

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

# WFU GRADUATE BUSINESS SCHOOL

# HOUSING GUIDE — 2024 —

- ✓ 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'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](https://www.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



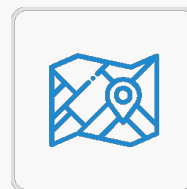
Value



Management



Amenities



Location

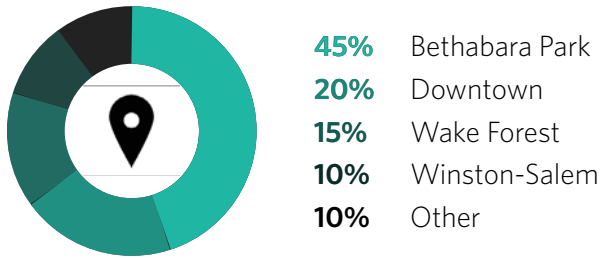


Safety

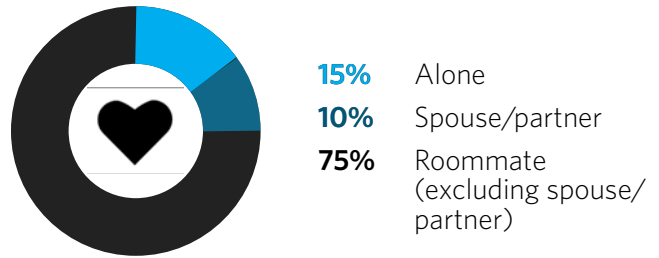
**Based on their feedback, we compiled a list of the best apartment buildings for WFU Graduate Business students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**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

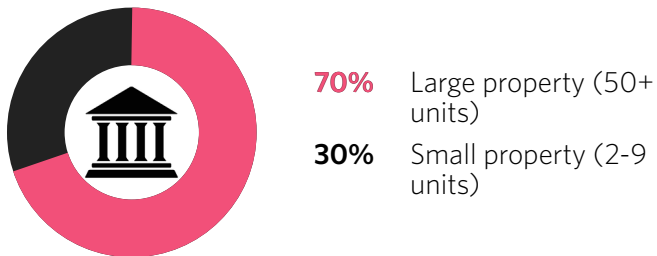


## Who WFU Grad Business students live with

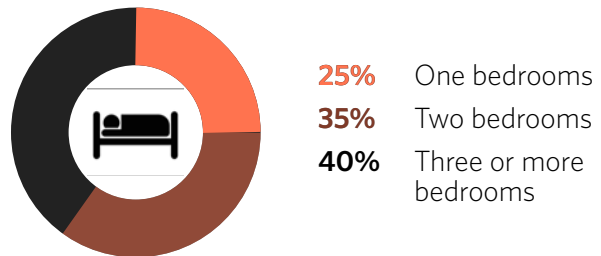


15% of WFU Grad Business students live with pets

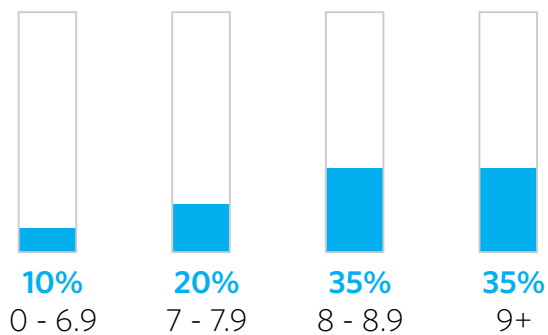
## What type of properties WFU Grad Business students live in



## What size residences WFU Grad Business students live in



## Distribution of property ratings



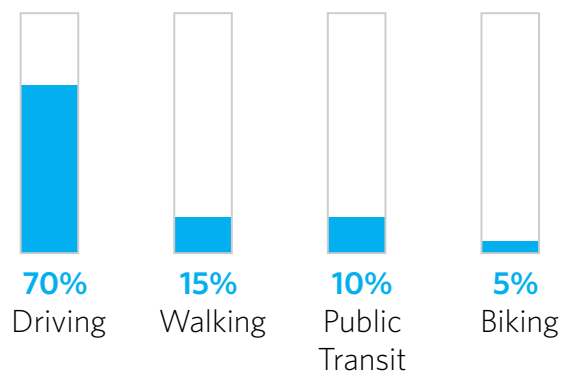
## Average rent by apartment size



## Rent versus own



## Commute methods



# 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

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  
\$150 admin fee and monthly \$85 utility package (including WiFi, cable, trash, and pest control) required per apartment.



## 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

# Rent with Confidence

## Time Savers

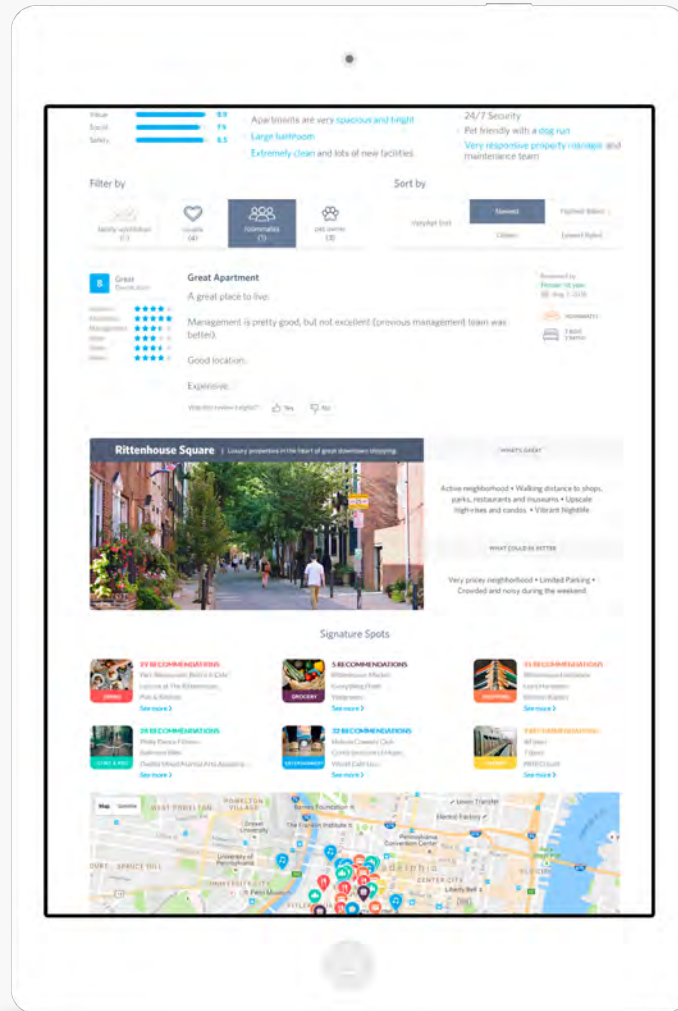


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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

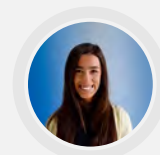


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

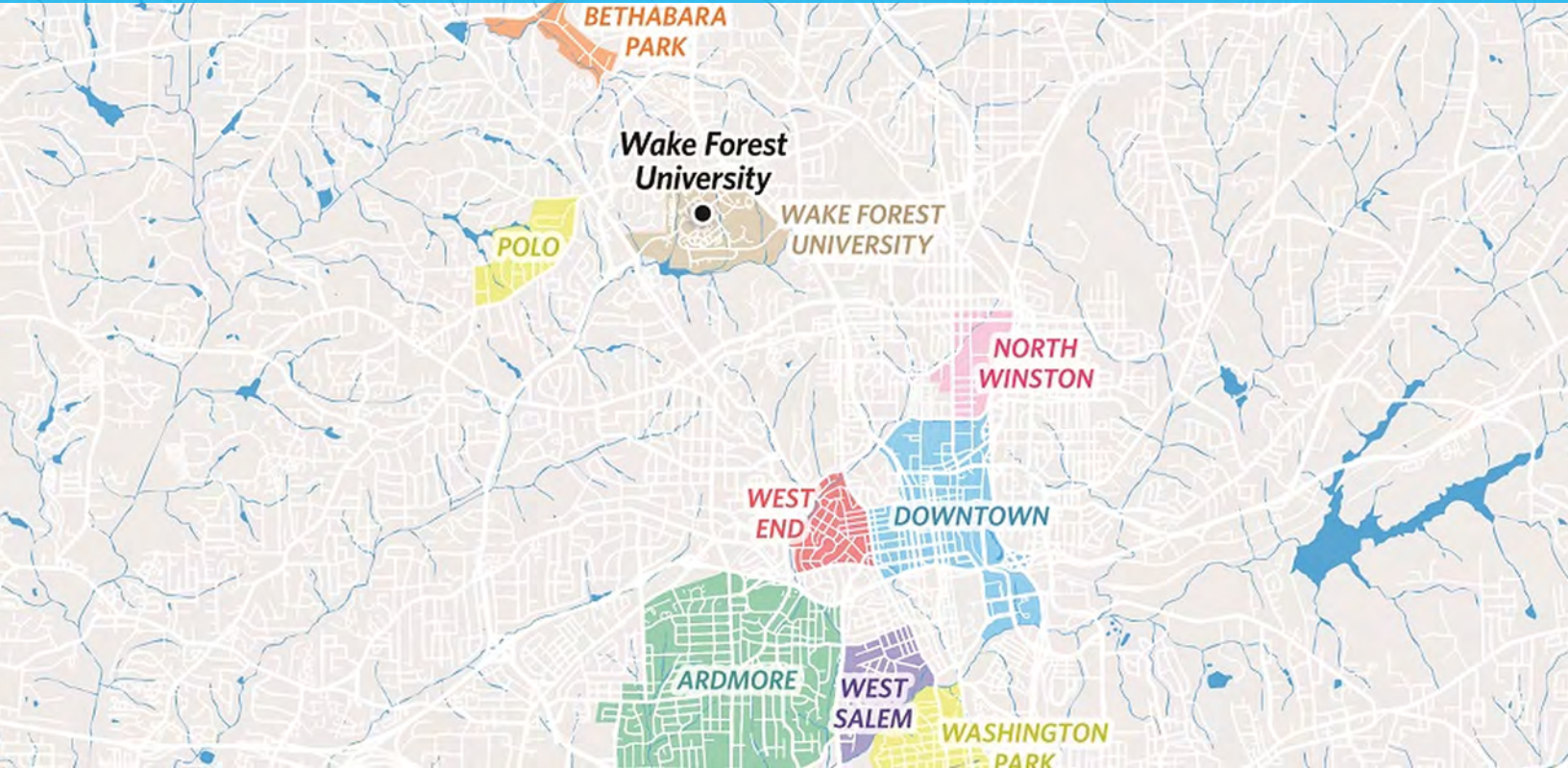
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations 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](mailto: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

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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.

**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.

**2 Downtown**

---

20% of WFU Graduate Business students

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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.

**4 Polo**

---

10% of WFU Graduate Business students

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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.

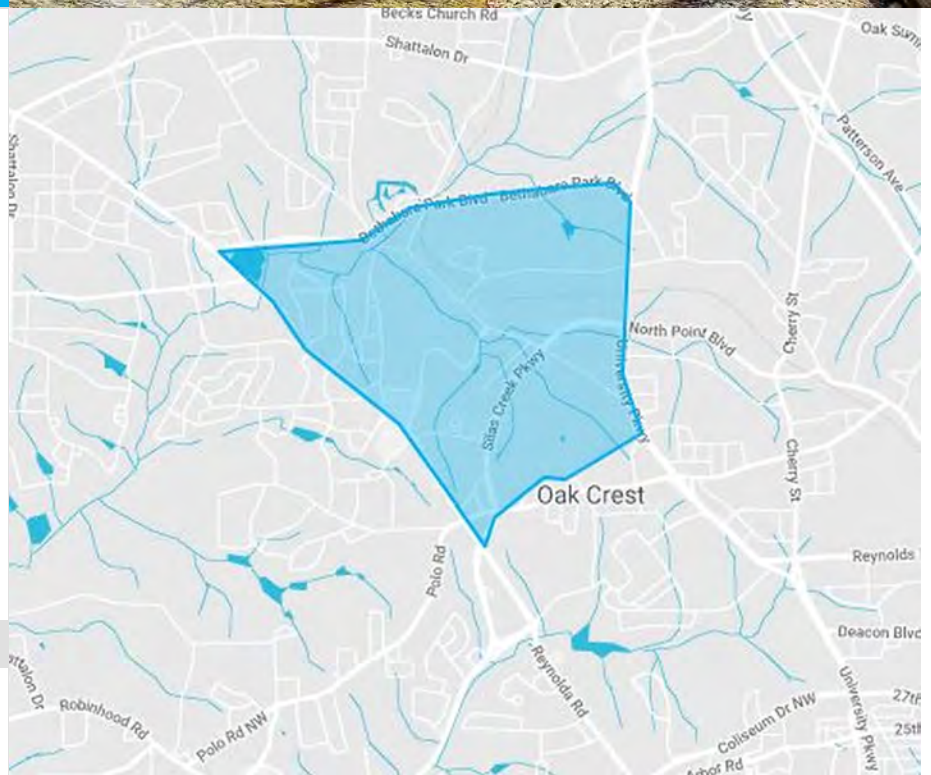
Social Scenes

Shuttle

Nature Trails

Near Campus

Locals



### MEDIAN RENTS IN BETHABARA PARK

\$935

Studio

\$1340

1 Bedroom

\$2,550

2 Bedroom

## WHAT RESIDENTS THINK ABOUT BETHABARA PARK



Review by [WFU Business Student](#) 📍 CROWNE POLO

In general safe and convenient to live in. Grocery stores, urgent care centers, and malls are all within close distance. Having a car will be a lot more convenient but it's totally not to have one since drive-sharing is very convenient in the area too.



Review by [WFU Student](#) 📍 CROWNE PARK

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.



# Downtown

Lively Urban Experience

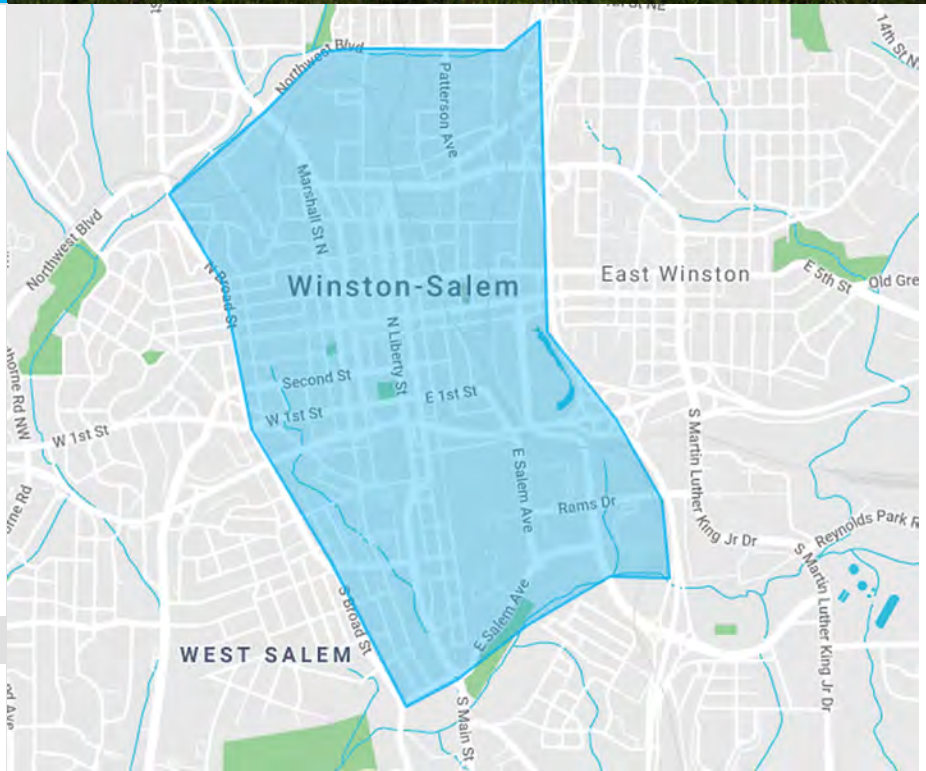
## ABOUT DOWNTOWN

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

**\$900**

Studio

**\$950**

1 Bedroom

**\$1,250**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DOWNTOWN



Review by [WFU Student](#) WINSTON FACTORY LOFTS

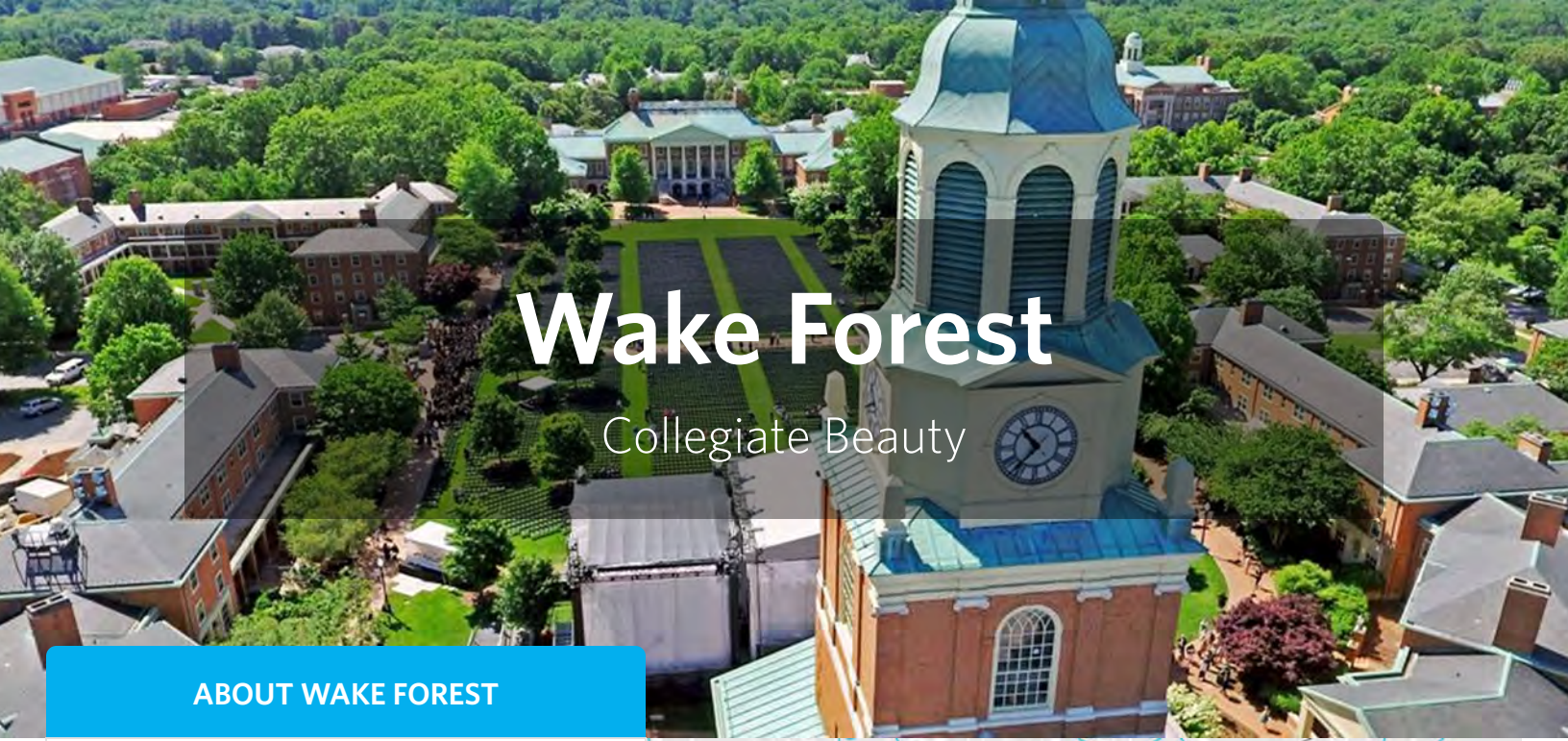
The area is very safe. I routinely run/walk through downtown and have never had a reason to be concerned about safety for any reason. There are several bars, breweries, restaurants, and coffeshops within a 5min walk of the apartment building.



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

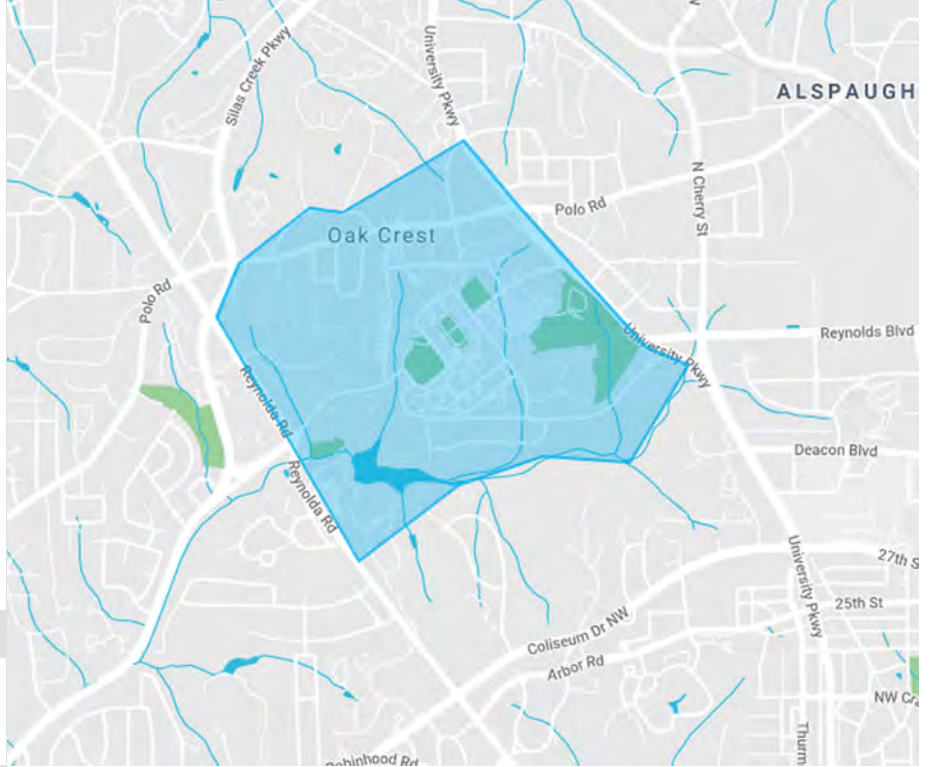
Wake Forest is a unique neighborhood, perfect for people who want to live as close to the university as possible. It's very pretty, historic, and peaceful and it will be full of students/faculty. That said though, this isn't the most popular spot for grad student social life.

College Community

Historic

Quite

Commute for activities



### MEDIAN RENTS IN WAKE FOREST

**\$935**

Studio

**\$1,340**

1 Bedroom

**\$2,550**

2 Bedroom

## 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

Lovely Spot Close to Downtown

## ABOUT POLO

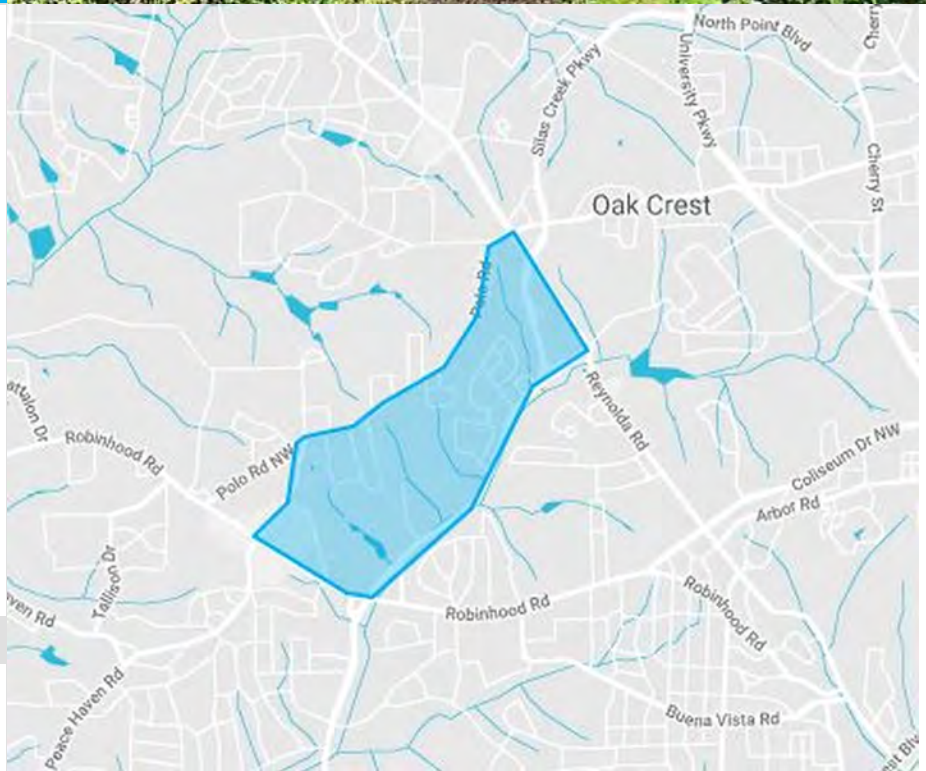
Polo, also sometimes referred to as Sherwood Forrest, is a popular neighborhood given its convenient location near to Downtown Winston-Salem. This area is graced with stately brick homes from the 1960's and '70's - many with large yards, and majestic trees. There are plenty of destinations to visit and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

Close to Downtown

Sherwood Forrest

Destinations

Historic



### MEDIAN RENTS IN POLO

**\$880**

Studio

**\$1,040**

1 Bedroom

**\$1,245**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT POLO



Review by **WFU Student**

📍 DEACON'S STATION

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



Review by **WFU Student**

📍 DEACON'S STATION

My neighborhood is calm, quiet and unproblematic.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$1580+ per renter
  - \$\$\$ \$1260- \$1579
  - \$\$ \$880- \$1259
  - \$ < \$880

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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Aspen Park	Apt	7.0	\$				●●●●	●	●●●	●	●●
Brookberry Park Apartments	Apt	9.0	\$				●●●	●●●●	●●●●	●●	●●●●
Crowne Oaks	Apt	7.9	\$	✓	✓	✓	●●	●●	●●●	●●	●●
Crowne Park	Apt	8.2	\$\$	✓	✓		●●●	●●●	●●●	●●●	●●
Crowne Polo	Apt	8.3	\$\$	✓		✓	●●	●●	●●●	●●●	●●●
Deacon's Station	Apt	6.0	\$	✓			●●	●●	●	●●	●●
Legacy Park Apartments	Apt	9.5	\$		✓	✓	●●●	●●●	●●●●	●●●	●●●
Link Apartments Innovation Quarter	Apt	7.6	\$\$				●●	●●●	●●	●●●●	●●
Plant 64	Apt	9.4	\$\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Easley	Apt	10.0	\$\$\$\$		✓	✓	●●●●	●●●●	●●●●	●●●●	●●●●
The Edge Flats	Apt	9.5	\$\$\$		✓		●●●●	●●●●	●●	●●	●●●●
The Gallery Lofts	Apt	7.0	\$\$\$				●●	●●	●	●	●●
The Haven at Wake	Apt	9.0	\$\$\$\$				●●●	●●●●	●●	●●●●	●●●
Winston Factory Lofts	Apt	8.1	\$\$\$	✓			●●	●●	●●	●●●●	●●●

\*\*\* 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

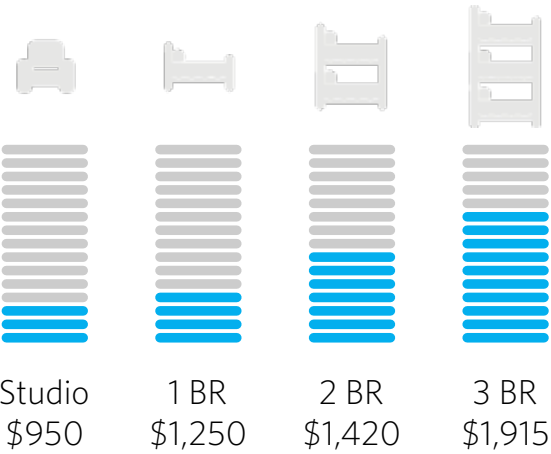
Buildings with the most WFU graduate business students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



## TOP 5

1 <sup>st</sup>		CROWNE OAKS	4+ PEOPLE
1 <sup>st</sup>		CROWNE POLO	4+ PEOPLE
3 <sup>rd</sup>		CROWNE PARKS	2+ PEOPLE
3 <sup>rd</sup>		DEACON'S STATION	2+ PEOPLE
3 <sup>rd</sup>		WINSTON FACTORY LOFTS	2+ PEOPLE

1<sup>st</sup>
CROWNE OAKS
\$
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."

1<sup>st</sup>
CROWNE POLO
\$
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."

3<sup>rd</sup>
CROWNE PARKS
\$
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."

# BEST FOR AMENITIES

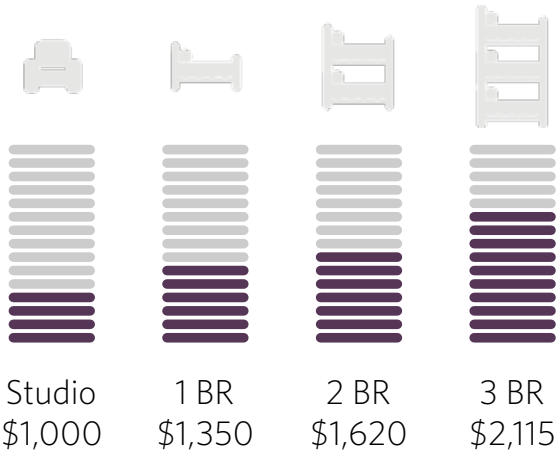
Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)






What top amenity properties typically offer:



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



## TOP 5

1 <sup>st</sup>		THE EASLEY	9.7 AMENITY RATING
2 <sup>nd</sup>		THE EDGE FLATS	9.5 AMENITY RATING
3 <sup>rd</sup>		PLANT 64	9.4 AMENITY RATING
4 <sup>th</sup>		BROOKBERRY PARK APARTMENTS	9.0 AMENITY RATING
5 <sup>th</sup>		LEGACY PARK APARTMENTS	8.6 AMENITY RATING

1<sup>st</sup>

**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."

2<sup>nd</sup>

**THE EDGE FLATS**  
West Highlands, 1600 W 1st St

\$\$\$ | 9.5 AMENITY RATING




**Review by WFU Business Student**  
"The Only Apartment in WS with Furniture Included"

3<sup>rd</sup>

**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."

# BEST FOR VALUE

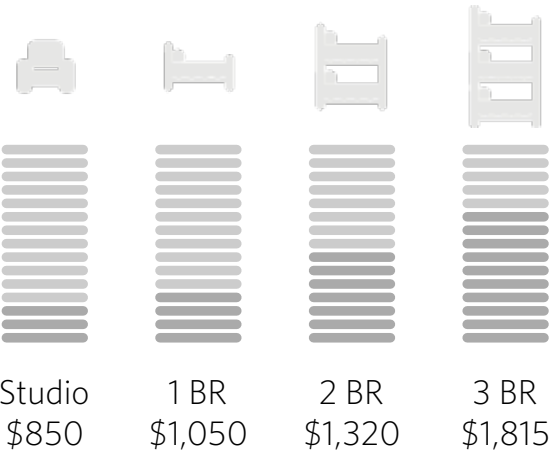
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top value properties typically offer:



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



## TOP 5

1 <sup>st</sup>		BROOKBERRY PARK APARTMENTS	9.3 VALUE RATING
2 <sup>nd</sup>		LEGACY PARK APARTMENTS	9.1 VALUE RATING
3 <sup>rd</sup>		ASPEN PARK	9.0 VALUE RATING
4 <sup>th</sup>		CROWNE OAKS	8.1 VALUE RATING
5 <sup>th</sup>		CROWNE POLO	8.7 VALUE RATING

1<sup>st</sup>

### BROOKBERRY PARK APARTMENTS

Winston-Salem, 100 Brookberry Dr



9.3  
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."

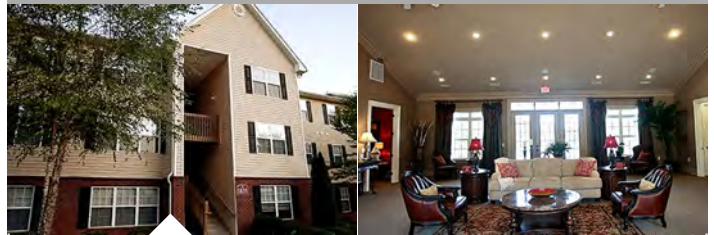
2<sup>nd</sup>

### LEGACY PARK APARTMENTS

Winston-Salem, 1805 Legacy Park Ln



9.1  
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 are 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!"

3<sup>rd</sup>

### ASPEN PARK

Wake Forest, 1406 Aspen Way



9.0  
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."

# 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.

The logo for Very Apt, featuring the words "Very Apt" in a stylized, blue, italicized font. The logo is set against a white circular background that is partially overlapping a dark blue background.

QUESTIONS?

**CONTACT@VERYAPT.COM**

# READY TO MOVE?

**For more detailed reviews and  
personalized recommendations,  
visit our website below:**

**GET  
STARTED!**