## NFIB SMALL BUSINESS ECONOMIC TRENDS

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November 2019

## SMALL BUSINESS OPTIMISM INDEX COMPONENTS

## Index Component

| Seasonally <br> Adjusted Level | Change from <br> Last Month | Contribution to <br> Index Change |
| :---: | :---: | :---: |

Plans to Increase Employment
Plans to Make Capital Outlays
Plans to Increase Inventories
Expect Economy to Improve $\| \frac{1}{}$

Current Inventory 1
Current Job Openings
Expected Credit Conditionss $\square$
Now a Good Time to Expand $23 \%$
Earnings Trends
Total Change $\quad+26 \quad 100 \%$

# NFIB <br> SMALL BUSINESS <br> ECONOMIC TRENDS 


#### Abstract

NFIB Research Center has collected Small Business Economic Trends Data with Quarterly surveys since 1973 and monthly surveys since 1986. The sample is drawn from the membership files of the National Federation of Independent Business (NFIB). Each was mailed a questionnaire and one reminder. Subscriptions for twelve monthly SBET issues are $\$ 250$. Historical and unadjusted data are available, along with a copy of the questionnaire, from the NFIB Research Center. You may reproduce Small Business Economic Trends items if you cite the publication name and date and note it is a copyright of the NFIB Research Center. © NFIB Research Center. ISBS \#0940791-24-2. Chief Economist William C. Dunkelberg and Director of Research and Policy Analysis Holly Wade are responsible for the report.


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## SUMMARY

## OPTIMISM INDEX

The Optimism Index rose 2.3 points in November to 104.7, an exceptional reading and the largest month-to-month increase since May 2018. Seven of the 10 Index components advanced, led by a 10point improvement in earnings. The NFIB Uncertainty Index fell 6 points in November to 72, adding to the 4-point drop in October and the lowest reading since May 2018. Reports of higher nominal sales in the past three months and expansion outlook improved significantly. The frequency of plans to raise compensation rose 4 points in November to its highest level since December 1989. Actual job creation in November exceeded that in October, as small businesses continued to hire and create new jobs. Reports of higher selling prices remained subdued, so rising labor costs are still not pushing up inflation on Main Street. Overall, the Main Street economic machine continued to push the economy forward.

## LABOR MARKETS

Job creation jumped in November, with an average addition of 0.29 workers per firm, the highest level since May. Net job creation had faded from February's 0.52 workers per firm to September's 0.10. November's strong course reversal is a positive sign in filling more open positions. Finding qualified workers though remains the top issue for 26 percent reporting this as their number one problem, 1 point below August's record high. Twelve percent (up 1 point) reported increasing employment an average of 2.7 workers per firm and 3 percent (down 4 points) reported reducing employment an average of 1.7 workers per firm (seasonally adjusted). Sixty-one percent reported hiring or trying to hire (up 1 point), but 53 percent ( 88 percent of those hiring or trying to hire) reported few or no "qualified" applicants for the positions they were trying to fill. Thirty-eight percent of all owners reported job openings they could not fill in the current period, up 4 points and 1 point below the record high last reached in July.

A seasonally-adjusted net 21 percent plan to create new jobs, up 3 points. Not seasonally adjusted, 19 percent plan to increase total employment at their firm (up 1 point), and 5 percent plan reductions (down 1 point). Thirty-one percent have openings for skilled workers (up 1 point) and 15 percent have openings for unskilled labor (up 2 points).

## CAPITAL SPENDING

Sixty percent reported capital outlays, up 1 point from October's reading. Of those making expenditures, 42 percent reported spending on new equipment (up 2 points), 23 percent acquired vehicles (down 1 point), and 20 percent improved or expanded facilities (up 2 points). Thirty percent plan capital outlays in the next few months, up 1 point. Trade policy is impacting many small firms adversely; about 32 percent recently reported negative impacts, nearly unchanged from earlier this year. Making major commitments about production and distribution will be more difficult until import and export prices are stabilized with trade agreements.

## SALES AND INVENTORIES

A net 12 percent of all owners (seasonally adjusted) reported higher nominal sales in the past three months, up 8 points and the highest level since May 2018. The net percent of owners expecting higher real sales volumes fell 4 points to a net 13 percent of owners, the lowest reading since November 2016. Actual sales volumes are strong, but owners are less certain of future sales growth.

The net percent of owners reporting inventory increases rose 2 points to a net 2 percent, responding to reported increase in sales. The contribution of inventory investment to GDP growth in the fourth quarter is likely to rise as owners build up stocks. The net percent of owners viewing current inventory stocks as "too low" rose to 1 percent, a gain of 5 points, suggesting that inventory stocks are less excessive now relative to sales growth. The net percent of owners planning to expand inventory holdings fell 2 points to a net 3 percent, a solid number. Overall, owners feel that the prospects for growth still justify adding to inventory stocks.

## COMPENSATION AND EARNINGS

Seasonally adjusted, 30 percent reported raising compensation (unchanged) and 26 percent plan to do so in the coming months, up 4 points and the highest level since December 1989. Ten percent cited labor costs as their top problem, 1 point below the record high level reached in September. In retail, 18 percent report labor costs as their main issue, a record high for this industry. Retailers are facing compensation pressures due to labor shortages, but also higher minimum wage laws passed in many parts the country and wage competition with large firms. Retail owners are still not passing on higher compensation costs, with only a net 13 percent (not seasonally adjusted) reporting higher selling prices.

## CREDIT MARKETS

Three percent of owners reported that all their borrowing needs were not satisfied, unchanged and near a record low. Twenty-eight percent reported all credit needs met (down 1 point) and 58 percent said they were not interested in a loan. Three percent reported their last loan was harder to get than in previous attempts, also near a record low. Two percent reported that financing was their top business problem (up 1 point). The Fed's most recent interest rate cut will lower borrowing costs but at these low levels, the rate cut will make many banks less willing to make longer term loans, fearing that interest rates will rise in the future and eliminate the profitability of those loans.

## INFLATION

The net percent of owners raising average selling prices rose 2 points to a net 12 percent, seasonally adjusted. Unadjusted, 8 percent (down 2 points) reported lower average selling prices and 17 percent (up 1 point) reported higher average prices. Seasonally adjusted, a net 22 percent plan price hikes (up 2 points). While only 1 percent plan to cut selling prices, 8 percent reported cuts in November, suggesting that most price cutting is an unanticipated, unplanned response to market conditions - a healthy process.

## COMMENTARY

The small business economy continues to defy expectations in its historic run of strong optimism. This historic run is no surprise though to small business owners who understand it is due to a supportive environment from which to operate. As we near the two-year anniversary of the Tax Cuts and Jobs Act, which includes the Small Business Deduction, owners continue to hire, raise wages, and invest in their business.

The current focus and noise in Washington, D.C. around impeachment has little if any impact on small business owners, no different than 21 years ago during the Clinton impeachment proceedings. Looking at the Index, it showed little variation over the 1998-99 period that includes the pre-impeachment news coverage, the impeachment proceedings, and its aftermath. The initial 2019 path is starting in similar fashion, albeit at a stronger position. So far, it appears there is little to no indication that the impeachment proceedings are having much, if any, economic impact.

November reflects a stark departure from the previous clatter months earlier about a possible recession that dampened owners' economic outlook. The constant drumbeat of news reporting on the topic generated some concern among small business owners reflected in September's drop in optimism. But as in the late 90s, a strong economy appears to prevail political disruptions when there is little effect on policies impacting the economy or small business sector.

What really matters to small business owners are the issues that directly impact their business. And right now, the biggest problem is finding qualified labor to fill open positions for 26 percent of owners, far more than those citing taxes or regulations. Two years ago, Congress and the President provided real, significant tax relief to small business owners. Now owners are anxious to have their tax cuts made permanent, so Congress needs to get back to work.

## Overview - Small Business Optimism



OPTIMISM INDEX
Based on Ten Survey Indicators
(Seasonally Adjusted 1986=100)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 94.0 | 91.6 | 94.0 | 94.8 | 96.2 | 95.4 | 96.0 | 95.9 | 95.3 | 96.0 | 97.8 | 100.3 |
| 2015 | 97.7 | 98.1 | 95.7 | 96.5 | 97.9 | 94.6 | 95.7 | 95.7 | 96.0 | 96.0 | 94.5 | 95.2 |
| 2016 | 93.9 | 92.9 | 92.6 | 93.6 | 93.8 | 94.5 | 94.6 | 94.4 | 94.1 | 94.9 | 98.4 | 105.8 |
| 2017 | 105.9 | 105.3 | 104.7 | 104.5 | 104.5 | 103.6 | 105.2 | 105.3 | 103.0 | 103.8 | 107.5 | 104.9 |
| 2018 | 106.9 | 107.6 | 104.7 | 104.8 | 107.8 | 107.2 | 107.9 | 108.8 | 107.9 | 107.4 | 104.8 | 104.4 |
| 2019 | 101.2 | 101.7 | 101.8 | 103.5 | 105.0 | 103.3 | 104.7 | 103.1 | 101.8 | 102.4 | 104.7 |  |

## Small Business Outlook

## OUTLOOK

Good Time to Expand and Expected General Business Conditions January 1986 to November 2019
(Seasonally Adjusted)


## Small Business Outlook (Continued)

## OUTLOOK FOR EXPANSION

Percent Next Three Months "Good Time to Expand"
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | :--- | ---: | :--- | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 8 | 6 | 9 | 9 | 10 | 8 | 10 | 10 | 12 | 11 | 11 | 15 |
| $\mathbf{2 0 1 5}$ | 13 | 13 | 11 | 11 | 14 | 10 | 12 | 11 | 11 | 13 | 12 | 8 |
| 2016 | 10 | 8 | 6 | 8 | 9 | 8 | 8 | 9 | 7 | 9 | 11 | 23 |
| 2017 | 25 | 22 | 22 | 24 | 23 | 21 | 23 | 27 | 17 | 23 | 27 | 27 |
| 2018 | 32 | 32 | 28 | 27 | 34 | 29 | 32 | 34 | 33 | 30 | 29 | 24 |
| 2019 | 20 | 22 | 23 | 25 | 30 | 24 | 26 | 26 | 22 | 23 | 29 |  |

## MOST IMPORTANT REASON FOR EXPANSION OUTLOOK

Reason Percent by Expansion Outlook
November 2019

| Reason | Good Time | Not Good Time | Uncertain |
| :--- | :---: | :---: | :---: |
| Economic Conditions | 19 | 9 | 8 |
| Sales Prospects | 3 | 5 | 3 |
| Fin. \& Interest Rates | 2 | 0 | 1 |
| Cost of Expansion | 0 | 4 | 7 |
| Political Climate | 2 | 8 | 18 |
| Other/Not Available | 0 | 5 | 6 |

OUTLOOK FOR GENERAL BUSINESS CONDITIONS
Net Percent ("Better" Minus "Worse") Six Months From Now (Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | -11 | -16 | -13 | -8 | -1 | -9 | -5 | -5 | -4 | -5 | 10 | 12 |
| $\mathbf{2 0 1 5}$ | 0 | 2 | -2 | -5 | -4 | -8 | -3 | -8 | -6 | -6 | -10 | -15 |
| $\mathbf{2 0 1 6}$ | -21 | -21 | -17 | -18 | -13 | -9 | -5 | -12 | 0 | -7 | 12 | 50 |
| $\mathbf{2 0 1 7}$ | 48 | 47 | 46 | 38 | 39 | 33 | 37 | 37 | 31 | 32 | 48 | 37 |
| $\mathbf{2 0 1 8}$ | 41 | 43 | 32 | 30 | 37 | 33 | 35 | 34 | 33 | 33 | 22 | 16 |
| 2019 | 6 | 11 | 11 | 13 | 16 | 16 | 20 | 12 | 9 | 10 | 13 |  |

## Small Business Earnings

EARNINGS
Actual Last Three Months January 1986 to November 2019 (Seasonally Adjusted)


ACTUAL EARNINGS CHANGES
Net Percent ("Higher" Minus "Lower") Last Three Months
Compared to Prior Three Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| 2014 | -25 | -26 | -23 | -21 | -19 | -18 | -18 | -18 | -19 | -22 | -17 | -14 |
| 2015 | -17 | -18 | -21 | -17 | -9 | -17 | -19 | -16 | -13 | -18 | -19 | -17 |
| 2016 | -18 | -21 | -22 | -19 | -20 | -20 | -21 | -23 | -20 | -21 | -20 | -14 |
| 2017 | -12 | -13 | -9 | -9 | -10 | -10 | -10 | -11 | -11 | -14 | -12 | -15 |
| 2018 | -4 | -3 | -4 | -1 | 3 | -1 | -1 | 1 | -1 | -3 | -4 | -7 |
| 2019 | -5 | -9 | -8 | -3 | -1 | -7 | -5 | -1 | -3 | -8 | 2 |  |

MOST IMPORTANT REASON FOR LOWER EARNINGS
Percent Reason
November 2019

|  | Current Month | One Year Ago | Two Years Ago |
| :--- | :---: | :---: | :---: |
| Sales Volume | 8 | 8 | 11 |
| Increased Costs* | 5 | 7 | 7 |
| Cut Selling Prices | 2 | 3 | 2 |
| Usual Seasonal Change | 4 | 4 | 7 |
| Other | 2 | 4 | 4 |

[^0]
## SmALL Business Sales

## SALES

Actual (Prior Three Months) and Expected (Next Three Months)
January 1986 to November 2019
(Seasonally Adjusted)


ACTUAL SALES CHANGES
Net Percent ("Higher" Minus "Lower") Last Three Months
Compared to Prior Three Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr |  | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | -9 | -6 | -6 | -4 | -3 | -2 | -3 | -3 | -4 | -2 | -3 | 2 |  |
| $\mathbf{2 0 1 5}$ | -2 | -4 | -3 | -6 | 5 | -6 | -6 | -4 | -1 | -7 | -4 | -5 |  |
| $\mathbf{2 0 1 6}$ | -7 | -6 | -8 | -6 | -8 | -4 | -8 | -9 | -6 | -7 | -8 | -7 |  |
| 2017 | -2 | 2 | 5 | 5 | 5 | -4 | 0 | 3 | 1 | 1 | -5 | 9 |  |
| 2018 | 5 | 8 | 8 | 8 | 15 | 10 | 8 | 10 | 8 | 8 | 9 | 4 |  |
| 2019 | 4 | -1 | 5 | 9 | 9 | 7 | 7 | 6 | 2 | 4 | 12 |  |  |

SALES EXPECTATIONS
Net Percent ("Higher" Minus "Lower") During Next Three Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 13 | 2 | 13 | 9 | 15 | 12 | 11 | 7 | 6 | 11 | 14 | 19 |
| $\mathbf{2 0 1 5}$ | 14 | 14 | 14 | 9 | 7 | 5 | 7 | 8 | 2 | 6 | -1 | 7 |
| 2016 | 3 | 0 | 1 | 1 | 1 | 2 | 1 | -1 | 4 | 1 | 11 | 31 |
| 2017 | 29 | 26 | 18 | 20 | 22 | 17 | 22 | 27 | 15 | 21 | 34 | 28 |
| 2018 | 25 | 28 | 20 | 21 | 31 | 26 | 29 | 26 | 29 | 28 | 24 | 23 |
| 2019 | 16 | 16 | 19 | 20 | 23 | 17 | 22 | 17 | 16 | 17 | 13 |  |

## Small Business Prices

## PRICES

Actual Last Three Months and Planned Next Three Months
January 1986 to November 2019
(Seasonally Adjusted)


## ACTUAL PRICE CHANGES

Net Percent ("Higher" Minus "Lower")
Compared to Three Months Ago
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 5 | 4 | 9 | 11 | 10 | 11 | 12 | 6 | 4 | 7 | 5 | 7 |
| 2015 | 6 | 3 | 2 | 1 | 4 | 2 | 3 | 1 | 1 | 1 | 4 | -1 |
| 2016 | -4 | -4 | -4 | -1 | 1 | 2 | -2 | 3 | -1 | 2 | 5 | 6 |
| 2017 | 5 | 6 | 5 | 7 | 7 | 1 | 8 | 9 | 6 | 8 | 10 | 8 |
| 2018 | 11 | 13 | 16 | 14 | 19 | 14 | 16 | 17 | 15 | 16 | 16 | 17 |
| 2019 | 15 | 13 | 12 | 13 | 10 | 17 | 16 | 11 | 8 | 10 | 12 |  |

## PRICE PLANS

Net Percent ("Higher" Minus "Lower") in the Next Three Months (Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 19 | 22 | 19 | 21 | 21 | 21 | 22 | 19 | 17 | 21 | 20 | 22 |
| 2015 | 19 | 18 | 15 | 16 | 17 | 18 | 17 | 15 | 14 | 15 | 18 | 20 |
| 2016 | 16 | 14 | 17 | 16 | 16 | 16 | 14 | 15 | 18 | 15 | 19 | 24 |
| 2017 | 21 | 20 | 20 | 18 | 21 | 19 | 23 | 20 | 19 | 22 | 23 | 22 |
| 2018 | 23 | 24 | 25 | 22 | 26 | 24 | 24 | 24 | 24 | 28 | 29 | 25 |
| 2019 | 27 | 26 | 24 | 21 | 20 | 23 | 22 | 17 | 15 | 20 | 22 |  |

## SmALL Business Employment

## ACTUAL EMPLOYMENT CHANGES

Net Percent ("Increase" Minus "Decrease") in the Last Three Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 0 | 3 | 1 | 1 | 7 |
| $\mathbf{2 0 1 5}$ | 5 | 4 | 2 | 2 | 4 | 0 | 0 | 6 | 5 | 0 | 0 | -1 |
| $\mathbf{2 0 1 6}$ | 1 | -3 | 0 | -1 | -1 | -2 | -2 | -3 | 3 | 0 | -2 | 4 |
| $\mathbf{2 0 1 7}$ | 3 | 4 | 2 | 4 | 5 | -1 | 2 | 2 | -1 | 3 | 2 | 3 |
| $\mathbf{2 0 1 8}$ | 4 | 4 | 4 | 7 | 7 | 3 | 6 | 5 | 1 | 5 | 5 | 5 |
| $\mathbf{2 0 1 9}$ | 7 | 9 | 12 | 7 | 9 | 5 | 3 | 5 | 4 | 4 | 10 |  |

## QUALIFIED APPLICANTS FOR JOB OPENINGS

Percent Few or No Qualified Applicants

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| $\mathbf{2 0 1 4}$ | 38 | 40 | 41 | 41 | 46 | 43 | 42 | 46 | 42 | 45 | 45 | 43 |
| $\mathbf{2 0 1 5}$ | 42 | 47 | 42 | 44 | 47 | 44 | 48 | 48 | 45 | 48 | 47 | 48 |
| $\mathbf{2 0 1 6}$ | 45 | 42 | 41 | 46 | 48 | 48 | 46 | 48 | 48 | 48 | 52 | 44 |
| $\mathbf{2 0 1 7}$ | 47 | 44 | 45 | 48 | 51 | 46 | 52 | 52 | 49 | 52 | 44 | 54 |
| $\mathbf{2 0 1 8}$ | 49 | 47 | 47 | 50 | 48 | 55 | 52 | 55 | 53 | 53 | 53 | 54 |
| $\mathbf{2 0 1 9}$ | 49 | 49 | 54 | 49 | 54 | 50 | 56 | 57 | 50 | 53 | 53 |  |

## EMPLOYMENT

Planned Next Three Months and Current Job Openings January 1986 to November 2019
(Seasonally Adjusted)


# SmALL BuSiness Employment (CONTINUED) 

JOB OPENINGS
Percent With Positions Not Able to Fill Right Now
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 22 | 22 | 22 | 24 | 24 | 26 | 24 | 25 | 21 | 24 | 25 | 25 |
| $\mathbf{2 0 1 5}$ | 26 | 29 | 24 | 27 | 29 | 24 | 25 | 28 | 27 | 27 | 28 | 28 |
| $\mathbf{2 0 1 6}$ | 29 | 28 | 25 | 29 | 27 | 29 | 26 | 30 | 24 | 28 | 31 | 29 |
| $\mathbf{2 0 1 7}$ | 31 | 32 | 30 | 33 | 34 | 30 | 35 | 31 | 30 | 35 | 30 | 31 |
| $\mathbf{2 0 1 8}$ | 34 | 34 | 35 | 35 | 33 | 36 | 37 | 38 | 38 | 38 | 34 | 39 |
| $\mathbf{2 0 1 9}$ | 35 | 37 | 39 | 38 | 38 | 36 | 39 | 35 | 35 | 34 | 38 |  |

HIRING PLANS
Net Percent ("Increase" Minus "Decrease") in the Next Three Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 11 | 7 | 7 | 8 | 11 | 12 | 13 | 8 | 9 | 10 | 11 | 15 |
| $\mathbf{2 0 1 5}$ | 13 | 12 | 12 | 11 | 13 | 9 | 12 | 11 | 12 | 11 | 11 | 15 |
| 2016 | 11 | 10 | 9 | 11 | 12 | 11 | 12 | 9 | 10 | 10 | 15 | 16 |
| 2017 | 18 | 15 | 16 | 16 | 18 | 15 | 19 | 18 | 19 | 18 | 24 | 20 |
| $\mathbf{2 0 1 8}$ | 20 | 18 | 20 | 16 | 18 | 20 | 23 | 26 | 23 | 22 | 22 | 23 |
| 2019 | 18 | 16 | 18 | 20 | 21 | 20 | 21 | 20 | 17 | 18 | 21 |  |

## Small Business Compensation

COMPENSATION
Actual Last Three Months and Planned Next Three Months January 1986 to November 2019
(Seasonally Adjusted)


## Small Business Compensation (CONTINUED)

## ACTUAL COMPENSATION CHANGES

Net Percent ("Increase" Minus "Decrease") During Last Three Months (Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| 2014 | 19 | 19 | 23 | 20 | 20 | 21 | 21 | 22 | 18 | 20 | 22 | 24 |
| 2015 | 25 | 20 | 22 | 23 | 25 | 21 | 23 | 23 | 23 | 22 | 24 | 22 |
| 2016 | 27 | 22 | 22 | 24 | 26 | 22 | 24 | 24 | 22 | 25 | 21 | 26 |
| 2017 | 30 | 26 | 28 | 26 | 28 | 24 | 27 | 28 | 25 | 27 | 27 | 27 |
| 2018 | 31 | 31 | 33 | 33 | 35 | 31 | 32 | 32 | 37 | 34 | 34 | 35 |
| 2019 | 36 | 31 | 33 | 34 | 34 | 28 | 32 | 29 | 29 | 30 | 30 |  |

## COMPENSATION PLANS

Net Percent ("Increase" Minus "Decrease") in the Next Three Months (Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | ---: | :--- | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 12 | 14 | 14 | 14 | 15 | 14 | 14 | 14 | 15 | 13 | 14 | 18 |
| $\mathbf{2 0 1 5}$ | 13 | 14 | 13 | 14 | 14 | 12 | 15 | 12 | 16 | 17 | 19 | 21 |
| 2016 | 15 | 12 | 16 | 15 | 15 | 14 | 15 | 14 | 14 | 19 | 15 | 20 |
| $\mathbf{2 0 1 7}$ | 18 | 17 | 18 | 18 | 18 | 18 | 16 | 15 | 18 | 21 | 17 | 23 |
| 2018 | 24 | 22 | 19 | 21 | 20 | 21 | 22 | 21 | 24 | 23 | 25 | 24 |
| 2019 | 20 | 18 | 20 | 20 | 24 | 21 | 17 | 19 | 18 | 22 | 26 |  |

PRICES AND LABOR COMPENSATION
Net Percent Price Increase and Net Percent Compensation
(Seasonally Adjusted)


## Small Business Credit Conditions



[^1]REGULAR BORROWERS
Percent Borrowing at Least Once Every Three Months

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | ---: | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| $\mathbf{2 0 1 4}$ | 31 | 30 | 31 | 30 | 31 | 28 | 30 | 29 | 31 | 28 | 33 | 31 |
| $\mathbf{2 0 1 5}$ | 33 | 30 | 32 | 30 | 29 | 31 | 30 | 33 | 29 | 28 | 27 | 31 |
| $\mathbf{2 0 1 6}$ | 33 | 31 | 32 | 29 | 29 | 29 | 28 | 29 | 32 | 28 | 31 | 30 |
| 2017 | 30 | 31 | 30 | 31 | 28 | 27 | 30 | 31 | 29 | 30 | 30 | 34 |
| $\mathbf{2 0 1 8}$ | 31 | 31 | 32 | 31 | 34 | 28 | 32 | 32 | 29 | 32 | 32 | 35 |
| $\mathbf{2 0 1 9}$ | 33 | 33 | 34 | 31 | 31 | 28 | 28 | 33 | 30 | 29 | 28 |  |

> AVAILABILITY OF LOANS
> Net Percent ("Easier" Minus "Harder")
> Compared to Three Months Ago (Regular Borrowers)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | ---: | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| $\mathbf{2 0 1 4}$ | -6 | -8 | -8 | -5 | -6 | -6 | -5 | -5 | -7 | -4 | -5 | -3 |
| $\mathbf{2 0 1 5}$ | -4 | -3 | -5 | -4 | -3 | -4 | -4 | -4 | -4 | -3 | -4 | -5 |
| 2016 | -5 | -5 | -5 | -5 | -4 | -5 | -4 | -4 | -5 | -4 | -4 | -6 |
| 2017 | -5 | -4 | -3 | -4 | -3 | -3 | -3 | -3 | -6 | -4 | -4 | -3 |
| 2018 | -3 | -3 | -4 | -5 | -5 | -2 | -4 | -5 | -3 | -4 | -5 | -5 |
| 2019 | -4 | -6 | -6 | -4 | -4 | -2 | -3 | -1 | -4 | -4 | -3 |  |

# Small Business Credit Conditions (Continued) 

## BORROWING NEEDS SATISFIED

Percent of All Businesses Last Three Months Satisfied/
Percent of All Businesses Last Three Months Not Satisfied (All Borrowers)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| $\mathbf{2 0 1 4}$ | $31 / 5$ | $29 / 5$ | $30 / 5$ | $30 / 5$ | $30 / 5$ | $27 / 6$ | $30 / 6$ | $28 / 4$ | $28 / 6$ | $29 / 4$ | $29 / 4$ | $32 / 4$ |
| 2015 | $32 / 4$ | $33 / 3$ | $35 / 5$ | $31 / 4$ | $30 / 4$ | $32 / 5$ | $32 / 4$ | $33 / 3$ | $30 / 2$ | $30 / 3$ | $32 / 3$ | $32 / 4$ |
| $\mathbf{2 0 1 6}$ | $35 / 3$ | $31 / 4$ | $31 / 5$ | $31 / 4$ | $31 / 4$ | $32 / 5$ | $30 / 3$ | $29 / 4$ | $32 / 6$ | $29 / 4$ | $30 / 4$ | $29 / 4$ |
| 2017 | $31 / 4$ | $30 / 3$ | $32 / 4$ | $32 / 3$ | $31 / 3$ | $27 / 4$ | $31 / 3$ | $34 / 3$ | $33 / 2$ | $29 / 4$ | $32 / 4$ | $32 / 3$ |
| 2018 | $31 / 3$ | $32 / 2$ | $31 / 4$ | $32 / 4$ | $37 / 4$ | $30 / 3$ | $32 / 3$ | $33 / 3$ | $27 / 3$ | $30 / 3$ | $32 / 3$ | $32 / 4$ |
| 2019 | $33 / 3$ | $34 / 3$ | $33 / 3$ | $32 / 4$ | $34 / 3$ | $29 / 3$ | $28 / 3$ | $31 / 4$ | $30 / 2$ | $29 / 3$ | $28 / 3$ |  |

## EXPECTED CREDIT CONDITIONS

Net Percent ("Easier" Minus "Harder") During Next Three Months (Regular Borrowers)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| 2014 | -7 | -7 | -7 | -6 | -7 | -7 | -5 | -5 | -7 | -5 | -6 | -5 |
| 2015 | -5 | -4 | -6 | -4 | -4 | -4 | -5 | -7 | -6 | -5 | -4 | -6 |
| 2016 | -7 | -7 | -6 | -6 | -6 | -6 | -5 | -5 | -7 | -6 | -5 | -6 |
| 2017 | -3 | -3 | -3 | -4 | -4 | -3 | -4 | -3 | -4 | -5 | -4 | -4 |
| 2018 | -4 | -3 | -6 | -6 | -5 | -4 | -4 | -6 | -5 | -5 | -5 | -6 |
| 2019 | -5 | -5 | -7 | -4 | -5 | -3 | -4 | -2 | -4 | -3 | -3 |  |

## INTEREST RATES

Relative Rates and Actual Rates Last Three Months January 1986 to November 2019


# Small Business Credit Conditions (Continued) 

## RELATIVE INTEREST RATE PAID BY REGULAR BORROWERS

Net Percent ("Higher" Minus "Lower") Compared to Three Months Ago

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | 4 | 3 | 2 | 2 | 2 | 2 | 1 | 2 | 3 | 0 | 0 | -1 |
| $\mathbf{2 0 1 5}$ | 2 | 0 | 1 | 1 | 1 | 2 | 1 | 2 | -1 | 2 | 0 | 2 |
| 2016 | 7 | 6 | 6 | 4 | 4 | 4 | 2 | 2 | 3 | 1 | 2 | 4 |
| 2017 | 11 | 9 | 9 | 11 | 11 | 8 | 11 | 8 | 10 | 8 | 9 | 8 |
| $\mathbf{2 0 1 8}$ | 12 | 13 | 15 | 16 | 16 | 14 | 17 | 17 | 16 | 17 | 19 | 24 |
| 2019 | 20 | 17 | 17 | 13 | 12 | 10 | 16 | 6 | 3 | 4 | 4 |  |

Borrowing at Least Once Every Three Months.

ACTUAL INTEREST RATE PAID ON SHORT-TERM LOANS BY BORROWERS

Average Interest Rate Paid

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| $\mathbf{2 0 1 4}$ | 5.6 | 5.4 | 5.3 | 5.4 | 5.7 | 5.7 | 5.4 | 5.3 | 5.4 | 5.5 | 5.6 | 5.1 |
| $\mathbf{2 0 1 5}$ | 5.3 | 5.1 | 5.7 | 5.0 | 4.8 | 5.0 | 5.2 | 5.4 | 4.8 | 5.1 | 4.7 | 5.0 |
| $\mathbf{2 0 1 6}$ | 5.4 | 5.3 | 5.2 | 5.7 | 5.3 | 5.7 | 5.3 | 5.2 | 6.2 | 5.2 | 5.6 | 5.5 |
| $\mathbf{2 0 1 7}$ | 5.7 | 5.4 | 5.4 | 5.4 | 5.9 | 5.6 | 5.9 | 5.5 | 5.6 | 6.0 | 5.7 | 6.1 |
| $\mathbf{2 0 1 8}$ | 5.9 | 5.7 | 6.1 | 6.4 | 6.4 | 6.1 | 6.3 | 6.1 | 7.3 | 6.4 | 6.1 | 6.4 |
| $\mathbf{2 0 1 9}$ | 6.9 | 6.2 | 6.1 | 6.7 | 7.8 | 6.8 | 6.4 | 6.1 | 6.7 | 6.8 | 6.6 |  |

## SMALL BUSINESS INVENTORIES



## SmALL Business Inventories (CONTINUED)

ACTUAL INVENTORY CHANGES
Net Percent ("Increase" Minus "Decrease") During Last Three Months (Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\mathbf{2 0 1 4}$ | -4 | -3 | -7 | -6 | -3 | -4 | -2 | -3 | -7 | -1 | 1 | 1 |
| $\mathbf{2 0 1 5}$ | 2 | 1 | -5 | -1 | -4 | 0 | 2 | -2 | 0 | -2 | -4 | 0 |
| $\mathbf{2 0 1 6}$ | -2 | -3 | -3 | -5 | -6 | -6 | -5 | 0 | -4 | -3 | -3 | 3 |
| $\mathbf{2 0 1 7}$ | 3 | 1 | 0 | -1 | -1 | -3 | 1 | 1 | -2 | 0 | -2 | -2 |
| $\mathbf{2 0 1 8}$ | 4 | 7 | 3 | 4 | 4 | -2 | 4 | 4 | 5 | 4 | 6 | 3 |
| $\mathbf{2 0 1 9}$ | 7 | 2 | 5 | 2 | 2 | 0 | 2 | 1 | 0 | 0 | 2 |  |

INVENTORY SATISFACTION
Net Percent ("Too Low" Minus "Too Large") at Present Time (Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct |  | Nov | Dec |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| $\mathbf{2 0 1 4}$ | -2 | -5 | -2 | -2 | -3 | -2 | -3 | -2 | 0 | -3 | -2 | -2 |  |
| $\mathbf{2 0 1 5}$ | -1 | -3 | -7 | -2 | -1 | -4 | -6 | -6 | -5 | -4 | -5 | -4 |  |
| $\mathbf{2 0 1 6}$ | -2 | -2 | -5 | -5 | -4 | -4 | -4 | -2 | -7 | -4 | -4 | -3 |  |
| $\mathbf{2 0 1 7}$ | -5 | -2 | -5 | -3 | -6 | -3 | -2 | -5 | -3 | -5 | -2 | -2 |  |
| $\mathbf{2 0 1 8}$ | -5 | -3 | -6 | -4 | -4 | 0 | -3 | -3 | -1 | -2 | -5 | -1 |  |
| $\mathbf{2 0 1 9}$ | -3 | -2 | -6 | -4 | -4 | 0 | -3 | -6 | -6 | -4 | 1 |  |  |

INVENTORY PLANS
Net Percent ("Increase" Minus "Decrease") in the Next Three to Six Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr |  | May | Jun | Jul | Aug | Sep | Oct |  | Nov |
| :---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| 2014 | -2 | -5 | 1 | 2 | 0 | -1 | 0 | 2 | 2 | 3 | 1 | 6 |  |
| $\mathbf{2 0 1 5}$ | 3 | 5 | 1 | 3 | 3 | -4 | 0 | 2 | 3 | 0 | -1 | 1 |  |
| 2016 | -1 | -1 | -2 | 0 | -1 | -3 | 0 | 1 | -7 | 2 | 4 | 4 |  |
| 2017 | 2 | 3 | 2 | 3 | 1 | 4 | 5 | 2 | 7 | 4 | 7 | -1 |  |
| 2018 | 3 | 4 | 1 | 1 | 4 | 6 | 4 | 10 | 3 | 5 | 2 | 8 |  |
| 2019 | 1 | 1 | -1 | 2 | 2 | 3 | 3 | 2 | 2 | 5 | 3 |  |  |

## Small Business Capital Outlays

## INVENTORY SATISFACTION AND INVENTORY PLANS

Net Percent ("Too Low" Minus "Too Large") at Present Time Net Percent Planning to Add Inventories in the Next Three to Six Months
(Seasonally Adjusted)


## CAPITAL EXPENDITURES

Actual Last Six Months and Planned Next Three Months
January 1986 to November 2019
(Seasonally Adjusted)


## Small Business Capital Outlays (Continued)

TYPE OF CAPITAL EXPENDITURES MADE
Percent Purchasing or Leasing During Last Six Months

| Type | Current | One Year Ago | Two Years Ago |
| :--- | :---: | :---: | :---: |
| Vehicles | 22 | 22 | 29 |
| Equipment | 41 | 45 | 40 |
| Furniture or Fixtures | 15 | 15 | 13 |
| Add. Bldgs. or Land | 6 | 8 | 6 |
| Improved Bldgs. or Land | 19 | 18 | 16 |

AMOUNT OF CAPITAL EXPENDITURES MADE
Percent Distribution of Per Firm Expenditures
During the Last Six Months

| Amount | Current | One Year Ago | Two Years Ago |
| :--- | :---: | :---: | :---: |
| $\$ 1$ to $\$ 999$ | 4 | 2 | 4 |
| $\$ 1,000$ to $\$ 4,999$ | 7 | 9 | 6 |
| $\$ 5,000$ to $\$ 9,999$ | 5 | 6 | 6 |
| $\$ 10,000$ to $\$ 49,999$ | 19 | 17 | 17 |
| $\$ 50,000$ to $\$ 99,999$ | 12 | 11 | 12 |
| $\$ 100,000+$ | 13 | 15 | 13 |
| No Answer | 0 | 1 | 1 |

CAPITAL EXPENDITURE PLANS
Percent Planning a Capital Expenditure During Next Three to Six Months
(Seasonally Adjusted)

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| $\mathbf{2 0 1 4}$ | 23 | 24 | 22 | 24 | 24 | 23 | 25 | 29 | 24 | 27 | 25 | 28 |
| $\mathbf{2 0 1 5}$ | 25 | 25 | 22 | 25 | 25 | 24 | 26 | 26 | 27 | 27 | 25 | 25 |
| 2016 | 25 | 23 | 25 | 25 | 23 | 26 | 25 | 28 | 27 | 27 | 24 | 29 |
| 2017 | 27 | 26 | 29 | 27 | 28 | 30 | 28 | 32 | 27 | 27 | 26 | 27 |
| 2018 | 29 | 29 | 26 | 29 | 30 | 29 | 30 | 33 | 30 | 30 | 29 | 25 |
| 2019 | 26 | 27 | 27 | 27 | 30 | 26 | 28 | 28 | 27 | 29 | 30 |  |

## Single Most Important Problem

| SINGLE MOST IMPORTANT PROBLEM |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| November 2019 |  |  |  |  |
| Problem | Current | One <br> Year Ago | Survey High | Survey Low |
| Taxes | 14 | 29 | 32 | 8 |
| Inflation | 1 | 1 | 41 | 0 |
| Poor Sales | 8 | 8 | 34 | 2 |
| Fin. \& Interest Rates | 2 | 2 | 37 | 1 |
| Cost of Labor | 4 | 7 | 11 | 2 |
| Govt. Regs. \& Red Tape | 13 | 13 | 27 | 4 |
| Comp. From Large Bus. | 9 | 8 | 14 | 4 |
| Quality of Labor | 26 | 25 | 27 | 3 |
| Cost/Avail. of Insurance | 9 | 10 | 29 | 4 |
| Other | 14 | 7 | 31 | 1 |

SELECTED SINGLE MOST IMPORTANT PROBLEM
Inflation, Big Business, Insurance and Regulation
January 1986 to November 2019


SELECTED SINGLE MOST IMPORTANT PROBLEM
Taxes, Interest Rates, Sales and Labor Quality January 1986 to November 2019


## SURVEY Profile

OWNER/MEMBERS PARTICIPATING IN ECONOMIC SURVEY NFIB

Actual Number of Firms

|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2014 | 1864 | 792 | 685 | 1699 | 678 | 672 | 1645 | 598 | 608 | 1502 | 615 | 568 |
| 2015 | 1663 | 716 | 575 | 1500 | 616 | 620 | 1495 | 656 | 556 | 1411 | 601 | 509 |
| 2016 | 1438 | 756 | 727 | 1644 | 700 | 735 | 1703 | 730 | 723 | 1702 | 724 | 619 |
| 2017 | 1873 | 764 | 704 | 1618 | 699 | 624 | 1533 | 713 | 629 | 1513 | 544 | 495 |
| 2018 | 1658 | 642 | 570 | 1554 | 562 | 665 | 1718 | 680 | 642 | 1743 | 700 | 621 |
| 2019 | 1740 | 526 | 643 | 1735 | 650 | 606 | 1502 | 680 | 603 | 1618 | 500 |  |

NFIB OWNER/MEMBERS PARTICIPATING
IN ECONOMIC SURVEY
Industry of Small Business


NFIB OWNER/MEMBERS PARTICIPATING
IN ECONOMIC SURVEY
Number of Full and Part-Time Employees


# NFIB RESEARCH CENTER SMALL BUSINESS ECONOMIC SURVEY 

Small Business Survey QuestionsPage in Report
Do you think the next three months will be a good time for small business to expand substantially? Why? ..... 4
About the economy in general, do you think that six months from now general business conditions will be better than they are now, about the same, or worse? ..... 5
Were your net earnings or "income" (after taxes) from your business during the last calendar quarter higher, lower, or about the same as they were for the quarter before? ..... 6
If higher or lower, what is the most important reason? ..... 6
During the last calendar quarter, was your dollar sales volume higher, lower, or about the same as it was for the quarter before? ..... 7
Overall, what do you expect to happen to real volume (number of units) of goods and/or services that you will sell during the next three months? ..... 7
How are your average selling prices compared to three months ago? ..... 8
In the next three months, do you plan to change the average selling prices of your goods and/or services? ..... 8
During the last three months, did the total number of employees in your firm increase, decrease, or stay about the same? ..... 9
If you have filled or attempted to fill any job openings in the past three months, how many qualified applicants were there for the position(s)? ..... 9
Do you have any job openings that you are not able to fill right now? ..... 10
In the next three months, do you expect to increase or decrease the total number of people working for you? ..... 10
Over the past three months, did you change the average employee compensation? ..... 11
Do you plan to change average employee compensation during the next three months? ..... 11Are...loans easier or harder to get than they werethree months ago?12
During the last three months, was your firm able to satisfy its borrowing needs? ..... 13
Do you expect to find it easier or harder to obtain your required financing during the next three months? ..... 13
If you borrow money regularly (at least once every three months) as part of your business activity, how does the rate of interest payable on your most recent loan compare with that paid three months ago? ..... 14
If you borrowed within the last three months for business purposes, and the loan maturity (pay back period) was 1 year or less, what interest rate did you pay? ..... 14
During the last three months, did you increase or decrease your inventories? ..... 15
At the present time, do you feel your inventories are too large, about right, or inadequate? ..... 15
Looking ahead to the next three months to six months, do you expect, on balance, to add to your inventories, keep them about the same, or decrease them? ..... 15
During the last six months, has your firm made any capital expenditures to improve or purchase equipment, buildings, or land? ..... 16
If [your firm made any capital expenditures], what was the total cost of all these projects? ..... 17
Looking ahead to the next three to six months, do you expect to make any capital expenditures for plant and/or physical equipment? ..... 17
What is the single most important problem facing your business today? ..... 18
Please classify your major business activity, using one of the categories of example below ..... 19
How many employees do you have full and part-time, including yourself? ..... 19


[^0]:    * Increased costs include labor, materials, finance, taxes, and regulatory costs.

[^1]:    * For the population borrowing at least once every three months.

