## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>3</th>
<th>HOUSING FACTS</th>
<th>Our data on housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>ABOUT VERYAPT</td>
<td>Using the VeryApt site alongside this guide</td>
</tr>
<tr>
<td>5</td>
<td>NEIGHBORHOODS OVERVIEW</td>
<td>Most popular neighborhoods for Pratt Master’s students</td>
</tr>
<tr>
<td>7</td>
<td>DATA TABLE</td>
<td>Compiled from Pratt Master’s student reviews</td>
</tr>
<tr>
<td>8</td>
<td>APARTMENT RATINGS</td>
<td>Top apartments, based on the feedback of Pratt Master’s students</td>
</tr>
<tr>
<td>12</td>
<td>LANDLORDS</td>
<td>Ratings for landlords and management companies</td>
</tr>
</tbody>
</table>

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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** 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 Pratt Master’s 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.

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**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 Pratt Master's students live:

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

Who Pratt Master's students live with:

- 5% Alone
- 10% Spouse/partner
- 85% Roommate (excluding spouse/partner)

6% of Pratt Master's students live with pets.

What type of properties Pratt Master's students live in:

- 60% Large property (50+ units)
- 30% Small property (2-9 units)
- 10% Mid-size property (20-49 units)

What size residences Pratt Master's students live in:

- 15% One bedrooms
- 70% Two bedrooms
- 15% Three or more bedrooms

Distribution of property ratings:

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

Average rent by apartment size:

- $1,100 Studio
- $1,400 1BR
- $1,900 2BR
- $2,550 3BR

Rent versus own:

- 99% Rent
- 1% Own

Commute methods:

- 50% Public Transit
- 35% Walking
- 10% Driving
- 5% Biking
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.

Gene Williams
VP Strategic Development, VeryApt
genew@veryapt.com
**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 3% each

**5. Duke Homestead**

**6. Hillandale**

**7. American Village**

**8. Carrboro (Not pictured)**
Erwin - LaSalle
Most Popular Neighborhood for Pratt Master's Students

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, grad students enjoy the area for its convenience to class and generally quiet scene.

Close to Duke  Nearby Amenities
Safe  Quiet  Not Much Nightlife

MEDIAN RENTS IN ERWIN - LASALLE

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td>$1,150</td>
<td>$1,300</td>
<td>$1,700</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT ERWIN - LASALLE

★★★★★
Review by **Grad Student**  CHAPEL TOWER APTS.
The broader neighborhood's chief attribute is convenience to Duke. A lot of students live in the apartment complexes around here. It can be inconvenient sometimes getting to a supermarket from the neighborhood, though (eventually they're going to re-open a Harris Teeter on Hillsborough, which should mitigate this issue somewhat).

★★★★★
Review by **Grad Student**  EXCHANGE ON ERWIN
Less students than 9th Street apartments, but great access to school (walking distance) as well as a variety of restaurants. No real nightlife in walking distance, but very easy to get to more social parts of town (nothing in Durham is far away).
### Apartment Ratings

**Key**

- **••••** Excellent for a category
- **•••** Great
- **••** Average
- **•** Below average

- **$$$$** $1260+ per renter
- **$$** $960 - $1259
- **$$** $840 - $959
- **$$** < $840

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

<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>
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<td>$$</td>
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<td>$$</td>
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<td>Station Nine</td>
<td>Apt</td>
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<td>$$</td>
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<td>The Flats at The Exchange on Erwin</td>
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<td>$$</td>
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<td></td>
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<tr>
<td>The Heights at LaSalle</td>
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<td>$$</td>
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<td>Woodstone at Croasdaile Farm</td>
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<td>$</td>
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</tr>
</tbody>
</table>

**Note:** 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 Pratt Master’s students
READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

Studio $950
1 BR $1,200
2 BR $1,950
3 BR $2,400

TOP 5

1st
CAMPUS WALK
Erwin - LaSalle
25+ PEOPLE

Review by Akshay, Pratt School of Engineering, Professional Masters Student
“This is a good place to live in. Mainly due to the close proximity to the campus and bus stop. The maintenance people respond quickly and solve any issues. The only disadvantage is the safety as this is not a gated community.”

2nd
CHAPEL TOWER APARTMENTS
Erwin - LaSalle
20+ PEOPLE

Review by Pratt School of Engineering, Professional Masters Student
“Overall fine experience. Good for students because of affordability and right across the street from Duke’s campus. Apartment interior is very nice- new kitchen appliances, W/D in unit.”

3rd
THE BELMONT APARTMENTS
Erwin - LaSalle
15+ PEOPLE

Review by Pratt School of Engineering, Professional Masters Student
“Great amenities, staff, and value. Would highly recommend to any students seeking housing. One of the closest developments to campus (~15 minute walk).”

4th
THE HEIGHTS AT LASALLE
10+ PEOPLE

BLUE CREST
10+ PEOPLE
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
$1,050 $1,300 $2,050 $2,500

TOP 5

1st
ARIUM PINNACLE RIDGE
Durham, 3611 University Dr
$ |
9.4 OVERALL RATING

Review by Student
“I love living at Arium Pinnacle Ridge. It’s a beautiful complex with trees and green space. The apartments are nice--I live in one that is updated. One of the things I love about it is that it doesn’t feel like I’m living in a box. There is nothing “square” (or rectangular) about any of the rooms! It’s quite a unique place. The grounds upkeep here is great and the place always looks beautiful.”

2nd
LOFTS AT LAKEVIEW
Erwin - LaSalle
$$ |
9.2 OVERALL RATING

Review by Student
“The Lofts at Lakeview is an upper-middle level apartment complex with very nice kitchen appliances/bathroom furnishings. The maintenance staff is pretty prompt and very friendly, as is the staff in the office. It’s an easy 10-15 minute walk to e-quad.”

3rd
LIBERTY WAREHOUSE
Downtown Durham
$$$$ |
9.1 OVERALL RATING

Review by Pratt School of Engineering, Professional Masters Student
“I love my apartment. Right in the center of downtown Durham just walking distance from Motorco, the farmer’s market, the pit, as well as Tobacco Road. It is about a 10 minute drive to campus.”

4th
STATION NINE

5th
GARRETT WEST

8.9 OVERALL RATING

8.8 OVERALL RATING

50% 40% 30% 20% 10%
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 $1,100
1 BR $1,350
2 BR $2,100
3 BR $2,670

TOP 5

1st BERKSHIRE NINTH STREET Ninth Street, 749 9th St $$ 10.0 AMENITY RATING

Review by Student
“Berkshire Ninth provides convenient, modern apartments great for Duke graduate students. The location is very close to Duke and a convenient walk to necessities (e.g., grocery store, restaurants, bars, dry-cleaning). The apartments and amenities and up-to-date and kept in good condition, particularly the gym, which is one of the nicest I have seen at an apartment complex. The complex is good for those who are married or living with significant other.”

2nd SOLIS NINTH STREET Old West Durham, 810 9th St $$$ 9.6 AMENITY RATING

Review by Student
“Overall a great experience. Biggest strength is that management is very responsive to any issues. The amenities are all very nice and the apartment building seems to be clean. The building is close to everything on 9th Street, but does not suffer from some of the loud noise & partying that you find in other apartment complexes.”

3rd SKYHOUSE RALEIGH Downtown Raleigh $$$$ 9.3 AMENITY RATING

Review by Pratt School of Engineering, Professional Masters Student
“The apartment is located in downtown Raleigh. It’s a long distance to Duke, but I have the bus station 1 block away so I don’t need a car.”
**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>Carroll Management Group</td>
</tr>
<tr>
<td>A+</td>
<td>GMH Associates, Inc.</td>
</tr>
<tr>
<td>A+</td>
<td>Garden View Realty, Inc.</td>
</tr>
<tr>
<td>B</td>
<td>General Services Corporation</td>
</tr>
<tr>
<td>A+</td>
<td>Greystar</td>
</tr>
<tr>
<td>B-</td>
<td>MAA</td>
</tr>
<tr>
<td>A-</td>
<td>RAM Partners, LLC</td>
</tr>
<tr>
<td>A-</td>
<td>Ram Realty Services</td>
</tr>
<tr>
<td>A+</td>
<td>Sentinel Real Estate Corp</td>
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<tr>
<td>A</td>
<td>The Worthing Companies</td>
</tr>
<tr>
<td>A-</td>
<td>Weinstein Properties</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.