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

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

Who WFU grad business students live with

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

5% of WFU grad business students live with pets

What type of properties WFU grad business students live in

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

What size residences WFU grad business students live in

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

Distribution of property ratings

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

Average rent by apartment size

- $900 Studio
- $950 1BR
- $1,220 2BR
- $1,300 3BR

Rent versus own

- 95% Rent
- 5% Own

Commute methods

- 70% Driving
- 15% Walking
- 15% Public Transit
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
   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
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  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>$900</td>
<td>$1,100</td>
<td>$1,180</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT BETHABARA PARK

★★★★★
Review by WFU Student

It’s quiet and really centrally located. There’s a Harris Teeter and a Lowe’s (grocery stores) literally around the corner, and we’re about 10 minutes from Trader Joe’s and other shops most of us frequent. You can’t really walk around the neighborhood for exercise (no sidewalks), but you can definitely walk around the complex.

★★★★★
Review by WFU Student

There’s nothing spectacular about the neighborhood per se, but we are really close to the university and there’s a Starbucks within 5 minutes, which is always a good thing.
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

<table>
<thead>
<tr>
<th>MEDIAN RENTS IN DOWNTOWN</th>
<th>$835</th>
<th>$895</th>
<th>$1,225</th>
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<tr>
<td>Studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN

★★★★★
Review by WFU Student
So much better living downtown than near campus, you actually feel you are part of a bigger town/city and there are things to do.

★★★★★
Review by WFU Student
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 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>Type</th>
<th>Median Rent</th>
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<tbody>
<tr>
<td>Studio</td>
<td>$880</td>
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<tr>
<td>1 Bedroom</td>
<td>$1,010</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,530</td>
</tr>
</tbody>
</table>

### WHAT RESIDENTS THINK ABOUT WAKE FOREST

**Review by WFU Student**  
**DEACON PLACE**

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**  
**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 campus and have the most affordable housing available. Oh! It’s also pre-furnished.
Polo
Lovely Spot Close to Downtown

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.

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>$880</td>
<td>$1,040</td>
<td>$1,245</td>
<td></td>
</tr>
</tbody>
</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!
**APARTMENT RATINGS**

<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>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
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<tbody>
<tr>
<td>50 West Fourth</td>
<td>Apt 9.0</td>
<td>$$</td>
<td>***</td>
<td>***</td>
<td>***</td>
<td>***</td>
<td>* * *</td>
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<td>* * *</td>
<td>* * *</td>
</tr>
<tr>
<td>Alaris Village Apartments</td>
<td>Apt 7.8</td>
<td>$</td>
<td>✔️ ✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Corners at Crystal Lake</td>
<td>Apt 7.0</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crowne Oaks</td>
<td>Apt 7.8</td>
<td>$$</td>
<td>✔️ ✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Crowne Park</td>
<td>Apt 8.1</td>
<td>$$</td>
<td>✔️ ✔️</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crowne Polo</td>
<td>Apt 8.0</td>
<td>$$$</td>
<td>✔️ ✔️</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
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<tr>
<td>Highland Oaks</td>
<td>Apt 8.0</td>
<td>$$</td>
<td></td>
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<tr>
<td>Hilltop House Downtown</td>
<td>Apt 8.0</td>
<td>$$</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Legacy Park Apartments</td>
<td>Apt 9.8</td>
<td>$</td>
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<tr>
<td>Link Apartments Brookstown</td>
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<tr>
<td>Nissen Building Apartments</td>
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<td>$$</td>
<td></td>
<td></td>
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<tr>
<td>Plant 64</td>
<td>Apt 8.5</td>
<td>$$$</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regency Apartments</td>
<td>Apt 9.4</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Edge Flats</td>
<td>Apt 9.1</td>
<td>$$$</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Lofts at Little Creek</td>
<td>Apt 9.0</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West End Station</td>
<td>Apt 9.1</td>
<td>$$$</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winston Factory Lofts</td>
<td>Apt 9.0</td>
<td>$$</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

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

*** 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

<table>
<thead>
<tr>
<th>Type</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$900</td>
<td>$950</td>
<td>$1,220</td>
</tr>
<tr>
<td>1 BR</td>
<td>$950</td>
<td>$1,220</td>
<td>$1,300</td>
</tr>
</tbody>
</table>

TOP 5

1st
CROWNE OAKS
Bethabara Park

Review by *Wake Forest School of Business graduate 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.”
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 BR 2 BR 3 BR
$1,300 $1,350 $1,620 $1,700

TOP 5

1st WEST END STATION
West End

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

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

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.”

12
**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

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$700</td>
<td>$750</td>
<td>$1,020</td>
<td>$1,100</td>
</tr>
</tbody>
</table>

**TOP 5**

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CORNERS AT CRYSTAL LAKE</strong></td>
<td>9.5</td>
<td>WFU Law Student</td>
</tr>
<tr>
<td>Bethabara Park, 2700 Reynolda Rd</td>
<td>$</td>
<td>“Not fancy but a solid option to just have what you need and nothing more.”</td>
</tr>
<tr>
<td><strong>HIGHLAND OAKS</strong></td>
<td>9.3</td>
<td>WFU Law Student</td>
</tr>
<tr>
<td>Winston-Salem, 700 Walnut Forest Rd</td>
<td>$$</td>
<td>“Affordable rent, clean property, nice neighbors, good landlord. We love it here!”</td>
</tr>
<tr>
<td><strong>HILLTOP HOUSE DOWNTOWN</strong></td>
<td>9.1</td>
<td>Wake Forest MSBA Student</td>
</tr>
<tr>
<td>Downtown, 241 Cherry St S</td>
<td>$$</td>
<td>“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!”</td>
</tr>
</tbody>
</table>
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.