REVIEWS AND ADVICE FROM CURRENT STUDENTS

WFU GRAD BUSINESS

HOUSING GUIDE 2018

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

VeryApt
Intelligent Apartment Search
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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 would 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** 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 Winston-Salem. 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 students at the Wake Forest School of Business. 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.

### 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 WFU Graduate Business Students live

- 70% Winston-Salem
- 15% Polo
- 10% Downtown
- 5% Wake Forest

Who WFU Graduate Business Students live with

- 10% Alone
- 5% Spouse/partner
- 85% Roommate (excluding spouse/partner)

20% of students live with pets
3% of students have children

What type of properties WFU Graduate Business Students live in

- 90% Large Property (50+ units)
- 8% Small Property (1-9 units)
- 2% Mid-Size Property (10-49 units)

What size residences WFU Graduate Business Students live in

- 15% One bedroom
- 40% Two bedrooms
- 45% Three or more bedrooms

Distribution of property ratings

- 15% 0-6.9
- 10% 7-7.9
- 35% 8-8.9
- 40% 9+

Average rent by apartment size

- $875 1 BR
- $1,500 2 BR
- $2,100 3 BR

Rent vs own

- 98% Rent
- 2% Own

Commute methods

- 60% Drive
- 15% Walk
- 25% Public Transit
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.

Intelligent Search

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

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.

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.

Ashrit Kamireddi
Co-Founder & CEO of VeryApt
ashrit@veryapt.com
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for WFU Graduate Business students

1. Bethabara Park
70% of WFU Grad Business students
This area houses a lot of graduate students and is conveniently located close to campus. The area isn’t as lively as downtown, but the location is prime.

2. Polo
15% of WFU Grad Business students
A community of graduate students living in townhomes and stand-alones. Residents enjoy easy access to campus and Reynolda Village.

3. Downtown
10% of WFU Grad Business students
Downtown is an urban area with plenty of great restaurants and bars, and a nice selection of luxury apartments. That said, downtown is a bit farther from campus.

4. Wake Forest
5% of WFU Grad Business students
This area is comprised of students living in the off-campus housing that’s managed by the university. There’s great value for the cost of rent here.

Other Neighborhoods
less than 5% each

5. Ardmore
6. Buena Vista
7. Hanestown
Bethabara Park
Collection of Popular Apartment Complexes for Grad Students

ABOUT BETHABARA PARK

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 reasonable rent prices. Everyone appreciates the short drive (or shuttle) to campus and many people love going for a walk/run on the Bethabara Trail.

Nice Running Trail
Social Apartments
Cheaper Rent
Close to Campus

MEDIAN RENTS IN BETHABARA PARK

<table>
<thead>
<tr>
<th>Type</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$900</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$980</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,550</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT BETHABARA PARK

⭐⭐⭐⭐⭐
Review by WFU Student

Because the complex is in a gated community, there is not much interaction with the surrounding neighborhood. However, there is a connected path to the neighborhood where you can walk from Crowne Polo to Wake Forest within 15 minutes.

⭐⭐⭐⭐⭐
Review by Matt Mancuso

Bethabara Park is great if you ever just want to run or walk out on the trails. Very close to many grocery stores and campus!
ABOUT POLO

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 well-maintained complex. Campus is a short shuttle ride away and the shops at Reynolda Village are within walking distance.

Nice Area  Lots of Grad Students  Pricey  Close to Campus

MEDIAN RENTS IN POLO

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,010</td>
<td>$1,100</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT POLO

⭐⭐⭐⭐⭐
Review by MSBA Student  DEACON'S STATION
I love this neighborhood! It is close to the Wake Forest Univ. campus, and many grocery stores.

⭐⭐⭐⭐⭐
Review by MSBA Student  DEACON'S STATION
Word to the wise that neighbors can get noisy (this was my experience) and sometimes the shuttle isn't working properly. That said, this area is super close to Wake - I leave 20 minutes before class and am in the classroom on time.
ABOUT DOWNTOWN

There's always something to do downtown, whether it's grabbing a bite to eat or checking out a local street festival. Downtown is a great option if you're looking for nice buildings with a wide selection of options. The main annoyance here is that you'll have to drive further to get to class.

Fun Atmosphere  Very Social
Great Dining  Farther from Campus

MEDIAN RENTS IN DOWNTOWN

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$800</td>
<td>$1,050</td>
<td>$1,500</td>
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</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN

⭐⭐⭐⭐⭐
Review by Rachel J  SPRUCE STREET RESIDENCES

The area can be noisy at times, but that said there's always so many fun things going on that it makes up for the noise. It's also relatively safe so no worries about that.

⭐⭐⭐⭐⭐
Review by Grad Student  WINSTON FACTORY LOFTS

Winston downtown is a nice place with lots of good options for food. I love living here and highly recommend it to anyone!
## APARTMENT RATINGS

### KEY

<table>
<thead>
<tr>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent for a category</td>
<td>$1300+ per renter</td>
<td>✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️</td>
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<td>Average</td>
<td>$900 - $1099</td>
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<tr>
<td>Below average</td>
<td>&lt; $900</td>
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* Prices subject to change and may vary significantly by room type.

### 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.

**About Our Categories**

**Properties with fewer than 3 reviews or ratings below 6.0 are not listed in this guide but reviews can be found online at VeryApt.com.**

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

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**Alaris Village Apt** | Apt | 7.2 | $ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**Crowne Oaks** | Apt | 8.5 | $$ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**Crowne Park** | Apt | 7 | $$ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**Crowne Polo** | Apt | 9.4 | $$$ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**Deacon Place** | Apt | 8.7 | $$$$ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**Deacon's Station** | Apt | 6.6 | &$$ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**The Ambercrest** | Apt | 6 | $ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
**Winston Factory Lofts** | Apt | 8.5 | $$$$ | ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ ✔️ |
MOST POPULAR

Buildings with the most WFU Graduate Business students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

✔ Lots of grad students
✔ Excellent location
✔ Reasonably-priced apartments with solid amenities

AVERAGE PRICES FOR THE MOST POPULAR PROPERTIES:

<table>
<thead>
<tr>
<th></th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>$1,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 BR</td>
<td>$1,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3+ BR</td>
<td>$2,900</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOP 5

1st
CROWNE PARK
Bethabara Park, 900 Crowne Park Dr
$$ 30+ STUDENTS

Review by Student
“This is a very spacious apartments located near the woods. Harris Teeter, Lowe’s Food, and Shell is within 5 min drive. They also have a free shuttle that goes to campus.”

2nd
CROWNE POLO
Bethabara Park, 875 Crowne Forest Ct
$$ 20+ STUDENTS

Review by Julianna, Wake Forest MSA Student
“My experience at Crowne Polo has been nothing but satisfactory. The management is attentive and respond quickly to maintenance requests. I am a dog owner and enjoy that there are many other dog owners in the complex. There is even an on-site fenced dog park. Crowne Polo also holds lots of free events and food for their residents. The gym is a little small, but sufficient for an apartment gym with the options of free weights, kettle bells, cardio machines, and a couple of weight machines.”

3rd
DEACON’S STATION
Polo, 1831 Quantum Ln
$$ 15+ STUDENTS

Review by Wake Forest MSBA Student
“I had a great experience at Deacon Station. My apartment is for 4 people (with own bathrooms), but they only placed me with one other student in the same graduate program as me! We enjoy the spacious living quarters. Maintenance is quick to fix our requests, and we love the gym! It comes furnished which is the main reason we both decided to live here.”
HIGHEST RATED
Buildings with the best overall ratings
READ MORE REVIEWS AT VERYAPT.COM

What the best properties typically offer:

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

AVERAGE PRICES FOR THE HIGHEST-RATED PROPERTIES:

<table>
<thead>
<tr>
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<th>3+ BR</th>
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<tbody>
<tr>
<td>1st</td>
<td>$1,050</td>
<td>$1,300</td>
<td>$1,500</td>
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<tr>
<td>2nd</td>
<td></td>
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<tr>
<td>3rd</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOP 5

1st
CROWNE POLO
Bethabara Park, 875 Crowne Forest Ct
$$$ 9.4 OVERALL RATING

Review by Wake Forest MSA Student
“Management is very nice and accommodating. We have never experienced noise issues. The pool and recreational facility are nice amenities. Many other MSA students live in the complex.”

2nd
DEACON PLACE
Wake Forest, 1140 Long Rd
$$$$ 8.7 OVERALL RATING

Review by Wake Forest MSBA Student
“Very positive experience. Of course, I wish the rent was cheaper, but you get what you pay for and all utilities are included. You get free parking so you don’t have to drop $500 on a parking pass for campus since you can walk. Pool and gym are nice to have in the summer months. Apartment itself has nice appliances, and a spacious living area.”

3rd
CROWNE OAKS
Bethabara Park, 1000 Crowne Oaks Cir
$$ 8.5 OVERALL RATING

Review by Wake Forest MSA Student
“Crowne Oaks is located in a great spot. It is close to campus and the shuttle to school is very convenient. The facilities are great here and its a very peaceful residence.”
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 Wake Forest Graduate Business 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.