

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## DUKE FUQUA MBA

# HOUSING GUIDE — 2023 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search



Located just minutes away from Duke University and with walkability to City Center, our studio, one, and two-bedroom apartment homes offer the best of Durham living at your doorstep.



**CORTLAND**  
**BULL CITY**

600 Willard Street,  
Durham, NC 27701  
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### Community Amenities:

- Skyline Terrace with Views of Downtown Durham
- Saltwater Pool and Sun Deck
- Coworking Space with WiFi, Private Offices, and a Conference Room
- Climate-Controlled Bike Storage and Repair Room
- Electric Vehicle Charging Stations
- Leash-Free Bark Park



### Home Features:

- Quartz Countertops
- Energy-Efficient, Stainless Steel Appliances
- Custom Cabinetry with Designer Hardware and Subway Tile Backsplashes
- USB-Integrated Outlets
- Google Fiber-Equipped

Less than 2 miles from Duke University, Boxcar, Ponysaurus and Fullsteam Breweries, and Shooters II!

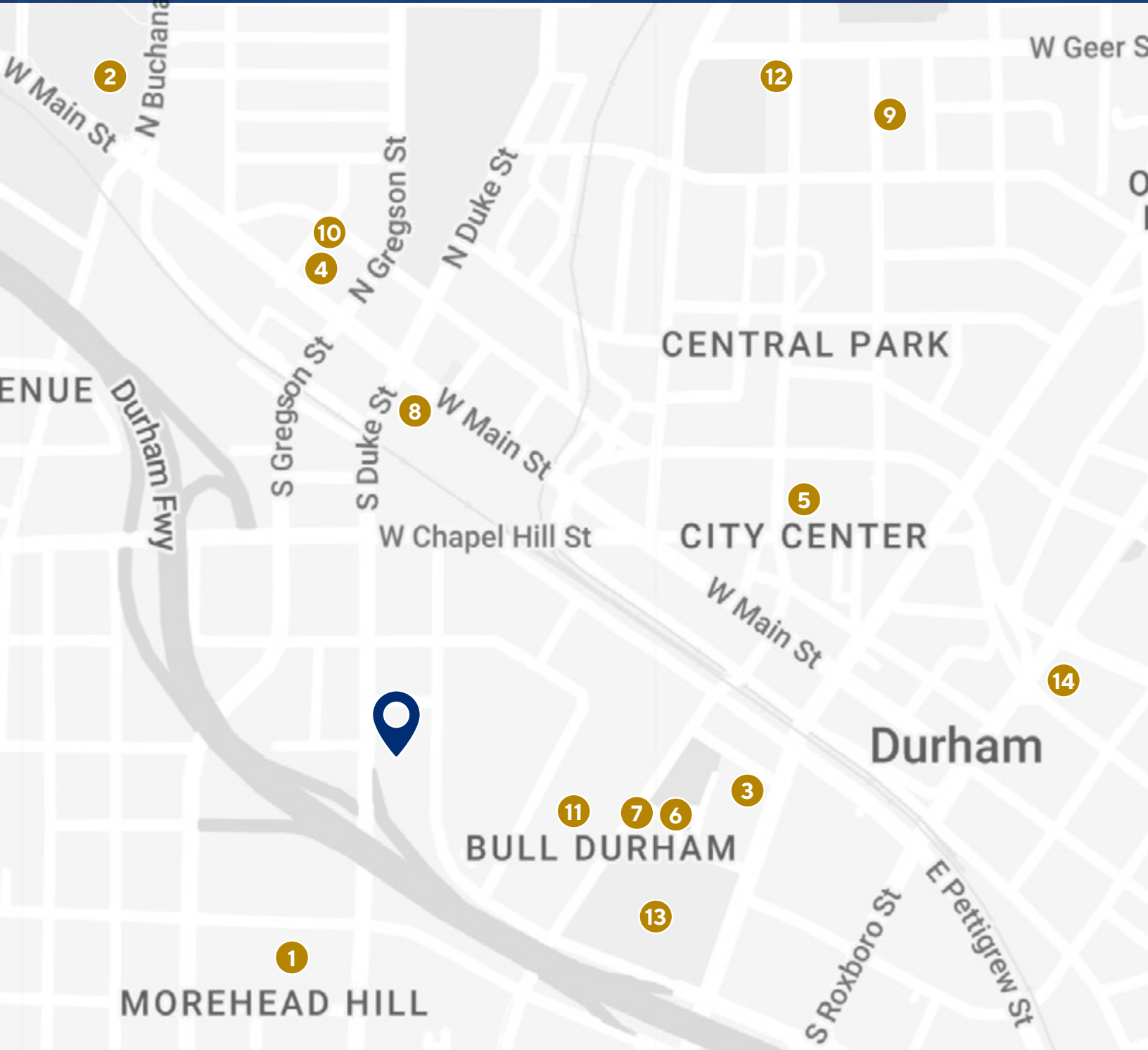
Check us out on Instagram [@cortlandbullcity](https://www.instagram.com/cortlandbullcity)

Schedule a tour today!



**MORE INFO**

-  CORTLAND BULL CITY
-  1 PHYSICIAN ASSISTANT PROGRAM BUILDING - 0.4 MILES
-  2 DUKE EAST CAMPUS - 0.8 MILES
-  3 DPAC- DURHAM PERFORMING ARTS CENTER - 0.7 MILES
-  4 JENI'S SPLENDID ICE CREAM - 1.1 MILES
-  5 M SUSHI - 0.9 MILES
-  6 TOBACCO ROAD SPORTS CAFE - 0.6 MILES
-  7 PRESS COFFEE COCKTAILS CREPES - 0.5 MILES
-  8 DRAM AND DRAUGHT - 1 MILE
-  9 FULLSTEAM BREWERY - 1 MILE
-  10 SHOOTERS II - 0.6 MILES
-  11 PARKER AND OTIS - 0.6 MILES
-  12 BOXCAR BAR & ARCADE - 1.3 MILES
-  13 THE DURHAM BULLS ATHLETIC PARK - 0.5 MILES
-  14 DURHAM LIBRARY - 1.7 MILES



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## GETTING THE MOST OUT OF THE GUIDE



**Start with the Housing Facts section.** This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



**Read about different neighborhoods** and narrow down your search to parts of the city that you like most.



**Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Durham. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location



Safety

**Based on their feedback, we compiled a list of the best apartment buildings for Fuqua MBA students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

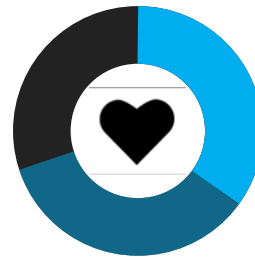
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

## Where Fuqua MBA students live



- 45%** Ninth Street
- 20%** Old West Durham
- 15%** Durham
- 15%** Erwin - LaSalle
- 5%** Other

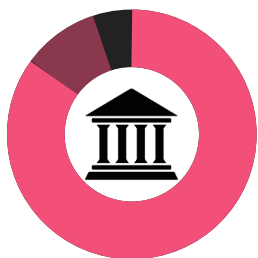
## Who Fuqua MBA students live with



- 35%** Alone
- 35%** Spouse/partner
- 30%** Roommate (excluding spouse/partner)

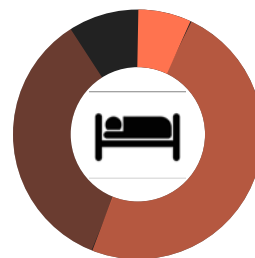
20% of Fuqua MBA students live with pets

## What type of properties Fuqua MBA students live in



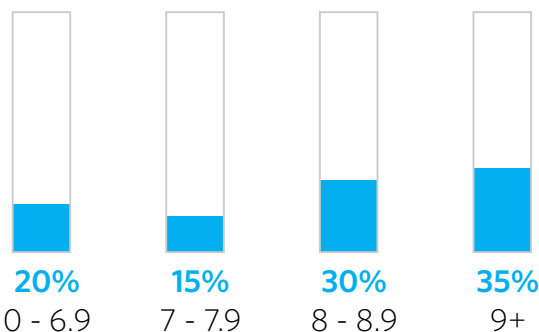
- 85%** Large property (50+ units)
- 10%** Small property (2-9 units)
- 5%** Mid-size property (20-49 units)

## What size residences Fuqua MBA students live in



- 7%** Studios or efficiencies
- 49%** One bedrooms
- 35%** Two bedrooms
- 7%** Three or more bedrooms

## Distribution of property ratings



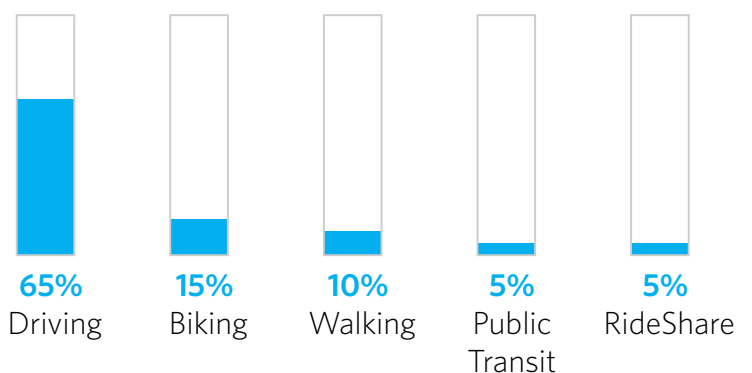
## Average rent by apartment size



## Rent versus own



## Commute methods



# the BLUE LIGHT living

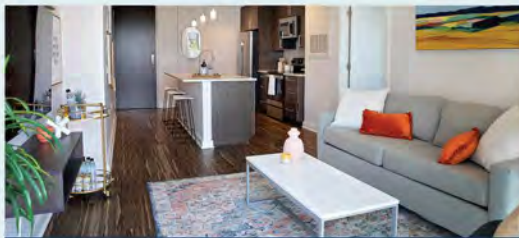
THOUGHTFULLY DESIGNED WITH STUDENTS IN MIND

MOVE IN SPRING 2022 & RECEIVE ONE MONTH **FREE!**

TWO & THREE BEDROOMS + 6 MONTH LEASE OPTIONS AVAILABLE



• 24 Hour Fitness Center



• Fully Furnished Units  
Located Near 9th Street



• Resort-Style Rooftop Pool

To learn more, visit [bluelightliving.com](https://bluelightliving.com)  
or [Scan Here](#) to be directed to our website



1605 Erwin Road, Durham, NC 27705

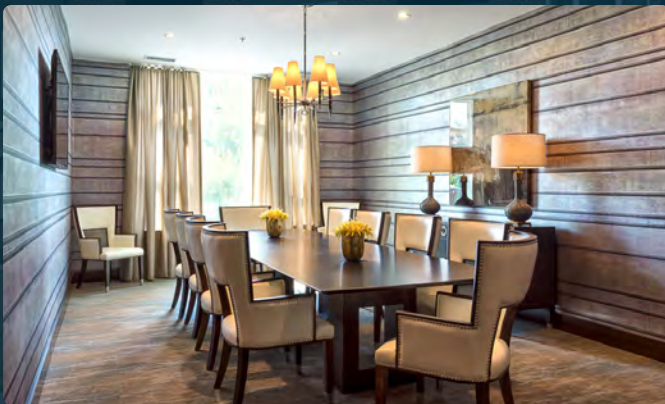
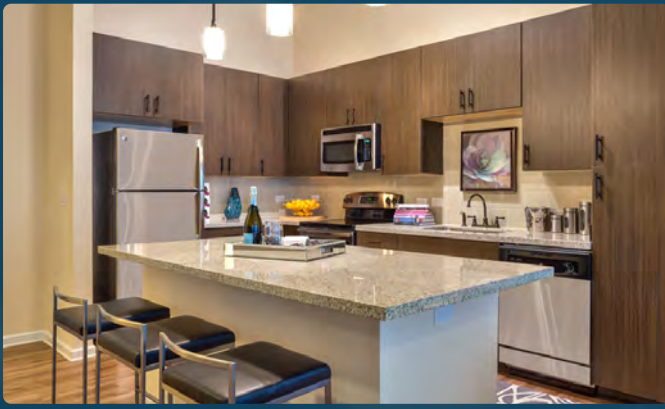
[bluelightliving.com](https://bluelightliving.com) | 984.219.1040  



# Berkshire MAIN STREET

## Luxury studio, 1, 2, and 3 bedroom apartment homes

- Gourmet kitchen with granite countertops and sleek GE stainless steel appliances
- Hardware, lighting, and fixtures in two custom options; satin nickel or antique bronze
- Washer and dryer in each apartment home
- Bistro coffee bar
- Private, executive-style conference room
- Expansive entertaining and catering kitchen
- 2000+ square foot athletic center
- Salt-water pool with cabana lounging areas
- Rooftop lounge
- Dog spa and dog park
- Smoke-free community
- Leaseholders must be 21 years or older; families with children under 18 are welcome





# Berkshire

## NINTH STREET

### Luxury studio, 1, 2, and 3 bedroom apartment homes



- Gourmet kitchens with granite countertops & satin nickel fixtures
- Washers & dryers in all apartment homes
- Coffee bar, media room, & gaming lounge w/ wi-fi
- 4000+ square-foot athletic center
- Resort-style saltwater pool plaza
- Bike storage room
- Smoke-free community
- Steps from Ninth Street's entertainment, shopping, restaurants, and Harris Teeter



Berkshire





# Rent with Confidence

## Time Savers

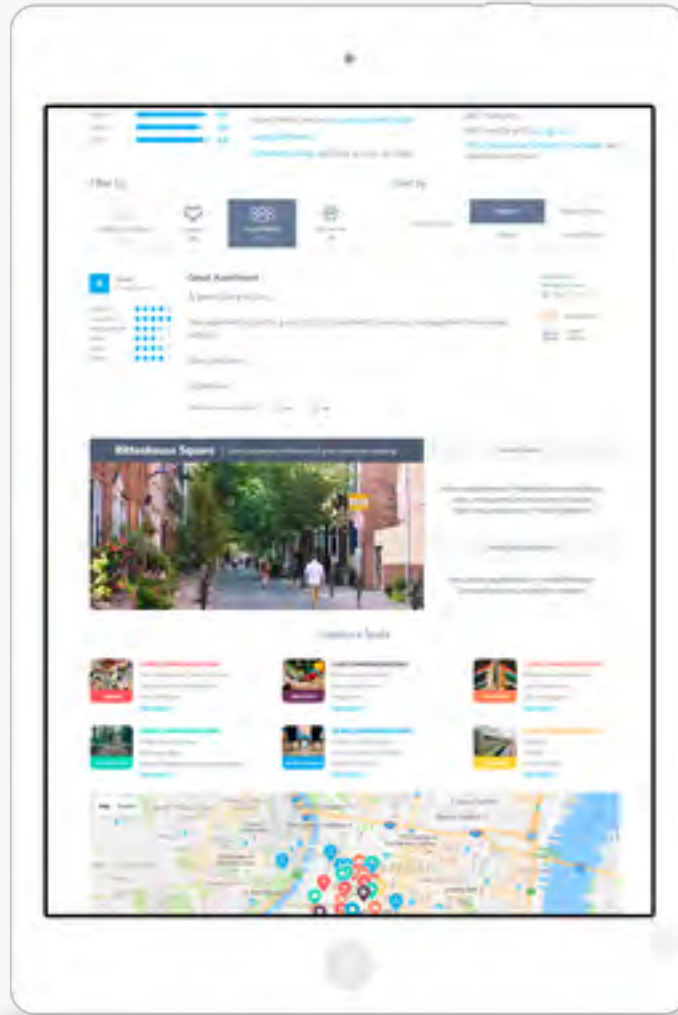


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



## Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

## Trusted Reviews

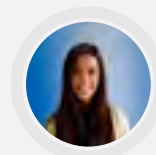


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

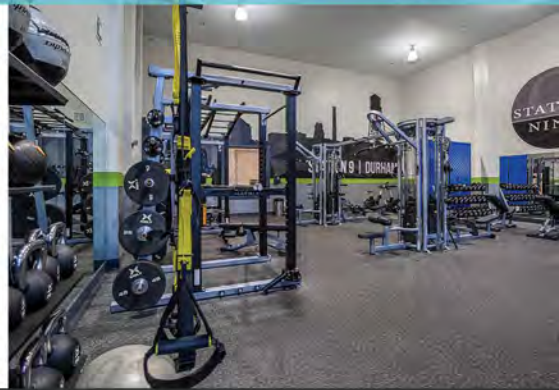
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)





# SPACIOUS MODERN LIVING!



## WHERE *class* MEETS *convenience*

### AMENITY FEATURES

Fitness center with Fitness on Demand & Peloton Bike  
| Coffee Bar & Lounge | Study Rooms & Business Center  
| 24/7 Luxer Package Center | Rooftop Basketball Court |  
Pool with Sundeck | Pet Spa & Dog Run | Pool-side Bar &  
Grill Station | Serenity Courtyards

### APARTMENT FEATURES

White Kitchen Cabinets & Granite Countertops | White  
Tile Backsplash | Stainless Steel Appliances | Woodstyle  
Plank Flooring | Vaulted Ceilings | Plantation Blinds |  
High-Speed Wireless Internet | In-Unit Washer/Dryer |  
Spacious & Unique Floor Plans

## Hean From Our Residents

“

“Station Nine staff are quite responsive and overwhelmingly helpful.”

-Chris H

“I’ve lived here for about 3 years, and my favorite thing about this property is by far the staff. The new renovations are great, but the leasing office and maintenance staff are friendly, professional and always go above and beyond for us.”

-Maya T

“My experience living in Station Nine was great. The apartment is in a convenient location near Duke University, and it offers amazing amenities such as a newly renovated gym, outdoor pool, free parking, and responsive and friendly staff and maintenance crew.”

-Molly C

”

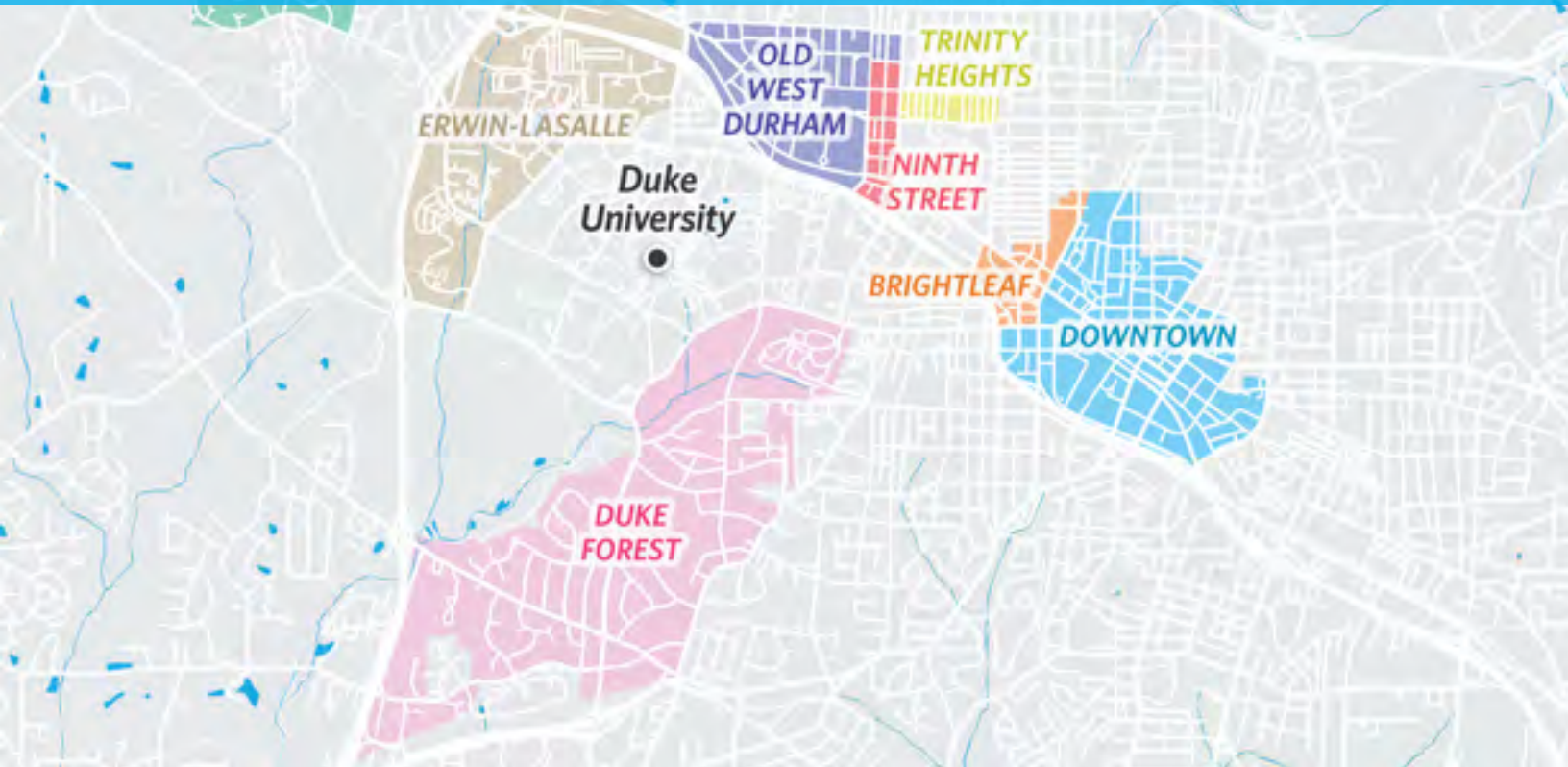


*Where 9th Street Lives*

[www.StationNine.com](http://www.StationNine.com) | 919.286.3800  
2211 Hillsborough Road | Durham, NC 22705

# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Fuqua MBA students



## 1 Ninth Street

45% of Fuqua MBA students

Ninth Street is consistently rated as the most popular neighborhood for Fuqua MBA students. The nightlife and easy access to social gatherings are just a few reasons why.

## 3 Downtown Durham

15% of Fuqua MBA students

Downtown Durham is rated as one of the cleanest and safest city centers in the country, with the main area being The Historic Parish Street. Although it's a bit farther from campus, you'll experience more of a "city feel" if you choose to live here.

## 2 Old West Durham

20% of Fuqua MBA students

Old West Durham is conveniently located right next to Duke University and Ninth Street. This provides for easy access to classes and the popular grad student nightlife scene. There are also usually more affordable rent prices in Old West Durham.

## 4 Erwin - LaSalle

15% of Fuqua MBA students

This area includes Erwin Road and LaSalle Street which run just north of Duke's campus. Fuqua students here enjoy the area for its convenience to campus and the fact that it's considered a grad student hub.

## Other Neighborhoods

less than 5% each

5 Trinity Heights

6 Brightleaf

7 Duke Forest

8 American Village

# lofts

AT LAKEVIEW

*It's different here.*

Conference rooms and private study desks

Package lockers for 24-hour access to your deliveries

Electric vehicle charging stations

Two resort-style pools

Premier fitness club with on-site fitness classes

24-hour coffee and hot tea bar

Enormous closets and spacious bathrooms with extra storage

Plush lounge with billiard table, shuffle board, and HDTV

Movie theater with reclining, leather seats

Gorgeous stained concrete or German beech hardwood flooring

Lofty 10-foot and 11-foot ceilings throughout

Controlled access to covered garage parking

Granite countertops and built-in wine racks

Outdoor fireplace and poolside grills

Walking distance to Duke Medical Center and Duke's west campus



apart|ment



**919.382.8184**

2616 Erwin Road · Durham, North Carolina 27705

[www.loftsatlakeview.com](http://www.loftsatlakeview.com)

All leaseholders must be at least 19 years of age.



Mention **VERYAPT** when you reach out!

 (919) 648-1018 | 605WestEnd.com  
605WESTEND@LINCOLNAPTS.COM

# 605 WEST END

Walking distance to **Duke University**

## STUDIO, 1, AND 2 BR DURHAM APARTMENTS

with Modern Features & Robust Amenities

[CLICK TO VIEW MORE INFO](#)

### FIND YOUR PERFECT HOME

MODERN KITCHENS, OVERSIZED BATHROOMS, STAINLESS STEEL APPLIANCES, FULL-SIZED WASHER AND DRYER SET, SPACIOUS WALK-IN CLOSETS, PRIVATE PATIO/BALCONY

- ✓ Heated Salt Water Swimming Pool with Community Pavilion
- ✓ Pool Side Cabanas, Outdoor Kitchen, Lounge with TV's, and BBQ Grills
- ✓ Fitness Center with Cardio, Free Weight Equipment and Strength Training
- ✓ Yoga and Cycling Studio
- ✓ Private Business Center Space and Work Space with Wi-Fi, Conference Room
- ✓ Resident Lounge with Complimentary Java Bar
- ✓ 24-hour Package Lockers
- ✓ Covered Parking
- ✓ Bark Park and Pet Wash Station



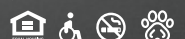
Contact us today to arrange a virtual or in-person tour!

 605 W Chapel Hill Street, Durham, NC 27701

PROFESSIONALLY  
MANAGED BY:

LINCOLN  
PROPERTY  
COMPANY

PET-FRIENDLY COMMUNITY  
(RESTRICTIONS APPLY)





# Ninth Street

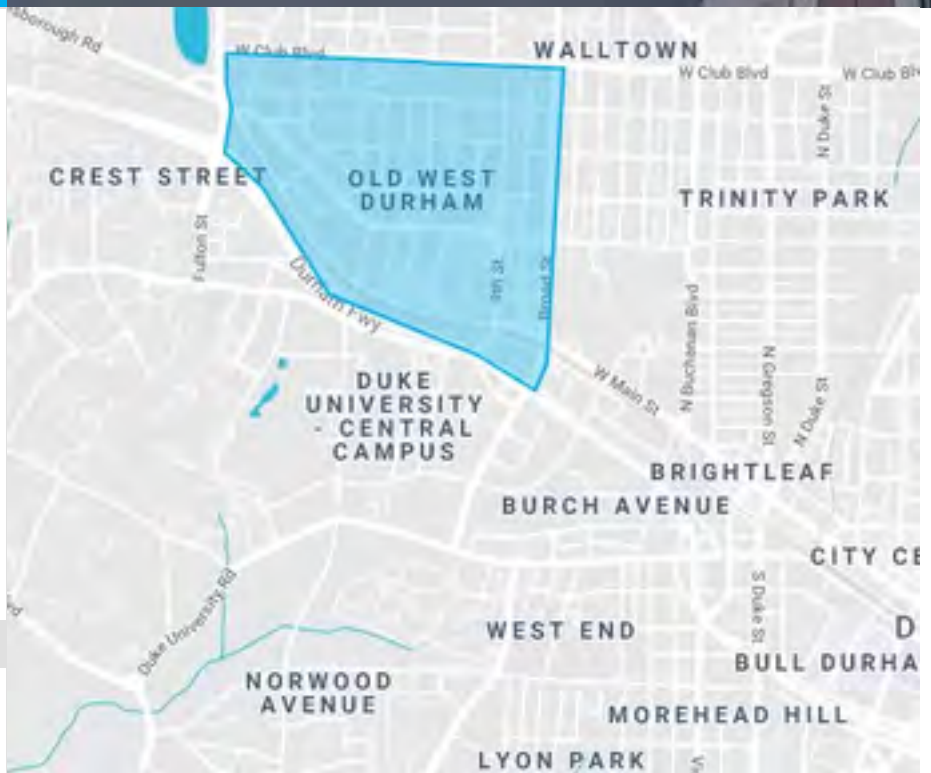
Great Nightlife & Popular for Duke Grad Students

## ABOUT NINTH STREET

Expect frequent pregames, pool parties, and barbecues at Station Nine, and plenty of nearby events like Tav Tuesdays. Beyond the social scene, Ninth Street is also a convenient neighborhood by most measures. There's a Harris Teeter within walking distance and a restaurant for every occasion. This small area offers a lot to do.

Nightlife Social Grocery Store

Walkable Restaurants and Bars



### MEDIAN RENTS IN NINTH STREET

<b>\$1,200</b> Studio	<b>\$1,400</b> 1 Bedroom	<b>\$2,400</b> 2 Bedroom
--------------------------	-----------------------------	-----------------------------

## WHAT RESIDENTS THINK ABOUT NINTH STREET



Review by [Fuqua MBA Student](#)

📍 STATION NINE

9 street is the place to be- everyone is here, there are some restaurants and bars, study rooms in each complex so many team meetings are happening here, and of course the parties!



Review by [Fuqua MBA Student](#)

📍 NINTH ST

Ninth Street is super walkable and majority of Fuquans live in the area. Definitely worth it to pay a little more to live in walking distance of so many classmates. Plus the restaurants on Ninth Street are great, and a short walk (~3 mins) to East Campus to use the walking trail!



UNRIVALED LEVEL OF  
**Customer service**  
with a *personal touch*

MENTION **VERYAPT**  
WHEN YOU CONTACT  
THE LEASING TEAM

Great places to live close to  
where you want to be.

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- ✓ On-Site Management and 24/7 Maintenance
- ✓ Expansive Courtyard with Pool, Grilling Areas and TVs
- ✓ Conference Center and Resident Lounge
- ✓ Parcel Lockers, Hosting Kitchen and Wellness Center
- ✓ Open-concept 1BR, 2BR and 3BR Floorplans



**Brightleaf on Main**



1005 W MAIN ST | DURHAM, NC 27701

**BrightleafOnMain.com**

(919) 251-8599 | BRIGHTLEAF@ZAREMBA.NET

- ✓ On-Site Management and 24/7 Maintenance
- ✓ Minutes from Duke University Campus
- ✓ Outdoor Saltwater Pool, Lounge and Grill Pavilion
- ✓ Cutting-Edge Fitness Center, Flex and Yoga Studio
- ✓ Micro, Studio, 1BR, 2BR and 3BR Floor Plans



**Blu on Farrington**

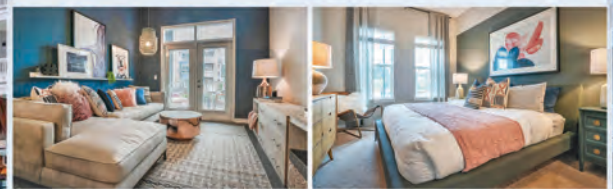


5840 FARRINGTON RD | CHAPEL HILL, NC 27517

**BluOnFarrington.com**

(919) 893-2258 | BLU@ZAREMBA.NET

- ✓ On-Site Management and 24/7 Maintenance
- ✓ Minutes from UNC-Chapel Hill Campus
- ✓ Saltwater Pool, Lounge with Fireplace and Theatre
- ✓ Interactive Tech Fitness Center
- ✓ Studio, 1BR, 2BR and 3BR Floor Plans



PROPERTIES PROFESSIONALLY MANAGED  
BY ZAREMBA MANAGEMENT COMPANY



PET-FRIENDLY  
COMMUNITIES

# Old West Durham

DIVERSITY · HARMONY · COMMUNITY

# Old West Durham

Charming & Next to Ninth Street

## ABOUT OLD WEST DURHAM

Old West Durham is just North of Duke University. It's an older neighborhood with some charm and provides easy access to campus. It's also conveniently located next to Ninth Street, which is home to a plethora of bars/restaurants, so you get to enjoy the best of both worlds.

Charming

Next to Ninth Street

Affordable Rent

Easy Access to Campus



### MEDIAN RENTS IN OLD WEST DURHAM

**\$1,000**

Studio

**\$1,300**

1 Bedroom

**\$1,500**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT OLD WEST DURHAM



Review by [Fuqua MBA Student](#)

SOLIS NINTH

There are two nice grocery stores (Harris Teeter and Whole Foods) within walking distance. I can walk to several coffee shops (notably Joe Van Gogh and Cocoa Cinnamon). I often go on runs or walks around the East Campus loop, which is just two blocks over from 9th street.



Review by [Fuqua MBA Student](#) BERKSHIRE 9TH ST

9th Street is a fun, social area for Duke MBA students. It's where a lot of them live, and all of us go out, so it's fun to be in such a social area where all friends are just a short walk away (sometimes not even outside the building!). There are great nice and fast-casual restaurants around too. It's not the cutest neighborhood, but I found it more valuable to be where my future classmates would be living.



# Downtown Durham

Lively City with a lot to Offer

## ABOUT DOWNTOWN DURHAM

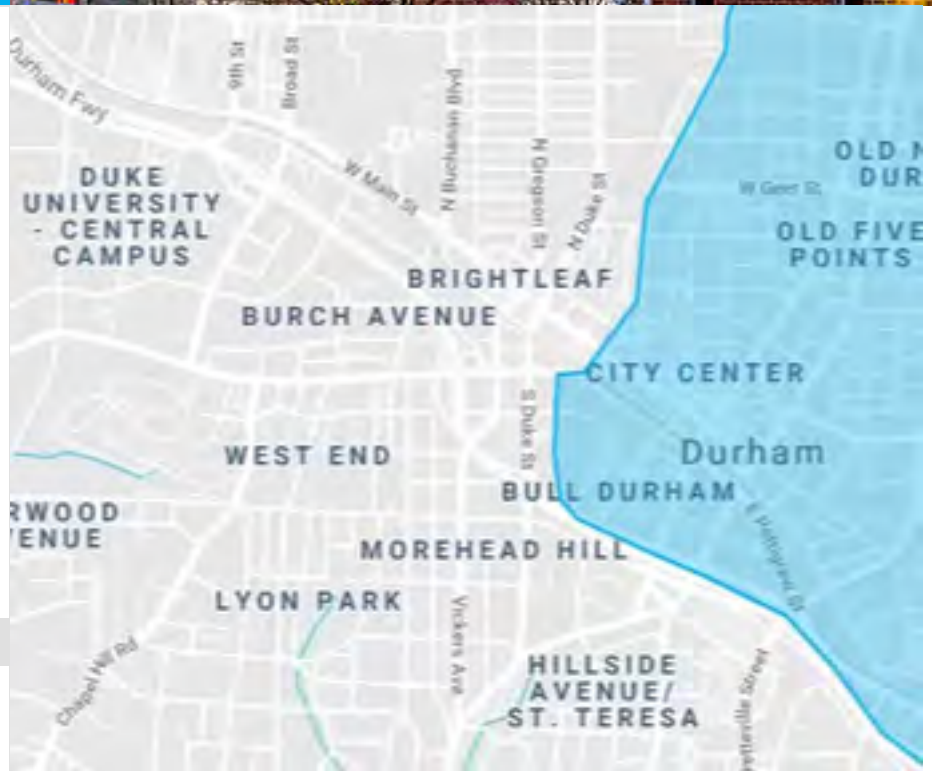
Downtown Durham is one of the cleanest and safest cities in the country with the main area being The Historic Parish Street. Popular spots here include Taste Carolina, Fullsteam Brewery, and Doyle's Vineyard. It's grown in popularity over the last few years as more and more Fuqua students begin to branch out here.

Bustling

Clean

City Life

Bars and Restaurants



## MEDIAN RENTS IN DOWNTOWN DURHAM

**\$1,150**

Studio

**\$1,600**

1 Bedroom

**\$2,200**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DOWNTOWN DURHAM



Review by [Fuqua MBA Student](#)

LIBERTY WH

The best neighborhood in Durham. Excellent food and bars, close to everything, great neighborhood vibes, right on the tobacco trail for good walking/running. Feels very safe and streets are well lit.



Review by [Fuqua MBA Student](#)

FOSTER ON PARK

Downtown is the best place to live in Durham! I love walking to bars, restaurants, shops, and the Farmer's Market. It is super easy to drive to campus as well.



# Erwin - LaSalle

Quiet and Convenient

## ABOUT ERWIN - LASALLE

The area has some popular amenity apartment buildings like The Belmont, Lofts at Lakeview, and The Heights, which offer quieter alternatives to the more-social apartments like Station Nine. If you like to go out, prepare for plenty of rides to Ninth Street and Downtown as they host the main strip of bars. In general, Fuqua students enjoy the area for its convenience to class and generally quiet scene.

Close to Campus

Stores

Quiet

Suburban



### MEDIAN RENTS IN ERWIN - LASALLE

**\$1,000**

Studio

**\$1,250**

1 Bedroom

**\$1,600**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT ERWIN - LASALLE



Review by [Fuqua MBA Student](#) LOFTS AT LAKEVIEW

Very close to campus, extremely convenient. Many students live in the complexes nearby. Some food options, but no real "neighborhood." The main attraction is that it's as close to living on campus as you can get off campus.



Review by [Fuqua MBA Student](#) TRINITY COMMONS

I feel very safe walking to the medical school from Trinity Commons. It is maybe a 10-15 minute walk, and an even shorter bike ride. I only have to cross the street once.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$1650+ per renter
  - \$\$\$ \$1470- \$1649
  - \$\$ \$1050- \$1469
  - \$ < \$1050

\* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
2024 Jersey Ave	Apt	7.0	\$\$\$\$			✓	●●	●●	●	●●	●●
501 Estates	Apt	8.1	\$		✓		●●	●●	●●●●	●●●	●●
605 West End	Apt	7.0	\$\$				●●	●●	●●	●●	●●
810 Ninth Street	Apt	8.2	\$\$	✓			●●●	●●●	●	●●●●	●●●
Berkshire Main Street	Apt	8.8	\$\$\$\$				●●	●●●●	●●	●●●●	●●●
Berkshire Ninth Street	Apt	7.6	\$\$\$	✓	✓	✓	●●	●●●	●	●●●●	●●
Blue Leaf Apartments	Apt	8.9	\$\$				●●●	●	●●●●	●	●●
Blue Light Living	Apt	7.7	\$\$				●●●●	●●●●	●●	●●●	●●●●
Brightleaf on Main	Apt	8.7	\$\$\$\$				●●	●●●●	●●●●	●●●●	●●●●
BullHouse Apartments	Apt	9.2	\$\$\$\$				●●	●●●●	●●●●	●●	●●
Chapel Tower Apartments	Apt	6.7	\$	✓			●●	●	●●	●	●●
Cortland Bull City	Apt	8.4	\$\$\$\$				●●●●	●●●●	●●	●●●	●●●●
Foster on the Park	Apt	9.5	\$\$\$\$		✓	✓	●●	●●●●	●●●	●●●●	●●●●
Garrett West	Apt	9.2	\$		✓		●●●●	●●●	●●●●	●●	●●●●
Liberty Warehouse	Apt	8.9	\$\$				●●●●	●●●	●	●●●●	●●●●
Lofts at Lakeview	Apt	7.0	\$\$\$				●●	●●	●●	●●	●●
One City Center	Apt	8.4	\$\$				●●●●	●●●	●	●	●●
Park at Crossroads	Apt	6.0	\$\$\$		✓	✓	●●	●●	●●●	●	●●
Poplar West	Apt	6.9	\$				●●●	●	●●●	●	●●
Preserve at the Park	Apt	7.7	\$				●●●	●	●●●	●	●●●●
Station Nine	Apt	7.4	\$\$\$	✓		✓	●●	●●	●	●●●●	●●●
The Belmont Apartments	Apt	7.9	\$	✓			●●	●●	●●●	●●	●●
The Flats at The Exchange on Erwin	Apt	8.2	\$\$\$				●●●●	●●	●●	●	●●
The Heights at LaSalle	Apt	8.3	\$\$				●●●	●●●	●●●	●●	●●●
The Residences at Erwin Mill	Apt	7.2	\$\$				●●	●	●●●●	●●●	●●
Trinity Commons at Erwin	Apt	8.4	\$\$				●●●●	●●●●	●●	●●●	●●●
UHill Apartments	Apt	9.6	\$\$				●●●	●●●	●●●●	●●●●	●●●
Van Alen Apartments	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
West Village	Apt	6.1	\$				●●	●	●	●●	●●
Whetstone	Apt	8.9	\$\$				●●●	●	●●●●	●●●	●●●

\*\*\* Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

# MOST POPULAR

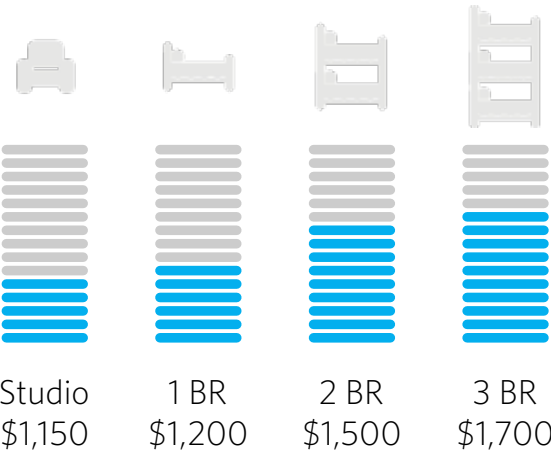
Buildings with the most Fuqua MBA students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



## TOP 5

1 <sup>st</sup>		STATION NINE	20+ PEOPLE
2 <sup>nd</sup>		BERKSHIRE NINTH STREET	16+ PEOPLE
3 <sup>rd</sup>		810 NINTH STREET	12+ PEOPLE
4 <sup>th</sup>		THE BELMONT APARTMENTS	8+ PEOPLE
5 <sup>th</sup>		CHAPEL TOWER APARTMENTS	6+ PEOPLE

1<sup>st</sup>
\$\$\$ | 20+ PEOPLE

### STATION NINE

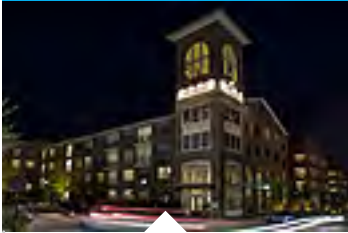

Ninth Street




2<sup>nd</sup>
\$\$\$ | 16+ PEOPLE

### BERKSHIRE NINTH STREET

Ninth Street






**Review by Fuqua MBA Student**  
 "The apartment complex is great - management is responsive and organized. The facilities are well taken-care of and clean. The apartments are very nice and large - new appliances in the kitchen and large closets. The gym is fantastic and the pool and BBQ areas are very nice!"

3<sup>rd</sup>
\$\$\$ | 12+ PEOPLE

### 810 NINTH STREET

Old West Durham

**Review by Fuqua MBA Student**  
 "Definitely the best mgmt. team, cleanest facilities/ apartments, and most cost-efficient option out of comparable buildings on 9th St.! So happy I chose to live at 810."

# HIGHEST RATED

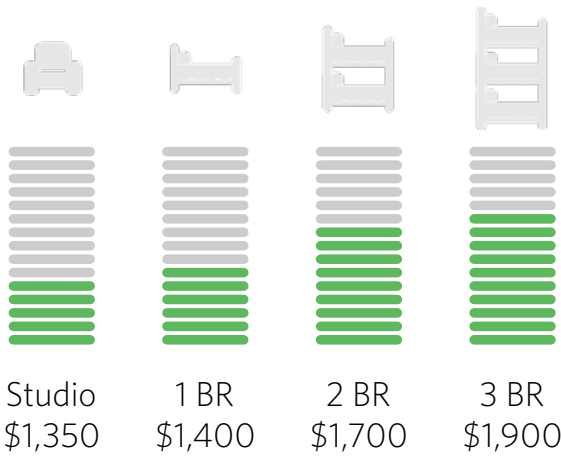
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)

What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



## TOP 5

1 <sup>st</sup>	UHILL APARTMENTS	9.6 OVERALL RATING
2 <sup>nd</sup>	FOSTER ON THE PARK	9.5 OVERALL RATING
3 <sup>rd</sup>	BULLHOUSE APARTMENTS	9.2 OVERALL RATING
3 <sup>rd</sup>	GARRETT WEST	9.2 OVERALL RATING
5 <sup>th</sup>	VAN ALEN APARTMENTS	9.0 OVERALL RATING

1<sup>st</sup>

### UHILL APARTMENTS

Durham

\$\$
9.6  
OVERALL RATING

**Review by Fuqua MBA Student**

"I love UHill - a massive apartment and brand new. The amenities are amazing and not worn down like a few other places I've seen/toured. I also have a massive balcony and a lot of space in my 1 bedroom."

2<sup>nd</sup>

### FOSTER ON THE PARK

Downtown Durham

\$\$\$\$
9.5  
OVERALL RATING

**Review by Fuqua MBA Student**

"This building is stunning and has an amazing location right in the heart of downtown Durham. It has so much to offer. The Farmers market is right next door, along with Central Park. It is truly the heart of Durham and has been amazing to live next to and get out of the Fuqua bubble (while still being <5 mins away from 9th Street). The apartments are brand new with beautiful finishes, friendly neighbors, responsive management team."

3<sup>rd</sup>

### BULLHOUSE APARTMENTS

Downtown Durham

\$\$\$\$
9.2  
OVERALL RATING

**Review by Fuqua MBA Student**

"I love being close to everything in downtown. Most of the restaurants and bars that I would want to go to are within walking distance. The leasing office is extremely friendly and helpful as well. It is a little bit on the expensive side and not as many other Duke Law students live here as I would like, but I still loving being at BullHouse"

# BEST FOR FAMILIES

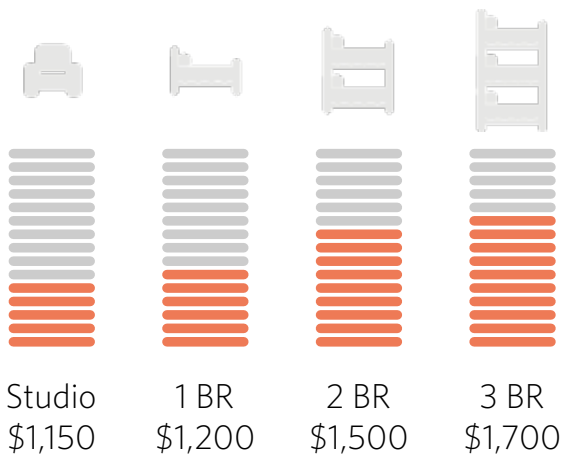
Highest-rated properties for families

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What the best properties for families typically offer:



- ✓ Safe and secure properties
- ✓ Outdoor areas
- ✓ Responsive to maintenance requests
- ✓ Quiet buildings





## TOP 5

1 <sup>st</sup>	STATION NINE
2 <sup>nd</sup>	501 ESTATES
3 <sup>rd</sup>	VAN ALEN APARTMENTS
4 <sup>th</sup>	GARRETT WEST
5 <sup>th</sup>	810 NINTH STREET

1<sup>st</sup>

### STATION NINE

Ninth Street, 2211 Hillsborough Rd \$\$\$



**Review by *Fuqua MBA Student***

"Station 9 is a great apartment complex. The management staff are extremely easy to work with and go out of their way to make sure their residents are happy. The maintenance staff are very responsive. The units are newly renovated, and are generously sized. The building feels very secure. The amenities include a gym, pool, grill area, dog run, and free covered parking. A car or a bike is recommended to get to Fuqua, but it is possible to live here without a car if you are able to carpool. Walking distance to the shops and restaurants on 9th St, and right across the street from the grocery store."

2<sup>nd</sup>

### 501 ESTATES

Garrett Road \$



**Review by *Fuqua MBA Student***

"Great for family life and an amazing Fuqua community. So many fuquans here willing to help each other out"

3<sup>rd</sup>

### VAN ALEN APARTMENTS

Downtown Durham \$\$\$\$

**Review by *Fuqua MBA Student***

"We have been blown away by Van Alen in almost every way. We feel that it has significantly better amenities and is just nicer than similarly priced Ninth Street properties. We also found that the management team was much easier to work with than those on Ninth Street, and that is what led us to choose Van Alen when we had originally planned to live on Ninth Street."

# BEST FOR AMENITIES

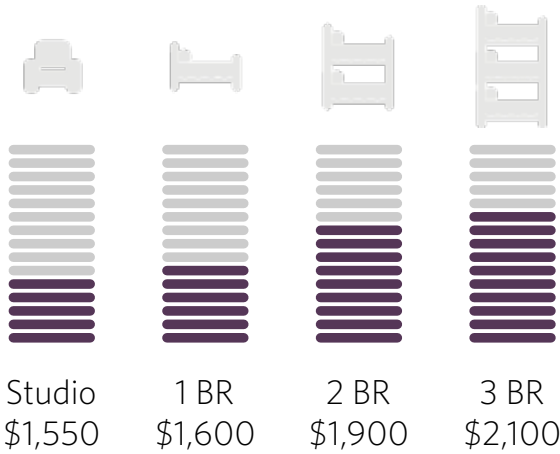
Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



## TOP 5

1 <sup>st</sup>	FOSTER ON THE PARK	10.0 AMENITY RATING
2 <sup>nd</sup>	BRIGHTLEAF ON MAIN	9.6 AMENITY RATING
3 <sup>rd</sup>	BLUE LIGHT LIVING	9.5 AMENITY RATING
4 <sup>th</sup>	BULLHOUSE APARTMENTS	9.2 AMENITY RATING
5 <sup>th</sup>	VAN ALEN APARTMENTS	9.0 AMENITY RATING

**1<sup>st</sup>** **FOSTER ON THE PARK** \$\$\$\$ | 10.0 AMENITY RATING  
Downtown Durham

**Review by Fuqua MBA Student**  
 "This building is stunning and has an amazing location right in the heart of downtown Durham. It has so much to offer. The Farmers market is right next door, along with Central Park. It is truly the heart of Durham and has been amazing to live next to and get out of the Fuqua bubble (while still being <5 mins away from 9th Street). The apartments are brand new with beautiful finishes, friendly neighbors, responsive management team."

**2<sup>nd</sup>** **BRIGHTLEAF ON MAIN** \$\$\$\$ | 9.6 AMENITY RATING  
Brightleaf

**Review by Fuqua MBA Student**  
 "I've loved living in Solis Brightleaf - half way between 9th street and downtown. Very accessible. Great amenities, very new building. Responsive and helpful management."

**3<sup>rd</sup>** **BLUE LIGHT LIVING** \$\$ | 9.5 AMENITY RATING  
Old West Durham

**Review by Fuqua MBA Student**  
 "It is like a Hotel. The pro is location. Close to east campus. A 15 bike ride to west campus and 2 blocks away from 9th street  
 The cons: many issues with wifi. Somehow noisy if you live close to the rooftop"

# BEST FOR VALUE

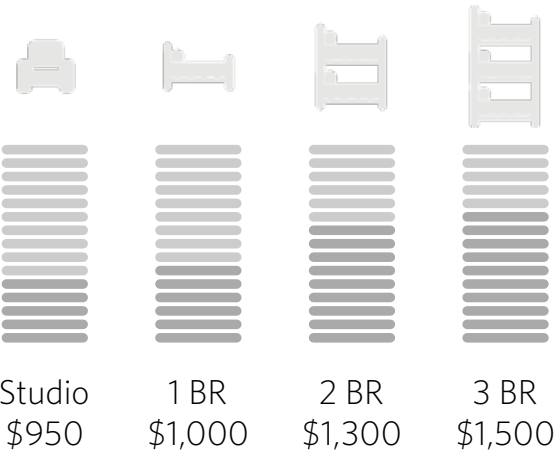
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



## TOP 5

1 <sup>st</sup>	DISCOVERY ON BROAD	9.7 VALUE RATING
2 <sup>nd</sup>	CAMPUS WALK	9.5 VALUE RATING
3 <sup>rd</sup>	POPLAR WEST	9.3 VALUE RATING
4 <sup>th</sup>	REALM PATTERSON PLACE	9.1 VALUE RATING
5 <sup>th</sup>	ALDEN PLACE	9.0 VALUE RATING

1<sup>st</sup>

### DISCOVERY ON BROAD

Duke Homestead, 2335 Broad St

\$\$

9.7 VALUE RATING



**Review by Fuqua MBA Student**

"Discovery on Broad is a quiet neighborhood that is about 5-6 minutes from 9th street and 10 minutes from everything else in Durham, including Fuqua, downtown, etc. It is walking distance from a Costco, which is an amazing wholesale store. Only downside is that there is not a social/nightlife within walking distance; you will have to travel to 9th street or another nearby area."

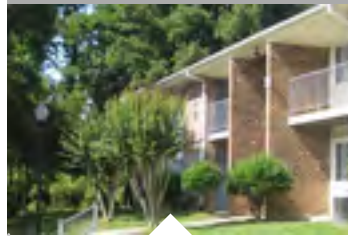
2<sup>nd</sup>

### CAMPUS WALK

Erwin - LaSalle, 2748 Campus Walk Ave

\$

9.5 VALUE RATING



**Review by Fuqua MBA Student**

"Close to university and an affordable option. No amenities or utilities included. Slightly safer than other options in the neighbourhood."

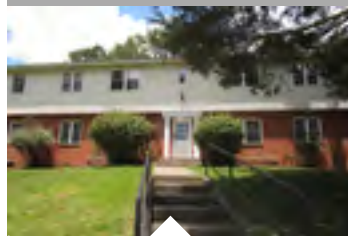
3<sup>rd</sup>

### POPLAR WEST

Erwin - LaSalle, 830 Louise Cir

\$

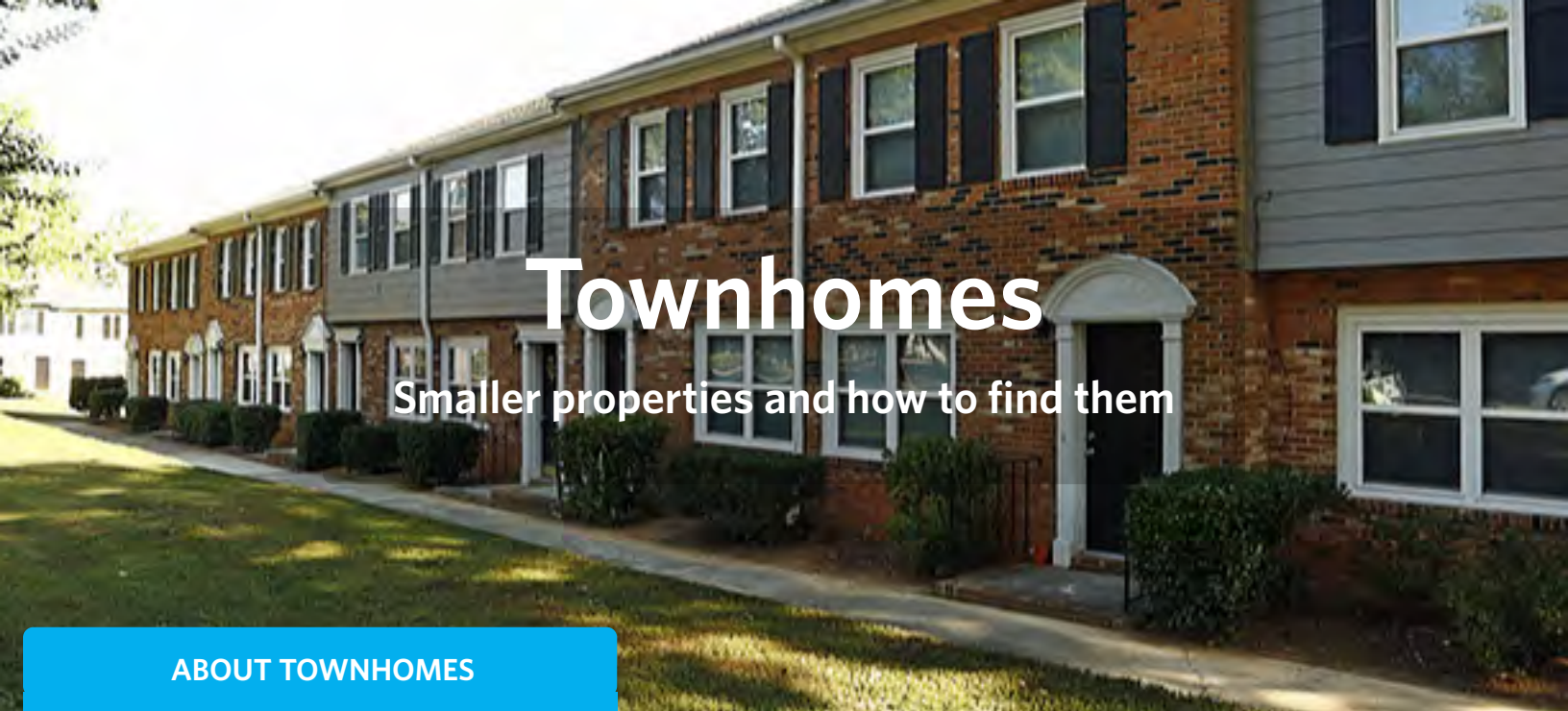
9.3 VALUE RATING



**Review by Fuqua MBA Student**

"Poplar West townhomes are older and quieter. The management is extremely responsive when things naturally break down at an older townhome. They are about 15 minutes walking distance to Fuqua and have some cute restaurants nearby. If you are looking to stay away from the craziness of 9th street, while not spending a ton, this is a great option."





# Townhomes

## Smaller properties and how to find them

### ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

#### WHY YOU SHOULD CONSIDER A TOWNHOME

CHEAPER      LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE      MORE PRIVACY

#### WHY YOU MAY WANT TO AVOID A TOWNHOME

NO DOORMAN      LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION      LIMITED AMENITIES

MORE MAINTENANCE ISSUES

### Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

### Preparing for a townhome search

Most Fuqua MBA students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

### TIPS AND ADVICE



#### Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



#### Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



#### Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

# LANDLORD GRADES

## and the Renting Process

### GRADE LANDLORD

B+	Berkshire Communities
B	Carroll Management Group
A+	Cortland
C+	Entrata Inc.
A	GMH Associates
C+	General Services Corporation
A	Greystar
A-	Lantower
A-	Lincoln Property Company
A+	Northwood Ravin
B+	Pegasus Residential
A+	RAM Partners
A-	RKW Rivergate KW Residential
A+	Ram Realty Services
A+	Sage Brook
B	Sentinel Real Estate Corp
A+	The Worthing Companies
A+	University Partners
A-	Waypoint Residential
B+	Weinstein Properties

### Landlord Grades

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

## Understanding THE RENTING PROCESS

If this is your first time renting, here is a heads up on what the process is like:

### Application process

You will be asked to **fill out an application** for an apartment. Likely this will include an **application fee (\$30-50)** and potentially a deposit (up to one month's rent). If you're an international student, you **may have to provide alternate information** - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

### After you're approved

A landlord will often ask for a **security deposit** and **prepaid rent**. A landlord typically charges up to two months' rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you **give proper notification that you are moving out** (typically 60-90 days), the **landlord has 30 days to return the security deposit at the end of the lease**. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

### What to look out for

Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at [contact@veryapt.com](mailto:contact@veryapt.com).

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**