



2007 Apartment Complex Report

Contents

Apartment complexes listed in this guide are included because 5 or more graduate/professional students and/or Postdocs provided feedback about the complex in the 2007 Off-Campus Housing Survey.

2007 Off-Campus Housing Survey

Duke Community Housing conducts the off-campus housing survey annually. Previous years' reports are available on the Community Housing web site.

Apartment Complex Crime Statistics

Crime statistics are compiled from Durham Police Crime Mapper, an online resource provided by the City of Durham. Statistics represent data available at the time of compilation. **Statistics are meant to give a general idea of crime in the complex and are not guaranteed to be error-free.**



2007 Apartment Complex Report

Apartment complexes included in this report:

Alexan Farms
Alexan Place at South Square
Avalon
Beech Lake
Belmont (The Belmont at Duke)
Bradford Ridge
Campus Walk Apartments
Colonial Village at Deerfield
Colonial Grand at Patterson Place
Copper Mill
Forest - The Forest Apartments
Georgetown Manor Apartments
Holly Hill
Lenox
Lenox at Patterson Place
Lofts at Lakeview
North Pointe Commons
Parc at University Tower
Pinnacle Ridge
Poplar West
South Terrace at Auburn
Springfield
Station Nine
Taylor's Pond
West Village
Woodstone at Croasdaile Farms



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Alexan Farms

240 Ivy Meadow Lane
Durham, NC 27707
(919) 401-4660
E-mail: alexanfarms@riverstoneres.com

of Responses: 20
Graduate Students: 10
Professional Students: 9
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.45	Yes: 19
Landlord/Property Manager	3.6	No: 1
Noise	3.3	
Safety	3.8	

Comments:

“The rent may be slightly higher than Alexan Place, but we loved the option of being able to live in a townhouse without having to buy a home and pay both a mortgage and association dues. The leasing personnel at Alexan Farms made the decision to live here very easy. Both the leasing office staff and maintenance team are outstanding beyond words.”

“Very loud - Alexan place is not as loud”

“I really enjoy living here. There seems to be a lot of other grad students living here. It is very convenient to campus, Chapel Hill, easy access to I-40, Target and grocery stores are near by.”

“I loved living in Farms! Prime location and nice clean apartment complex. The apartments have a good floor plan too. The only issue I have faced is parking, but that is the case only for the building 815 - 835.”

“You get what you pay for at Alexan Farms. It's a bit pricy, but it's a very nice neighborhood. I couldn't expect to live in a better place than this as a professional student.”

“The management at Alexan Farms is friendly, professional and incredibly efficient. I cannot recommend this complex enough.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	1	1
Burglary	0	0	0	0
Homicide	0	0	0	0
Larceny	0	0	2	4
Motor Vehicle Theft	0	0	0	0
Robbery	0	0	0	0
Rape	0	0	0	1
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Alexan Place at South Square

100 Alexan Drive
Durham, NC 27707
(919) 490-6990
E-mail:
alexanplaceatsouthsquare@riverstoneres.com

of Responses: 45
Graduate Students: 28
Professional Students: 17
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.62	Yes: 43
Landlord/Property Manager	3.49	No: 2
Noise	3.38	
Safety	3.47	

Comments:

“Other than being overpriced, this property has been pretty nice. No bug problems.”

“The buildings are entering their first stage of repair...Management is slow to make major repairs (though quite quick on minor ones). One repair went unaddressed for 14 months.”

“I've had the best experience I could imagine living at Alexan Place. The apartment is great, the common facilities are in excellent condition, and the staff is friendly and helpful.”

“Alexan Place has a 24 hour maintenance guarantee, so all problems (including burned out light bulbs) are fixed very quickly. The grounds are kept very clean and the pools and grills are really nice when the weather is warm. The only problems I have had are with loud neighbors (grad students). Alexan Place also allows pets, including large dogs.”

“I feel like this complex is charging too much currently and is pretty inflexible about negotiation. Also, they do not make residents aware of crime in the area (i.e. recent car break-ins). I think that is unfair/unsafe for residents.”

“Very sunny, open spaces, two gyms and two swimming pools with a fireplace in the barbecue area.”

“Watch out for the lease terms - if you have to go month to month at the end there is a steep jump (\$300 per month)!”

“If possible, try to rent in the newer 'South Square' buildings, built only 2 years ago, versus the older 'Alexan Place' buildings, which are a little out of date.”

“Alexan Place is a little far away from school and anything else exciting going on in Durham. It's close to Target and grocery stores, though, and the neighborhood is pretty good. I feel a little unsafe at night, though.”

“Thin insulation in walls and floors...lots of noise between apartments...parking lots [have] no gates so petty theft [is] a problem...management [is] very responsive to maintenance complaints but less reasonable with other complaints.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	1	0
Burglary	2	2	2	1
Homicide	0	0	0	0
Larceny	7	1	4	6
Motor Vehicle Theft	2	0	0	1
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	1	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Avalon

325 Bridgefield Place
Durham, NC 27705
(919) 493-0540
E-mail: glenbrook@ticonproperties.com

of Responses: 14
Graduate Students: 9
Professional Students: 3
Postdocs: 2

Rating Category	Mean	Recommended by students
Condition	3.57	Yes: 14
Landlord/Property Manager	3.43	No: 0
Noise	3.14	
Safety	3.43	

Comments:

“Great apartment - washer/dryer included. Cozy & clean. Recommend to anyone looking for a 1-bedroom near campus.”

“Avalon apartments are new and clean, and come with a washer and dryer, carpet, blinds, and ceiling fans. No gym or pool, but a very nice place to live.”

“Can hear the train passing...sometimes”

“NO problems so far. Need a car to Duke (not walking distance). I like the apartment. Clean and new.”

“New construction. Small, but no common area other than parking lot.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	0	0	0	0
Homicide	0	0	0	0
Larceny	0	0	1	2
Motor Vehicle Theft	0	0	0	0
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Beech Lake

4800 University Drive Extension
Durham, NC 27707
(919) 489-7599
E-mail: beechlake@aimco.com

of Responses: 10
Graduate Students: 7
Professional Students: 2
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.0	Yes: 7
Landlord/Property Manager	2.6	No: 3
Noise	3.2	
Safety	3.4	

Comments:

“Beech Lake has a new property manager this year and things have become increasingly better with her input in the management.”

“The apartment, fixtures, and appliances are all old, but perfectly functional, especially given the cost. Management is very slow to respond to routine requests (I've had to contact them 2-3 times on more than one occasion about things that *still* ended up taking weeks to be addressed), but is great with emergency requests. Well lit and safe, even for women living alone coming and going late at night.”

“Avoid at all costs.”

“Management really seems to be customer oriented and went out of their way to make sure I was satisfied.

“The building I lived in was very old and there was a problem with mold that never got taken care of...I had problems with apartment not being cleaned before I moved in...A few months later there was flood in my apartment because of the broken pipe. I asked to move out early because I couldn't take all these problems. I had to pay 1 month penalty...I highly recommend you avoid this apartment. It is the worst complex I have ever been in.”

“I love having a 'waterfront' apartment.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	1	5	2	0
Burglary	3	3	4	7
Homicide	0	0	0	0
Larceny	12	8	12	5
Motor Vehicle Theft	2	2	2	1
Robbery	0	0	0	2
Rape	0	1	0	0
Gun Related Crimes	1	1	0	2



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Belmont, The Belmont At Duke

1000 McQueen Drive
Durham, NC 27705
(919) 383-0801
E-mail: info@livebelmont.com

of Responses: 18
Graduate Students: 10
Professional Students: 8
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.39	Yes: 14
Landlord/Property Manager	2.78	No: 4
Noise	2.61	
Safety	3.06	

Comments:

“If you have problems with mold or dust mite allergies, do not rent a place here. All apartments have wall-to-wall carpeting.”

“When renting with the Belmont it is important to indicate if you want to live in the 'party area' up front or the quieter area toward the back of the complex.”

“If you go to the Belmont, try to get an apartment in the back of the complex. There are less undergrads who live in that part and therefore less noise and less trash left in front of the doors.”

“Our experience at the Belmont has been very positive. I would recommend living at the back of the community - it is more quiet there.”

“The location is excellent, the apartments are in good condition, the automatic bill payment system is very helpful and the management is concerned with order and safety in the property.”

The Belmont has a reputation as being the home of wealthy Duke undergrads, which it is to an extent. The back section of buildings is definitely quieter and I have never had a problem with noise disturbances. My apartment is my haven!

“I am very comfortable living at The Belmont apartment, my apartment is very clean and in great condition, however, I would be happier if rent were cheaper.”

“Not a good complex for grad/professional students- so many undergrads and the parking lot is littered with red Solo cups every Sunday morning. The undergrads also tend to throw the pool furniture into the pool and make loud noises. It is very close to the law school which was good for the first year, but I will definitely not be living here again.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	2	1	1	1
Burglary	0	12	0	1
Homicide	0	0	0	0
Larceny	5	7	1	3
Motor Vehicle Theft	0	1	1	0
Robbery	0	0	1	0
Rape	0	0	0	1
Gun Related Crimes	0	0	0	0



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Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Bradford Ridge

710-720 S. LaSalle St.

Durham, NC 27705

(919) 493-0540

E-mail: glenbrook@ticonproperties.com

of Responses: 7

Graduate Students: 5

Professional Students: 2

Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.57	Yes: 7
Landlord/Property Manager	3.14	No: 0
Noise	3.14	
Safety	3.14	

Comments:

“Ticon office is not on site, so they are often slow to respond to requests. Noise level depends on neighbors (walls a bit thin), but it is quiet for the most part because mostly graduate and professional students live here.”

“Great for couples if only 1 bedroom is ok. Only local complex with washer and dryer in apt in this price range. Not a very social place.”

“Very close to West campus (walking distance-15 minutes); spacious apartment; but somewhat old complex; apartment people are helpful and responsive to needs.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	1	0	0	0
Homicide	0	0	0	0
Larceny	2	1	0	0
Motor Vehicle Theft	0	0	1	0
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



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Apartment Complex Report**

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Campus Walk Apartments

2748 Campus Walk Ave

Durham, NC 27705

(919) 309-9765

E-mail: TrinProp@aol.com

of Responses: 15
 Graduate Students: 10
 Professional Students: 5
 Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.07	Yes: 14
Landlord/Property Manager	2.93	No: 1
Noise	2.93	
Safety	3.07	

Comments:

“The heating cost is ridiculously high (Above \$100 and [I] know people who paid \$250/month in winter).”

“The apartment isn't spectacular, but it's not bad - it's definitely an old building (with new windows and new flooring in some apts.). The people working for the property management office are very nice and try to be helpful, and the rent is priced for a student budget. On a down side, I had roaches for a bit and my apartment was fairly clean, so I'm not sure if that was a factor of the cleanliness of neighboring apartments or what.”

“The kitchen and bathroom fixtures are OLD and breaking down, the heating system has a leak which Trinity properties won't fix (HIGH heating costs). The apartment building has a SERIOUS Roach and Bed-bug problem. When we requested Trinity properties (and their Pest-control agency Orkin) to address the problem, they...asked us to pay (about \$1000-\$1500) out of our pockets to correct the roach and bedbug problem.”

“Although it is not a safe area, I have never had anything stolen and the low rent makes it worth it.”

“It's small and cheap, you get what you pay for, but very close to campus (namely the LSRC). Overall I give it a good rating and to anyone who wants to walk to school I would recommend Campus Walk.”

“The apartments aren't as fancy as other options, but they are a good choice for those on a budget. I like that there are a lot of families in the buildings.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	1	2	0
Burglary	2	3	0	4
Homicide	0	0	0	0
Larceny	9	10	3	12
Motor Vehicle Theft	0	1	0	0
Robbery	2	3	1	1
Rape	0	0	0	0
Gun Related Crimes	2	1	0	1



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Colonial Village at Deerfield

910 Constitution Drive
Durham, NC 27705
(919) 383-0345
E-mail: cvdeerfield@colonialprop.com

of Responses: 15
Graduate Students: 5
Professional Students: 10
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.4	Yes: 15
Landlord/Property Manager	3.13	No: 0
Noise	3.53	
Safety	3.27	

Comments:

“Management company is usually good at fixing easy things, and very slow at fixing anything that can't be done quickly. I also had problems with the management company before moving in, i.e. they double booked our apartment and we almost couldn't move in before classes started...The up side is the apartments are very spacious, for a great price, in a quiet wooded area with access to Duke forest, and within biking distance. They are also very pet friendly, with no monthly fee...No management company is spectacular, but as far as apartment complexes near Duke go, these apartments are the best we saw.”

“Maintenance is sometimes slow to respond to issues that aren't urgent, which isn't really a big deal. For the price and location, I think this complex is great!”

“The only real noise I hear is from the landscapers with leafblowers once or twice a week. There is a nice barbeque area and pool. Close to Duke and not too pricey, if you hold out for a good deal. I have lived here for 3 years and would recommend it.”

“Deerfield is an excellent complex - good value, nice apartments, good safe location, and very convenient to duke. I have lived in 2 apartments here for 4 years, and I have been very satisfied with the complex. The management is very responsive. The only downsides are that the units are not very energy efficient.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	1	1	1
Burglary	0	1	0	2
Homicide	0	0	0	0
Larceny	6	9	13	13
Motor Vehicle Theft	1	1	1	3
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Colonial Grand at Patterson Place

100 Northcreek Drive
Durham, NC 27707
(919) 490-6013
E-mail: cgpattersonplace@colonialprop.com

of Responses: 7
Graduate Students: 3
Professional Students: 4
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	2.71	Yes: 6
Landlord/Property Manager	2.29	No: 1
Noise	3.14	
Safety	3.14	

Comments:

“Colonial Grand at Patterson Place is getting worse to live in. Though the rent is reasonable at first, the staff did lots of gaming when I renewed my contract. So many residents have pets that the community is dirty and noisy. There are not enough parking lots around the apartment...especially if you come back home after 8PM.”

“Colonial Grand consistently raises rent each year (I went from 712 to 737 in one year and had to sign a two-year lease to ensure that my rent wouldn't be raised next year). The staff, especially maintenance, is really wonderful, though.”

“Very convenient between Durham and Chapel Hill!”

Apartment Complex Crime Statistics, 2003-2004 statistics not available

Incident Type	2003	2004	2005	2006
Arson			0	0
Assault			0	2
Burglary			0	0
Homicide			0	0
Larceny			3	4
Motor Vehicle Theft			0	1
Robbery			0	1
Rape			0	0
Gun Related Crimes			0	1



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Copper Mill

5140 Copper Ridge Drive
Durham, NC 27707
(919) 493-1516
E-mail: coppermill@udrt.com

of Responses: 8
Graduate Students: 4
Professional Students: 3
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.5	Yes: 8
Landlord/Property Manager	3.0	No: 0
Noise	3.88	
Safety	3.63	

Comments:

“The commute to Duke or UNC is about 15 minutes, which is reasonable. Southpoint Mall and many other convenient shopping centers are also very close, and that is a major convenience. Rent is on par with most other complexes I looked at. The office staff are very friendly and responsive to any issues. I highly recommend looking at these apartments.”

“Note that I've been here only for one month. I've just had once a problem to fix and they did it immediately. So far so good.”

“This is definitely the best place we could have chosen to live in Durham.”

“Each apartment comes with the washer, dryer and kitchen appliances included (microwave, refrigerator, stove) but some (like mine) also include a fireplace, which comes in pretty handy during the cold months.”

Apartment Complex Crime Statistics, 2003-2004 statistics not available

Incident Type	2003	2004	2005	2006
Arson			0	0
Assault			2	0
Burglary			0	2
Homicide			0	0
Larceny			2	11
Motor Vehicle Theft			0	0
Robbery			0	0
Rape			0	0
Gun Related Crimes			0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Forest, The Forest Apartments

800 White Pine Drive
Durham, NC 27705
(919) 383-8504
E-mail: theforest@riverstoneres.com

of Responses: 7
Graduate Students: 6
Professional Students: 1
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.29	Yes: 6
Landlord/Property Manager	2.43	No: 1
Noise	3.57	
Safety	3.43	

Comments:

“Living in the forest is incredible, and I will be very sad to move.”

“The Forest was a great place to live. Very quiet, a nice pool and workout room/gym, and tennis courts. I would recommend moving into a 2 bedroom with a roommate for the greatest cost effectiveness.”

“If you do plan to rent [at The Forest], make sure you make them sign next to every verbal promise they make. For example, I ended up with a very dirty apartment - when I signed up they said they would clean & paint it up. Later they said it is not their duty. They have also either reduced or reversed promises of rent concession - even one which was on the contract that I signed. Overall, if you have a choice, go elsewhere.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	4
Burglary	1	0	0	1
Homicide	0	0	0	0
Larceny	5	0	0	4
Motor Vehicle Theft	0	0	0	1
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Georgetown Manor Apartments

1000 N. Duke St.
Durham, NC 27701
(919) 309-9765
E-mail: trinprop@aol.com

of Responses: 5
Graduate Students: 4
Professional Students: 1
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.4	Yes: 5
Landlord/Property Manager	3.4	No: 0
Noise	3.4	
Safety	3.6	

Comments:

“Although the place was filthy upon move-in, and property was stolen from our vehicle, I do not think (based on what other students have told me) this place is unusually bad. The rent is reasonable, so I would recommend it.”

“Georgetown apts. are the best deal in town. Great townhouse apts, great management co., and walking distance to East Campus”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	1	1	0	4
Homicide	0	0	0	0
Larceny	7	6	7	7
Motor Vehicle Theft	1	0	3	0
Robbery	0	0	0	1
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Holly Hill

2716-D Campus Walk Ave.
Durham, NC 27705
(919) 383-3830
E-mail: katbass@nc.rr.com

of Responses: 6
Graduate Students: 2
Professional Students: 3
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	2.67	Yes: 5
Landlord/Property Manager	2.33	No: 1
Noise	3.0	
Safety	2.83	

Comments:

“The monthly rate has been increasing in the last few years (about \$50 each year). I don't like that.”

“Though I feel pretty safe inside the apartment, I don't feel safe coming to my apartment late at night, as I know there have been robberies in the complex and immediate area.”

“The Apartment is pretty old and hence has insulation problems, so the gas-electricity bills are exorbitant. Also the floors squeak when you walk on certain areas. Most of the Apts are also infested with roaches. The positives are its nearness to school, extremely cheap rent and spacious rooms.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	1	1
Burglary	0	0	0	0
Homicide	0	0	0	0
Larceny	0	1	4	3
Motor Vehicle Theft	0	0	0	0
Robbery	0	0	1	1
Rape	0	0	0	0
Gun Related Crimes	0	0	2	1



**2007 Off-Campus Housing Survey
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Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Lenox

Bishopstone Drive
Durham, NC 27705
(919) 493-0540
E-mail: glenbrook@ticonproperties.com

of Responses: 20
Graduate Students: 8
Professional Students: 11
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.55	Yes: 20
Landlord/Property Manager	3.4	No: 0
Noise	3.3	
Safety	3.4	

Comments:

“Lenox is great. It’s basically a little village of Duke Grad Students. Rent is cheap, it’s close to campus and there are no sketchy people/stores around.”

“The only drawback to my apartment complex is that occasionally I can hear my neighbors thumping around or shouting (Maybe once every 2-3wks). It’s a great place to live cheaply for first year.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	0	0	0	1
Homicide	0	0	0	0
Larceny	3	2	1	4
Motor Vehicle Theft	1	0	0	1
Robbery	1	0	0	0
Rape	0	0	0	0
Gun Related Crimes	1	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Lenox at Patterson Place

100 Rose Garden Lane
Durham, NC 27707
(919) 401-1912
E-mail: lenoxatpattersonplace@eqr.com

of Responses: 10
Graduate Students: 4
Professional Students: 5
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.5	Yes: 10
Landlord/Property Manager	3.3	No: 0
Noise	3.4	
Safety	3.7	

Comments:

“I've been very happy with my experience at Lenox @ Patterson Place. The apartments are in good condition, appliances are fairly new, and the apartment staff is very nice. My rent has never changed in the time I've lived here.”

“After several years of not raising the rent, a new property management company has taken over and raised the rent the past two years.”

“Staff members are nice when you try to make a new contract, but not once you move in.”

“It's a great place to live. It's convenient to everything and the management is really nice.”

“Something I don't like:

- There's no gate. Hence, a little bit of safety concern. - It has very small patio. - Bathroom facilities are a bit old. - No playground for kids.

Something I like:

- A car wash. - Newly equipped fitness center. - Relatively low rent fee.”

“Lenox at Patterson Place is a reasonably priced property - priced between Pinnacle Ridge and the Alexan properties. It is also better maintained than Pinnacle Ridge. The rooms are smaller than those in the Alexan properties and the total storage space is limited as well. Overall, though, it costs less than the Alexan properties and yet offers a peaceful neighborhood and decent maintenance. A couple of Duke students who lived at Lenox had their apt burglarized. That's not to say that burglaries may not happen in the other properties - but please look up the police records, and try to avoid the first floor and avoid buildings close to the entrance of the apt complex.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	1
Burglary	0	1	0	2
Homicide	0	0	0	0
Larceny	0	1	1	3
Motor Vehicle Theft	0	0	1	1
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Lofts at Lakeview

2616 Erwin Road
Durham, NC 27705
(919) 382-8184
E-mail: leasingdirector@loftsatlakeview.com

of Responses: 11
Graduate Students: 5
Professional Students: 6
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.91	Yes: 11
Landlord/Property Manager	3.27	No: 0
Noise	3.0	
Safety	3.64	

Comments:

“Lofts is a great place with a great location but the cost is too high.”

“Beautiful place, good community feeling”

“Aim to book the studios and 1-bedroom units (A & B Floor Plans) well in advance. The two-bedroom units are usually vacant as they tend to be very expensive, even when split between two tenants.”

“My apartment is not a good value, but it is very nice and most importantly is walking distance to the medical center.”

“One of very few apartment complexes that has hardwood floors.”

Apartment Complex Crime Statistics, 2003-2004 statistics not available

Incident Type	2003	2004	2005	2006
Arson			0	0
Assault			0	0
Burglary			2	0
Homicide			0	0
Larceny			0	2
Motor Vehicle Theft			0	0
Robbery			0	0
Rape			0	0
Gun Related Crimes			0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

North Pointe Commons

2335 Broad Street
Durham, NC 27704
(919) 220-5500
E-mail: leasing@northpointecommons-aps.com

of Responses: 9
Graduate Students: 5
Professional Students: 4
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.78	Yes: 9
Landlord/Property Manager	3.56	No: 0
Noise	3.33	
Safety	3.67	

Comments:

“My roommate has lived at North Pointe for almost 4 years now, so our rent is still pretty low. As I understand it, the rent has increased quite a bit in the past year or so.”

“I am very happy with my choice. North Pointe Commons is a little expensive if you are just 1 person renting a 1 bedroom, but to me, it’s well worth it. You need a car to get to the Duke campus. There is privacy as you walk to your apt. and the balcony is quite private too. I feel quite safe and have very rarely, if ever, heard any noise from outside the apt. This is also a fairly new community, and the appliances are quite new. As with a new complex, your electricity bills are also lower. Also, they are very prompt with any maintenance requests. I absolutely love this complex and would recommend it to anyone!!”

“The apartments are relatively new and clean. If you have a downstairs apartment you can sometimes hear people walking. The community is clean and gated. However, the gate doesn't always work. The area near the apt. complex is somewhat busy. Apartments are very close to campus and the ceilings are high. Very low water bill (less than 10 dollars a month). Electricity bill can get as high as 60 in February. Staff is decent.”

“Great community, friendly families, nice amenities”

“This complex is the best value in Durham.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	2	1	1
Burglary	1	0	0	0
Homicide	0	0	0	0
Larceny	3	6	4	3
Motor Vehicle Theft	0	2	0	2
Robbery	0	1	1	0
Rape	0	0	0	0
Gun Related Crimes	0	0	1	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Parc at University Tower

20 Morcroft Lane
Durham, NC
(919) 419-9895
E-mail: parcut@bes.com

of Responses: 14
Graduate Students: 8
Professional Students: 6
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.71	Yes: 12
Landlord/Property Manager	3.29	No: 2
Noise	3.29	
Safety	3.29	

Comments:

“One of the two staffs here is not helpful, especially if you're an international student. Anyway, if you need no support, the Parc is a good place. Very quiet and nice.”

“Started renting from previous management who I was very pleased with. The apartment itself is nice and the complex is fine, but not pleased with new management. They don't seem as friendly or as flexible towards tenants.”

“Parc at University Tower is a great place to live.”

“Good floorplans. Maintenance is sometimes slow to respond and is overworked.

“Quiet place, nice apartments, plenty of places to go running/jogging in the surrounding area, close to all kinds of shops, property manager is very responsive. I highly recommend!”

“My rate is high because I arranged the full-furnished agreement with the management company. Just walk in and live.”

“If you decide to move in, sign you lease early. I have to pay \$30 more when I decide to rent in June than the quote I get in May. They did not change the carpet in my apt. which has stains and completely worn. Try to check the apt before you move in or make sure to ask them if the carpet is in reasonable condition. I requested a lease term of 10 months and they said no problem. But when I am ready to sign the lease, they gave me a lease of 11 months. I had to argue with them to change the term. Though it is a gated area, the gate is working only 30% of the time. But the neighborhood feels safe. When it is time to renew the lease, they increase it every year without any incentive.”

“Loved this place when I moved in but the management changed after my first year and they charged me for things (like pets) that the previous management had included in my deal. Management is now requiring a multi page 'info' sheet on residents including pictures of pets, email, multiple phone numbers--feels like an invasion of privacy.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	0	0	0	0
Homicide	0	0	0	0
Larceny	4	0	0	1
Motor Vehicle Theft	0	0	0	0
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Pinnacle Ridge

3611 University Drive
Durham, NC 27707
(919) 490-0531
E-mail: pinnacle ridge@watertonpm.com

of Responses: 39
Graduate Students: 17
Professional Students: 22
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.15	Yes: 33
Landlord/Property Manager	2.92	No: 6
Noise	3.18	
Safety	3.13	

Comments:

“New management company made the quality of living in the apartment complex go down.”

“Some first floor rooms are surrounded by other rooms' heaters. These make a large noise especially during cold seasons and have been a problem. So far management has done nothing to resolve it.”

“This is a great apartment complex. It is relatively inexpensive. The management is very good.”

“Only point of note is that Pinnacle Ridge has been going through renovations this year which have been somewhat irritating. People have entered the apartment to put in new water heaters, the roofs were re-done, they paved parts of the lot, they put in new speed bumps, etc. Obviously, these are improvements that help the complex, but putting up with nearly constant activity has been mildly frustrating. Not sure if these improvements will continue or not into next year.”

“Try to take an apartment on the top floor - if you have a noisy neighbor upstairs, you will literally hear them. This year, Pinnacle Ridge apartment is increasing rents by around 10% and also starting to charge for water.”

“Overall the management is very attentive. However, we had major issues with water pipe breakage - our apartment was flooded. They took care of it quickly but it was a nuisance nonetheless.”

“Cars were broken in and stereo ripped out twice in less [than] a year; storage space was occupied by an unknown resident; Rent and utility charge hike; a lot of speed bumps; mailbox is far away.”

“The building is quite old, so there are some problems with the facilities. But the management is quite responsive, and the price is still quite reasonable.”

“This is a great location for a great price with even greater amenities.”

“Overall we are happy with Pinnacle Ridge, though we haven't been happy recently with our property management.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	1	2	0
Burglary	0	0	6	1
Homicide	0	0	0	0
Larceny	4	4	1	11
Motor Vehicle Theft	1	1	1	1
Robbery	0	0	2	0
Rape	0	0	0	0
Gun Related Crimes	0	0	2	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Poplar West

2723 Campus Walk Ave
Durham, NC 27705
(919) 309-9765
E-mail: trinprop@aol.com

of Responses: 14
Graduate Students: 4
Professional Students: 5
Postdocs: 5

Rating Category	Mean	Recommended by students
Condition	2.86	Yes: 12
Landlord/Property Manager	3.29	No: 2
Noise	3.36	
Safety	3.0	

Comments:

“The neighborhood is very quiet and has a safe feeling overall.”

“Great location: walking distance to west campus and medical center. Good rents for such a close place. Nice community of international scholars. Laundry building is terrible (doesn't work well) and I usually drive to a laundromat. Not fancy but okay apartments. Could use more insulation in winter, so heating bill can be high.”

“It's cheap and close to the campus, so I think it's much better than the on-campus apartments.”

“My only complaints are that the townhouses are rather old, and although they have been updated, bugs still get in and the downstairs gets uncomfortably cool in the winter (due to insufficient insulation beneath the floorboards and insufficient sealing around doors). But the neighborhood is quiet and safe and very close to campus, so I would suggest that students live in an apartment rather than a townhouse.”

“There is always parking and its very well lit. I have no complaints.”

In this apartment complex and those in the neighborhood (Holly Hills, Holly Hill, Campus Walk, Belmont) there have been a lot of [incidents] that could make someone feel unsafe. It happens for example that unknown people knock at midnight seeking money. I never met anyone really dangerous, however. I guess that being a man I feel safer than a woman would. Beside this, everything else is good: cheap, very close to campus (no car, no parking fees), good management (response time for repairs is 0-1 days).

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	2	0
Burglary	0	0	1	1
Homicide	0	0	0	0
Larceny	0	0	7	2
Motor Vehicle Theft	0	0	1	0
Robbery	1	0	1	0
Rape	0	0	0	0
Gun Related Crimes	1	0	1	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

South Terrace at Auburn

801 East Woodcroft Parkway #1000
Durham, NC 27713
(919) 450-0080
E-mail:southterrace@druckerandfalk.com

of Responses: 5
Graduate Students: 3
Professional Students: 2
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	4.0	Yes: 5
Landlord/Property Manager	3.0	No: 0
Noise	3.4	
Safety	3.6	

Comments:

“We live in a two bedroom with an office. There are three of us in this space. We have plenty of room and a super cheap rent because of the three people.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	0	0	1	1
Homicide	0	0	0	0
Larceny	0	0	0	8
Motor Vehicle Theft	0	0	0	1
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Springfield

4600 University Drive
Durham, NC 27707
(919) 493-2400
E-mail: Springfield@sdbell.com

of Responses: 12
Graduate Students: 10
Professional Students: 1
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.25	Yes: 10
Landlord/Property Manager	3.0	No: 2
Noise	3.5	
Safety	3.25	

Comments:

“Springfield is newly renovated and a very safe and comfortable community to live in. Many of the people who live there are young University students. However, most people move in their own routines and you don't really see a lot of people that often. The management (and maintenance men!) are very helpful and friendly and maintain the facilities well. I would very much recommend this complex!”

“The management has been quick to fix maintenance concerns. There is a racquetball court which is nice. It is near to a TTA stop. Unless something unexpected happens I intend to renew.”

“This complex has rapidly gone downhill. I am having numerous problems with the apartment, including possible health hazards and the manager.”

“Maintenance is the only real problem. The channels for requesting assistance are very poor and the response time is usually even worse. We have only lived at Springfield for 8 months, but may consider moving once our lease is up...Other than the maintenance issues, we really do like the apartment.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	1	2	1	0
Burglary	0	1	2	4
Homicide	0	0	0	0
Larceny	7	6	10	5
Motor Vehicle Theft	0	3	4	4
Robbery	0	0	0	1
Rape	0	0	0	0
Gun Related Crimes	0	0	1	1



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Station Nine

2211 Hillsborough Road
Durham, NC 27705
(919) 286-3800
E-mail: stationnine@riverstoneres.com

of Responses: 51
Graduate Students: 24
Professional Students: 26
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.82	Yes: 50
Landlord/Property Manager	3.49	No: 1
Noise	2.96	
Safety	3.63	

Comments:

“Station Nine or Alexan Place are where most of the MBA students live. Also, if you live on the south side of the building, you WILL be hearing trains all day and night as well the maintenance crew from the bank's parking garage at night sometimes. It takes a few weeks getting used to, but then you barely notice it. The apartments are very nice inside and the property management is good. The gated parking garage is a plus as well.”

“Station Nine is a great place for people who have moved from metropolitan areas and more rural areas as well. Good for people who want to be near other Duke students.”

“The people at Station Nine make the difference. They go out of their way to help you, and organize many events for Duke grad students.”

“Station Nine has cool amenities (gated entrance, yoga classes, gym equipment, basketball court, pool), and is in a great location. The bus stop is directly across the road...Station Nine is also right by Erwin Square and 9th Street, which have a bank, shipping store, gas station, grocery store, salons, and great restaurants.”

“It's quite noisy during the day; at night, it's not bad at all...Another source of noise is the 'beautification' - the grass cutters, leaf blowers, etc. - it can start at 8 am and earlier on weekday or weekend mornings. My understanding is the noise level is different depending on the apt's location in the building, but there's still a certain level of noise (people talking by the pool, the train, etc.).”

“A bit on the expensive side, but definitely feel safer here than some other places. Also, it is very quiet.”

“The apartments are on the higher price scale, although they are clean, quiet and well maintained.”

“Although not a terrible option, I would look elsewhere first unless you really want to be near 9th St.”

“Management very responsive to maintenance requests.”

Apartment Complex Crime Statistics, 2003 & 2004 statistics not available

Incident Type	2003	2004	2005	2006
Arson			0	0
Assault			0	0
Burglary			1	1
Homicide			0	0
Larceny			3	0
Motor Vehicle Theft			0	0
Robbery			0	0
Rape			0	0
Gun Related Crimes			0	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Taylor's Pond

401 Archdale Drive
Durham, NC 27705
(919) 493-0540
E-mail: glenbrook@ticonproperties.com

of Responses: 5
Graduate Students: 5
Professional Students: 0
Postdocs: 0

Rating Category	Mean	Recommended by students
Condition	3.8	Yes: 4
Landlord/Property Manager	3.4	No: 1
Noise	3.4	
Safety	3.4	

Comments:

“Ticon is an excellent property management company, plus they accept credit cards as a form of payment. Taylor's Pond is brand new, very comfortable; although make sure you have quiet neighbors as the walls can be somewhat thin (not a huge issue, but something to consider). Overall, a quiet complex.”

“Rental increases have been minor (~30 / year). Month-to-Month option after the first year has not resulted in any kind of rent increase. Great rental staff.”

“Rent goes up dramatically when you renew your lease. They seem more interested in attaining new tenants than keeping people around who have proven that they never make a late payment and never cause trouble. Not the greatest at keeping up the landscaping and they never really tried to put grass around the house. The backyard is a soggy mud pit and the front yard is a bunch of dead sod. Maintenance is so-so. We had an ant invasion last spring and it took them 6 days to come to our place. By then I had gone out and bought some caulk and just plugged up the hole that the ants were coming in and sprayed bug killer myself. But they came post haste when the door fell off our washer-dryer closet. Overall a nice place but you certainly don't get what you pay for.”

Apartment Complex Crime Statistics, 2003-2005 statistics not available

Incident Type	2003	2004	2005	2006
Arson				0
Assault				0
Burglary				0
Homicide				0
Larceny				0
Motor Vehicle Theft				2
Robbery				0
Rape				0
Gun Related Crimes				0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

West Village

604 W. Morgan St.
Durham, NC 27701
(919) 682-3690
E-mail: info@westvillageapts.com

of Responses: 6
Graduate Students: 3
Professional Students: 2
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.33	Yes: 4
Landlord/Property Manager	3.33	No: 2
Noise	2.5	
Safety	3.17	

Comments:

“If having no privacy within one's own apartment in addition to hearing street and other apartments' noises is ok with you, then by all means move into West Village. It is nice, however, to be able to walk across the street to Brightleaf Square and the surrounding bars/restaurants.”

“West Village is perfect except that it can be very loud (poor noise insulation) and is relatively expensive. That said, it is so charming and I really like living downtown.”

“Students should be warned not to rent apartments facing the West Village Phase II construction because it is extremely loud.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	2	0	1
Burglary	0	0	0	3
Homicide	0	0	0	0
Larceny	7	9	4	8
Motor Vehicle Theft	1	1	0	2
Robbery	1	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	1	0



**2007 Off-Campus Housing Survey
Apartment Complex Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

Woodstone at Croasdaile Farms

100 Millspring Drive
Durham, NC 27705
(919) 382-7585
E-mail: woodstone@gardenviewrealty.com

of Responses: 8
Graduate Students: 2
Professional Students: 5
Postdocs: 1

Rating Category	Mean	Recommended by students
Condition	3.88	Yes: 8
Landlord/Property Manager	4.0	No: 0
Noise	4.0	
Safety	4.0	

Comments:

“Woodstone is slightly more expensive than other complexes in Durham, but it is extremely safe and quiet. The rooms are spacious. Highly recommended.”

“The Woodstone is a great place - the quiet and bucolic environment, the beautiful and well maintained buildings, the excellent common facilities and amenities for residents, the great staff. It is relatively expensive, but you get what you pay for.”

“The management are VERY responsive for repairs - they take less than 24 hours to fix them or at least begin to fix them. There is a nice mix of elderly (waiting for spots in the retirement village down the road) and professional/students here. There are beautiful parks and running paths to use and I feel comfortable running at night (I am female).”

“I love living here! It is really safe and pleasant!”

“Excellent place to live and very convenient. Property managers know tenants by name and are very helpful and concerned about satisfaction.”

“This is a very quiet place. If you are looking to hold frequent social gatherings, you should reconsider.”

Apartment Complex Crime Statistics

Incident Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	0	0	0	0
Homicide	0	0	0	0
Larceny	0	0	0	1
Motor Vehicle Theft	0	0	1	0
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0