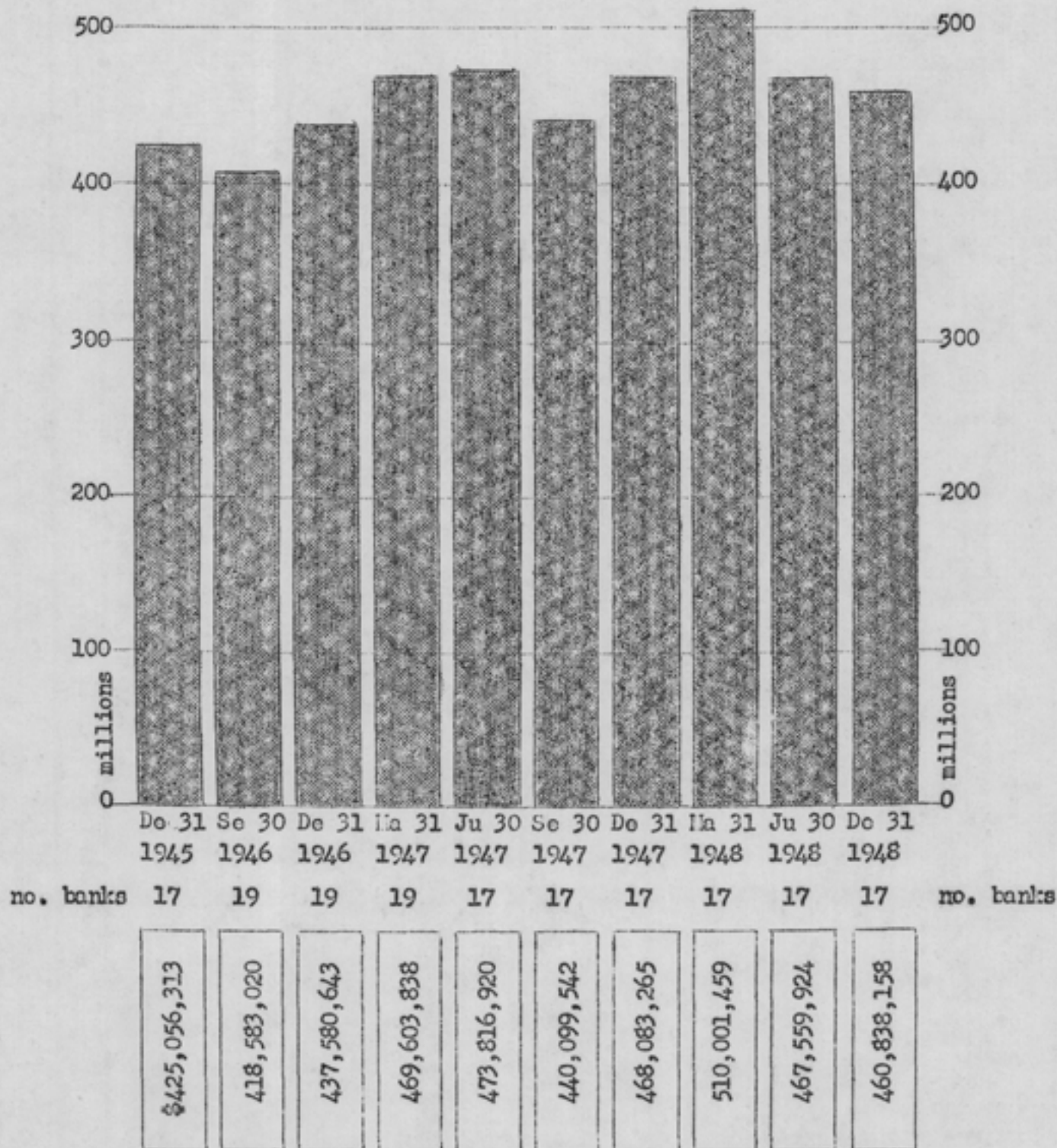
Source: Greater Miami Clearing House Association



CHECK CLEARINGS - GREATER MIAMI

Source: Greater Miami Clearing House Association

DEPOSITS • TRUST DEPOSITS • SAVINGS ACCOUNTS



Source: Each bank; quarterly statement

ASSESSED VALUATION
METROPOLITAN MIAMI REAL ESTATE

CITY	1940	1945	1948
MIAMI	\$154,213,078	\$193,657,670	\$348,438,550
MIAMI BEACH	70,074,015**	85,757,070**	229,105,350
CORAL GABLES	25,064,694	33,125,116	38,334,820
HIALEAH	3,836,443	4,627,445	12,831,208
MIAMI SHORES		12,406,210	12,754,396
NORTH MIAMI	697,008	4,936,810	8,440,660
SOUTH MIAMI	744,665**	1,130,970**	2,442,790**
MIAMI SPRINGS	1,715,820	3,086,358	4,788,211
OPA LOCKA	1,043,433	900,514	2,850,403
N. MIAMI BEACH	701,324	1,161,858	5,437,818
SURFSIDE		9,493,975	10,690,810
BISCAYNE PARK	1,565,287	2,060,166	3,635,174
EL PORTAL	944,853	642,805	1,600,000***
GOLDEN BEACH	712,240	854,688	1,719,456
DADE COUNTY	108,553,229*	568,400,266	780,010,609

* 25% Value
 ** 50% Value
 *** Approximation

Source: Each Municipality

RETAIL SALESM I A M I

	<u>1945</u>	<u>1946</u>	<u>1947</u>
All Retail Sales	\$210,057,000	\$255,244,000	\$332,434,000
Food Sales	32,960,000	43,537,000	63,632,000
General Merchandise Sales	29,353,000	44,256,000	49,703,000
Drug Sales	10,495,000	13,152,000	16,160,000

D A D E C O U N T Y

	<u>1945</u>	<u>1946</u>	<u>1947</u>
All Retail Sales	\$275,204,000	\$340,177,000	\$443,245,000
Food Sales	48,046,000	63,618,000	92,981,000
General Merchandise Sales	33,101,000	50,507,000	56,721,000
Drug Sales	14,315,000	18,650,000	22,915,000

Source: Sales Management: Survey of Buying Power Index
May 10, 1948

TRANSPORTATION FACILITIES

AIRLINES:	3	Domestic
	11	International
	34	Charter
BUS LINES:	2	Interstate
	9	Local
RAILROADS:	2	
	10	Out of Town Railroad Offices
STEAMSHIP LINES:	8	

MIAMI'S TIME-TABLE

Miami, although farthest south of major United States cities, is only a few hours from eighty-five percent of the country's population.

Below there appears a normal travel time-table to and from this city:

City	By Air (Hrs.)	By Railroad (Hrs.)	By Bus (Hrs.)	By Car (Miles)
Atlanta, Ga.	3	15½	16	678
Baltimore, Md.	5½	22	32	1,160
Birmingham, Ala.	4½	16	24	796
Boston, Mass.	5 ¾	30	48	1,639
Cincinnati, Ohio	8½	28	30	1,155
Chicago, Illinois	5	31	39	1,426
Cleveland, Ohio	4 ¾	38	41	1,365
Detroit, Michigan	8 ¾	37½	42	1,414
Indianapolis, Ind.	8½	26½	32	1,233
Kansas City, Mo.	11	40	50	1,543
Louisville, Ky.	6	24½	36	1,115
Memphis, Tenn.	4 ¾	28	31	1,059
New York City, N.Y.	4	25	39	1,363
New Orleans, La.	3 ¾	26½	25½	944
Philadelphia, Pa.	5	23	36	1,270
St. Louis, Mo.	6 ¾	29	41	1,273
Washington, D. C.	3½	20 ¾	30	1,123
Toronto, Canada	11	41	52	1,604

PORT OF ENTRY RECORDS
Combined Water and Air Travel*

YEAR		ENTRIES	DEPARTURES	TOTAL
1943	United States	210,571	121,125	331,696
	New York	45,372	17,220	62,692
	M I A M I	76,464	57,176	133,640
1944	United States	220,610	103,274	323,884
	New York	68,025	32,555	100,580
	M I A M I	86,364	62,103	148,467
1945	United States	310,113	186,301	496,414
	New York	102,952	57,852	160,804
	M I A M I	91,150	72,841	164,001
1946	United States	484,907	389,584	874,491
	New York	183,720	137,416	321,136
	M I A M I	166,465	153,477	319,942
1947	United States	950,073	574,908	1,524,981
	New York	468,413	250,013	718,426
	M I A M I	263,514	209,582	473,096
1948	United States	1,023,742	786,319	1,810,061
	New York	568,177	385,873	954,050
	M I A M I	230,919	218,167	449,086

* The above figures cover civilian travel only.

Source: U. S. Department of Justice
Immigration and Naturalization Service
Miami, Florida

PORT OF ENTRY RECORDS
AIR TRAVEL
TOTAL ALIEN AND CITIZEN ARRIVALS AND DEPARTURES

	<u>1946</u>		<u>1947</u>		<u>1948</u>	
MIAMI	310,483	57.76%	426,887	48.88%	371,926	39.42%
NEW YORK	126,500	23.53%	272,472	31.20%	360,381	38.19%
BALTIMORE	41,068	7.64%	27,265	3.12%	23,997	2.54%
NEW ORLEANS	24,666	4.58%	33,659	3.85%	37,599	3.98%
SAN FRANCISCO	6,160	1.14%	14,362	1.64%	8,471	.89%
ALL OTHER	28,628	5.32%	98,647	11.29%	141,045	14.95%
<hr/> <hr/>						
TOTAL U. S.	537,505	100%	873,292	100%	943,419	100%
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Source: U. S. Department of Justice
Immigration & Naturalization Service

TRANSPORTATION

INTERNATIONAL AIR TRAVEL

PASSENGERS IN AND OUT MIAMI INTERNATIONAL AIRPORT

	1946	1947	1948
JANUARY	77,558	104,548	95,469
FEBRUARY	59,460	108,719	99,693
MARCH	87,297	118,161	103,933
APRIL	89,329	106,173	81,636
MAY	91,376	78,440	66,466
JUNE	87,428	71,982	67,100
JULY	83,993	73,891	74,883
AUGUST	93,296	82,637	79,480
SEPTEMBER	95,713	71,098	68,603
OCTOBER	85,861	66,394	71,366
NOVEMBER	100,397	66,411	61,680
DECEMBER	<u>109,868</u>	<u>85,721</u>	<u>88,284</u>
TOTAL	1,061,576	1,034,175	958,593

Source: Airport Manager

TRANSPORTATION

AIR MAIL HANDLED AT MIAMI

<u>YEAR</u>	<u>POUNDS RECEIVED FOREIGN ONLY</u>	<u>POUNDS DISPATCHED FGN. & DOMESTIC</u>	<u>TOTAL</u>
1937	122,687	154,950	277,637
1938	165,412	533,626	699,038
1939	206,949	622,991	869,940
1940	230,783	805,617	1,036,400
1941	327,581	1,051,542	1,379,123
1942	983,581	2,411,691	3,395,114
1943	3,334,500	3,630,766	6,965,266
1944	6,498,525	4,075,093	10,573,618
1945	7,607,224	4,363,541	11,970,765
1946	1,396,192	2,565,839	3,962,031
1947	764,662	2,571,595	3,336,257
1948	755,331	2,749,249	3,504,580

Source: U.S. Post Office, Miami, Fla.

TRANSPORTATION

AIR EXPRESS SHIPMENTS AND REVENUE TO AND FROM MIAMI, FLORIDA

<u>Year</u>	SHIPMENTS		TOTAL <u>Number</u>	<u>% Inc. Over 1939</u>	REVENUE	
	<u>Number Inbound</u>	<u>Number Outbound</u>			<u>Amount</u>	<u>% Inc. Over 1939</u>
1936*			18,866			
1937			29,420			
1938			42,410			
1939	333,647	19,069	52,716	---	\$168,114.81	---
1940	45,604	26,166	71,770	36.1	216,931.27	29.0
1941	59,787	34,406	94,193	78.7	323,085.20	92.2
1942	68,633	41,252	109,885	108.5	633,022.14	276.5
1943	54,540	35,311	89,851	70.4	536,896.67	219.4
1944	75,439	45,205	120,644	128.9	579,168.08	244.5
1945	103,439	58,270	161,709	206.8	846,806.12	403.7
1946	151,365	74,042	225,407	327.6	1,201,543.02	614.7
1947	169,280	55,324	224,604	326.0	1,188,056.49	606.1
1948	95,073	43,164	138,237	162.2	661,815.01	293.6

*1946 (Latest estimate)

Source: Railway Express Agency

TRANSPORTATION
RAILROAD FREIGHT FACILITIES & WAREHOUSES

	Seaboard Air Line Railroad	Florida East Coast Railway
Number Industrial Side Tracks	102	82
Miles Industrial Side Tracks	21	9.17
Sq. Ft. Warehouse Space Served	3,125,000	-
Sq. Ft. Warehouse Proposed	125,000	-
Miles Switching & Storage Tracks	19	54.20
Miles Team Tracks	3	3.91
Car Capacity Team Tracks	360	347
Sq. Ft. Space in Freight Station	40,000	43,000
Sidings for Car to Ship	.5	.37
Car Capacity Car to Ship	30	33
Sq. Ft. Dock Warehouse	20,000	-
Car Capacity Dock Warehouse Siding	13	-

Source: Seaboard Air Line Railroad
Florida East Coast Railway

T R A N S P O R T A T I O N

RAILROAD FREIGHT TRAFFIC RECEIVED AND FORWARDED AT MIAMI

1932 ----- 1947
- - -

(Total Solid & Merchandise Cars)

YEAR	Number of Cars	Percent Increase Over 1932
1932	16,688	- - -
1933	16,541	-0.9
1934	22,541	35.1
1935	25,506	52.8
1936	30,405	82.2
1937	33,747	102.2
1938	31,572	89.2
1939	34,899	109.1
1940	43,379	159.9
1941	44,600	167.3
1942	53,542	220.8
1943	77,956	367.1
1944	78,768	372.0
1945	82,700	397.2
1946	89,819	438.2
1947	92,000	456.9
1948	(Figures available May 1949)	

TRANSPORTATION

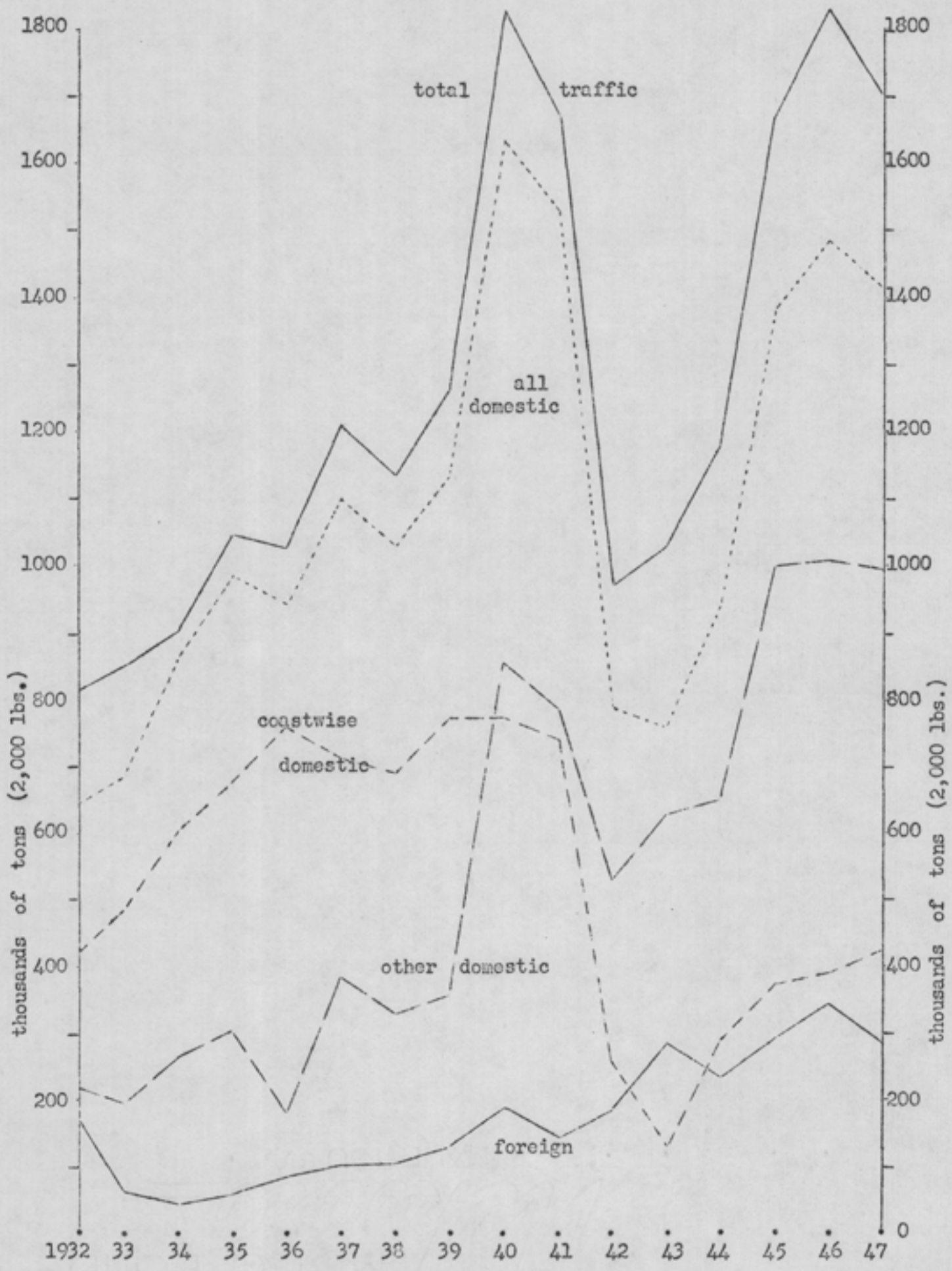
RAILROAD PASSENGER TRAFFIC TO AND FROM MIAMI, FLORIDA

YEAR	NUMBER OF PASSENGERS
1936	327,626
1937	380,864
1938	307,089
1939	391,353
1940	558,645
1941	673,662
1942	1,216,659
1943	1,816,835
1944	1,896,893
1945	1,753,510
1946	1,127,492
1947	1,039,502
1948	984,232*

*-Approximation from each railroad

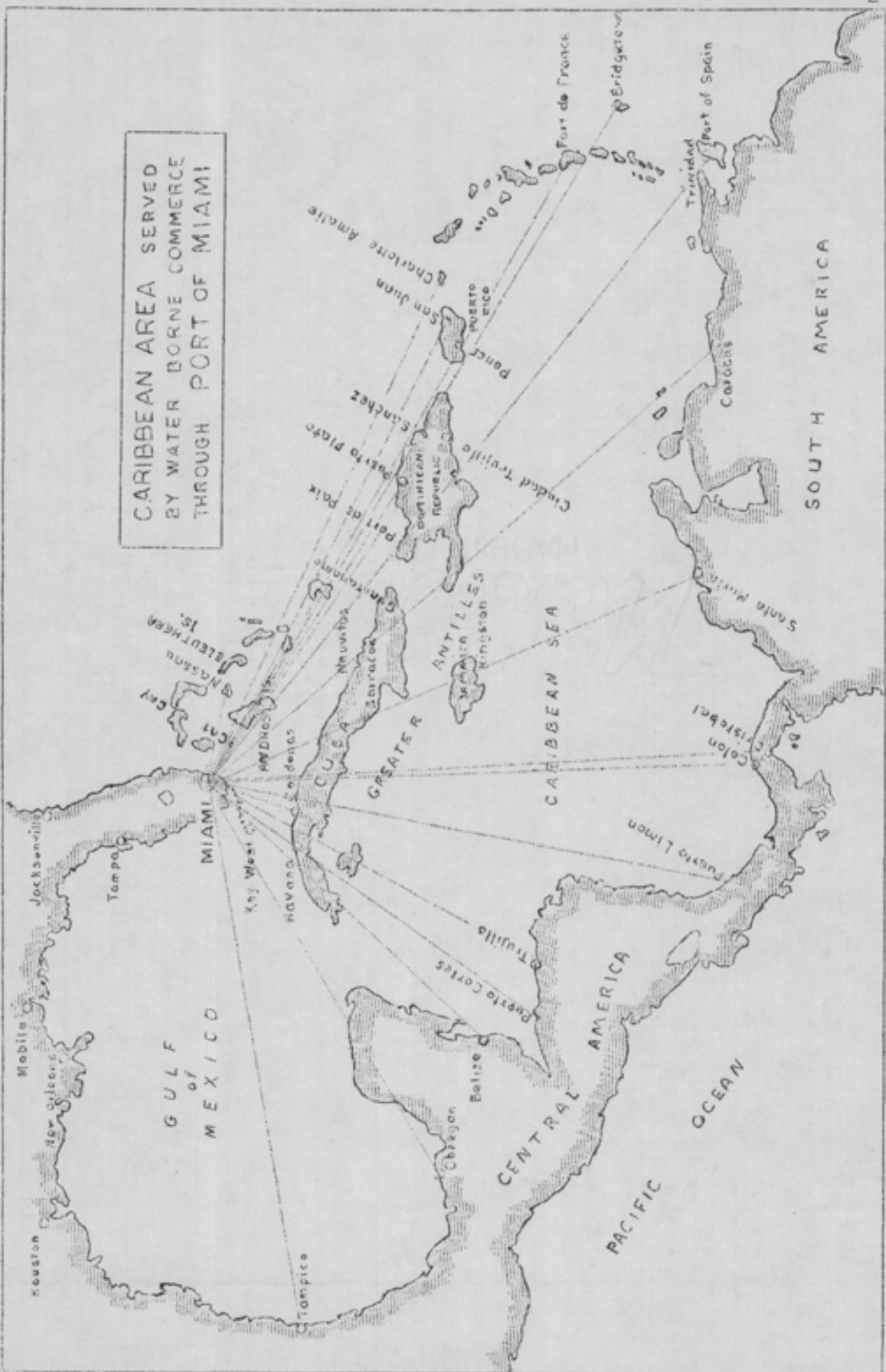
Source: Florida East Coast Railway
Seaboard Air Line Railroad

WATER-BORNE COMMERCE THROUGH PORT OF MIAMI



1947 figures preliminary, subject to revision pending publication in annual report.
Source: Corps of Engineers, U.S. Army

CARIBBEAN AREA SERVED
 BY WATER BORNE COMMERCE
 THROUGH PORT OF MIAMI



CUSTOMS COLLECTIONS

1937	\$	390,896.18
1938		426,502.72
1939		630,923.46
1940		918,007.30
1941		1,162,983.84
1942		1,585,541.77
1943		1,959,837.20
1944		2,410,279.23
1945		3,702,471.45
1946		2,442,973.29
1947		1,855,287.00
1948		1,527,231.44

Source: U.S. Customs Office, Miami, Fla.

TRANSPORTATION

WATER PASSENGER TRAFFIC IN AND OUT OF MIAMI

YEAR	PASSENGERS		TOTAL
	Foreign	Domestic	Passengers for Year
1936	85,405	261,964	347,369
1937	117,468	320,667	438,135
1938	107,314	428,383	535,697
1939	107,806	487,875	595,681
1940	113,486	449,995	563,481
1941	183,093	318,203	501,296
1942	28,102	222,990	251,092
1943	21,321	215,642	236,963
1944	43,469	493,824	537,293
1945	18,899	632,018	650,917
1946	4,816	248,895	253,711

Source: Corps of Engineers, U. S. Army

TRANSPORTATION

BUS PASSENGER TRAFFIC IN AND OUT OF MIAMI

YEAR	NUMBER OF PASSENGERS
1932	739,027
1933	708,822
1934	908,453
1935	1,136,784
1936	1,424,427
1937	1,121,533
1938	1,276,607
1939	1,475,537
1940	1,723,571
1941	2,222,833
1942	4,349,869
1943	6,652,109
1944	6,536,969
1945	7,111,838
1946	6,209,614
1947	6,069,284
1948	

Source: Greyhound Lines
National Trailways

U T I L I T I E S

ELECTRICITY The Florida Power and Light Company's interconnected system, numbering many large operating plants covering all of South Florida, provides dependable power in any amount anywhere in its area. The company's post-war expansion program, 1946-1951 inclusive, will total \$108,500,000 in new construction.

GAS Greater Miami is supplied with city gas by two utilities, The Florida Power and Light Co., Gas Division, and the People's Water and Gas Company. The former company serves Miami while the latter supplies Miami Beach, Miami Shores, Surfside, North Miami and other communities within Greater Miami. Twelve bottled gas companies serve those areas where city gas is not yet available.

WATER Miami's municipal water system has a present capacity of 64,000,000 gallons a day. The water comes from deep artesian wells and is then softened and filtered, guaranteeing purity as well as quantity. A new lime reclamation plant was put into operation in February.

TELEPHONE Miami is served by the Southern Bell Telephone and Telegraph Company and a \$75,000,000 expansion program has already been started. Complete facilities for conversations with Caribbean Islands, South America and the world will be included in this program.

TELEGRAPH Excellent facilities for foreign and domestic telegraph and cable services are provided by the Western Union Telegraph Co.

Industrial power rates are available on request to the Industrial Development Division, Miami Chamber of Commerce

ELECTRICITY

METERS		KWH SALES	
Yearly Averages		Yearly Totals	
61,851	1938	159,807,260	
67,649	1939	184,007,376	
75,061	1940	217,965,582	
83,521	1941	244,061,422	
85,948	1942	251,696,626	
91,439	1943	281,321,822	
96,741	1944	342,399,052	
101,376	1945	385,253,683	
106,879	1946	412,444,116	
116,988	1947	478,168,169	
132,598	1948	576,252,682	

Source: Florida Power and Light Company

GAS

METERS		SALES-MCF	
Yearly Averages		Yearly Totals	
20,057	1938	593,905	
21,264	1939	648,113	
23,285	1940	840,242	
25,511	1941	872,974	
25,308	1942	918,024	
26,066	1943	1,092,624	
27,093	1944	1,136,498	
27,494	1945	1,262,868	
27,887	1946	1,321,321	
29,229	1947	1,492,689	
32,191	1948	1,559,084	

Source: Peoples Water and Gas Company
Florida Power and Light Company

WATER SUPPLY FACILITIES OF MIAMI

It is from the tremendous natural storage basin - The Everglades - with an average annual rainfall of approximately 58 inches that Miami secures its water supply. Twenty wells have been drilled into the surface rock in and around the area close to the edge of the 'Glades and water drawn from these wells is pumped into the city's distribution system, after having been treated in the municipally-owned treatment plant. The well fields are located about eight miles northwest from downtown Miami and lie partly in the town of Miami Springs, partly in the town of Hialeah and partly in the county.

The Department of Water and Sewers of the City of Miami owns and operates all of the supply facilities and the distribution system for the city. The plant in January was pumping between 59-60 million gallons every 24 hours, an increase of 30% over the same period in 1948.

The Department of Water and Sewers completed and put into operation in February 1949, a new lime reclamation plant which will provide enough lime for water-softening purposes for the City of Miami and a surplus which can be sold to other Florida cities. The lime output of the kiln is rated at eighty tons a day, which will save the city about \$100,000 a year.

The City of Miami Beach, as well as the towns of Hialeah and Miami Springs, own their distribution systems but obtain water from the Miami plant.

Several small municipalities adjacent to Miami are served directly by the Miami distribution system and two villages adjacent to Miami Beach are served from that system.

WATER

GREATER MIAMI

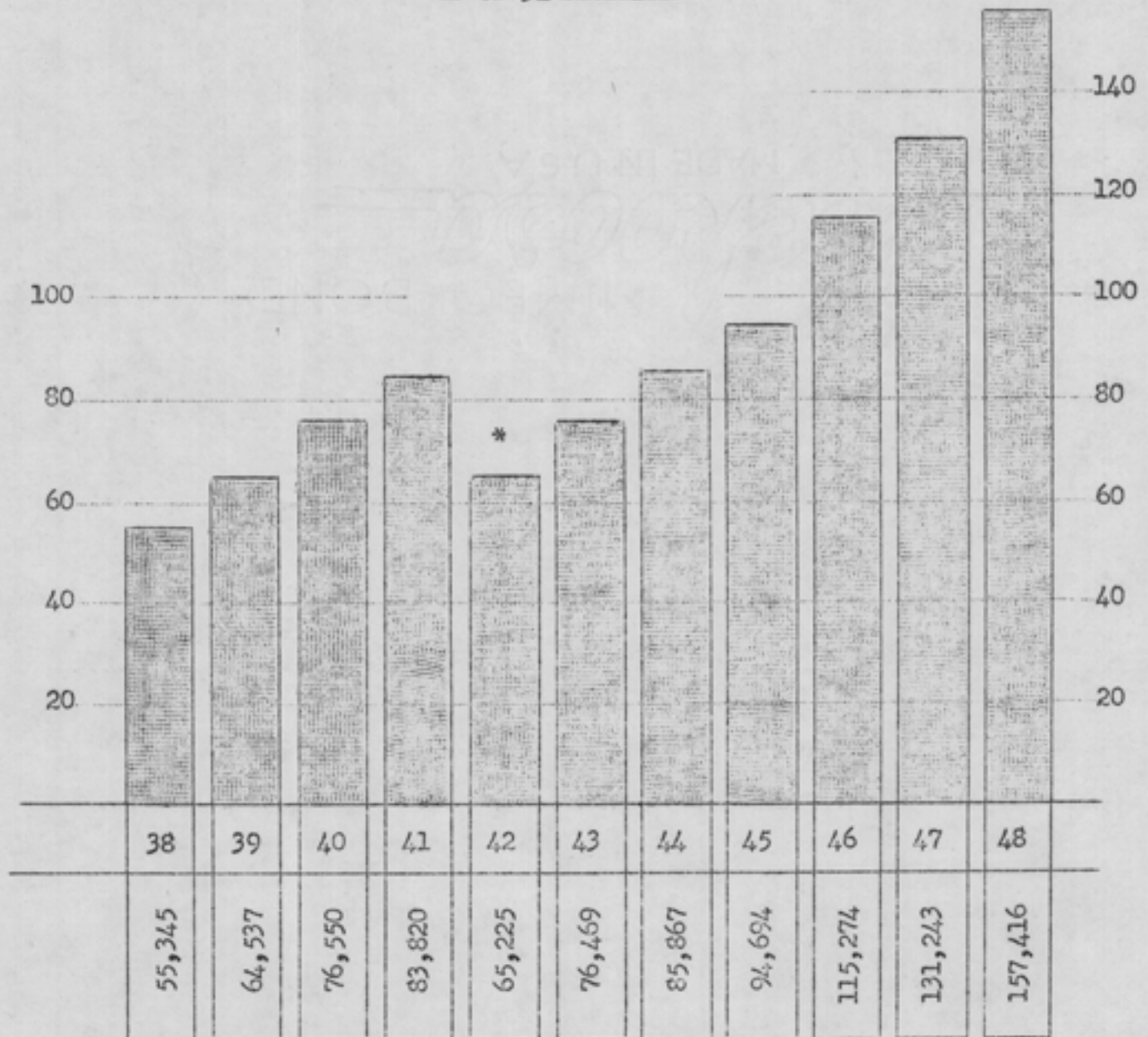
METERS as of 31 December		CONSUMPTION billions of gallons
28,427	1940	7,341,981
34,212	1941	8,268,381
34,380	1942	8,837,295
35,415	1943	10,000,205
37,453	1944	10,989,653
38,400	1945	12,231,386
40,166	1946	13,222,346
47,899	1947	14,078,178
53,598	1948	15,507,067

Source: City of Miami, Department of Water and Sewers

TELEPHONES

• GREATER MIAMI •

AS OF 31 DECEMBER



* withdrawal of phones from hotels under military occupation.

Source: Southern Bell Telephone and Telegraph Company

GROWTH OF TELEGRAPH FACILITIES

1937

In 1937, Western Union had 12 trunk channels to 10 principal cities - New York, Cable Department in New York, Chicago, Atlanta, Boston, Philadelphia, Jacksonville, Tampa, West Palm Beach, Key West and Havana, Cuba.

In 1937, the monthly message handlings averaged 450,000.

In 1937, Western Union employed, exclusive of messengers, 288 persons.

In 1937, Western Union served 45 local patrons by means of private teleprinter machine affording the patron direct connection with the telegraph company's operating room.

Source: Western Union Telegraph Company
Miami, Florida

1949

In 1949, Western Union has 19 trunk channels to 10 principal cities. Cincinnati and Syracuse will be added to the list this winter.

In 1949, the monthly message handlings will average at least 800,000. In this connection, it is of interest to note that message handlings during the summer months have almost doubled while the handlings for the winter months have shown steady increases.

In 1949, Western Union employs, exclusive of messengers, 353 persons.

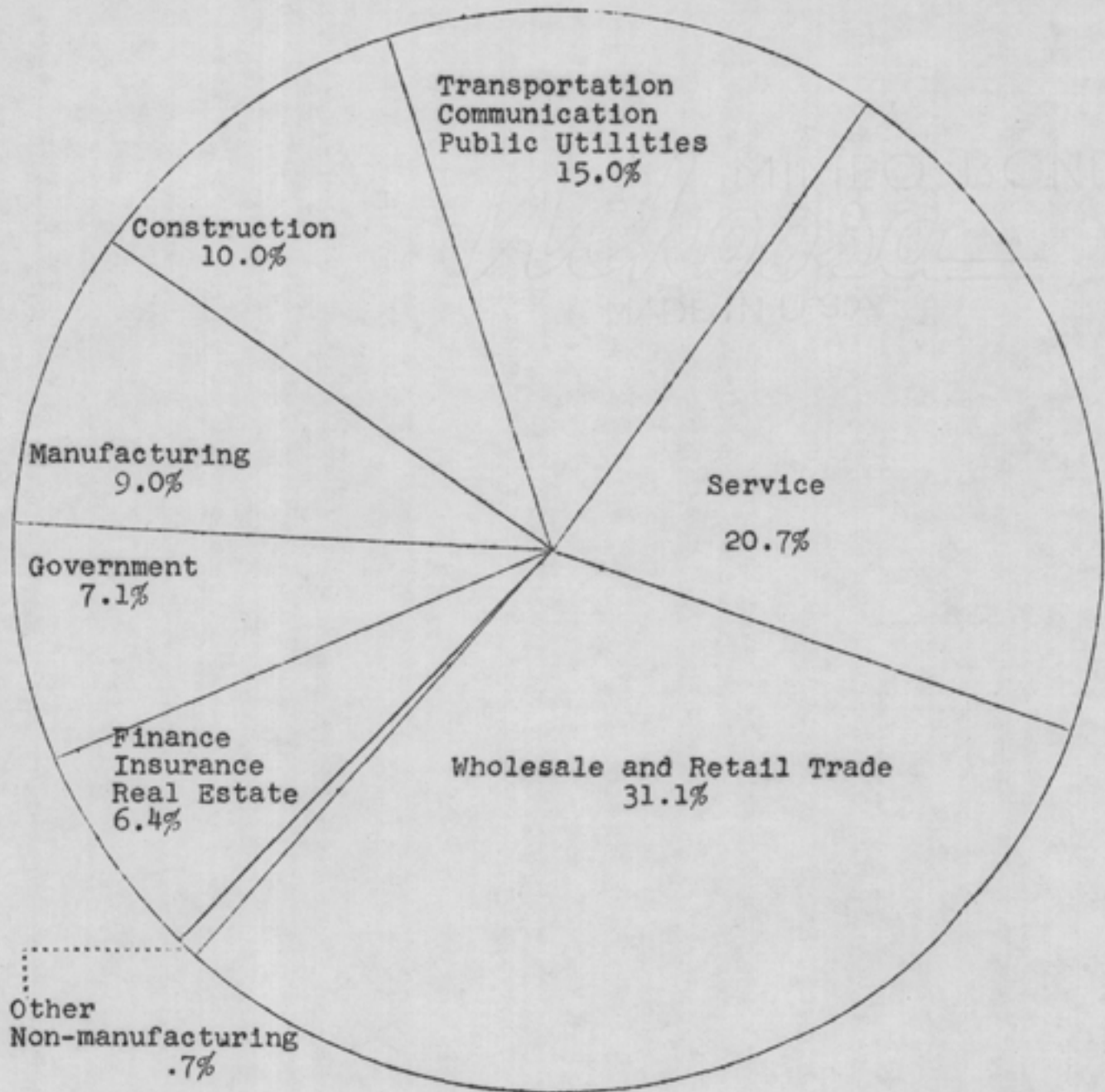
In 1949, Western Union is serving 211 local patrons by private teleprinter tie-line.

ESTIMATED EMPLOYMENT IN NON-AGRICULTURAL ESTABLISHMENTS

	1947 (av. monthly)	1948 (av. monthly)
MANUFACTURING	11,400	12,354
Food and kindred products	2,913	2,950
Apparel	1,012	1,375
Lumber and wood products	508	600
Furniture and fixtures	1,083	1,142
Printing and publishing	1,878	2,092
Stone, clay, glass	988	1,050
Fabricated metal products	646	917
Transportation equipment	554	229
Other manufacturing	1,633	2,000
CONSTRUCTION	12,529	16,025
TRANSPORTATION, COMMUNICATIONS, AND PUBLIC UTILITIES	19,117	18,783
Interstate railways	2,575	2,720
Local bus lines and railway	1,146	1,125
Trucking and warehousing	1,063	1,020
Other trans., except water	9,300	8,866
Services allied to trans.	1,696	987
Other trans., comm., util.	3,338	4,063
WHOLESALE AND RETAIL TRADE	39,575	40,492
FINANCE, INSURANCE, REAL ESTATE	8,125	9,571
GOVERNMENT	9,054	8,550
SERVICE	26,375	26,392
Hotels	6,950	6,504
Personal service	6,133	6,733
Business service, N E C*	1,392	1,696
Motion pictures	913	883
Amusement and recreation	1,646	1,913
Non-profit organizations	654	750
Other services, N E C*	8,654	7,938
OTHER NON-MANUFACTURING	896	742
	<u>127,071</u>	<u>132,909</u>

* N E C -Not Elsewhere Classified

Source: Florida State Employment Service
Florida Industrial Commission: Labor Market Trends,
Monthly 1947-48



PERCENTAGE DISTRIBUTION OF AVERAGE EMPLOYMENT
IN NON-AGRICULTURAL ESTABLISHMENTS BY MAJOR INDUSTRY GROUPS*

*Manufacturing industries are classified in accordance with Standard Industrial Classification Manual of the Bureau of Budget. Non-manufacturing industries are classified in accordance with industrial classification codes of the Social Security Board. Domestics in private households, self-employed and unpaid family workers are excluded.

Source: Florida Industrial Commission;
Florida State Employment Service; Labor Market Trends
May 1948

LABOR IN FLORIDA PRODUCES MORE

It has been repeatedly demonstrated--that human efficiency is controlled by the way men feel. Men feel best when living and working conditions are at their best --the year round--in Florida. What surprises visitors most is not the warm winter climate, but the temperature in summer. Beaches never suffer under temperatures as high as obtain on many days at beaches in the north, nor do the cold, rainy, dismal days that are the constant dread of summer vacationists at the northern beaches prevail in South Florida.

There is a wide spread in human efficiency. Under the ideal living and working conditions in Florida, leading industrial engineers advise that it is reasonable to expect on the average, voluntary increases in human effectiveness of 20 to 30% over that obtained in the industrial centers of the country. This is over and above the increased efficiency gained by the adoption of new and improved processes in new factories built in Florida.

The value of such a potential increase in human efficiency in attracting manufacturing can be partially measured by the fact that while in 1939 the increment of salaries and wages for all manufactured goods was \$22.50 per \$100, there were over eight billion dollars' worth of goods manufactured in this country in which the increment of wages and salaries then exceeded \$35 per \$100 worth of products. There were nearly \$600,000,000 worth of goods in which this increment exceeded \$50 per \$100. There were over 300,000 persons employed in the manufacture of these goods. On such products, an appreciable potential increase in output per man-hour will demand the investigation of Florida's advantages by manufacturers.

LABOR AND MANAGEMENT ARE PROTECTED IN FLORIDA

An act imposing state regulation on labor unions in Florida became law in June 1943. It provides that:

All unions must register with the Secretary of State and their business agents must be licensed.

Initiation fees may not exceed \$15, although higher fees that were in effect January 1, 1940, may be continued.

No strike may be called except upon majority vote of the employees affected and all elections must be by secret ballot.

Jurisdictional strikes over disputes between labor unions or within unions are prohibited.

All picketing must be confined to the area of an industry in which the dispute arose and picketing may not be carried out in such a manner as to block access to a plant.

A constitutional amendment outlawing the closed shop but preserving the right of collective bargaining was approved by the legislature, and was ratified by the voters in the 1944 general election. No enabling act for this law has been passed.

CHILD LABOR

An equitable child labor law obtains in Florida for the protection of the community's youth.

WAGE RATES

Special surveys on wage rates for particular job classifications will be made by the CHAMBER OF COMMERCE upon request by prospective industry.

SPECIAL SERVICE AVAILABLE TO NEW INDUSTRY

The Industrial Development Department of the Miami Chamber of Commerce in cooperation with local agencies, will make available numerous special services to the prospective manufacturer and business man. Some of these are:

1. Job specifications to assist in an analysis of labor needs within a particular industry or plant will be prepared with the assistance of the Florida State Employment Service.
2. Special recruitment of workers to meet requirements of a particular industry will be done on request.
3. Up-to-date labor market information is compiled monthly and is available to the employer on request. Special surveys will also be undertaken to provide data in a particular skill group.
4. Prevailing wage rates for various classifications of workers will be compiled on request.
5. Occupational analyses are also available to the employer with the cooperation of the employment service. These may be used to make up job specifications for future hiring requirements, to provide work characteristics to enable the employer to make personnel shifts within departments for greater efficiency, to provide physical demands breakdown by jobs, to set wage standards and to indicate logical steps in the inauguration of on-the-job-training programs.

AN AMPLE, HEALTHY, EFFICIENT LABOR FORCE IS AVAILABLE IN MIAMI

AGRICULTURE

The area behind and adjacent to Miami, part of the Lake Okeechobee Basin, is a flat plain with peat soil of organic origin. It is naturally one of the most fertile stretches of land in the country. These organic peat soils are the second largest deposits in the United States, surpassed only by those in Minnesota. The climatic advantages which the area enjoys are obvious--mild, sunny, frostless growing seasons that allow for several crops a season and for marketing during the northern winter.

During the 1947-48 season, Dade County had 27,025 acres in fruits and vegetables. The county led the state in tomato and potato acreage with 10,500 and 5,850 acres each. Carlot shipments of beans, limas, cabbage, green corn, cucumbers, greens, peppers, potatoes and tomatoes totalled 2,161.

Citrus covered 7,425 acres: 3,230 in oranges, 3,760 in grapefruit, 435 in tangerines. 119,659 boxes of fruit were shipped from Dade in addition to the many boxes shipped by individuals. 79.8% of all state shipments of Persian limes or 129,084 boxes were grown in the area.

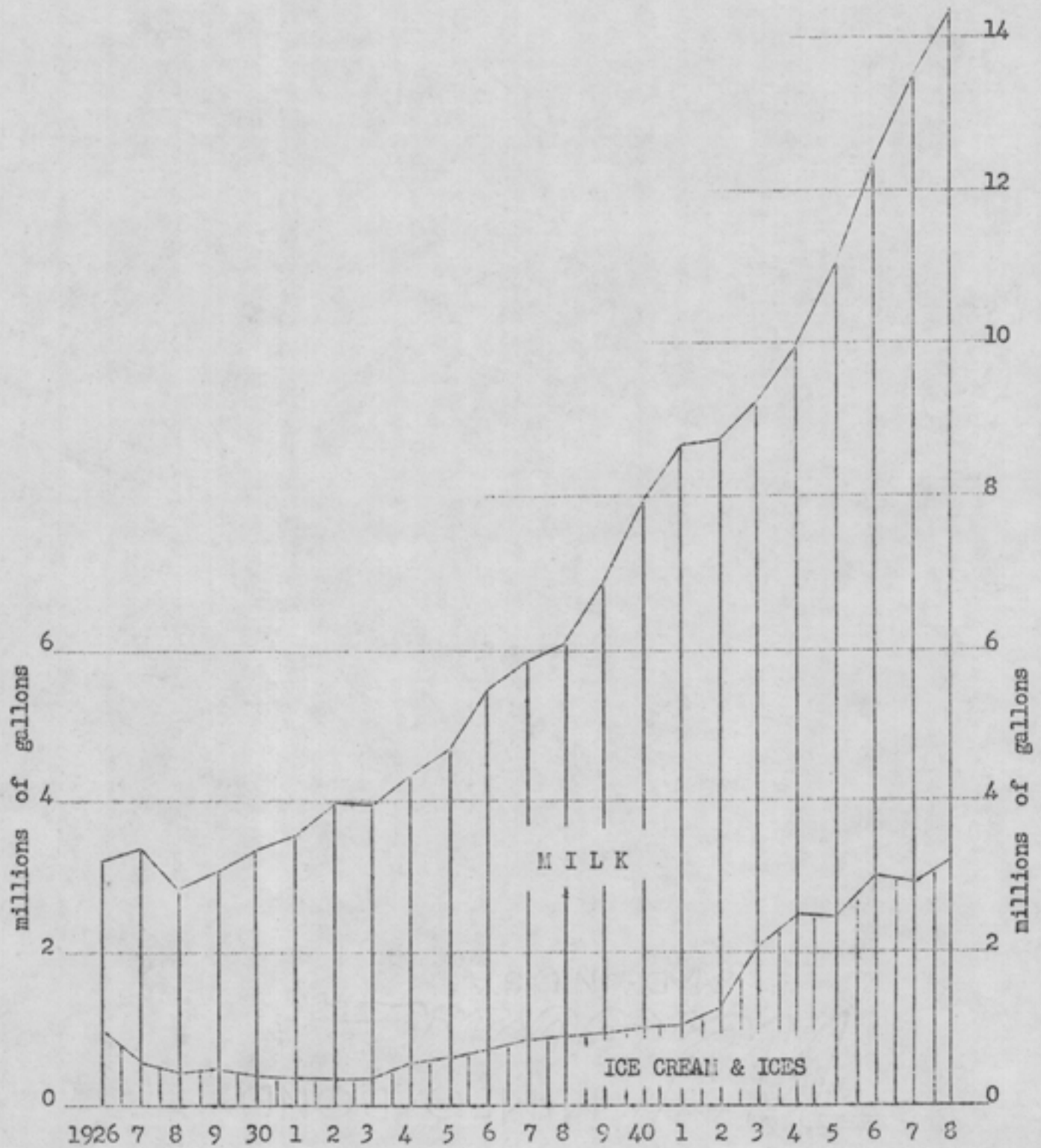
Total value to the county of its fruit and vegetable products in the 1947-48 season amounted to \$12,606,796.

Avocado pears, mangoes, guavas, papayas and other fruits are grown in the region, the only area in the United States which has suitable growing conditions for these tropical fruits.

For the first time in over 50 years, pineapple farming is being conducted successfully in Dade County. There are now 90 acres under scientific cultivation in North Miami, yielding a special variety of pineapple kin to the big, sweet Hawaiian type.

Hydroponics has emerged from experimentation to active business. The 24 hydroponic farms in Dade County are south of Miami in the Perrine area. They raise, principally, tomatoes, cucumbers, peppers, squash and strawberries.

The 85 dairymen in Dade and Broward Counties produced 14,457,278 gallons of milk in 1948. This milk, making up the Miami Milkshed, is brought into the Greater Miami area for processing and distribution. Approximately 20,000 cows are being milked each day. Milk production has doubled since 1940 and is fast becoming one of the important industries of the area.



PRODUCTION OF MILK, ICE CREAM AND ICES

MIAMI MILK SHED: DADE AND BROWARD COUNTIES

Source: Dade County Health Unit

TAXES - LICENSES

1. Florida has no State Income Tax or Gift Taxes.
2. The Estate Tax Law of Florida, Chapter 16015, Acts of 1933, provides for a flexible State inheritance tax equal to the amount returnable to the State under the existing Federal Inheritance Tax Laws - that is, no additional inheritance taxes are assessed by the State.
3. The Florida Homestead Tax Law was broadened by the 1935 Legislature, which provides exemption up to an assessed value of \$5,000 to all legal residents of this State who own a recorded interest in the property and reside on same as a homestead. The courts, however, have since ruled that homesteads are taxable for debt service on bonds sold prior to passage of the amendment, and also the taxes of certain Special Taxing Districts.
4. Business licenses are necessary for industrial plants within the city limits of Miami. Amounts will be furnished on request to City of Miami License Division or the Chamber of Commerce.
5. Not all classifications of industry require State and County licenses.
6. The tax on intangibles is 1 mill except cash and bank accounts, where the rate is 1/20 of a mill. An overall 2 mill tax shall be paid in advance before recording any mortgage secured by Florida property, all assessments to be on a full cash basis.
7. Annual license tax for retail stores in the state is \$10 for independent stores and graduated fees for chain stores from \$50 per store up to \$400 per store.
8. There is also an annual license tax on merchandise inventory of stores levied at \$10 per \$1,000 of assessed value of goods beyond the first \$1,000.

Source: Dade County Tax Assessor

BUILDING PERMITS
DADE COUNTY, FLORIDA

	<u>1946</u>	<u>1947</u>	<u>1948</u>
BAL HARBOUR VILLAGE	\$ --	\$ 1,201,988	\$ 1,250,358
BAY HARBOR ISLAND	--	1,325,000	484,573
BISCAYNE PARK	467,292	1,792,513	899,291
CORAL GABLES	4,047,088	12,065,399	9,481,288
DADE COUNTY (unincorporated area)	17,843,362	39,842,850	35,352,668
EL PORTAL	313,531	490,813	482,980
GOLDEN BEACH	--	no permit valuation	
HIALEAH	4,166,455	6,570,571	4,499,496
HOMESTEAD	--	--	428,399*
MIAMI	26,903,265	52,254,050	56,181,919
MIAMI BEACH	12,315,164	23,724,558	25,517,039
MIAMI SHORES VILLAGE	1,006,658	2,166,534	2,885,232
MIAMI SPRINGS	1,451,840	2,104,214	2,014,471
NORTH BAY VILLAGE	--	--	920,500
NORTH MIAMI	967,715	7,013,732	5,514,584
NORTH MIAMI BEACH	--	1,362,882	619,873
OPA-LOCKA	213,249	1,216,390	462,300
SOUTH MIAMI	654,715	1,340,188	1,764,964
SURFSIDE	1,255,400	1,949,950	2,826,062
WEST MIAMI	--	--	1,750,250
TOTAL	\$71,605,734	\$156,421,632	\$153,336,247

*-(6 mos. total)

Source: Building Departments, These Cities
Compiled by: Miami Builders' Exchange

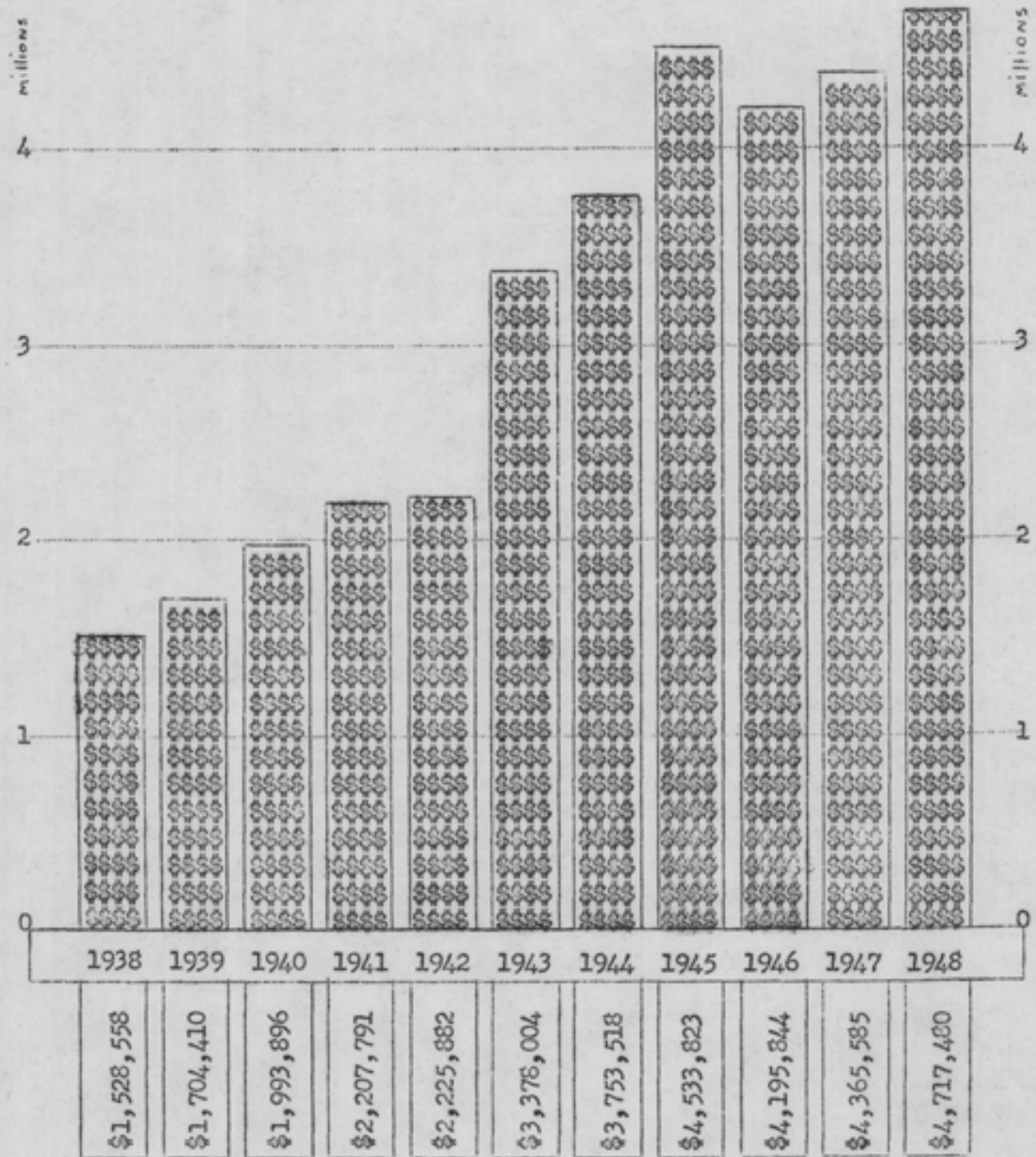
SITES AND BUILDINGS

There are numerous desirable manufacturing sites of various sizes in MIAMI and in Dade County.

Railroad right of way sites are available. The matter of site selection is one of personally inspecting a number that fit your particular requirements and making a choice.

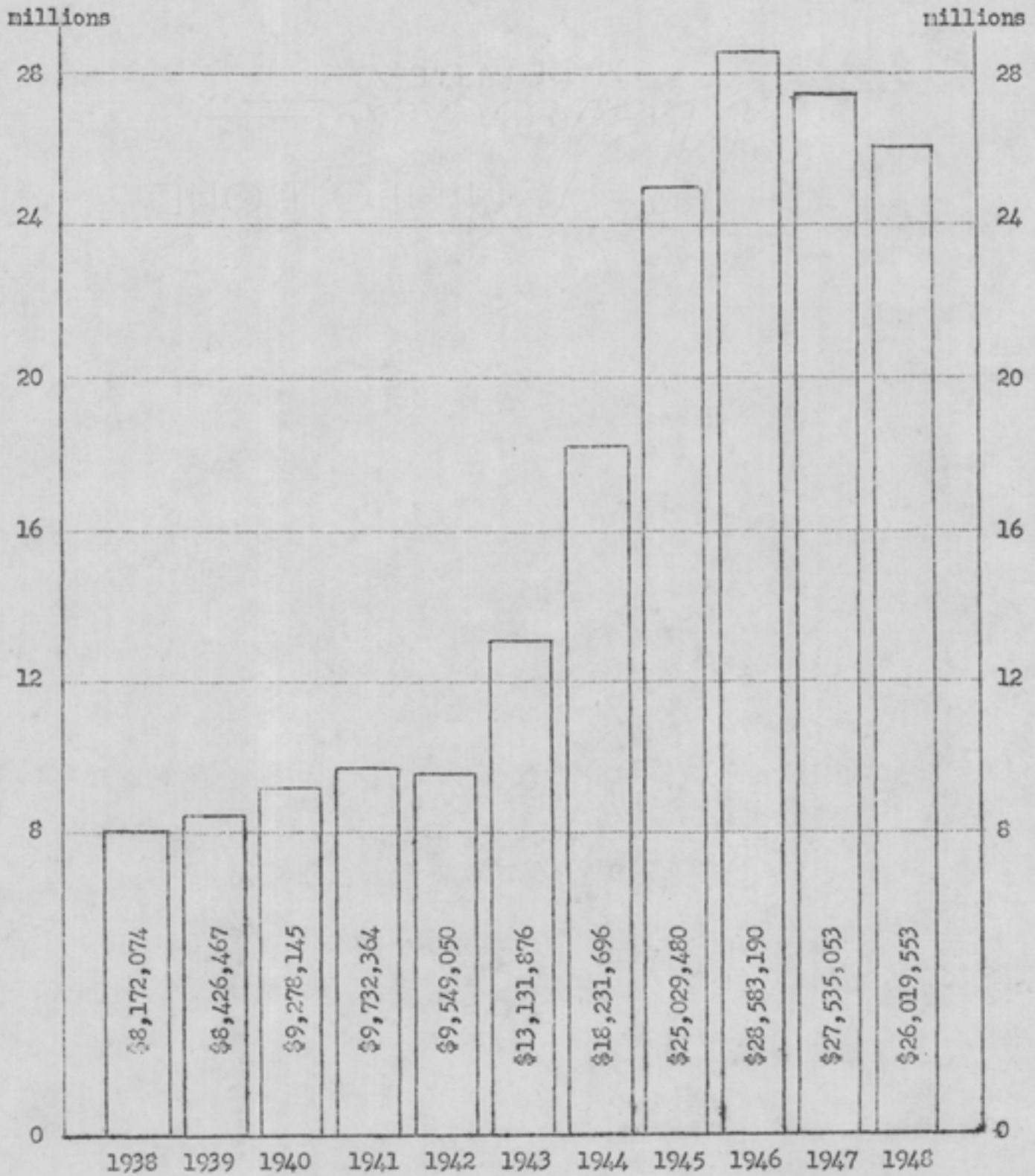
While it is difficult to provide descriptions accurate enough to meet the needs of a purchaser or lessor, by correspondence the Industrial Development Department of the MIAMI CHAMBER OF COMMERCE will assist the buyer in every way possible.

A number of realtors represent clients, owners of undeveloped sites, who are willing to build factory structures on an amortized basis over a period of years.



POST OFFICE RECEIPTS - GREATER MIAMI

Source: Post Office, Miami



POSTAL SAVINGS DEPOSITS - GREATER MIAMI
Yearly Averages

Source: Post Office, Miami

MIAMI'S CLIMATE

Miami is situated on Biscayne Bay, three and one-half miles from the Atlantic Ocean. It is nearly 300 miles farther south than Cairo, Egypt, the parallel of latitude upon which it is situated running through the Sahara Desert, Arabia and Northern India. It has modified tropical marine climate. The highest average monthly temperature is 82 degrees in August and the lowest 68 degrees in January.

Storms of tropical origin occurred in Miami in 1906, 1910, 1926, 1928, 1929, 1935, 1945, 1947 and 1948, all storms occurring during the months of September and October except the one in 1935 which occurred in November. Only two of these storms, October 1906 and September 18, 1926, were of destructive force. No severe storm has ever occurred during the winter months. East and southeast winds prevail during the winter months with an average hourly velocity of slightly less than nine miles per hour.

AVERAGE YEARLY MEAN TEMPERATURE - 74.6°

MONTH	AVERAGE TEMPERATURE					INCHES PRECIPITATION				
	1944	1945	1946	1947	1948	1944	1945	1946	1947	1948
JAN.	65.0	65.6	68.2	72.6	66.4	2.00	1.93	0.39	1.47	3.56
FEB.	70.9	69.2	68.9	62.2	71.0	0.00	0.41	1.66	2.01	0.63
MARCH	70.3	73.2	71.2	67.1	74.7	2.63	0.70	2.21	1.63	1.76
APRIL	73.9	76.0	73.2	76.4	77.3	3.41	2.44	0.60	6.02	4.33
MAY	75.0	75.8	77.8	77.2	74.2	5.13	1.92	6.60	3.35	6.50
JUNE	81.0	79.7	79.0	79.5	80.7	2.21	2.05	4.12	9.16	3.58
JULY	81.6	81.8	80.4	79.8	81.3	5.43	4.01	3.56	7.80	4.30
AUGUST	82.0	82.0	81.6	80.9	81.3	5.88	4.15	3.69	7.34	7.81
SEPT.	81.0	79.6	79.8	79.9	80.6	6.65	7.79	4.58	13.65	10.57
OCT.	75.0	76.5	77.0	77.4	76.9	3.17	6.61	3.15	13.49	13.94
NOV.	70.1	70.0	75.0	76.1	81.2	0.23	1.26	6.35	2.56	0.48
DEC.	65.0	67.0	71.8	70.6	73.5	2.37	2.37	2.13	0.70	0.62

NO GREAT CHANGE IN TEMPERATURE

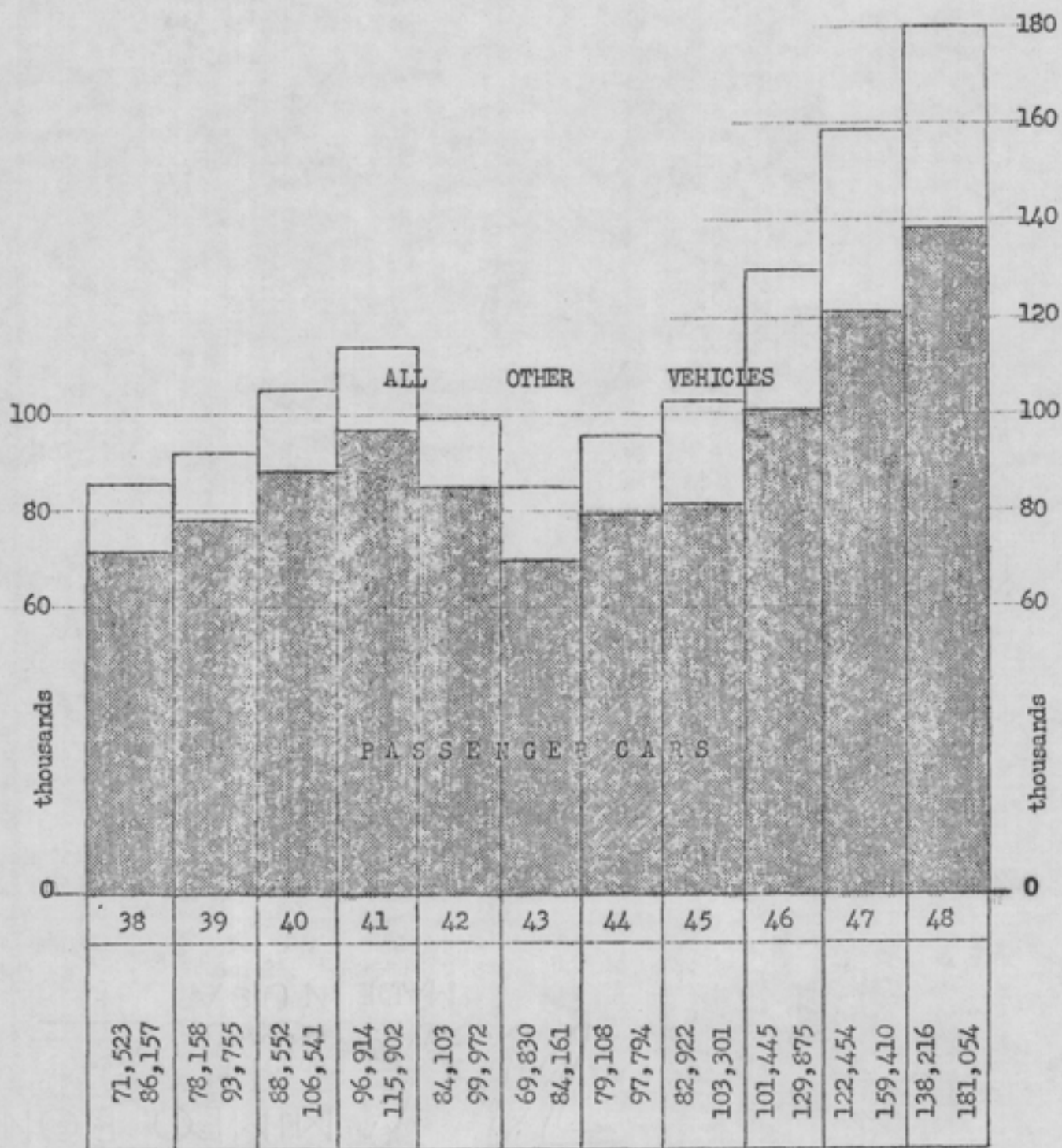
Miami's average daily range of temperature is very small - only 11.8 degrees, and its average yearly range of mean monthly temperature is only 14.5 degrees. Thus the principal cause of colds - swift and drastic changes in temperature - is absent.

Sufferers from rheumatism, asthma and other bronchial troubles find great relief in Miami's climate. This is due to the almost total absence of excessive high humidity. There is an average of only six days a year when Miami does not have sunshine. Investigation has shown that the ultra-violet rays of sunlight which are so necessary to health, reach the earth in greater numbers in Miami than in the famous sun resorts at high altitudes in Switzerland.

Source: U. S. Weather Bureau
Miami, Florida

VEHICULAR LICENSES

DADE COUNTY FISCAL YEAR



Source: State Motor Vehicle Commissioner, Tallahassee

MORTGAGES FILED

<u>Year</u>	<u>Number</u>	<u>Amount</u>
1937	7,903	\$ 33,969,715.06
1938	8,130	36,225,773.87
1939	9,919	45,023,557.07
1940	11,309	53,511,338.91
1941	9,243	54,591,292.33
1942	4,217	20,652,292.33
1943	6,354	37,510,031.52
1944	8,970	66,769,315.76
1945	11,749	98,414,692.26
1946	13,735	119,056,709.27
1947	19,999	182,031,165.86
1948	18,810	158,998,770.34

MORTGAGE FORECLOSURES

<u>Number</u>	<u>Amount</u>
401	\$ 4,337,525.24
422	4,839,467.00
434	3,383,501.00
377	2,590,563.00
342	2,175,892.00
360	3,745,830.00
140	1,267,997.00
123	1,066,907.00
96	658,945.00
73	516,578.92
173	1,827,533.39
204	3,479,378.16

WARRANTY DEEDS

<u>Year</u>	<u>Number</u>	<u>Amount</u>
1937	14,881	\$ 43,814,370.00
1938	12,072	26,677,110.00
1939	13,463	35,303,210.00
1940	15,729	49,479,070.00
1941	15,316	45,511,890.00
1942	9,805	31,214,535.00
1943	15,834	65,363,980.00
1944	21,769	133,649,900.00
1945	28,146	166,171,650.00
1946	32,906	207,746,882.00
1947	32,795	197,866,330.00
1948	29,271	218,681,150.00

Source: The Keyes Co.

GARBAGE COLLECTIONS
(In Tons)

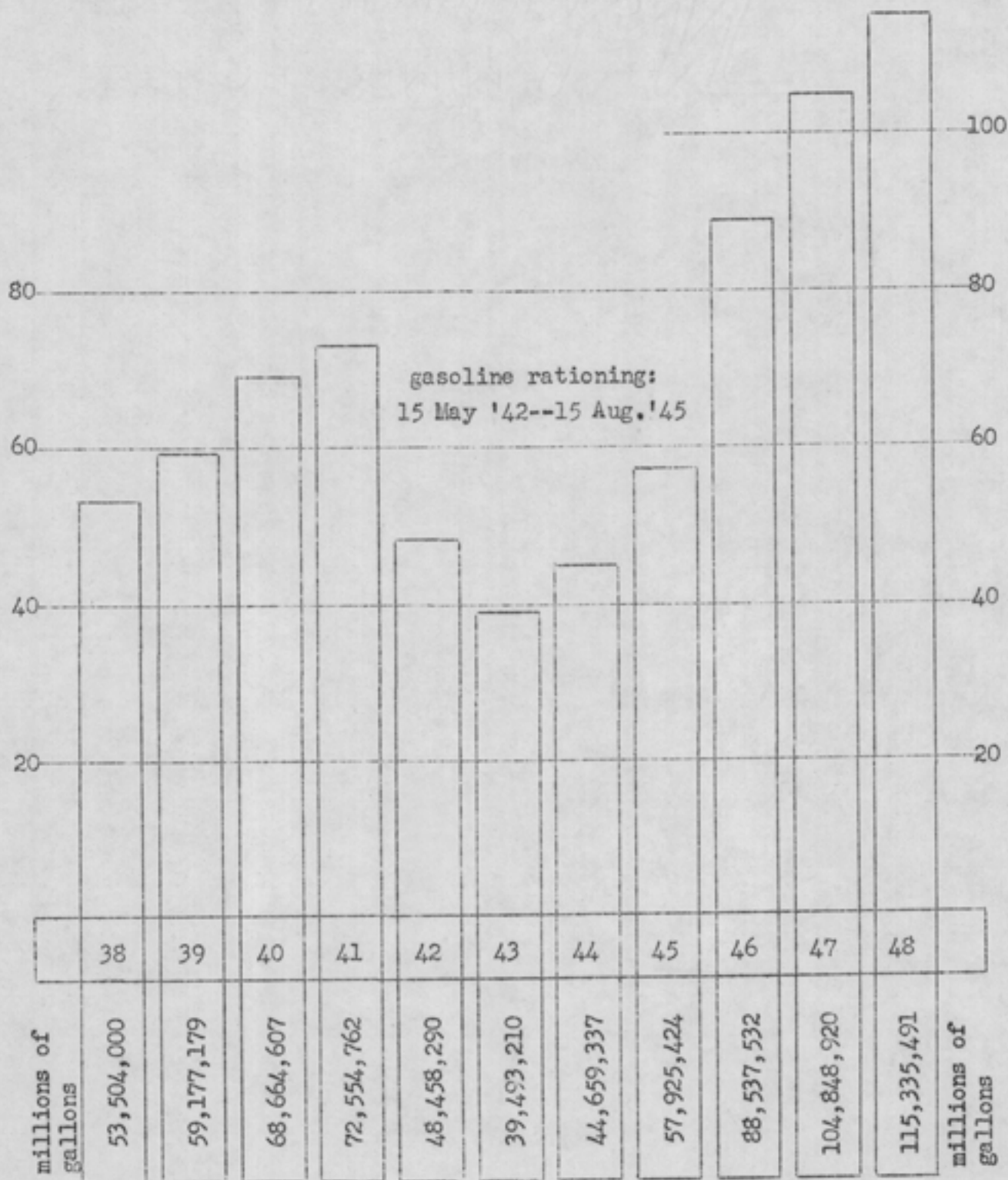
1937	111,388
1938	113,109.84
1939	129,245.48
1940	131,028.75
1941	147,983.75
1942	128,878.50
1943	130,283.60
1944	129,920.54
1945	149,170.29
1946	187,911.22
1947	184,698.29
1948	228,758.64

Source: City of Miami Waste Division

GASOLINE CONSUMPTION

DADE COUNTY

CALENDAR YEAR



Source: Department of Agriculture, Tallahassee

EDUCATIONAL FACILITIES - SCHOOLS AND COLLEGES

White	68	Universities	2
Colored	14	Military	
Parochial	5	Academy	1
		Private	28

TRAINING FACILITIES

Organized during the war to train the thousands of technicians and specialists needed in the production and maintenance of war industry, Miami has facilities readily available to the industrialist or manufacturer for doing a specialized training job.

The University of Miami, a fully accredited institution with an enrollment of more than 9,000, offers a complete program leading to degrees in Liberal Arts, Law, Business Administration, Engineering, and Education. Well equipped classrooms, laboratories and libraries provide excellent facilities for study and research. In addition to degree programs, a wide variety of technical, industrial and business courses are offered in convenient evening classes through the adult education division. The University is in the process of constructing a completely new campus featuring the latest in functional design and architecture at a new location in Coral Gables.

Technical High School, housed in a modern 14 story building, provides a wide variety of courses from welding to Diesel engineering, radio engineering and refrigeration.

Barry College, a four year college of distinction for young ladies, is also located in Miami Shores.

Numerous business colleges, schools of accounting and special schools are willing to arrange special courses to meet the training demands of a particular business or industry.

DADE COUNTY PUBLIC SCHOOL ENROLLMENT

1937-38	36,535	1943-44	39,511
1938-39	36,944	1944-45	41,346
1939-40	37,019	1945-46	44,469
1940-41	39,958	1946-47	47,300
1941-42	38,673	1947-48	49,800
1942-43	37,292	1948-49	52,500

Source: Dade County Board of Education