REVIEWS AND ADVICE
FROM 100+ GRADUATE BUSINESS STUDENTS

WAKE FOREST SCHOOL OF BUSINESS

HOUSING GUIDE
2016-2017

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

VeryApt
Intelligent Apartment Search
Where WFU Graduate Business Students Live

- Bethabara Park: 39%
- Polo: 25%
- Wake Forest: 20%
- Downtown: 9%
- Other: 7%

Who WFU Graduate Business Students Live With

- Roommate (excluding spouse/partner): 85%
- Alone: 8%
- Spouse/partner: 7%

10% of Students live with pets

What Type of Properties WFU Graduate Business Students Live In

- Apartments: 40%
- Houses: 35%
- Townhouses: 25%

What Size Residences WFU Graduate Business Students Live In

- 1 bedrooms: 8%
- 2 bedrooms: 29%
- 3 bedrooms: 29%
- 4 or More Bedrooms*: 34%

*Many of the 4BR townhouses offer individual leases and match you with a roommate

Distribution of Property Ratings

- 0 - 6.9: 31%
- 7 - 7.9: 23%
- 8 - 8.9: 19%
- 9+: 27%

Average Rent by Apartment Size

- 1BR: $870
- 2BR: $925
- 3BR: $1150
- 4BR: $2400

Rent Versus Own

- Rent: 96%
- Own: 4%
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Questions or comments on the housing guide?

Contact Scott Bierbryer, Co-Founder of VeryApt at:
scott@veryapt.com | (561) 271-3202 or
Wake Forest School of Business Front Desk | (336) 758-5422

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### DISCLAIMER

The reviews and ratings presented throughout this guide and the VeryApt website do not reflect the opinions, position or endorsement of VeryApt or the Wake Forest School of Business. The responses and reviews presented are solely those of the survey respondents. VeryApt and the Wake Forest School of Business assume no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt or the Wake Forest School of Business as to the quality, safety, or other features of a property. Students are encouraged to check all available sources of information about properties prior to leasing. The data in this guide is compiled from Wake Forest Graduate Business students, though this guide is not an official publication of the Wake Forest School of Business. Finally, we do not alter results or edit reviews based on any outside partnerships. However, “Featured” content (unlike “Top” content) is often supplied by partners who helped support this guide, or are from new properties that lack reviews but are likely relevant to students.
Why we started VeryApt, and how we can help you find your perfect apartment

My housing search began around this time a few years ago. After the initial excitement of getting accepted into grad school and I ran out of Game of Thrones episodes to watch on my company computer, I figured I needed to find a place to live. I really didn’t know anything about the city, so I approached every person I knew who went to school or worked in the area to learn more.

Countless Google searches, Craigslist refreshes, and spreadsheet tables later, I figured out where I wanted to live. That process helped me find an apartment I love - I managed to balance my desire for space, proximity to students, and high-quality amenities. That said, it didn’t make sense that the process should be so time consuming. My Co-Founder (and neighbor), Ashrit Kamireddi, who worked at TripAdvisor prior to business school, went through the same process as I did and thought that the review and data model he knew so well would be a great one to apply to apartments where grad students and working professionals live.

Two years and thousands of reviews later, we’re proud to offer this guide along with our companion site VeryApt.com. We want this guide to be a starting point for your search: an idea of where you should be looking given your unique situation. The site allows you to go through all of our data in detail and sort buildings by ratings and features. In addition, we’ve partnered with the most popular buildings to offer you accurate and up-to-date information, so you don’t have to sit in front of your computer refreshing Craigslist.

Try out our Intelligent Apartment Search that will provide you with personalized apartment recommendations based on your unique needs and budget. Please contact us with questions or feedback on the site or this guide, and good luck with your housing search!

Scott Bierbryer is a recent Penn Grad student. Prior to UPenn, he worked at Glenview Capital Management in NYC. He is a Co-Founder of VeryApt and lives in Center City Philadelphia.

Use our intelligent search algorithm to receive a list of top properties

Explore property details and reviews

Book viewings directly with property managers and leasing agents

About the data in this guide

This guide was compiled from survey data of 100+ students

We asked students to rate their residences on a 1-10 scale

Building ratings are determined by averaging these scores from residents

Visit VeryApt.com to search quickly for more detailed amenity and rating information

At VeryApt.com, you can read reviews on buildings in the guide as well as other great properties in Winston-Salem
WINSTON-SALEM NEIGHBORHOODS EXPLAINED
The Most Popular Neighborhoods for Wake Forest Graduate Business Students

1 Bethabara Park
39% of students
This is the most popular neighborhood for Wake Forest School of Business graduate students. A lot of the socializing happens here.

2 Polo
25% of students
A community of graduate students living in townhomes and stand-alones. Residents enjoy easy access to campus and Reynalda Village.

3 Wake Forest Off-Campus
20% of students
Students living in the off-campus housing surrounding campus often rent houses managed by Wake Forest Properties. There’s a great value for the cost of rent and the convenience to class is unbeatable.

4 Downtown
9% of students
Downtown is a more-urban area with plenty of great restaurants and bars, and a nice selection of luxury apartments. That said, downtown is farther away from campus and the popular apartment buildings.

Other Neighborhoods
Less than 5% each

5 Buena Vista

6 Ardmore

7 Haynestown

Percentage of students who live outside the top 4 neighborhoods
BETHABARA PARK

Popular apartment complexes, where most of the socializing goes on

LOCATIONS AND FEATURES

Bethabara Park is the area just above campus that extends north to Bethabara Park Boulevard. From east to west, it begins at University Parkway and ends at Reynolda Road.

Bethabara Park is the most popular location for Wake Forest School of Business students. Students in Bethabara Park usually opt to live in apartment communities like Crowne Oaks and Crowne Polo, which are known for their active social scenes and reasonably priced rents. Everyone appreciates the short drive (or shuttle) to campus, and many students love going for a walk or run on the Bethabara Trail.

WHAT'S GREAT

✓ Plenty of classmates
✓ Quick commute to class
✓ Good value for cost of rent
✓ Parks and running trails

WHAT COULD BE BETTER

✗ Popular apartments get noisy
✗ Housing options are fairly limited
✗ Limited nearby restaurants

GETTING TO CAMPUS

- Walking: 20 - 35 Minutes
- Cycling: 10 - 20 Minutes
- Bus: 5 - 20 Minutes
- Car: Under 5 Minutes

SIGNATURE SPOTS

**Grocery**
Harris Teeter, Food Lion, Walmart Express

**Restaurants**
Asian Bistro, Applebees, Chili’s, Cookout

**Shopping**
Burlington Coat Factory, Marshall’s, Target, Walmart

**Entertainment**
Waldo’s Wings, Airbound Trampoline Park, The Grande Theatre

**Fitness**
Planet Fitness, Camel City CrossFit, Yoga Dogz

**Parks**
Bethabara Trail, Historic Bethabara Park
POLO
A community of graduate students living in townhomes and stand-alones

LOCATIONS AND FEATURES
Polo is located just west of Wake Forest’s campus. It begins on Reynolda Parkway to the east and carries west all the way to Robinhood Road. It’s bound on the north by Polo Road and the south by Silas Creek Parkway.

Most students in Polo live in townhomes at Deacon’s Station. Living here, you’ll pay more for rent but will live alongside plenty of other graduate students in a fairly new and well-maintained complex. Campus is a short shuttle ride away and the shops and restaurants at Reynolda Village are within walking distance.

WHAT’S GREAT
✓ Community of graduate students
✓ Take the shuttle to campus
✓ Fairly new and well-maintained homes
✓ Great restaurants and shops at Reynolda Village

WHAT COULD BE BETTER
✗ More expensive than other parts of town
✗ Few nearby nightlife options
✗ Walk to class is deceptively long
✗ Limited housing options

GETTING TO CAMPUS

15 - 30 Minutes
10 - 15 Minutes
5 - 10 Minutes
Under 5 Minutes

SIGNATURE SPOTS

Grocery
Lowes Foods, Harris Teeter, Farmers Market

Restaurants
Reynolda Village (Village Tavern, Pane e Vino, My Way Dumplings), River Birch

Shopping
Reynolda Village (BohoBlu, J McLaughlin, Monkees), TJ Maxx

Entertainment
Reynolda House Museum of American Art

Fitness
Yoga Dogz, Pure Barre

Parks
Polo Park and Recreation Center, Reynolda Gardens
LOCATIONS AND FEATURES
Wake Forest is the area surrounding campus, that’s generally bound by Polo Road to the north, Silas Creek to the South, University Parkway to the east, and Reynolda Road to the west.

Students in Wake Forest typically live in houses off of University Parkway or Polo Road. Most of these properties are managed by Wake Forest Properties, which reserves homes exclusively for graduate students. Students appreciate the quality of housing for a relatively cheap price, but what they love most about living in Wake Forest is the unbeatable convenience to class.

WHAT'S GREAT
✓ Easily walk to class
✓ Fairly affordable
✓ Live in a house with other graduate students
✓ Access to dining options on campus

WHAT COULD BE BETTER
✗ A bit removed from social scenes at popular apartments
✗ Finding parking can be a challenge
✗ Can be tough to get groceries
✗ Limited nearby nightlife spots

GETTING TO CAMPUS
Under 5 Minutes
Under 5 Minutes
Under 5 Minutes
Under 5 Minutes

SIGNATURE SPOTS

Grocery
Food Lion, Harris Teeter (both 5 minute drives), Lowes

Restaurants
The Hilltop Market, Zick’s, The Fresh Food Co., Chick-fil-A, Fratellis, Zilo

Shopping
Campus Book Store, Shops at Reynolda Village

Fitness
Miller Fitness Center, Yoga Dogz, Pure Barre

Parks
Cross County Trails
DOWNTOWN
Winston-Salem’s hub for dining, nightlife, and entertainment

LOCATIONS AND FEATURES
Downtown is the urban core of Winston-Salem and is bordered by Northwest Boulevard to the north, Salem Creek to the south, John Gold Memorial Expressway to the east and Broad Street to the west.

There’s always something to do downtown, whether it’s grabbing a bite, going for a drink, or checking out a local street festival. Downtown is a great option if you’re looking for a high-end building, as there’s a nice selection of luxury apartments and lofts with long lists of amenities. The main caveat to living Downtown is that you’ll have to drive 10-15 minutes to get to class or to the popular apartment complexes where most of the socializing goes on.

WHAT'S GREAT
✔ Luxury apartment options, with great amenities
✔ Great restaurants
✔ Fun bars and nightlife
✔ Many festivals and events

WHAT COULD BE BETTER
✘ Can be pricier
✘ Farther from campus
✘ More removed from popular graduate student apartments
✘ Street noise

GETTING TO CAMPUS

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<td>Biking</td>
<td>20 - 35 Minutes</td>
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<td>Bus</td>
<td>20 - 25 Minutes</td>
</tr>
<tr>
<td>Car</td>
<td>10 - 15 Minutes</td>
</tr>
</tbody>
</table>

SIGNATURE SPOTS

Grocery
- Whole Foods Market
- Trader Joe’s
- Harris Teeter

Restaurants
- Sweet Potatoes
- Spring House
- Bib’s
- Hutch & Harris
- Jeffrey Adams

Fitness
- Top Tier Crossfit
- The Yoga Gallery
- Gold’s Gym

Shopping
- Thruway Shopping Center - Loft
- Be Shoes
- Jos. A. Bank

Entertainment
- BB & T ballpark, Milton Rhodes Center for the Arts
- Krankie’s
- Foothills

Parks
- Washington Park
- Central Park
- Hanes Park
# APARTMENT RATINGS

**KEY**

- Outstanding for a category: $1050 + per renter
- Above Average: $780 - $1049
- Average: $660 - $779
- Below Average: < $660

*Prices subject to change and vary significantly by room type.*

<table>
<thead>
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<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Amenities</th>
<th>Value</th>
<th>Management</th>
<th>Social</th>
<th>Safety</th>
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<tr>
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</tbody>
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## 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 Wake Forest School of Business students in the building.

### Living Situation Ratings

- **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**: Perceived level of safety both within and near the building premises.
MOST POPULAR

Buildings with the most Wake Forest Graduate Business Students

READ MORE REVIEWS AT VERYAPT.COM

What Wake Forest Graduate Business Students typically look for:

✅ Lots of other Graduate Business Students
✅ Excellent location
✅ Affordable apartments with solid amenities

TOP 5

1ST
Deacon's Station
Polo, 1831 Quantum Ln
$$$
28+ STUDENTS

Review by Ansley B.

“Apartments complex is majority grad students with many MSA students. Good location to campus with shuttle that goes to campus regularly. For the price, not a great value.”

2ND
Crowne Oaks
Bethabara Park, 1000 Crowne Oaks Cir
$$
25+ STUDENTS

Review by Jenny W.

“Crowne Oaks is very affordable and close to campus. Commute is about 10 minutes. There’s also a free shuttle to campus. Management is very friendly and always available. A lot of MA students live in Crowne Oaks as well.”

3RD
Crowne Polo
Bethabara Park, 875 Crowne Forest Ct
$$$
12+ STUDENTS

Review by Anonymous

“Convenient to campus and lots of space for a very affordable price. Excellent management who is very responsive to requests.”

2BR $1000
3BR $1150

11
HIGHEST RATED
Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

For more information on Wake Forest Shuttles, including schedules and real time shuttle locations, visit the shuttle.cs.wfu.edu website.

Wake Forest Shuttle
There are 2 campus shuttles that provide access to many of the popular apartment buildings for students at Wake Forest’s School of Business.

Black Line
The Black Line operates Monday-Friday and begins services at 7:20 am and makes its last trip at 9:20 pm. The shuttle makes a trip every 30 minutes and stops at the following buildings:
- Alaris Village (18 min to campus)
- Deacon Ridge (10 min to campus)
- Crowne Oaks (7 min to campus)

Gold Line
The Gold Line operates Monday-Friday and begins services at 7:20 am and makes its last trip at 9:20 pm. The shuttle makes a trip every 30 minutes and stops at the following buildings:
- Crowne Polo (15 min to campus)
- Crowne Park (10 min to campus)
- Corners at Crystal Lake (5 min to campus)
LANDLORD GRADES AND THE RENTING PROCESS

Grades were assigned to landlords that received two or more reviews by using a combination of management ratings and overall ratings for the properties they manage. Letter grades correspond to the following:

- **A++**: Over 9.5
- **A**: 9.0-9.4
- **B+**: 8.0-8.9
- **B**: 7.0-7.9
- **C+**: 6.0-6.9
- **C**: 5.0-5.9

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**BUILDING GRADES**
Building grades were assigned to buildings that received two or more reviews by using a combination of management ratings and overall ratings for the buildings. Letter grades correspond to the following:

- **A++**: Over 9.5
- **A**: 9.0-9.4
- **B+**: 8.0-8.9
- **B**: 7.0-7.9
- **C+**: 6.0-6.9
- **C**: 5.0-5.9

**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 coming from abroad, 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. 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 previous electrical/utility bills to get a feel for what 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.