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: 20%
- Wake Forest: 15%
- Winston-Salem: 10%
- Other: 10%

Who WFU Grad Business students live with

- Alone: 15%
- Spouse/partner: 10%
- Roommate (excluding spouse/partner): 75%

15% 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: 25%
- Two bedrooms: 35%
- Three or more bedrooms: 40%

Distribution of property ratings

- 0 - 6.9: 10%
- 7 - 7.9: 20%
- 8 - 8.9: 35%
- 9+: 35%

Average rent by apartment size

- 1BR: $1,250
- 2BR: $1,420
- 3BR: $1,915

Rent versus own

- Rent: 95%
- Own: 5%

Commute methods

- Driving: 70%
- Walking: 15%
- Public Transit: 10%
- Biking: 5%
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
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
20% 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
less than 5% each

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    Near Campus
Locals

MEDIAN RENTS IN BETHABARA PARK

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>$935</td>
<td>$1340</td>
<td>$2,550</td>
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<tr>
<td>Studio</td>
<td>1 Bedroom</td>
<td>2 Bedroom</td>
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</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**
There’s lots to do in the area and it’s still safe. There’s a shopping center at the end of the street, gas stations, grocery stores, etc.
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>Studio</th>
<th>1 Bedroom</th>
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<tr>
<td>$900</td>
<td>$950</td>
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</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 and it will be full of students/faculty. That said though, this isn’t the most popular spot for grad student social life.

College Community  Historic  Quite  Commute for activities

MEDIAN RENTS IN WAKE FOREST

<table>
<thead>
<tr>
<th>Type</th>
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<tr>
<td>2 Bedroom</td>
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</table>

WHAT RESIDENTS THINK ABOUT WAKE FOREST

⭐⭐⭐⭐⭐ Review by WFU Student

GRAD HOUSING

It’s definitely worth being right next to campus and not having to pay for parking. However, it’s not as close to a lot of the restaurants/bars that people go to, and most of my peers live in apartments.

⭐⭐⭐⭐⭐ Review by WFU Student

DEACON PLACE

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 the law school and have the most affordable housing available. Oh! It’s also pre-furnished.
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
- Historic

### MEDIAN RENTS IN POLO

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<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
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<tr>
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<td>$880</td>
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### WHAT RESIDENTS THINK ABOUT POLO

**★ ★ ★ ★ ★**

**Review by WFU Student**

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

**★ ★ ★ ★ ★**

**Review by WFU Student**

Very quiet and close to lots of things to do and eat!
## APARTMENT RATINGS

### KEY

| $$$  | Excellent for a category |
| $$$  | $1580+ per renter |
| $$$  | $1260- $1579 |
| $$   | $880- $1259 |
| $    | < $880 |

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

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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>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
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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 $950
1 BR $1,250
2 BR $1,420
3 BR $1,915

TOP 5

1st
CROWNE OAKS
Bethabara Park
$$
4+ PEOPLE

Review by WFU Business Student
“The apartment office is nice and helpful, good maintenance, free parking, pets friendly, with swimming pool, printers and gym. Also with Black line shuttle stops and less than 5 mins drive to campus. Rent does not include utilities. Oaks is smaller (not the room, the entire apartment) than polo and park but cheaper and closer to the campus. If you are sensitive to the noise, avoid the side near the outside road.”

1st
CROWNE POLO
Bethabara Park
$$
4+ PEOPLE

Review by WFU Business Student
“I live by myself in a one-bedroom, and I absolutely love it! I only needed maintenance one time at the time of move-in, and they responded, came to the apartment, and fixed the issue within 3 hours. I have had no issues since then. The apartment is very comfortable and spacious (big bathroom and walk-in closet). I have enough space to invite friends over and host events. I also like how there’s a lot of available parking outside. The staff at Crowne Polo is friendly, and they host little events and have gift card giveaways. You get access to the pool + small gym.”

3rd
CROWNE PARKS
Bethabara Park, 900 Crowne Park Dr
$$
2+ PEOPLE

Review by WFU Business Student
“Close to school, WFU shuttle available. Close to supermarket which can satisfy the daily food and drinks demand. Sometimes the noise of your neighbor or your roommate will be a problem because there’s thin walls.”

CROWNE OAKS
CROWNE POLO
CROWNE PARKS
DEACON’S STATION
WINSTON FACTORY LOFTS
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

Studio
$1,000
1 BR
$1,350
2 BR
$1,620
3 BR
$2,115

TOP 5

1st
THE EASLEY
West End, 994 W 2nd St
$$$$$
9.7 AMENITY RATING

Review by WFU Business Student
“This complex is brand new and absolutely beautiful! You have a huge patio and a nice kitchen. There is also large walk-in closets and walk-in showers.”

2nd
THE EDGE FLATS
West Highlands, 1600 W 1st St
$$
9.5 AMENITY RATING

Review by WFU Business Student
“I’ve had a great experience with the complex so far. The apartments are decently sized, it’s always quiet and I hardly ever hear my neighbors, there is some noise from the highway/hospital but never too disruptive. The apartments are beautiful, can come furnished at no extra cost and have big beautiful windows. The amenities are also beautiful”

3rd
PLANT 64
Downtown, 545 Power Plant Cir
$$$
9.4 AMENITY RATING

Review by WFU Business Student
“If you are thinking of living in downtown Winston-Salem, I highly recommend living at Plant 64! They have amazing amenities and a great surrounding area.”

4th
BROOKBERRY PARK APARTMENTS

5th
LEGACY PARK APARTMENTS
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 1 BR 2 BR 3 BR
$850 $1,050 $1,320 $1,815

TOP 5

1st
BROOKBERRY PARK APARTMENTS
Winston-Salem, 100 Brookberry Dr
$ |
VALUE RATING

Review by WFU Business Student
“Very nice, quiet, and close to things. Fifteen minute drive to campus, which was great for me, but not ideal if you don’t have a vehicle. Wal-Mart and Sheetz within a 2 minute walking distance.”

2nd
LEGACY PARK APARTMENTS
Winston-Salem, 1805 Legacy Park Ln
$ |
VALUE RATING

Review by WFU Business Student
“Legacy Park is a great apartment community for pet owners or young couples. Many of the residents are young professionals, most of whom work at the hospital or attending grad school. Maintenance works very hard and will come service your apartment within the same day a request is made. Management is also super helpful. Although there is a pet deposit, there is no monthly pet rent like other apartment communities. Overall, Legacy Park is a great affordable place to live!”

3rd
ASPEN PARK
Wake Forest, 1406 Aspen Way
$ |
VALUE RATING

Review by WFU Business Student
“It was big for me to be close to Wake Forest, within walking distance. Adding in the fully furnished down to sheets and towels was something that was nice for me moving across the country to attend school. I have grown accustomed to only having on a bill to pay each month, nothing changes. The downside is the building is a bit older and there are issues with the smoke detectors being placed inside a kitchen with no real vent hood or fan.”

4th
CROWNE OAKS
$ |
VALUE RATING

5th
CROWNE POLO
$ |
VALUE RATING
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.