

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## DUKE FUQUA MBA

# HOUSING GUIDE — 2021 —

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

**VeryApt**

Intelligent Apartment Search

WELCOME TO SPRINGFIELD APARTMENTS

# Newly renovated apartment homes

A beautiful Durham community featuring spacious floor plans, top-notch amenities and a convenient, idyllic location just minutes from popular shops, restaurants, and entertainment venues.



6 UNIQUE 1 & 2 BR  
FLOOR PLANS



FLEX  
LEASE TERMS



CONVENIENT  
DURHAM LOCATION



EASY ACCESS TO  
PUBLIC TRANSPORT



5 MIN TO SHOPS  
AND RESTAURANTS



 4600 University Drive,  
Durham, NC 27707

LIVESPRINGFIELDDURHAM.COM

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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.



# 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

## Hear 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

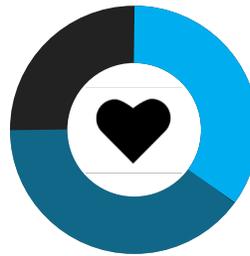
www.StationNine.com | 919.286.3800  
2211 Hillsborough Road | Durham, NC 22705

## Where Fuqua MBA students live



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

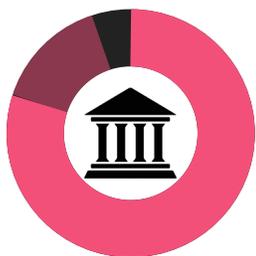
## Who Fuqua MBA students live with



- 35%** Alone
- 40%** Spouse/partner
- 25%** Roommate (excluding spouse/partner)

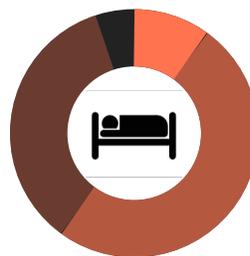
17% of Fuqua MBA students

## What type of properties Fuqua MBA students live in



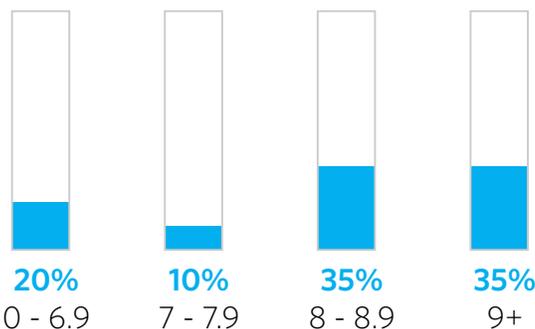
- 80%** Large property (50+ units)
- 15%** Small property (2-9 units)
- 5%** Mid-size property (20-49 units)

## What size residences Fuqua MBA students live in

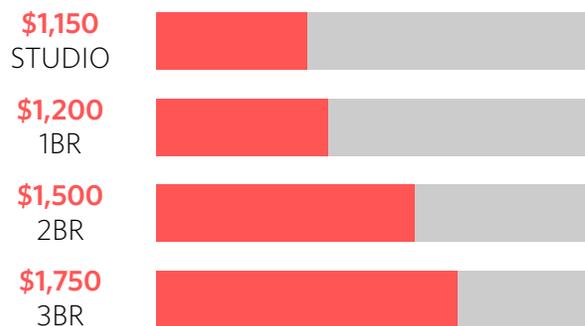


- 10%** Studios or efficiencies
- 50%** One bedrooms
- 35%** Two bedrooms
- 5%** Three or more bedrooms

## Distribution of property ratings



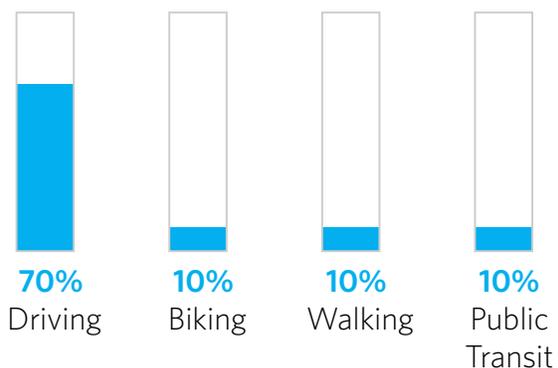
## Average rent by apartment size



## Rent versus own



## Commute methods



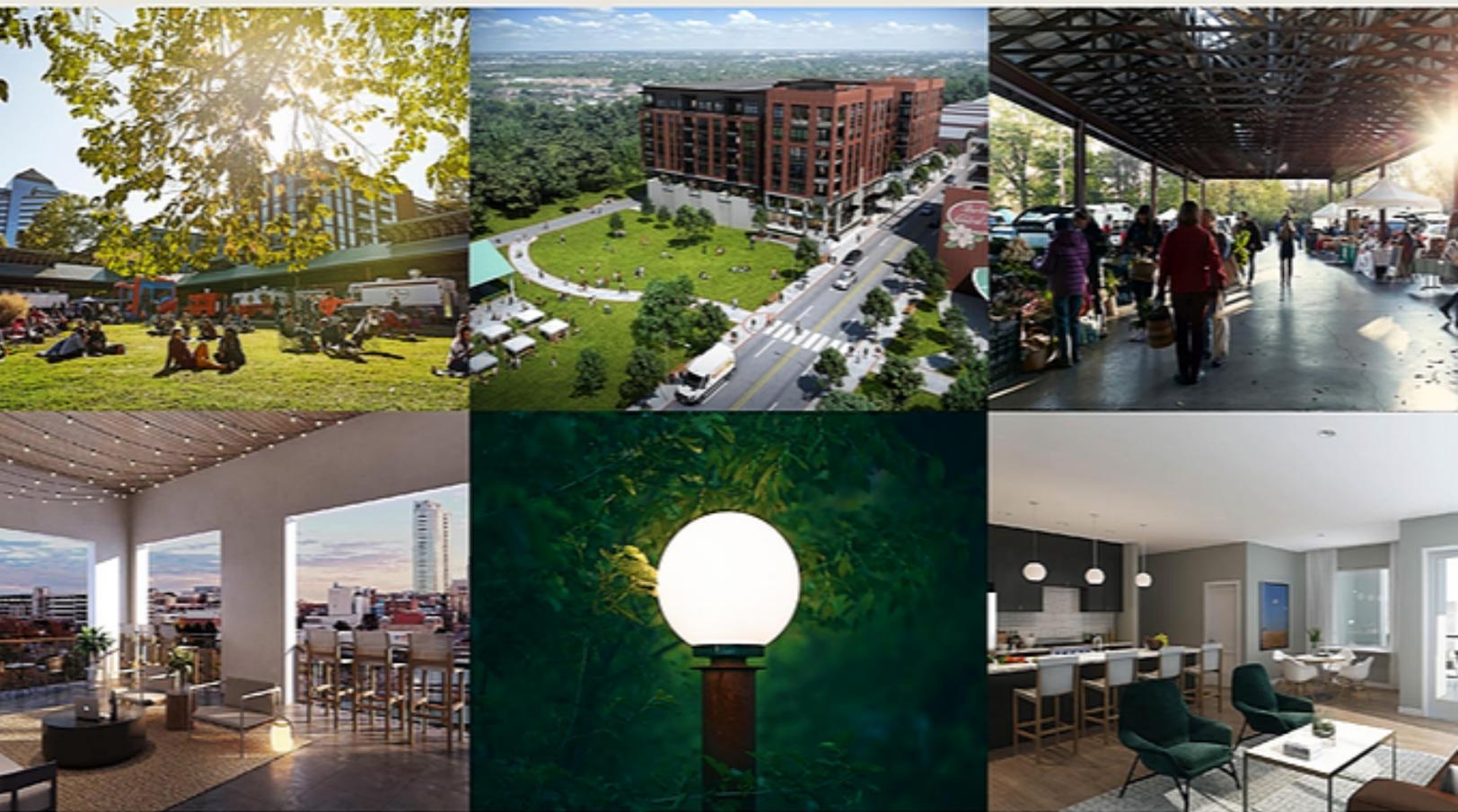


# FOSTER

ON THE PARK

A Mile from Campus, Miles from Ordinary.

Duke University Affiliates Receive *1/2 off* Application & Administration Fees.



## Community Amenities

24-Hour State-of-the-Art Fitness Center • Chic Lounge with City Views  
Relaxing Yoga Room Overlooking the Pool Courtyard • Cozy Terrace  
Resident Library • Resort Inspired Pool and Lounge • Pet Spa *(Yes, we're dog friendly!)*  
Bike Storage • On-Site Retail • 24 hour Package Room

## Apartment Amenities

Nest Thermostats • Google Fiber • Plank Wood Flooring  
Entryway Bench\* • Breathtaking Quartz Countertops in Kitchen & Bathrooms  
Washer and Dryer Included • Energy-Efficient Appliance Package in Stainless Steel  
and Slate Finishes\* • Private Patio/Balcony\* • Modern Cabinetry  
Large Linen Closets\* • Spacious Floorplans with Natural Light • Double Sink Vanity\*



# Rent with Confidence

## Time Savers

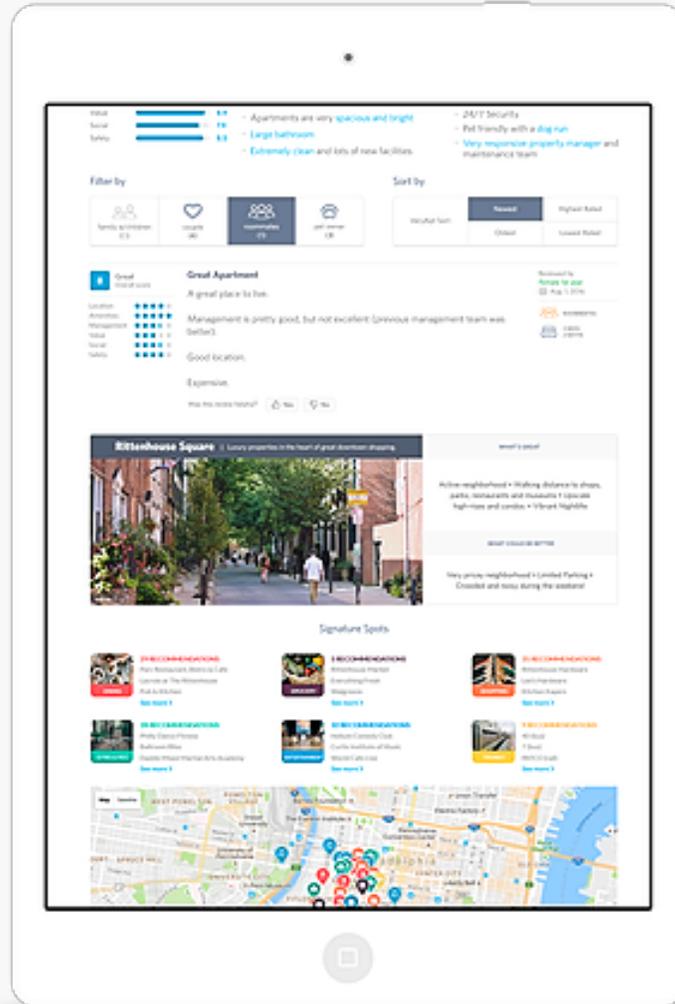


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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)



# lofts

AT LAKEVIEW

*It's different here.*

Wi-fi internet cafe

Conference rooms and private study desks

Free use of guest suite for friends and family

Electric vehicle charging stations

Two resort-style pools

Premier fitness club with on-site fitness director

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

Controlled access to covered garage parking

Social director to plan resident events

Outdoor fireplace and poolside grills

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

Sentinel 

apart|ment



**919.382.8184**

2616 Erwin Road · Durham, North Carolina 27705

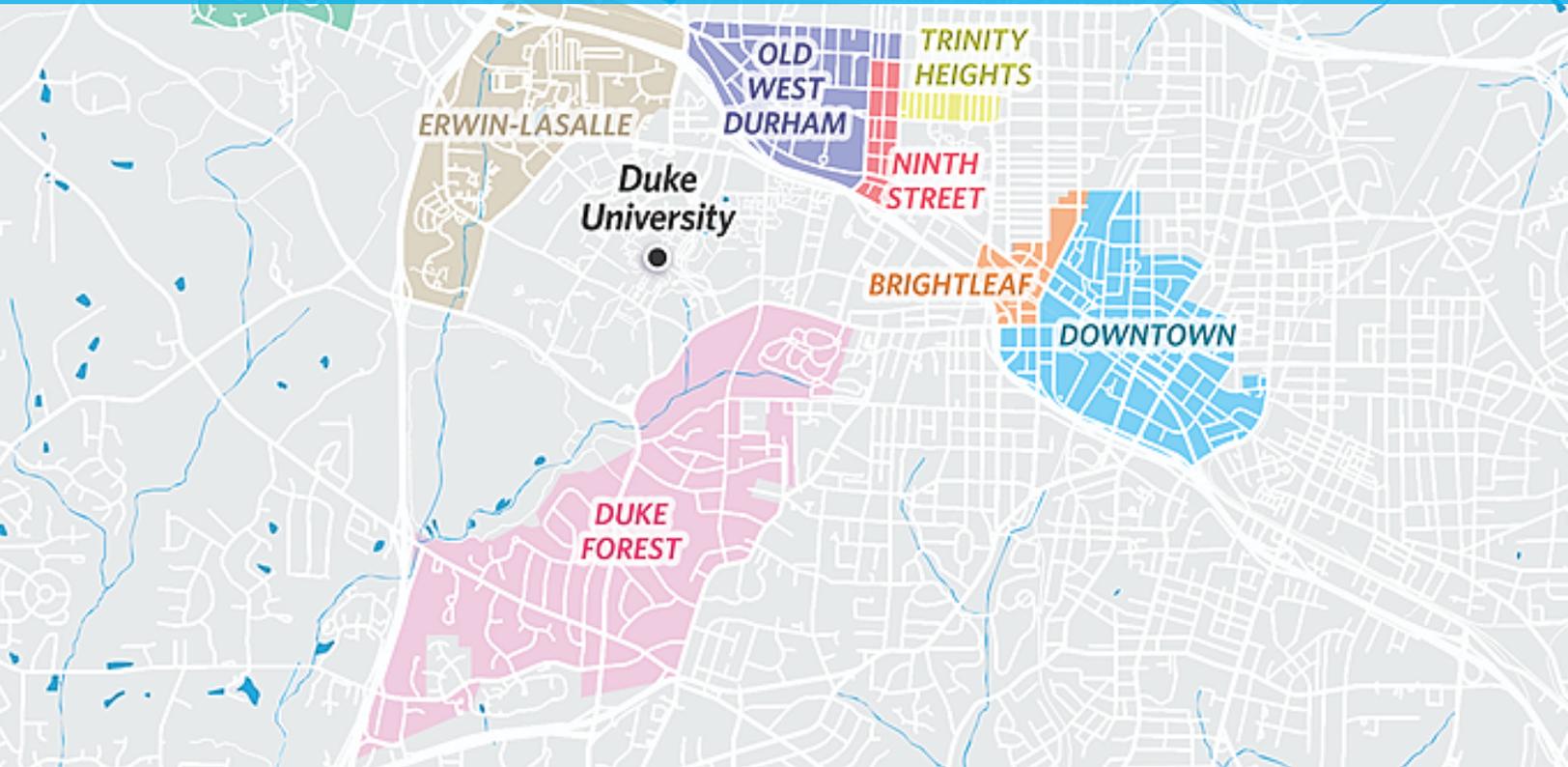
[www.loftsatlakeview.com](http://www.loftsatlakeview.com)

All leaseholders must be at least 21 years of age.



# 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

# 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





# 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.

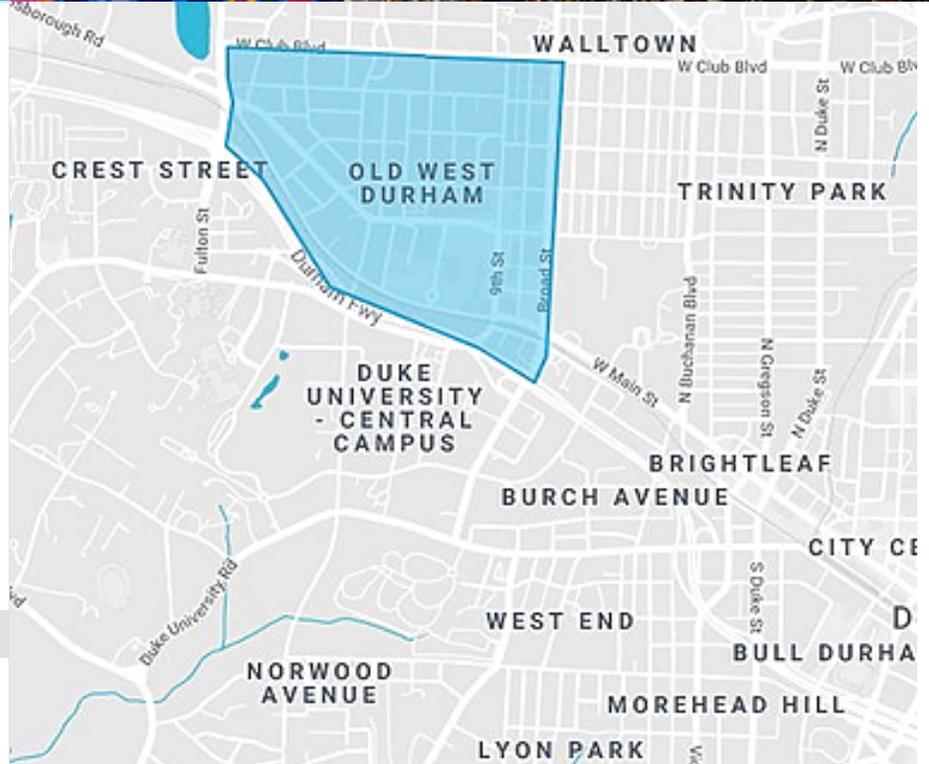
Nightlife

Social

Grocery Store

Walkable

Restaurants and Bars



### MEDIAN RENTS IN NINTH STREET

**\$1,200**

Studio

**\$1,400**

1 Bedroom

**\$2,400**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT NINTH STREET



Review by [Fuqua MBA Student](#)

📍 STATION NINE

The 9th Street corridor is really pretty great. You are within walking distance of everything you'd need from a barber and a bank to beer and books. It is probably 5-10% more expensive (between Harris Teeter, apartment, and other shops markup) than other areas of Durham, however it is a great community if you're single and want to socialize.



Review by [Fuqua MBA Student](#)

📍 STATION NINE

Ninth Street neighborhood is great for young adults, including those with spouses/significant others, who want convenient access to restaurants, bars, and a grocery store. It is only a short drive/walk from Duke's campus and downtown Durham. If traveling to Fuqua School of Business, best to drive or catch a ride as the walk is 40+ minutes.



# Welcome School of Medicine Students!



*"Students Love Living in GSC Communities!"*

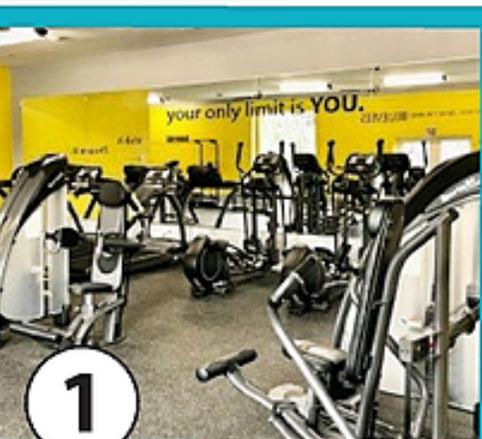
*"The apartments are extremely affordable and so close to my classes. The apartments are clean and the management is extremely helpful. Living here has been a great experience."*

*"The office staff are very friendly and helpful and respond quickly to any maintenance requests. The grounds are well kept and maintained. The location is very close to Duke university and the public transport"*

- Locations within walking distance to Duke
- Students receive up to 10% off monthly rent!
- Brand-New Exclusive Amenities!



Apply online:  
[www.GSCapts.com](http://www.GSCapts.com)



1

## Chapel Tower

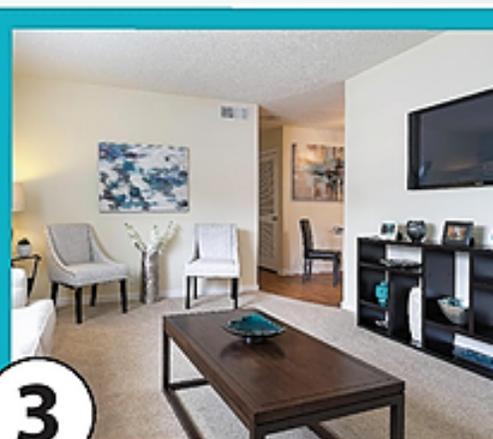
[www.GSCapts.com/ct](http://www.GSCapts.com/ct)  
855-278-7390



2

## Duke Manor

[www.GSCapts.com/dm](http://www.GSCapts.com/dm)  
855-281-0577



3

## Holly Hills

[www.GSCapts.com/hh](http://www.GSCapts.com/hh)  
855-278-8603



4

## Colonial

<https://gscapts.com/apartments/north-carolina/colonial-townhouse-apartments>  
855-281-7117



5

## Atrium

[www.GSCapts.com/at](http://www.GSCapts.com/at)  
855-278-3615



# Downtown Durham

Lively City with a lot to Offer

## ABOUT DOWNTOWN DURHAM

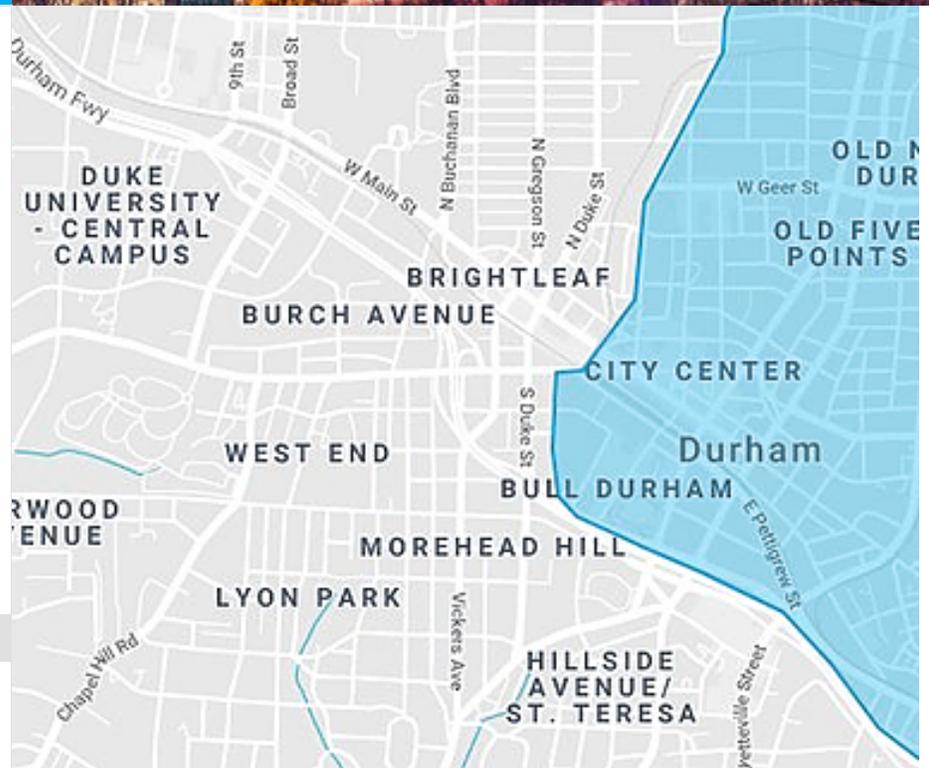
Downtown Durham is one of the cleanest and safest cities in the country with the main area being The Historic Parish Street. Popular spots here include Taste Carolina, Fullsteam Brewery, and Doyle's Vineyard. It's grown in popularity over the last few years as more and more Fuqua students begin to branch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

Great experience. Some of the best bars and restaurants are in Downtown, as well as the DPAC, Bulls stadium and other things to do. It's close to the American Tobacco Campus and Trail. One of the "busiest" places in Durham.



Review by [Fuqua Student](#) 📍 WHETSTONE

Haven't had any issues in my neighborhood. There's a lot to do around my apartment, i.e. farmer's market, bars, great food, baseball, DPAC, etc.

# Erwin - LaSalle

Quiet and Convenient

## ABOUT ERWIN - LASALLE

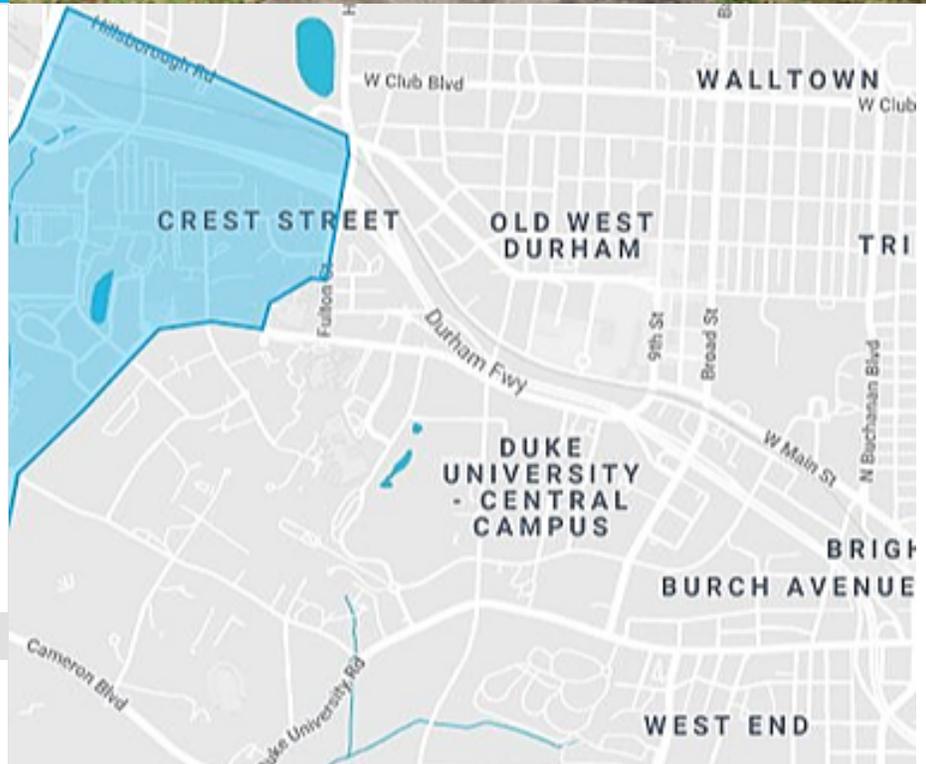
The area has some popular amenity apartment buildings like The Belmont, Lofts at Lakeview, and The Heights, which offer quieter alternatives to the more-social apartments like Station Nine. If you like to go out, prepare for plenty of rides to Ninth Street and Downtown as they host the main strip of bars. In general, Fuqua MBA 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](#)

📍 FLATS AT EXCH.

Less MBA students than 9th Street apartments, but great access to school (walking distance) as well as a variety of restaurants. No real nightlife in walking distance, but very easy to get to more social parts of town (nothing in Durham is far away).



Review by [Fuqua MBA Student](#)

📍 POPLAR WEST

Many other graduate students live nearby. It is an easy and convenient short drive up to CVS, Food Lion, and gas stations. Also walkable to the most western side of Duke campus and certain restaurants, yoga studios, and a bar or two. Easy access to the highway and just a short drive to 9th street.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$1500+ per renter
  - \$\$\$ \$1170- \$1499
  - \$\$ \$870- \$1169
  - \$ < \$870

\* 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
501 Estates	Apt	8.0	\$\$			✓	●	●	●●●	●●	●●●
810 Ninth Street	Apt	8.5	\$\$\$	✓	✓		●●●	●●●●	●	●●●●	●●●
9th Street Commons	Apt	9.3	\$\$\$\$				●●	●●	●●●●	●●●●	●●
Alden Place	Apt	7.7	\$				●●	●●●	●●●●	●	●●
Arium Pinnacle Ridge	Apt	7.8	\$				●●	●●	●	●●	●●
Atrium	Apt	7.8	\$\$				●●●	●●	●●	●●	●●●
Bell West End	Apt	8.2	\$\$\$	✓			●●●	●●●	●●	●●●	●●●
Berkshire Ninth Street	Apt	8,4	\$\$\$\$	✓	✓		●●●	●●●	●●	●●●●	●●●
Brightleaf on Main	Apt	9.0	\$\$\$				●●●●	●●●●	●●	●●	●●●●
BullHouse Apartments	Apt	8.2	\$\$\$\$				●●●●	●●●●	●●●●	●●	●●
Campus Walk	Apt	7.1	\$				●	●	●●●●	●●	●●
Chapel Tower Apartments	Apt	8,3	\$\$				●●●	●●	●●	●●	●●●
Discovery on Broad	Apt	8.0	\$\$		✓		●●	●●	●●●●	●●●	●●●

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

# APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Encore at the Park	Apt	7.0	\$				●●●●	●	●●●	●	●●●
Foster on the Park	Apt	8.1	\$\$\$				●●●●	●●●	●●●	●●	●●●
Garrett West	Apt	8.6	\$\$	✓			●●●	●●●	●●●●	●●●	●●●●
Lofts at Lakeview	Apt	8.5	\$\$\$				●●●	●●	●●●	●●	●●●
Poplar West	Apt	7.4	\$				●●●●	●	●●●	●	●●
Realm Patterson Place	Apt	9.3	\$\$				●●●	●●●●	●●●●	●	●●●●
Sagebrook of Chapel Hill	Apt	7.2	\$		✓		●●●●	●●●	●●●	●●●	●●●●
Springfield	Apt	8.4	\$\$\$				●●●●	●●●	●●	●●	●●●●
Station Nine	Apt	8.3	\$\$\$	✓	✓		●●●	●●●	●●	●●●●	●●●
The Belmont Apartments	Apt	8.8	\$\$				●●●	●●●●	●●●	●●●	●●
The Flats at The Exchange on Erwin	Apt	9.2	\$\$\$\$				●●●●	●●	●●	●●	●●●●
The Heights at LaSalle	Apt	8.0	\$\$		✓		●●	●●●	●●	●●●	●●
The Residences at Erwin Mill	Apt	8.5	\$\$\$				●●	●	●●●●	●●●●	●●●
Trinity Commons at Erwin	Apt	8.5	\$\$\$	✓			●●●	●●●●	●●	●●●	●●●●
UHill Apartments	Apt	8.9	\$\$\$				●●●●	●●●●	●●●●	●●●	●●●●
Van Alen Apartments	Apt	8.8	\$\$\$\$	✓			●●●	●●●●	●●●	●●●●	●●●
West Village	Apt	6.5	\$				●	●●	●	●	●●

## ABOUT OUR CATEGORIES

### Property Type

**Apartment (Apt)** Properties with one building manager. Often have consistent pricing/features.

**Condo** Properties with multiple owners. Lease terms and features can vary significantly by unit.

### Key Building Factor Ratings

**Overall Rating** Overall feedback on building quality.

**Popularity** Estimated # of students in the building.

### Living Situation Ratings

**Families** How students with partners and/or children rated the building.

**Pet Owners** How students with pets rated the building.

### Building Quality Ratings

**Management** Maintenance and service quality.

**Amenities** In-room and building features beyond the basics.

**Value** Building quality given cost of rent.

**Social** Building community and social scene.

**Safety** Building neighborhood safety.

# MOST POPULAR

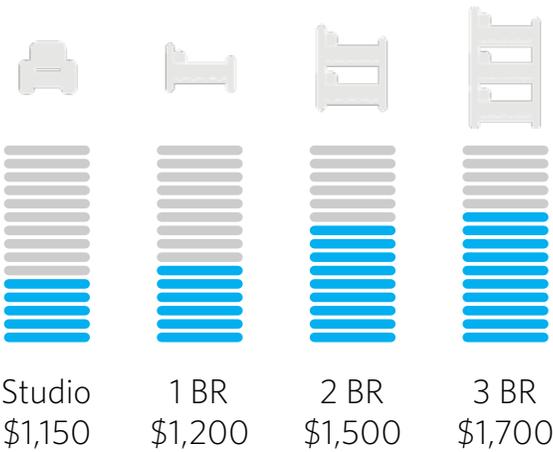
Buildings with the most Fuqua MBA students

[READ MORE REVIEWS AT VERYAPT.COM](https://www.veryapt.com)

What students typically look for:



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



## TOP 5

1 <sup>st</sup>	STATION NINE	30+ PEOPLE
2 <sup>nd</sup>	810 NINTH STREET	25+ PEOPLE
3 <sup>rd</sup>	BELL WEST END	20+ PEOPLE
4 <sup>th</sup>	BERKSHIRE NINTH STREET	15+ PEOPLE
5 <sup>th</sup>	LOFTS AT LAKEVIEW	10+ PEOPLE

1<sup>st</sup>

### STATION NINE

Ninth Street

\$\$\$

30+ PEOPLE



**Review by Fuqua MBA Student**

"I read other reviews that the walls were really thin, but I've never heard my neighbors. Whenever I've put in a maintenance request, I've had it addressed quickly. In terms of convenience, you can't really beat S9 since it's close to Harris Teeter, 9th Street, and so many other Fuqua students. Not to mention the H5 bus that stops nearby to get to Fuqua."

2<sup>nd</sup>

### 810 NINTH STREET

Old West Durham

\$\$\$

25+ PEOPLE



**Review by Fuqua MBA Student**

"I love living in 810 Ninth - it's the most recently updated of the Ninth Street apartment options and the maintenance / front desk are incredibly responsive and kind. It was a priority for me to live on Ninth Street because of how many Fuquans live in the area, and it's been incredibly rewarding to live near so many classmates...especially during COVID times."

3<sup>rd</sup>

### BELL WEST END

Durham, 605 W Chapel Hill St

\$\$\$

20+ PEOPLE



**Review by Fuqua MBA Student**

"My experience has been great so far. The apartment unit is very good, with new appliances. The location, amenities, and maintenance are also great at Bell West End. Two downsides are that the building has only 1 individual study room, and the building is located near a train line, which can be noisy during the night."

# HIGHEST RATED

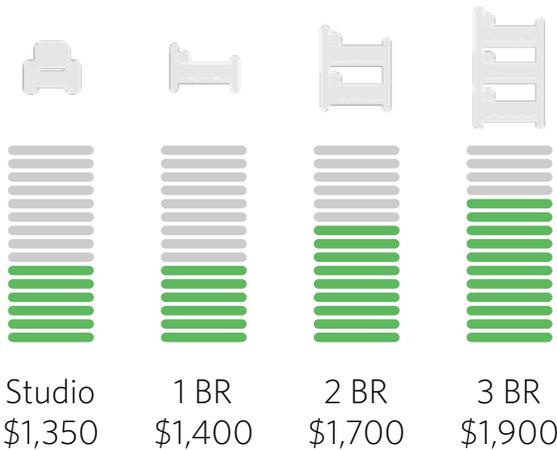
Buildings with the best overall ratings

[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>		REALM PATTERSON PLACE	9.3 OVERALL RATING
1 <sup>st</sup>		9TH STREET COMMONS	9.3 OVERALL RATING
3 <sup>rd</sup>		THE FLATS AT THE EXCHANGE ON ERWIN	9.2 OVERALL RATING
4 <sup>th</sup>		SOLIS BRIGHTLEAF	9.0 OVERALL RATING
5 <sup>th</sup>		UHILL APARTMENTS	8.9 OVERALL RATING

1<sup>st</sup>
9.3 OVERALL RATING

### REALM PATTERSON PLACE

Durham     \$\$\$

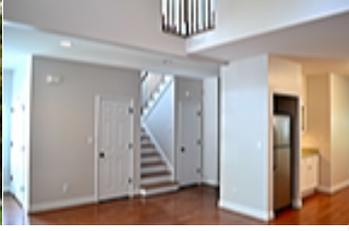



**Review by Fuqua MBA Student**  
 "Great apartment complex for people looking to be a little bit away from 9th street. Apartments are new and well maintained and the location is only 5 minutes away from Trader Joes or Target, and about 8 minutes away from Duke."

1<sup>st</sup>
9.3 OVERALL RATING

### 9TH STREET COMMONS

Ninth Street, 1015 9th St     \$\$\$\$

**Review by Fuqua MBA Student**  
 "Our townhouse provides a great mix of social and personal space. Our bedrooms are upstairs, while the living area and kitchen are downstairs. The townhouse has ample amount of storage and natural light. The location is right on 9th street so it's a quick walk up to the grocery store and a variety of cafes, bars, and restaurants."

3<sup>rd</sup>
9.2 OVERALL RATING

### THE FLATS AT THE EXCHANGE ON ERWIN

Erwin - LaSalle     \$\$\$




**Review by Fuqua MBA Student**  
 "The Flats is great - super friendly, approachable, and responsible staff. Every work order we've put in has been resolved within a day. Easily accessible to Fuqua - not very many business school students (more med school and others), but convenient and nice. Gym solid; pool is irrelevant - it exists, but the sun is blocked off and the water is always way too cold."

# 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>		UHILL APARTMENTS	9.5 AMENITY RATING
2 <sup>nd</sup>		VAN ALEN APARTMENTS	9.4 AMENITY RATING
3 <sup>rd</sup>		BRIGHTLEAF ON MAIN	9.3 AMENITY RATING
4 <sup>th</sup>		BULLHOUSE APARTMENTS	9.1 AMENITY RATING
5 <sup>th</sup>		TRINITY COMMONS AT ERWIN	9.0 AMENITY RATING

1<sup>st</sup>

**UHILL APARTMENTS** | \$\$\$ | 9.5 AMENITY RATING  
 Durham, 3806 University Dr



**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>

**VAN ALEN APARTMENTS** | \$\$\$\$ | 9.4 AMENITY RATING  
 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. The complex is also very pet friendly and has neither breed nor puppy restrictions."

3<sup>rd</sup>

**BRIGHTLEAF ON MAIN** | \$\$\$ | 9.3 AMENITY RATING  
 Brightleaf, 1005 W Main St



**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."

# BEST FOR VALUE

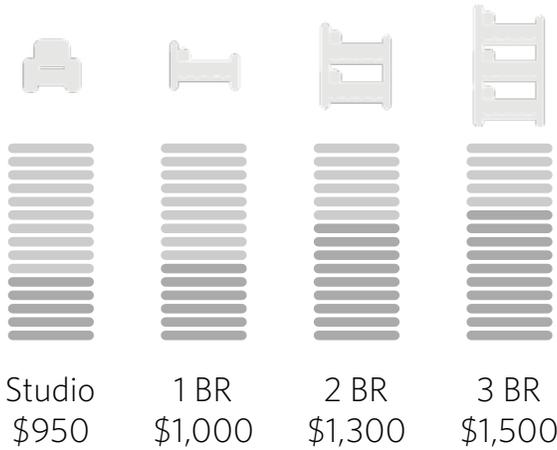
Highest-rated properties for value

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**

Honestly, its the best kept secret. Most of my friends are amazed when they see my place and hear how much I pay. Also, there is a grocery store, Costco, and a few other stores within walking distance. For the two years I am in Durham, this place is PERFECT!"

2<sup>nd</sup>

### CAMPUS WALK

Erwin - LaSalle, 2748 Campus Walk Ave

\$

9.5 VALUE RATING



**Review by Fuqua MBA Student**

"Pros: Closer from Fuqua and \*VERY\* cheap compared to the 9th St apartments.

Cons: No gym nor pool."

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."

# BEST FOR FAMILIES

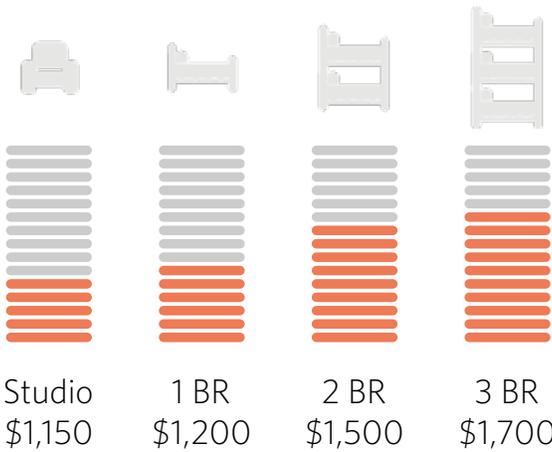
Highest-rated properties for families

[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>	BERKSHIRE NINTH STREET
2 <sup>nd</sup>	501 ESTATES
3 <sup>rd</sup>	SAGEBROOK OF CHAPEL HILL
4 <sup>th</sup>	DISCOVERY ON BROAD
5 <sup>th</sup>	THE HEIGHTS AT LASALLE

**1<sup>st</sup>**

**BERKSHIRE NINTH STREET** \$\$\$\$

Ninth Street




**Review by *Fuqua MBA Student***

“Great experience over the last two years. Good location on Ninth Street and lots of graduate students in the building. The clubhouse is a good spot for team meetings and larger events. The management team is probably the most responsive of any apartment complex I’ve lived in.”

**2<sup>nd</sup>**

**501 ESTATES** \$\$

Garrett Road




**Review by *Fuqua MBA Student***

“501 estates is a really good place. You can choose between apartments and houses. Rent prices are usually lower than the ninth street area, and you are near the forest. If you have a pet, a first floor or a house would be the best choice. There are a lot of Duke people living here, and a group of friendly Latin-Americans looking to make this complex a Fuqua student hub. We do carpool between the student that are currently living here. If you have a partner and/or kids, this is a really nice place to be.”

**3<sup>rd</sup>**

**SAGEBROOK OF CHAPEL HILL** \$

Chapel Hill, 103 Melville Loop




**Review by *Fuqua MBA Student***

“Although the apartment is not new, the management have been doing a great job in maintenance, where, I’ve never been worrying about noise or bug or cleaning.”

# BEST FOR PET OWNERS

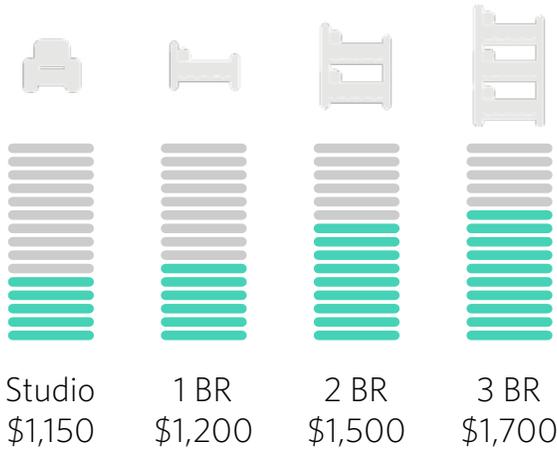
Highest-rated properties for pet owners

[READ MORE REVIEWS AT VERYAPT.COM](https://www.veryapt.com)

What top properties for pet owners typically offer:



- ✓ Larger floorplans
- ✓ Nearby parks and greenspace
- ✓ Flexible pet policies
- ✓ Great management



## TOP 5

1 <sup>st</sup>	TRINITY COMMONS AT ERWIN
2 <sup>nd</sup>	GARRETT WEST
3 <sup>rd</sup>	VAN ALEN APARTMENTS
4 <sup>th</sup>	810 NINTH STREET
5 <sup>th</sup>	STATION NINE

\$\$\$

### 1<sup>st</sup> TRINITY COMMONS AT ERWIN

Erwin - LaSalle, 2530 Erwin Rd




**Review by Fuqua MBA Student**

"Trinity Commons is within walking distance of Fuqua. They have great amenities and community activities. Additionally, it's next to a great shopping center with Chipotle, Noodles and Company, and many other restaurants."

\$\$

### 2<sup>nd</sup> GARRETT WEST

Garrett Road




**Review by Fuqua MBA Student**

We live in a one bedroom apartment with a patio. The apartment is very open and is the perfect size for a couple. There are large windows that let in lots of sunlight. The apartment community is very diverse - from students to families to retirees. The pool is nice and they have communal grills that we have used in the past. The management is great. We've had very few issues, but the issues that have come up have been handled quickly. We were also excited because they offer shorter lease terms, in case you do not plan to be in Durham over the summer."

\$\$\$\$

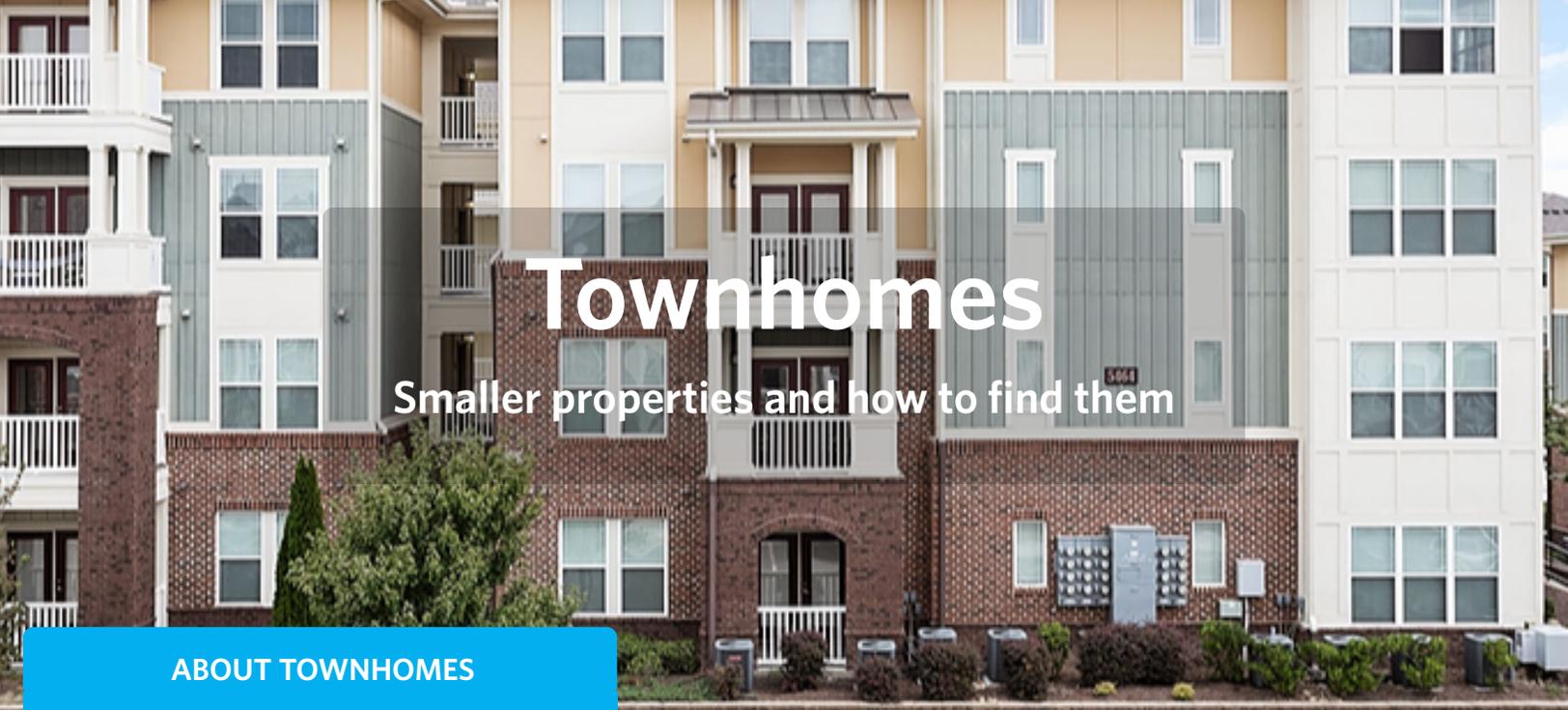
### 3<sup>rd</sup> VAN ALEN APARTMENTS

Downtown Durham




**Review by Fuqua MBA Student**

"Great experience, they fix issues the same day you report them, they give away free food almost every other day, they have happy hours, waffle & mimosa sundays and many more events, people are friendly and you'll find the cutest pets. However, a lot is going on on 9th street and you'll miss out. I came with my wife and calm is something we were looking for but some people may want to live with more Fuquans."



# 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

A+	Bell Partners
A	Berkshire Communities
B+	Carroll Management Group
A	GMH Associates
A-	General Services Corporation
A	Greystar
A+	Lantower
A+	Northwood Ravin
B+	Pegasus Residential
A+	Ram Realty Services
A+	Sage Brook
B+	Sentinel Real Estate Corp
A-	The Worthing Companies
A+	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)**