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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** 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 WFU graduate business 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.

**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 grad business students live**

- Bethabara Park: 45%
- Downtown: 25%
- Wake Forest: 15%
- Polo: 10%
- Other: 5%

**Who WFU grad business students live with**

- Alone: 20%
- Spouse/partner: 5%
- Roommate (excluding spouse/partner): 75%

5% of WFU grad business students live with pets.

**What type of properties WFU grad business students live in**

- Large property (50+ units): 70%
- Small property (2-9 units): 30%

**What size residences WFU grad business students live in**

- One bedrooms: 30%
- Two bedrooms: 20%
- Three or more bedrooms: 50%

**Distribution of property ratings**

- 0 - 6.9: 5%
- 7 - 7.9: 20%
- 8 - 8.9: 35%
- 9+: 40%

**Average rent by apartment size**

- Studio: $950
- 1BR: $1050
- 2BR: $1300
- 3BR: $1400

**Rent versus own**

- Rent: 95%
- Own: 5%

**Commute methods**

- Driving: 70%
- Walking: 15%
- Public Transit: 15%
**WINSTON-SALEM NEIGHBORHOODS**

An overview of the most popular neighborhoods for WFU graduate business students

1. **Bethabara Park**
   - 45% of WFU graduate business students
   - Lying in the heart of Wake Forest University’s grad student life, Bethabara Park can’t be beat for its great near-campus location. It is perfect for those looking to settle into a quiet spot where most graduate students live.

2. **Downtown**
   - 25% of WFU graduate business students
   - Downtown Winston Salem is well-known for its vibrant and lively personality. With plenty of places to shop, eat, and socialize, Downtown is a much sought after place to live for WFU graduate students.

3. **Wake Forest**
   - 15% of WFU graduate business students
   - The historic Wake Forest neighborhood is extremely close to class for WFU graduate students. The neighborhood draws many faculty members, administrators and students who want a home near to class and within the extended academic community.

4. **Polo**
   - 10% of WFU graduate business students
   - Polo, also sometimes referred to as Sherwood Forrest, is a popular neighborhood given its convenient location near to Downtown Winston-Salem. This area is graced with stately brick homes from the 1960’s and ‘70’s - many with large yards and trees.

**Other Neighborhoods**

- **5. West End**
- **6. North Winston**
- **7. West Salem**
- **8. Washington Park**
- **9. Ardmore**
- **10. West Highlands**
Bethabara Park
Great Location Near Campus

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.

Social Scenes  Shuttle  Nature Trails  Apartments

MEDIAN RENTS IN BETHABARA PARK

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$950</td>
<td></td>
<td>$1,200</td>
<td>$1,250</td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT BETHABARA PARK

⭐⭐⭐⭐⭐
Review by **WFU Student**
Crowne Polo is its own little neighborhood. Everyone is friendly and it’s a great complex to walk around when you need a quick break. It’s always very clean and the noise is minimal.

⭐⭐⭐⭐⭐
Review by **WFU Student**
Crowne Polo
I like it here! Close to lots of stores and good food. Very close to campus. Good for running and dog walking which I do daily!
Downtown
Lively Urban Experience

ABOUT DOWNTOWN

With plenty of places to shop, eat, and socialize, Downtown is a much sought after place to live. The area has enjoyed revitalization in recent years, resulting in a rich experience for grad students/young professionals. The restaurant and bar scene is eclectic and full of some of the most popular spots for WFU graduate students.

Heart of the Action  Revitalization  Restaurants and Bars

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>$900</td>
<td>$950</td>
<td>$1,250</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN

⭐⭐⭐⭐⭐
Review by WFU Student  WINSTON FACTORY LOFTS

The area is very safe. I routinely run/walk through downtown and have never had a reason to be concerned about safety for any reason. There are several bars, breweries, restaurants, and coffeeshops within a 5min walk of the apartment building.

⭐⭐⭐⭐⭐
Review by WFU Student  LINK APARTMENTS

One of the best neighborhoods in Winston, especially if you are young and enjoy doing things socially. Some of the property’s in the neighborhood are dated and not as clean as one would hope, but Links stands above all the rest.
Wake Forest
Collegiate Beauty

ABOUT WAKE FOREST

Wake Forest is a unique neighborhood, perfect for people who want to live as close to the university as possible. It’s very pretty, historic, and peaceful. The neighborhood has a mix of students, professors, and families. That said though, this isn’t the most popular spot for grad student social life.

Close to Campus  Peaceful
Beautiful  Historic  Calm

MEDIAN RENTS IN WAKE FOREST

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$900</td>
<td>$1,050</td>
<td>$1,400</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT WAKE FOREST

Review by WFU Student

Good location right by campus. There isn't much to do in the neighborhood, so you have to travel a little bit but I love living here because of how quiet it is and how great my apartment is.

Review by WFU Student

Most of the residents are retired Wake Forest faculty members and they’re fun to talk to. Really, though, this location isn’t prime if you’re looking to have social opportunities right outside your door. It is prime if you want to live super close to campus and have the most affordable housing available.
**ABOUT POLO**

Polo, also sometimes referred to as Sherwood Forrest, is a popular neighborhood given its convenient location near to Downtown Winston-Salem. This area is graced with stately brick homes from the 1960’s and ‘70’s - many with large yards, and majestic trees. There are plenty of destinations to visit and enjoy in Polo.

**Close to Downtown**

**Sherwood Forrest**

**Destinations**

### MEDIAN RENTS IN POLO

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td><strong>$900</strong></td>
<td>$$1,110$$</td>
<td><strong>$1,300</strong></td>
<td></td>
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</table>

### WHAT RESIDENTS THINK ABOUT POLO

**⭐⭐⭐⭐⭐**

**Review by WFU Student**

I love this neighborhood! It is close to the Wake Forest University campus, and many grocery stores.

**⭐⭐⭐⭐⭐**

**Review by WFU Student**

Very quiet and close to lots of things to do and eat!
WINSTON FACTORY LOFTS

1, 2 & 3 Bedroom Lofts
675 N Main St, W-S
336-703-5050

Community features:
• Pool
• Dog Parks
• Theater Room
• Game Room
• & More

THE BEST DEAL IN DOWNTOWN WINSTON-SALEM

Your lease includes WiFi, cable, water, sewer & trash.

Inside every apartment you’ll find:
• Stainless steel appliances (fridge, dishwasher, stove & microwave)
• Washer and dryer
• Granite countertops
• Real wood cabinets
• Historic features
• Hardwood or concrete floors
• On-site, award-winning staff

Wake Forest Special: $0 Application Fee, $250 Security Deposit

50 WEST FOURTH RESIDENCES

1 & 2 Bedroom Apartments
50 West Fourth St, W-S
336-602-1733

Community features:
• Resident Lounge
• Coffee Bar
• Fitness Center
• Walkable to bars, restaurants & more
<table>
<thead>
<tr>
<th>Property Type</th>
<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>
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<td>Crowne Oaks</td>
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<td>Hilltop House Downtown</td>
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<td>✓</td>
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</tbody>
</table>

*** 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 WFU graduate business students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

Studio 1 BR 2 BR 3 BR
$950 $1000 $1,275 $1,350

TOP 5

1st
CROWNE OAKS
Bethabara Park

Review by Wake Forest MSA Student
“Very positive experience. I live in a single bedroom/bathroom apartment, and I find the space inside to quite roomy. The place is very safe, management is kind, and residents tend to be quiet. Maintenance staff is fantastic. Quick response and very friendly. Highly recommend.”

2nd
CROWNE PARK
Bethabara Park

Review by Wake Forest MSBA Student
“Great apartments. The management team and maintenance team was supportive; they always respond to our requests in a timely manner. The only problem living here was that it would lost power in some windy days.”

3rd
WINSTON FACTORY LOFTS
Downtown

Review by Wake Forest MSBA Student
“This apartment is amazing for students. It is in a fantastic location downtown, with quick and easy walks to almost any restaurant or bar you’d want to go to. It is also priced very well for students. The only thing not included in the rent is electricity and parking, all other amenities are included. The management is also super responsive to questions or maintenance issues. The apartment often has Food Truck Fridays and fun events throughout the year aligning with holidays or just for fun. Everyone living in the apartment is also incredibly nice.”

4th
ALARIS VILLAGE APARTMENTS

5th
CROWNE POLO

BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

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

TOP 5

1st
WEST END STATION
West End
$4,000
9.8 AMENITY RATING

Review by WFU Law Student
“I love my building, but there is often trash outside. Sometimes doors are propped open in our supposedly secure building and I have seen people block the stairs with cardboard boxes.”

2nd
LINK APARTMENTS BROOKSTOWN
West End, 150 Peters Creek Pkwy
$3,500
9.5 AMENITY RATING

Review by Wake Forest MSBA Student
“I really enjoy it. Reasonable price for living downtown. It is in the West End, about a 20 minute walk to the other side of downtown and Wake downtown.

Residence is currently under construction for the lobby so not all amenities have been available. Safe residence as need a key fob to enter any part of the building.”

3rd
THE EDGE FLATS
West Highlands, 1600 W 1st St
$3,000
9.1 AMENITY RATING

Review by WFU Law Student
“I like living at The Edge, even though the complex is a bit further from campus than other complexes, but it is really close to downtown. The gate and building has controlled, security access with a key fob. The apartments come furnished at no extra cost, include a full washer and dryer, and are spacious with upgraded appliances. Maintenance is also really fast if I ever have a problem. The complex is quiet too - mostly grad and med students and young working professionals that live there.”

Studio $1,350
1 BR $1,400
2 BR $1,700
3 BR $1,800
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

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

Studio $750
1 BR $800
2 BR $1,050
3 BR $1,150

TOP 5

1st
CORNERS AT CRYSTAL LAKE
Bethabara Park, 2700 Reynolda Rd
$ 9.5 VALUE RATING

Review by WFU Law Student
“Not fancy but a solid option to just have what you need and nothing more.”

2nd
HIGHLAND OAKS
Winston-Salem, 700 Walnut Forest Rd
$$ 9.3 VALUE RATING

Review by WFU Law Student
“Affordable rent, clean property, nice neighbors, good landlord. We love it here!”

3rd
HILTOP HOUSE DOWNTOWN
Downtown, 241 Cherry St S
$$ 9.1 VALUE RATING

Review by Wake Forest MSBA Student
“Really nice location- close proximity to downtown and right next to the Strollway. Apartment has updated appliances and lots of natural light. Located near several good restaurants and coffee shops. Only downside is it seems like not many other Wake students live here, but it is quiet and the neighbors are all nice!”

4th
LEGACY PARK APARTMENTS

5th
REGENCY APARTMENTS
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 WFU 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.