

Lease Rates Are a Function of the Length of Lease
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Apartments in Fayetteville, N.C.							
Location	1 Year Rate	9 Month Rate	% Premium	6 Month Rate	% Premium	3 Month Rate	% Premium
Applewood Village	\$810			\$860	6.2%	\$910	12.3%
Cross Creek Cove	\$575			\$605	5.2%	\$725	26.1%
Briarwood	\$549	\$569	3.6%	\$579	5.5%		
Bone Creek	\$575			\$595	3.5%		
Bone Creek	\$625			\$645	3.2%		
Brittany Place	\$595			\$615	3.4%		
Cobblestone	\$549	\$564	2.7%	\$594	8.2%	\$649	18.2%
Averages			3.2%		5.0%		18.9%

Hotels in Fayetteville, N.C.					
Location	Monthly Rate	Weekly Rate	% Premium	Daily Rate	% Premium
Value Place	\$ 31/day	\$ 42/day	35.5%	N/A	
Double Tree	\$104/day	\$104/day	0.0%	\$109/day	4.8%
Hilton Garden	\$149/day	\$149/day	0.0%	\$169/day	13.4%
Days Inn	\$ 57/day	\$ 59/day	3.5%	\$ 63/day	10.5%
Motel 6	\$ 33/day	\$ 38/day	15.2%	\$ 38/day	15.2%
Home 2 Suites	\$114/day	\$119/day	4.4%	\$129/day	13.2%
Hampton Inn	\$109/day	\$119/day	9.2%	\$135/day	23.9%
Wingate	\$110/day	\$110/day	0.0%	\$124/day	12.7%
Marriott	\$103/day	\$129/day	25.2%	\$159/day	54.4%
Extended Stay	\$ 60/day	\$ 75/day	25.0%	\$ 90/day	50.0%
Averages			16.9%		22.0%

When comparing office lease rates on a daily or ½ day basis, as compared to a yearly basis, a premium may be applied to the shorter lease term. The chart above indicates that apartments located in Fayetteville, N.C. have an increase in lease rates of approximately 19% per day when comparing a yearly rate to a three month rate. The same can be seen for hotels, with an average increase of approximately 22% per day when comparing a monthly rate to a daily rate. This study may be copied with acknowledgement.