

REVIEWS AND ADVICE
FROM CURRENT MBA STUDENTS

ECCLES MBA

HOUSING GUIDE — 2016-2017 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS

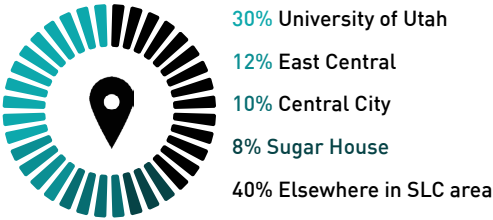
- ✓ TOP PROPERTIES
- ✓ BROWNSTONE INFO
- ✓ RENTER RESOURCES

VeryApt

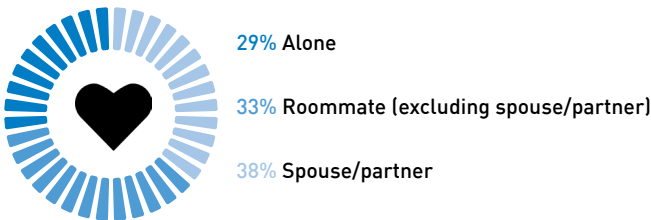
Intelligent Apartment Search

SPENCER FOX ECCLES BUSINESS BUILDING

Where Eccles MBA Employees Live

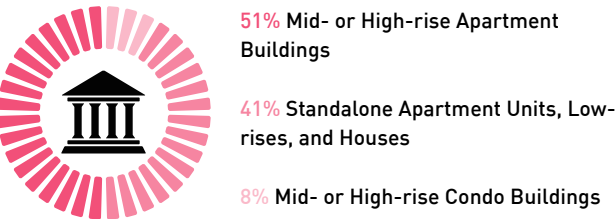


Who Eccles MBA Student Live With

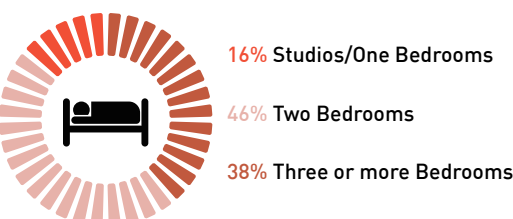


*15% of Student live with pets
**15% of Student have children

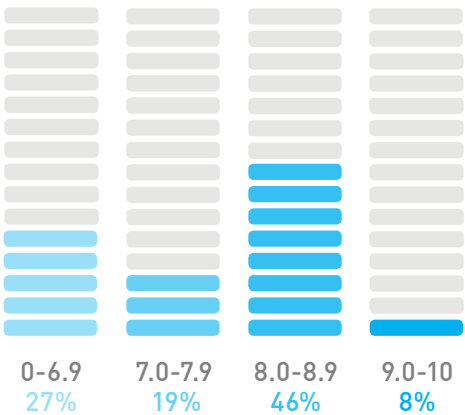
What Types of Properties Eccles MBA Student Live In



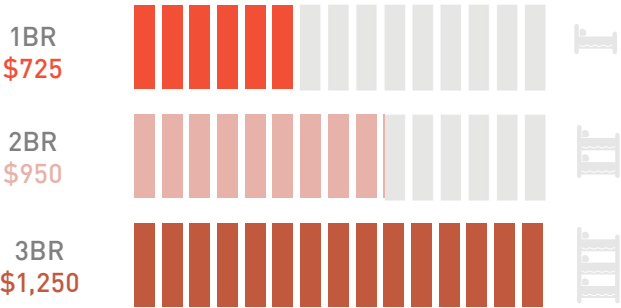
What Size Residences Eccles MBA Student Live In



Distribution of Overall Ratings



Average Rent by Apartment Size



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DISCLAIMER

The reviews and ratings presented throughout this guide and the VeryApt website do not reflect the opinions, position or endorsement of VeryApt or the Eccles School of Business. The responses and reviews presented are solely those of the survey respondents. VeryApt and the Eccles School of Business assume no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt or the Eccles School of Business as to the quality, safety, or other features of a property. Students are encouraged to check all available sources of information about properties prior to leasing. The data in this guide is compiled from Eccles MBA students, though this guide is not an official publication of the Eccles School of Business. Finally, we do not alter results or edit reviews based on any outside partnerships. However, "Featured" content (unlike "Top" content) is often supplied by partners who helped support this guide, or are from new properties that lack reviews but are likely relevant to students.

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Housing facts

Our data on Eccles MBA housing

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Landlord grades, renting process explained, brownstones

Questions or comments on the housing guide?

Contact Scott Bierbryer, Co-Founder of VeryApt at:
scott@veryapt.com | (561) 271-3202



Use our intelligent search algorithm to receive a list of top properties

Explore property details and reviews

Book viewings directly with property managers and leasing agents

INTELLIGENT APARTMENT SEARCH

Why we started VeryApt, and how we can help you find your perfect apartment

My housing search began around this time a few years ago. After the initial excitement of getting accepted into grad school and I ran out of Game of Thrones episodes to watch on my company computer, I figured I needed to find a place to live. I really didn't know anything about the city, so I approached every person I knew who went to school or worked in the area to learn more.

Countless Google searches, Craigslist refreshes, and spreadsheet tables later, I figured out where I wanted to live. That process helped me find an apartment I love - I managed to balance my desire for space, proximity to students, and high-quality amenities. That said, it didn't make sense that the process should be so time consuming. My Co-Founder (and neighbor), Ashrit Kamireddi, who worked at TripAdvisor prior to business school, went through the same process as I did and thought that the review and data model he knew so well would be a great one to apply to apartments where grad students and working professionals live.

Two years and thousands of reviews later, we're proud to offer this guide along with our companion site VeryApt.com. We want this guide to be a starting point for your search: an idea of where you should be looking given your unique situation. The site allows you to go through all of our data in detail and

sort buildings by ratings and features. In addition, we've partnered with the most popular buildings to offer you accurate and up-to-date information, so you don't have to sit in front of your computer refreshing Craigslist.

Try out our Intelligent Apartment Search that will provide you with personalized apartment recommendations based on your unique needs and budget. Please contact us with questions or feedback on the site or this guide, and good luck with your housing search!



**SCOTT
BIERBRYER**

scott@veryapt.com

Scott Bierbryer is a recent Penn Grad student. Prior to UPenn, he worked at Glenview Capital Management in NYC. He is a Co-Founder of VeryApt and lives in Center City Philadelphia.

ABOUT THE DATA IN THIS GUIDE

This guide was compiled from survey data of 50+ students

We asked students to rate their residences on a 1-10 scale

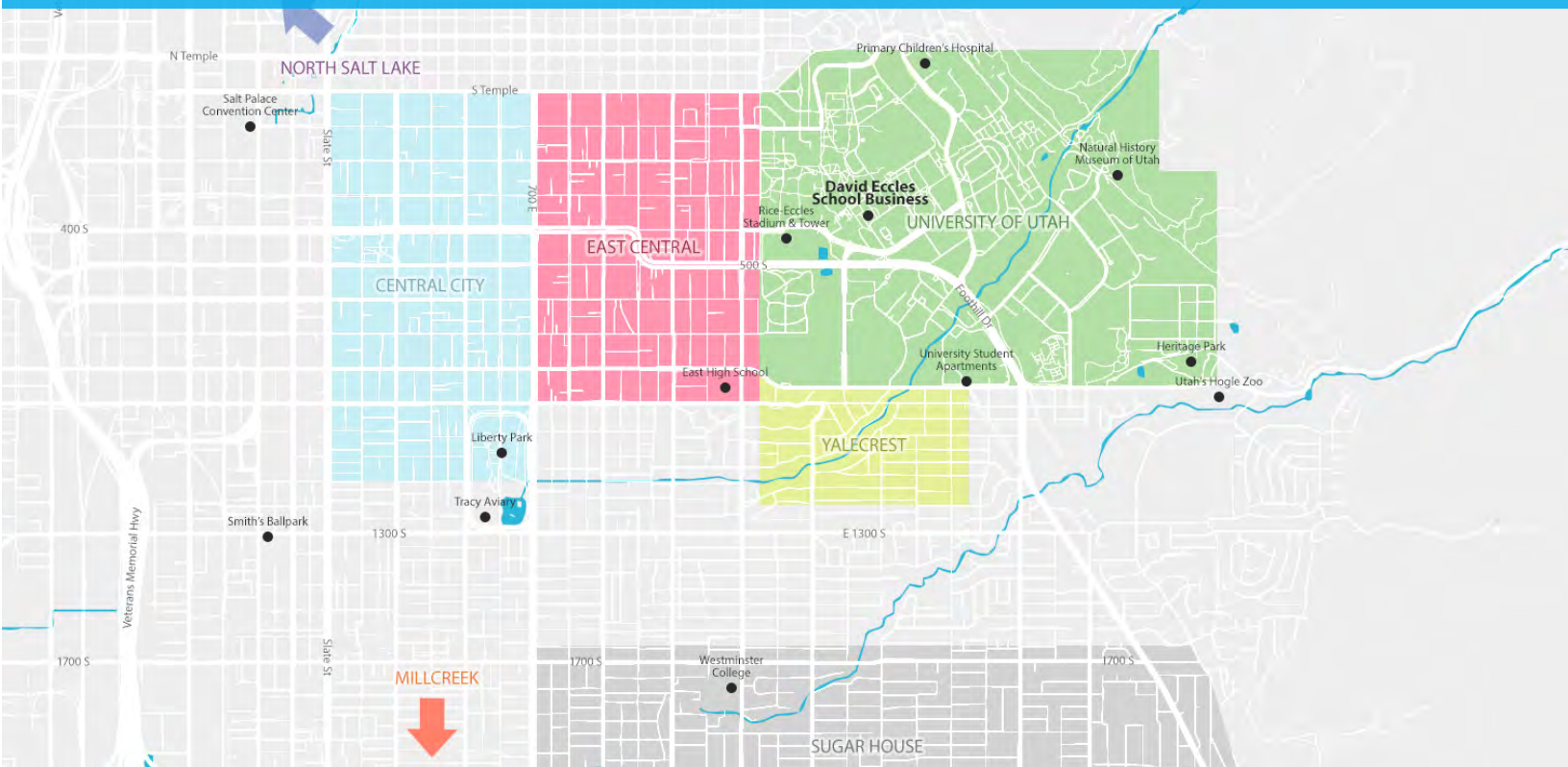
Building ratings are determined by averaging these scores from residents

Visit VeryApt.com to search quickly for more detailed amenity and rating information

At VeryApt.com, you can read reviews on buildings in the guide as well as other great properties in SLC

SALT LAKE CITY NEIGHBORHOODS

Descriptions of the most popular neighborhoods for Eccles students



1 University of Utah

30% of Eccles students

Living on campus allows you to easily walk to class, football games, and social events. It's also a nice spot for families, as there is a great support system of young parents living in the area.

3 Central City

10% of Eccles students

An urban residential area at the core of the city, Central City gives you easy access to the attractions downtown. The Salt Lake City Public Library and Liberty Park are this region's signatures.

2 East Central

12% of Eccles students

East Central offers relatively affordable rental prices for a great location that's easily accessible to both campus and downtown. The shops and restaurants on 9th and 9th are local favorites.

4 Sugar House

8% of Eccles students

Sugar House is a quieter part of town defined by its rich history and beautiful landscapes. Residents enjoy easy access to the city's freeways, and great parks and shopping venues.

Other Neighborhoods

Less than 10% each

5 North Salt Lake

6 Millcreek

7 Yalecrest

40

Percentage of Eccles students that live outside of the top 4 neighborhoods

UNIVERSITY OF UTAH

Walk to class and live in a community of students



LOCATIONS AND FEATURES

The University of Utah sits on the east bench of the Salt Lake Valley, about 2 miles east of downtown Salt Lake City. In addition to the University, the area encompasses the Health Sciences complex, Research Park, and Fort Douglas.

University of Utah's campus is the most popular place to live for Eccles students. Whether it's class, a football game, or a social gathering, the most essential parts of the Eccles student experience are always within walking distance. When you want to escape campus, hop on the TRAX and explore downtown or visit friends in East Central/Central City. It's a nice option for students with families, as there is a great community of parents and young children in University Village.

WHAT'S GREAT

- ✓ Walk to class and sports games
- ✓ Plenty of other Eccles students
- ✓ Great recreation facilities
- ✓ Community of young families in University Village

WHAT COULD BE BETTER

- ✗ Far from downtown
- ✗ Fewer restaurants
- ✗ Fewer shopping options
- ✗ Amount of undergrads can be overwhelming

GETTING TO ECCLES BUILDING



5 - 10
Minutes



Under 5
Minutes



Under 5
Minutes



Under 5
Minutes

SIGNATURE SPOTS

Grocery

Honors Market, Tony Coputo's, Community Co-op

Restaurants

Este Pizzeria, The Salt Lake Roasting Co, Market Street Grill

Shopping

Campus Store, Red Zone, Bath & Body Works

Entertainment

Rice-Eccles Stadium, Babcock Theatre

Fitness

Eccles Student Life Center, Beautiful SurpriZe, PEAK Health and Fitness

Parks

Red Butte Skyline Trail, Sunnyside Park, Matheson Park

EAST CENTRAL

Hip part of town full of graduate students and young professionals



LOCATIONS AND FEATURES

East Central is located just west of campus and continues west to 700 E. From north to south, it begins at S Temple and ends at 1700 S.

East Central is a charming residential community largely comprised of young professionals and graduate students. Millennials are drawn to the neighborhood's affordably-priced yet high-value properties, and accessibility to campus and downtown. There's a great selection of shops and restaurants in East Central, especially by 9th and 9th. Pet owners love being able to spend an active day at the Salt Lake Dog Park.

WHAT'S GREAT

- ✓ Lots of students and young professionals
- ✓ Relatively low rents
- ✓ Walk to campus
- ✓ Plenty of restaurants and shops

WHAT COULD BE BETTER

- ✗ Accessing highways can get difficult
- ✗ Nightlife is limited
- ✗ Fewer students live farther south
- ✗ Parking can sometimes be a pain

GETTING TO ECCLES BUILDING



5 - 30
Minutes



5 - 15
Minutes



10 - 15
Minutes



5 - 10
Minutes

SIGNATURE SPOTS

Grocery

Southeast Market, Liberty Heights Fresh, Smith's

Entertainment

Tower Theatre

Restaurants

Pago, Mazza, East Liberty Tap House

Fitness

24 Hour Fitness, Ninth & Ninth Pilates, Centered City Yoga

Shopping

Koo De Ker, Hip & Humble, 9th & 9th

Parks

Salt Lake Dog Park, Herman L Franks Park, Inglewood Park

CENTRAL CITY/ LIBERTY WELLS

Urban area with easy access to downtown



LOCATIONS AND FEATURES

Situated between East Central and Downtown, Central City is bound on the east by 700 E and the west by State St. It begins north at S Temple and ends south at Harvard Ave. Directly below Central City is Liberty Wells, which extends south to 2100 S.

Living in Central City/Liberty Wells is a great option for those looking to experience Salt Lake City's more-urban environment. Residents can easily enjoy the nightlife and attractions downtown, spend a day at the Salt Lake City Public Library, or shop at Trolley Square. For an urban area, there are plenty of green spaces, like Liberty Park, and the region is still fairly accessible to campus.

WHAT'S GREAT

- ✓ Experience nightlife downtown
- ✓ Shop at Trolley Square
- ✓ Parks and green spaces
- ✓ Ride the TRAX to campus

WHAT COULD BE BETTER

- ✗ Longer walk to class
- ✗ Can get noisy
- ✗ Parking is sometimes difficult
- ✗ Traffic picks up at rush hour

GETTING TO ECCLES BUILDING



30 - 60
Minutes



15 - 45
Minutes



15 - 20
Minutes



10 - 20
Minutes

SIGNATURE SPOTS

Grocery

Whole Foods, Smith's, Southeast Market

Restaurants

Forage, Ichiban Sushi, Pig & A Jelly Jar

Shopping

City Creek Center, lululemon athletica, American Apparel

Entertainment

Urban Lounge, Dick N' Dixies

Fitness

CorePower Yoga, Orangetheory Fitness

Parks

Liberty Park, Richmond Park, Washington Square

SUGAR HOUSE

Scenic, historic neighborhood a bit farther from campus and downtown



LOCATIONS AND FEATURES

A bit more removed from downtown, Sugar House is still officially part of Salt Lake City's grid. It's bound from north to south by 1300 S and 3000 S, and from east to west by 700 E and Foothill Dr.

One of Salt Lake City's most historic neighborhoods, Sugar House is filled with plenty of high-character buildings and tree-lined streets. There's lots to do in the area, with a growing scene of restaurants, bars, and shops, and easy access to Sugar House Park. Having a car makes the commute to campus and downtown considerably easier.

WHAT'S GREAT

- ✓ Rich with history
- ✓ Exercise at Sugar House Park
- ✓ Shop at Sugar House Shopping Center
- ✓ Walkable, scenic streets

WHAT COULD BE BETTER

- ✗ Rush hour traffic slows down drive to campus
- ✗ Not walkable to downtown
- ✗ Older population in some areas
- ✗ Long walk to campus

GETTING TO ECCLES BUILDING



60+
Minutes



15 - 30
Minutes



15 - 30
Minutes



10 - 25
Minutes

SIGNATURE SPOTS

Grocery

Whole Foods, Real Foods, Harmon's

Restaurants

Spitz Sugarhouse, Rocky Mountain Grill, Tsunami

Shopping

Nordstrom Rack, Patagonia Outlet, PayLess ShoeSource

Entertainment

Sugar House Pub, Cinemark Sugar House Movies 10

Fitness

24 Hour Fitness, Bikram Yoga SLC, Streamline Body Pilates

Parks

Hidden Hollow, Sugar House Park, Fairmont Park

MOST POPULAR

Buildings with the most Eccles MBA students

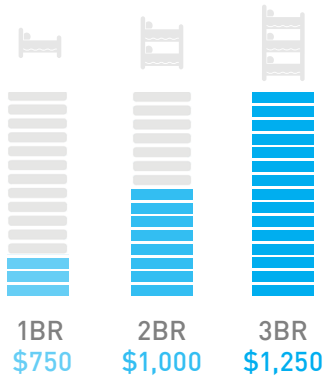
[READ MORE REVIEWS AT VERYAPT.COM](#)

WHAT THE MOST POPULAR ECCLES MBA STUDENT PROPERTIES TYPICALLY OFFER:



- ✓ Close to other students
- ✓ Convenient common spaces
- ✓ Easy access to campus
- ✓ Good value-to-amenity ratio

AVERAGE RENTS FORT THE MOST POPULAR PROPERTIES:



MOST POPULAR NEIGHBORHOODS:

University of Utah
East Central

TOP FIVE

1ST	UNIVERSITY VILLAGE	20+ STUDENTS
2ND	ORCHARD LANE APARTMENTS	5+ STUDENTS
3RD	FARM GATE	3+ STUDENTS
3RD	TURNBERRY OF HOLLADAY	3+ STUDENTS
3RD	COBBLE CREEK	3+ STUDENTS

1ST

UNIVERSITY VILLAGE

1945 Sunnyside Ave

\$ | 20+ STUDENTS



Review by [Eccles School of Business Student](#)

We have loved living in the villages. There are shuttles going directly to campus from our apartments. All our utilities are included including Internet and cable. The only complaint we have is that they are a little old. The walls are mostly cinder block. We can have washers and dryers in the apartments. There are no dishwashers.

2ND

ORCHARD LANE APARTMENTS

450 N Orchard Dr

\$ | 5+ STUDENTS



Review by [Anonymous](#)

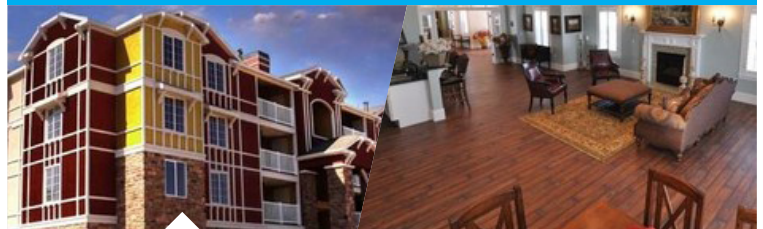
Great quiet place to live in North Salt Lake. The commute is great and management is awesome. Not a very social place, but really nice if you don't really need that.

3RD

FARM GATE

5657 Barn Rd

\$\$ | 3+ STUDENTS



Review by [Craig](#)

Generally pleased. Great value and new units, but social experience and location could be better.

HIGHEST RATED

Buildings with the best overall ratings

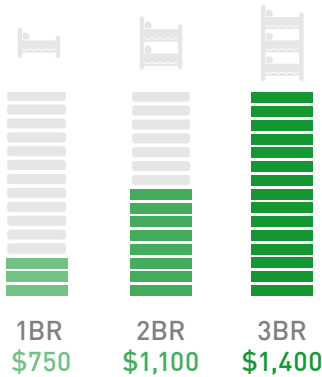
[READ MORE REVIEWS AT VERYAPT.COM](#)

WHAT ECCLES MBA STUDENTS TYPICALLY VALUE IN TOP PROPERTIES:



- ✓ Great amenities
- ✓ Close to transit/work
- ✓ Nearby nightlife
- ✓ Good value offering

AVERAGE RENTS FOR THE HIGHEST RATED PROPERTIES:



NEIGHBORHOODS WITH THE HIGHEST RATED PROPERTIES:

East Central
North Salt Lake

TOP FIVE

1ST	FARM GATE	9.0 OVERALL RATING
2ND	TURNBERRY OF HOLLADAY	8.0 OVERALL RATING
3RD	COBBLE CREEK	8.0 OVERALL RATING
3RD	ORCHARD LANE APARTMENTS	8.0 OVERALL RATING
3RD	UNIVERSITY VILLAGE	8.0 OVERALL RATING

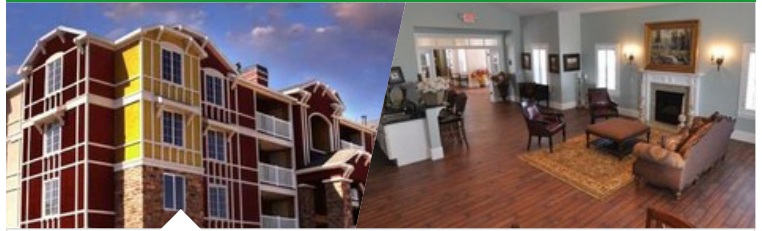
1ST

FARM GATE

5657 Barn Rd

\$\$

9.0
OVERALL
RATING



Review by *Eccles School of Business Student*

Great value and pet friendly!

1ST

TURNBERRY OF HOLLADAY

4422 Muirfield Dr

\$\$

8.0
OVERALL
RATING



Review by *Eccles School of Business Student*

I'm LDS and really like the area there. It has a lot of LDS singles which is great for social and church things.

2ND

COBBLE CREEK

5251 S Cobble Creek Rd

\$\$

8.0
OVERALL
RATING



Review by *Eccles School of Business Student*

Quiet community away from campus but near grocery stores, gyms, and everything else you might need. The 213 bus picks up right in front of the apartment community and ends at the Student Union - takes about 45 minutes, but super convenient.

BROWNSTONES & STANDALONE HOMES

Smaller properties and how to find them



ABOUT BROWNSTONES

Brownstones and units are apartments or rental homes, often older buildings, typically a few stories tall at most. They typically do not have a doorman, elevator, or many amenities, but are often cheaper and more spacious than the apartment and condo units in larger high-rises.

FINDING A BROWNSTONE

Brownstones and standalone units can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Listings for July and August move-in dates typically become available in May, June, and July. You can find a units by searching online listings, contacting a landlord directly, or using a local broker who works with multiple landlords.

MOST POPULAR LANDLORDS

If you're set on a standalone unit, students in Salt Lake City typically lease from individuals and smaller landlords, so check recent listings to stay up to date on what's available.

WHAT'S GREAT

- ✓ Lower rents
- ✓ Spacious floor plans
- ✓ Great for hosting
- ✓ 3+ bedrooms available

WHAT COULD BE BETTER

- ✗ No doorman
- ✗ Older buildings
- ✗ Few amenities
- ✗ Often farther from downtown/campus

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 fully refunding deposits.

Noise and Neighbors

Watch out for noisy neighbors or light sleepers who may not allow you to host parties. Sounds often travel well through older buildings and you can easily be disturbed by barking dogs, music, or construction.

Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on subletters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

LANDLORD GRADES AND THE APPLICATION PROCESS

LANDLORD GRADES

Grade Landlord

A+	Advanced Solutions
A	DTRL Associates
A	Farm Gate
B	Keyrenter
A	NALS
B	University of Utah

Grades were assigned to landlords that received two or more reviews by using a combination of management ratings and overall ratings for the properties they manage. Letter grades correspond to the following:

A+	Over 9.5
A	9.0-9.4
B+	8.0-8.9
B	7.0-7.9
C+	6.0-6.9
C	5.0-5.9

APPLICATION PROCESS EXPLAINED

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 coming from abroad, 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. A landlord will then often ask for a **security deposit** and **prepaid rent**.

GET SIX SIGMA GREEN BELT CERTIFIED WHILE YOU'RE AT THE U!

Make the most of your time at the U and add Six Sigma certification to your resume.

Companies are increasingly seeking process improvement experts and as a full-time Eccles School of Business Student, you receive special pricing on our Executive Education programs.



FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

www.VeryApt.com