REVIEWS AND ADVICE FROM CURRENT PRATT MASTER’S STUDENTS

PRATT MASTER’S

HOUSING GUIDE

2018

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

VeryApt
Intelligent Apartment Search
### 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 current Pratt Professional Programs Masters students. 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 in Durham. 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.
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.

Ashrit Kamireddi
Co-Founder & CEO of VeryApt
ashrit@veryapt.com
Where Pratt Master's students live

80% Erwin-LaSalle
10% Durham Chapel Hill Blvd
5% Central Campus
5% Other (<5% each)

Who Pratt Master's students live with

1% Alone
19% Spouse/partner
80% Roommate (excluding spouse/partner)

9% of students live with pets
10% of students have children

What type of properties Pratt Master's students live in

90% Apartment complexes
10% Houses and smaller properties

What size residences Pratt Master's students live in

20% One bedroom
60% Two bedrooms
20% Three or more bedrooms

Distribution of property ratings

- 25% 0 - 6.9
- 25% 7 - 7.9
- 30% 8 - 8.9
- 20% 9+

Average rent by apartment size

- $1,050
  1 BR
- $1,250
  2 BR
- $1,750
  3+ BR

Rent vs own

- 100% Rent
- 0% Own

Commute methods

- 45% Public Transit
- 35% Walk
- 10% Drive/Ride Share App
- 10% Bike
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for your Pratt Master’s students

1. Erwin-LaSalle
80% of Pratt Master’s students
The apartments on Erwin Road, LaSalle Street, and Maureen Road offers a very short commute to class. There are plenty of Pratt Master’s students that live here, which makes it easy to socialize, form study groups/work on group projects.

2. Durham Chapel Hill Blvd
10% of Pratt Master’s students
Living of 15/501, or “Durham-Chapel Hill Blvd”, gives you access to the entire Raleigh-Durham area. That said, the area is farther from Pratt’s campus and you’ll probably depend more on driving.

3. Central Campus
5% of Pratt Master’s students
Central Campus is a versatile location that puts students within close walking distance to Duke’s East and West campuses, Ninth Street, and the Duke Gardens.

4. Ninth Street
3% of Pratt Master’s students
Ninth Street offers some high-end apartment buildings and convenient grocery shopping. The Duke H5 bus runs from Ninth Street to campus.

Other Neighborhoods
less than 5% each

5. Duke Homestead
6. Hillandale
7. American Village
8. Carrboro (Not pictured)
# Apartment Ratings

## Key

<table>
<thead>
<tr>
<th></th>
<th>Rating</th>
<th>Price Range</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>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent for a category</td>
<td>5 stars</td>
<td>$1400+ per renter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Great</td>
<td>4 stars</td>
<td>$1150 - $1399</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td>3 stars</td>
<td>$900 - $1149</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below average</td>
<td>2 stars</td>
<td>&lt; $900</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

## 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.

---

## Apartment Ratings Table

<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>
</tr>
</thead>
<tbody>
<tr>
<td>300 Swift</td>
<td>Apt 7.9</td>
<td>$$$</td>
<td>***</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Alden Place</td>
<td>Apt 7.2</td>
<td>$</td>
<td>***</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Altera North Pointe Commons</td>
<td>Apt 9.2</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Arium Pinnacle Ridge</td>
<td>Apt 8.6</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Bell West End</td>
<td>Apt 7.7</td>
<td>$$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Blue Crest</td>
<td>Apt 9.6</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Campus Walk</td>
<td>Apt 6.9</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Chapel Tower Apartments</td>
<td>Apt 7.2</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Erwin Terrace</td>
<td>Apt 9.1</td>
<td>$$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Holly Hills Apartment Homes</td>
<td>Apt 6.2</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Lofts at Lakeview</td>
<td>Apt 8.4</td>
<td>$$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Partner’s Place</td>
<td>Apt 6.2</td>
<td>$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Poplar Manor Apartments</td>
<td>Apt 7.3</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Poplar West</td>
<td>Apt 6.9</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>The Belmont Apartments</td>
<td>Apt 8.5</td>
<td>$$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>The Flats at The Exchange on Erwin</td>
<td>Apt 6</td>
<td>$$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>The Heights at LaSalle</td>
<td>Apt 8.2</td>
<td>$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Trinity Commons at Erwin</td>
<td>Apt 8.7</td>
<td>$$$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>University Apartments</td>
<td>Apt 6.2</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>University Commons</td>
<td>Apt 6.7</td>
<td>$</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
</tbody>
</table>
MOST POPULAR

Buildings with the most students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Plenty of classmates
- Excellent location
- Reasonably-priced apartments with solid amenities

RATINGS AGGREGATED FROM OVER 150 REVIEWS

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$820</td>
<td>$1,010</td>
<td>$1,250</td>
<td>$1,300</td>
</tr>
</tbody>
</table>

TOP 5

1st

CAMPUS WALK
Erwin - LaSalle, 2748 Campus Walk Ave

Review by Akshay, Pratt School of Engineering, Professional Masters Student
“Campus Walk is extremely close to west campus and is well situated to most useful commodities like bus stops, grocery stores and restaurants. The rent is quite reasonable and the management is extremely cordial and responsive to our queries and requests.”

2nd

THE BELMONT APARTMENTS
$$$
Erwin - LaSalle, 1000 McQueen Dr

Review by Pratt School of Engineering, Professional Masters Student
“The Belmont is a 15 minute walk from the Engineering Quad. I never saw a single cockroach, and the landscaping was always nice. I felt very safe living there, and parking was never an issue. The appliances were good, but not great. The lease agreements are not very flexible with our program. They end in May and many of us leave in December. The leasing office found somebody to take over my place and I ended up paying about 1 extra month of rent while I was not living there.”

3rd

POPLAR WEST
Erwin - LaSalle, 830 Louise Cir

Review by Pratt School of Engineering, Professional Masters Student
“The apartment is in a great location and walking distance to campus. The complex is very quiet and has a lot of families and pets. Maintenance is responsive and usually comes within 24 hours to fix an issue.”

4th

CHAPEL TOWER APARTMENTS

5+ STUDENTS

5th

THE HEIGHTS AT LASALLE

5+ STUDENTS
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

AVERAGE RENTS FOR HIGHEST RATED PROPERTIES

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>$1,160</td>
</tr>
<tr>
<td>2 BR</td>
<td>$1,430</td>
</tr>
</tbody>
</table>

TOP 5

1st
BLUE CREST
Erwin - LaSalle, 106 Blue Crest Ln

Review by Pratt School of Engineering, Professional Masters Student
“I have stayed here for almost two years. It is a townhouse with 2b and 2b upstairs, and living room and kitchen and another 0.5 bathroom downstairs. My place is owned by an old English couple who are very very nice! All of the utilities and furniture are included. It is an excellent choice for families, couples, friends living near west campus. There is a bus stop just around the corner and walking distance is 20 minutes walk.”

2nd
ALTERA NORTH POINTE COMMONS
Duke Homestead, 2335 Broad St

Review by Fuqua MBA Student
“Altera North Pointe has nice apartments, is really quiet, has lots of parking, and has been an all around great experience.”

3rd
ERWIN TERRACE
Erwin - LaSalle, 2816 Erwin Rd

Review by Pratt School of Engineering, Professional Masters Student
“Love living here. Tons of space, very cheap, super close to campus, neighbors are great. Also ample parking, close to lots of restaurants.”

4th
TRINITY COMMONS AT ERWIN

5th
ARIUM PINNACLE RIDGE
**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 Pratt Master’s 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

<table>
<thead>
<tr>
<th>GRADE</th>
<th>LANDLORD</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Bell Partners</td>
</tr>
<tr>
<td>A+</td>
<td>Carroll Management Group</td>
</tr>
<tr>
<td>B-</td>
<td>Daniel Corporation</td>
</tr>
<tr>
<td>B+</td>
<td>Fogelman Management Group</td>
</tr>
<tr>
<td>B</td>
<td>General Services Corporation</td>
</tr>
<tr>
<td>B+</td>
<td>Greystar</td>
</tr>
<tr>
<td>A</td>
<td>Northwood Ravin</td>
</tr>
<tr>
<td>C+</td>
<td>Ram Realty Services</td>
</tr>
<tr>
<td>A+</td>
<td>Sentinel Real Estate Corp</td>
</tr>
<tr>
<td>C+</td>
<td>Shannon Media</td>
</tr>
<tr>
<td>A+</td>
<td>The Worthing Companies</td>
</tr>
<tr>
<td>A</td>
<td>Weinstein Properties</td>
</tr>
<tr>
<td>A+</td>
<td>Wood Partners</td>
</tr>
</tbody>
</table>

---

## 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