REVIEWS AND ADVICE FROM CURRENT STUDENTS

DUKE FUQUA MBA

HOUSING GUIDE 2022

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

VeryApt
Intelligent Apartment Search
Luxury studio, 1, 2, and 3 bedroom apartment homes

• Gourmet kitchens with granite countertops
• Hardware, lighting and fixtures in two custom options; satin nickel and antique bronze
• Washers and dryers in all apartment homes
• Bistro coffee bar
• Private conference room
• Expansive demonstration and catering kitchen
• 2000+ square-foot athletic center
• Salt-water pool with cabana lounging areas
• Rooftop lounge
• Fully equipped dog spa
• Smoke-free community

704 15th Street Durham, NC 27705 • 919.237.3543 • BerkshireMainStreet.com
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 Durham. 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 Fuqua MBA 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.
Luxury studio, 1, 2, and 3 bedroom apartment homes

- Gourmet kitchens with granite countertops & satin nickel fixtures
- Washers & dryers in all apartment homes
- Coffee bar, media room, & gaming lounge w/ wi-fi
- 4000+ square-foot athletic center
- Resort-style saltwater pool plaza
- Bike storage room
- Smoke-free community
- Steps from Ninth Street’s entertainment, shopping, restaurants, and Harris Teeter
Where Fuqua MBA students live

- 45% Ninth Street
- 20% Old West Durham
- 15% Downtown Durham
- 15% Erwin - LaSalle
- 5% Other

Who Fuqua MBA students live with

- 35% Alone
- 35% Spouse/partner
- 30% Roommate (excluding spouse/partner)

What type of properties Fuqua MBA students live in

- 85% Large property (50+ units)
- 10% Small property (2-9 units)
- 5% Mid-size property (20-49 units)

What size residences Fuqua MBA students live in

- 10% Studios or efficiencies
- 50% One bedrooms
- 35% Two bedrooms
- 5% Three or more bedrooms

Distribution of property ratings

- 20% 0 - 6.9
- 15% 7 - 7.9
- 30% 8 - 8.9
- 35% 9+

Average rent by apartment size

- $1,097 Studio
- $1,322 1BR
- $1,550 2BR
- $1,750 3BR

Rent versus own

- 95% Rent
- 5% Own

Commute methods

- 65% Driving
- 15% Biking
- 10% Walking
- 5% Public Transit
- 5% RideShare

18% of Fuqua MBA students live with pets

18% of Fuqua MBA students live with pets
THOUGHTFULLY DESIGNED WITH STUDENTS IN MIND

MOVE IN SPRING 2022 & RECEIVE ONE MONTH FREE!

TWO & THREE BEDROOMS + 6 MONTH LEASE OPTIONS AVAILABLE

• 24 Hour Fitness Center
• Fully Furnished Units Located Near 9th Street
• Resort-Style Rooftop Pool

To learn more, visit bluelightliving.com
or Scan Here to be directed to our website

1605 Erwin Road, Durham, NC 27705
bluelightliving.com | 984.219.1040

[QR Code]
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
AMENITY FEATURES
Fitness center with Fitness on Demand & Peloton Bike | Coffee Bar & Lounge | Study Rooms & Business Center | 24/7 Luxer Package Center | Rooftop Basketball Court | Pool with Sundeck | Pet Spa & Dog Run | Pool-side Bar & Grill Station | Serenity Courtyards

APARTMENT FEATURES
White Kitchen Cabinets & Granite Countertops | White Tile Backsplash | Stainless Steel Appliances | Woodstyle Plank Flooring | Vaulted Ceilings | Plantation Blinds | High-Speed Wireless Internet | In-Unit Washer/Dryer | Spacious & Unique Floor Plans

Hear From Our Residents
“Station Nine staff are quite responsive and overwhelmingly helpful.”
-Chris H

“I’ve lived here for about 3 years, and my favorite thing about this property is by far the staff. The new renovations are great, but the leasing office and maintenance staff are friendly, professional and always go above and beyond for us.”
-Mayo T

“My experience living in Station Nine was great. The apartment is in a convenient location near Duke University, and it offers amazing amenities such as a newly renovated gym, outdoor pool, free parking, and responsive and friendly staff and maintenance crew.”
-Molly C

www.StationNine.com | 919.286.3800
2211 Hillsborough Road | Durham, NC 22705
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for Fuqua MBA students

1. **Ninth Street**
   - 45% of Fuqua MBA students
   - Ninth Street is consistently rated as the most popular neighborhood for Fuqua MBA students. The nightlife and easy access to social gatherings are just a few reasons why.

2. **Old West Durham**
   - 20% of Fuqua MBA students
   - Old West Durham is conveniently located right next to Duke University and Ninth Street. This provides for easy access to classes and the popular grad student nightlife scene. There are also usually more affordable rent prices in Old West Durham.

3. **Downtown Durham**
   - 15% of Fuqua MBA students
   - Downtown Durham is rated as one of the cleanest and safest city centers in the country, with the main area being The Historic Parish Street. Although it’s a bit farther from campus, you’ll experience more of a "city feel" if you choose to live here.

4. **Erwin - LaSalle**
   - 15% of Fuqua MBA students
   - This area includes Erwin Road and LaSalle Street which run just north of Duke’s campus. Fuqua students here enjoy the area for its convenience to campus and the fact that it’s considered a grad student hub.

Other Neighborhoods
- less than 5% each

5. **Trinity Heights**
6. **Brightleaf**
7. **Duke Forest**
8. **American Village**
WELCOME
DUKE FUQUA
SCHOOL OF
BUSINESS MBA
PROGRAM STUDENTS

• STUDENTS RECEIVE UP TO 10% OFF THE MONTHLY RENT
• UTILITY & FURNITURE PACKAGES AVAILABLE
• BRAND NEW FEATURES AND AMENITIES
• GLOBAL DINING OPTIONS, RESTAURANTS, BARS AND BREWERIES WITHIN WALKING DISTANCE

LOCATED DIRECTLY ACROSS THE STREET FROM DUKE UNIVERSITY

1. DUKE MANOR
   919.635.4437

2. HOLLY HILLS
   919.635.1924

3. CHAPEL TOWER
   919.635.4681

4. COLONIAL
   919.635.4935

5. ATRIUM
   919.635.4018

LOCATED WITHIN 5 MINUTES OF DUKE UNIVERSITY

APPLY ONLINE TODAY!
WWW.GSCAPTS.COM
Ninth Street
Great Nightlife & Popular for Duke Grad Students

ABOUT NINTH STREET

Expect frequent pregames, pool parties, and barbecues at Station Nine, and plenty of nearby events like Tav Tuesdays. Beyond the social scene, Ninth Street is also a convenient neighborhood by most measures. There’s a Harris Teeter within walking distance and a restaurant for every occasion. This small area offers a lot to do.

Nightlife  Social  Grocery Store
Walkable  Restaurants and Bars

MEDIAN RENTS IN NINTH STREET

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<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<td>$1,200</td>
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WHAT RESIDENTS THINK ABOUT NINTH STREET

★★★★★
Review by Fuqua MBA Student
810 NINTH STREET
The 9th street area has grown rapidly in the last few years. There are multiple great restaurants in the area, including Monuts Donuts, Mad Hatters, Happy & Hale, Juju, Burger Bach, and the new Saint & Co. There are two nice grocery stores (Harris Teeter and Whole Foods) within walking distance. I can walk to several coffee shops. I often go on runs or walks around the East Campus loop.

★★★★★
Review by Fuqua MBA Student
THE RESIDENCES
Living on 9th Street is great! There’s a grocery store just steps from my door and many cute restaurants. It’s also nearby Duke’s Brodie Gym.
UNRIVALLED LEVEL OF
Customer service with a personal touch

MENTION VERYAPT WHEN YOU CONTACT THE LEASING TEAM

Great places to live close to where you want to be.

Call today to schedule a tour!

District Station

1005 W MAIN ST | DURHAM, NC 27701

Brightleaf on Main

BrightleafOnMain.com
(919) 251-8599 | BRIGHTLEAF@ZAREMBA.NET

✓ On-Site Management and 24/7 Maintenance
✓ Minutes from Duke University Campus
✓ Outdoor Saltwater Pool, Lounge and Grill Pavilion
✓ Cutting-Edge Fitness Center, Flex and Yoga Studio
✓ Micro, Studio, 1BR, 2BR and 3BR Floor Plans

District Station

2312 BRISTOL CREEK DRIVE | MORRISVILLE, NC 27560

LiveDistrictStation.com
(919) 388-7055 | DISTRICTSTATION@ZAREMBA.NET

✓ On-Site Management and 24/7 Maintenance
✓ Expansive Courtyard with Pool, Grilling Areas and TVs
✓ Trendy Resident Clubhouse, Wellness Center & Flex Space
✓ Located Next to Exciting Park West Village
✓ Open-concept 1BR, 2BR and 3BR Floorplans

Blu on Farrington

BluOnFarrington.com
(919) 893-2258 | BLU@ZAREMBA.NET

✓ On-Site Management and 24/7 Maintenance
✓ Minutes from UNC-Chapel Hill Campus
✓ Saltwater Pool, Lounge with Fireplace and Theatre
✓ Interactive Tech Fitness Center
✓ Studio, 1BR, 2BR and 3BR Floor Plans

PROPERTIES PROFESSIONALLY MANAGED BY ZAREMBA MANAGEMENT COMPANY
PET-FRIENDLY COMMUNITIES
Old West Durham is just North of Duke University. It’s an older neighborhood with some charm and provides easy access to campus. It’s also conveniently located next to Ninth Street, which is home to a plethora of bars/restaurants, so you get to enjoy the best of both worlds.

Charming
Next to Ninth Street
Affordable Rent
Easy Access to Campus

MEDIAN RENTS IN OLD WEST DURHAM

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WHAT RESIDENTS THINK ABOUT OLD WEST DURHAM

Review by Fuqua MBA Student

There are two nice grocery stores (Harris Teeter and Whole Foods) within walking distance. I can walk to several coffee shops (notably Joe Van Gogh and Cocoa Cinnamon). I often go on runs or walks around the East Campus loop, which is just two blocks over from 9th street.

Review by Fuqua MBA Student

Close to 9th street, lots of shops/bars/restaurants (including amazing breakfast spot, Monuts Donuts)! Close to E.K.Powe elementary as well, lots of families and young children surrounding my place, very family friendly!
Downtown Durham
Lively City with a lot to Offer

ABOUT DOWNTOWN DURHAM

Downtown Durham is one of the cleanest and safest cities in the country with the main area being The Historic Parish Street. Popular spots here include Taste Carolina, Fullsteam Brewery, and Doyle's Vineyard. It's grown in popularity over the last few years as more and more Fuqua students begin to branch out here.

Bustling  Clean  City Life
Bars and Restaurants

MEDIAN RENTS IN DOWNTOWN DURHAM

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WHAT RESIDENTS THINK ABOUT DOWNTOWN DURHAM

★★★★★
Review by Fuqua MBA Student  FOSTER
Downtown is the best place to live in Durham! I love walking to bars, restaurants, shops, and the Farmer's Market. It is super easy to drive to campus as well.

★★★★★
Review by Fuqua MBA Student  WHETSTONE
I love the neighborhood -- it is very walkable with many young professional and students around. It is a little quieter during the week, but that may be due to the pandemic and less people commuting to downtown for work.
It’s different here.

Wi-fi internet cafe
Conference rooms and private study desks
Free use of guest suite for friends and family
Electric vehicle charging stations
Two resort-style pools
Premier fitness club with on-site fitness director
24-hour coffee and hot tea bar
Enormous closets and spacious bathrooms with extra storage
Plush lounge with billiard table, shuffle board, and HDTV
Movie theater with reclining, leather seats
Gorgeous stained concrete or German beech hardwood flooring
Controlled access to covered garage parking
Social director to plan resident events
Outdoor fireplace and poolside grills
Walking distance to Duke Medical Center and Duke’s west campus

919.382.8184
2616 Erwin Road • Durham, North Carolina 27705
www.loftsatlakeview.com

All leaseholders must be at least 21 years of age.
Erwin - LaSalle
Quiet and Convenient

ABOUT ERWIN - LASALLE

The area has some popular amenity apartment buildings like The Belmont, Lofts at Lakeview, and The Heights, which offer quieter alternatives to the more-social apartments like Station Nine. If you like to go out, prepare for plenty of rides to Ninth Street and Downtown as they host the main strip of bars. In general, Fuqua students enjoy the area for its convenience to class and generally quiet scene.

Close to Campus  Stores  Quiet
Suburban

MEDIAN RENTS IN ERWIN - LASALLE

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WHAT RESIDENTS THINK ABOUT ERWIN - LASALLE

Review by Fuqua MBA Student LOFTS AT LAKEVIEW

Very close to campus, extremely convenient. Many students live in the complexes nearby. Some food options, but no real “neighborhood.” The main attraction is that it’s as close to living on campus as you can get off campus.

Review by Fuqua MBA Student TRINITY COMMONS

I feel very safe walking to the medical school from Trinity Commons. It is maybe a 10-15 minute walk, and an even shorter bike ride. I only have to cross the street once.
# Apartment Ratings

## Key

- **••••** Excellent for a category $1830+ per renter
- **•••** Great $1470- $1829
- **••** Average $1050- $1469
- **•** Below average $< 1050

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

**Buildings with fewer than 3 reviews or ratings below 7.0 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.***

<table>
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<th>Best for Families</th>
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## APARTMENT RATINGS

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### 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.
MOST POPULAR

Buildings with the most Fuqua MBA students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

**TOP 5**

<table>
<thead>
<tr>
<th>1st</th>
<th>STATION NINE</th>
<th>Ninth Street</th>
<th>$$$</th>
<th>30+ PEOPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd</td>
<td>810 NINTH STREET</td>
<td>Old West Durham</td>
<td>$$</td>
<td>19+ PEOPLE</td>
</tr>
<tr>
<td>3rd</td>
<td>BERKSHIRE NINTH STREET</td>
<td>Ninth Street</td>
<td>$$$</td>
<td>18+ PEOPLE</td>
</tr>
<tr>
<td>4th</td>
<td>BERKSHIRE MAIN STREET</td>
<td></td>
<td></td>
<td>14+ PEOPLE</td>
</tr>
<tr>
<td>5th</td>
<td>THE BELMONT APARTMENTS</td>
<td></td>
<td></td>
<td>9+ PEOPLE</td>
</tr>
</tbody>
</table>

Studio $1,150
1 BR $1,200
2 BR $1,500
3 BR $1,700

**Review by Fuqua MBA Student**

“I read other reviews that the walls were really thin, but I’ve never heard my neighbors. Whenever I’ve put in a maintenance request, I’ve had it addressed quickly. In terms of convenience, you can’t really beat S9 since it’s close to Harris Teeter, 9th Street, and so many other Fuqua students. Not to mention the H5 bus that stops nearby to get to Fuqua.”

**Review by Fuqua MBA Student**

“810 is a great apartment choice. It is consistently very clean, and the staff is very friendly and helpful. They offer free breakfast once a month, which I think is a nice touch (we had fresh crepes for us last month). The building gives you great access to 9th St and is quieter than the other 9th St apartments. Overall, highly recommend!”

**Review by Fuqua MBA Student**

“B9 is one of the priciest options but the studio is a great deal. Location-wise is awesome, a couple of steps away from HT and other popular apartment complexes in the area. Management is really nice and they enforce rules strictly (this might play against if you like to party). Really happy with the apartment and overall experience.”
HIGHEST RATED
Buildings with the best overall ratings
READ MORE REVIEWS AT VERYAPT.COM
What the highest-rated properties typically offer:

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

Studio 1 BR 2 BR 3 BR
$1,350 $1,400 $1,700 $1,900

TOP 5

1st
UHILL APARTMENTS
Durham
$$
9.6
OVERALL RATING

Review by Fuqua MBA Student
“I love UHill - a massive apartment and brand new. The amenities are amazing and not worn down like a few other places I’ve seen/toured. I also have a massive balcony and a lot of space in my 1 bedroom.”

2nd
FOSTER ON THE PARK
Downtown Durham
$$$$ 9.5
OVERALL RATING

Review by Fuqua MBA Student
“This building is stunning and has an amazing location right in the heart of downtown Durham. It has so much to offer. The Farmers market is right next door, along with Central Park. It is truly the heart of Durham and has been amazing to live next to and get out of the Fuqua bubble (while still being <5 mins away from 9th Street). The apartments are brand new with beautiful finishes, friendly neighbors, responsive management team.”

3rd
BULLHOUSE APARTMENTS
Downtown Durham
$$ 9.3
OVERALL RATING

Review by Fuqua MBA Student
“Wonderful location downtown, high ceilings, clean, brand new feeling, responsive staff, valet trash, easy parking garage, smart locks and smart thermostat, love the gyms and pool, good study space to have friends over for group projects. Tons of construction noise, though that may be over by May 2022. Pricey! Try to take over someone else's lease for a good deal!”
BEST FOR FAMILIES

Highest-rated properties for families

READ MORE REVIEWS AT VERYAPT.COM

What the best properties for families typically offer:

- Safe and secure properties
- Outdoor areas
- Responsive to maintenance requests
- Quiet buildings

Studio 1 BR 2 BR 3 BR

$1,150 $1,200 $1,500 $1,700

TOP 5

1st
STATION NINE
Ninth Street, 2211 Hillsborough Rd

Review by Fuqua MBA Student
“Station Nine has been great. The apartment is nice and simple, no luxuries, but well-appointed. The staff is very helpful, especially the maintenance staff. I would recommend to anyone.”

2nd
501 ESTATES
Garrett Road

Review by Fuqua MBA Student
“501 estates is a really good place. You can choose between apartments and houses. Rent prices are usually lower than the ninth street area, and you are near the forest. If you have a pet, a first floor or a house would be the best choice. There are a lot of Duke people living here. We do carpool between the student that are currently living here. If you have a partner and/or kids, this is a really nice place to be.”

3rd
VAN ALEN APARTMENTS
Downtown Durham

Review by Fuqua MBA Student
“We have been blown away by Van Alen in almost every way. We feel that it has significantly better amenities and is just nicer than similarly priced Ninth Street properties. We also found that the management team was much easier to work with than those on Ninth Street, and that is what led us to choose Van Alen when we had originally planned to live on Ninth Street.”
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
$1,550

1 BR
$1,600

2 BR
$1,900

3 BR
$2,100

TOP 5

1st
FOSTER ON THE PARK
Downtown Durham
$4,400
9.9 AMENITY RATING

Review by Fuqua MMS Student
“Living here has been great. Amenities offered are awesome. Gym is small, but has everything. Poolside BBQ is popular. Rooftop clubhouse can be used by residents and it’s beautiful. Common room is also well maintained and used daily for those wanting to get some work done. Think co-working space vibes.”

2nd
BLUE LIGHT LIVING
Old West Durham
$4,400
9.8 AMENITY RATING

Review by Fuqua MBA Student
“It is like a Hotel. The pro is location. Close to east campus. A 15 bike ride to west campus and 2 blocks away from 9th street

The cons: many issues with wifi. Somehow noisy if you live close to the rooftop”

3rd
SOLIS BRIGHTLEAF
Brightleaf
$4,400
9.5 AMENITY RATING

Review by Fuqua MBA Student
“This is a great location outside of ninth street if you’re looking for something different (or want to pay a little less - though there are definitely less expensive options in Durham). The gym is small, but has a peloton which is great. There is a really nice communal working space, but it lacks a printer which is the only delta. In terms of my studio, I love the size and look - it’s a huge step up compared to what I could have afforded in the major city I moved from”

4th
TRINITY COMMONS AT ERWIN
$4,400
9.5 AMENITY RATING

5th
BULLHOUSE APARTMENTS
$4,400
9.4 AMENITY RATING
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
$950 $1,000 $1,300 $1,500

TOP 5

1st DISCOVERY ON BROAD Duke Homestead, 2335 Broad St
$950

Review by Fuqua MBA Student
Honestly, its the best kept secret. Most of my friends are amazed when they see my place and hear how much I pay. Also, there is a grocery store, Costco, and a few other stores within walking distance. For the two years I am in Durham, this place is PERFECT!

2nd CAMPUS WALK Erwin - LaSalle, 2748 Campus Walk Ave

Review by Fuqua MBA Student
"Pros: Closer from Fuqua and "VERY" cheap compared to the 9th St apartments. Cons: No gym nor pool."

3rd POPLAR WEST Erwin - LaSalle, 830 Louise Cir

Review by Fuqua MBA Student
"Poplar West townhomes are older and quieter. The management is extremely responsive when things naturally break down at an older townhome. They are about 15 minutes walking distance to Fuqua and have some cute restaurants nearby. If you are looking to stay away from the craziness of 9th street, while not spending a ton, this is a great option."
**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 Fuqua MBA 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.
### Landlord Grades and the Renting Process

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<th>GRADE</th>
<th>LANDLORD</th>
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<td>Weinstein Properties</td>
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**Understanding THE RENTING PROCESS**

If this is your first time renting, here is a heads up on what the process is like:

**Application process**

You will be asked to **fill out an application** for an apartment. Likely this will include an **application fee ($30-50)** and potentially a deposit (up to one month’s rent). If you’re an international student, you **may have to provide alternate information** - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

**After you’re approved**

A landlord will often ask for a **security deposit** and **prepaid rent**. A landlord typically charges up to two months’ rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you **give proper notification that you are moving out** (typically 60-90 days), the **landlord has 30 days to return the security deposit at the end of the lease**. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

**What to look out for**

Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at contact@veryapt.com.

**Landlord Grades**

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.
FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM