

Brookside, Creekside & Madison Court Apartments & the Competition

<u>Differentiator</u>	<u>Brookside Creekside & Madison Court Apartments</u>	<u>Bard Townhouses</u>	<u>Rock Towne</u>	<u>Hot Point Commons</u>
Age of Properties	BCA – Brand New CCA – 1 year old MCA – 2 years old	Varies (older to newer)	1 year old	Newer
Proximity to Campus	Walk to Campus	Walk to Campus	1 mile	Walk to Campus
Monthly Rent	<p><u>Price per bed:</u> <u>MCA and CCA</u></p> <p>3rd floor Penthouse: \$439 per month or \$2195 per semester</p> <p><u>BCA:</u></p> <p>\$479 per month or \$2395 per semester</p>	\$450 each up to four students. Does not usually have students pay difference if occupancy is only at two or three students. \$2150 per semester for 4 bedroom townhouse.	<p>1 Bedrooms lease for \$750/month</p> <p>Private Rooms within 3 and 4 bedroom units lease for \$499/month</p> <p>Shared Rooms lease for \$350/month</p>	\$1600 per month on a 12 month lease. \$400 per student, four student occupancy on a 12 month lease. \$1700 per month on a 9 month lease. \$425 per month, four student occupancy on a 9 month lease. This year did not have students pay difference. Does not see under-occupancy being an issue in semesters to come.
Security Deposit	\$300 per student	\$150 per student	\$ 200 per student	One month's rent per student
Timing of Rent	Advance payment ahead of each semester	Advance payment ahead of each semester	Monthly, Semesterly or Yearly	Quarterly (in advance)
Number of Bedrooms	3-4 bedrooms	2, 3, 4 Bedrooms	1, 3, 4 bedrooms	4 bedrooms
Number of Bathrooms	2-3 Bathrooms	varies	1, 3, 2 bathrooms	2.5 Bathrooms
Completely Furnished • All Living room	YES—FULLY FURNISHED	NO- Limited Furnishings Optional for varying units	YES- with full size bed in each bedroom	NO

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furniture including sofa, two end tables and coffee table. <ul style="list-style-type: none"> • Dining Room Table with 4 chairs. • Single bed, desk, desk chair and chest of drawers in each bedroom. 				
Full Size Washer and Dryer in Unit	YES	NO	YES	YES
Appliances <ul style="list-style-type: none"> • Refrigerator • Stove/oven/range • Dishwasher • Microwave Oven 	YES	SOME, no microwaves	YES	YES
Private Bedroom Individually Locked Private Rooms with electronic keypads.	YES	NO	Electronic Locking System	NO
Main Entrance Electronic keypad door locks.	YES	NO	Electronic Locking System	NO
<u>UTILITIES</u>				
<ul style="list-style-type: none"> • Water/Sewer included 	YES	YES	YES	NO – Additional Cost
<ul style="list-style-type: none"> • Electric Included 	YES	NO – Additional Cost	YES- \$ 100 cap for 4 students	NO – Additional Cost
<ul style="list-style-type: none"> • Trash Service Included 	YES	YES	YES	YES
<ul style="list-style-type: none"> • High Speed Internet Included 	YES	YES	YES	YES
<ul style="list-style-type: none"> • Cable TV 	YES	NO – Additional Cost	YES	YES
<ul style="list-style-type: none"> • Digital Cable TV Included 	NO	NO – Additional Cost	YES	NO – Additional Cost
<ul style="list-style-type: none"> • Telephone Included 	NO	NO – Additional Cost	YES	NO – Additional Cost
<ul style="list-style-type: none"> • Central Air 	YES	NO – Additional	YES- Individual	YES

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HVAC Systems		Cost	controls for each bedroom and common room	
All Rooms Hardwired with CAT5E for Internet Access,	YES	NO	YES	NO
Telephone and cable TV jacks in living room and each individual bedroom.	YES	NO	YES	NO
On-Site 24 Maintenance Staff	YES	YES	YES	NO
Sprinkler Systems	YES	NO	Unknown	YES
ADA Compatible – 1st floor	YES	NO	YES	NO
Camera Surveillance in Parking Lots and Walkways	YES	NO	NO	NO
On-site Parking	YES	YES	YES	YES
Open Recreation Areas	YES	YES	YES	YES
Common Breezeway Decking	YES	NO	NO	NO
Berber Carpet Throughout	YES	YES	NO	YES
Tile in Foyer, Bathrooms & Kitchen	YES	NO	NO	NO
Summer Rentals	YES	YES	YES	YES
Storage Rentals	YES	YES	YES	NO