

Creekside Court, Madison Court Apartments & the Competition

<u>Differentiator</u>	<u>Creekside & Madison Court Apartments</u>	<u>Bard Townhouses</u>	<u>Rock Towne</u>	<u>Hot Point Commons</u>	<u>College Park</u>	<u>Britton Court Apartments</u>	<u>Deerfield</u>
Units Available	204	173	103	21	74	24	220
Age of Properties	NEW	Varies (older to newer)	New	New	Older	Older	Older
Proximity to Campus	Walk to Campus	Walk to Campus	1 mile	Walk to Campus	Walk to Campus	Walk to Campus	2 Miles
Student Only	YES	NO	NO	YES	YES	YES	NO
Monthly Rent	1 st floor- \$2039 Per Semester 2 nd floor- \$2139 Per Semester 3 rd floor- \$2239 Per Semester	Between \$235 and \$575 per month per person for 2 to 3 bedroom units. \$425-525 per month per person for 4 bedroom units.	1 bedroom- \$750 3 bedroom (4 people)- \$550 for the single room, \$400 for double room 4 bedroom- \$540	\$500 Per month per person for 4 people in the unit in a 9 month lease	1 Bedroom Apt- \$300-600, 2 & 3 Bedroom Apt- \$250-500, add \$15 for stadium apt.	\$240-410 per month per person.	1 bedroom- \$769-\$869 2 bedroom- \$434-\$489 per person 3 bedroom- \$333-\$514 per person
Security Deposit	\$300 per student	\$150 per student	\$ 200 per student	One month's rent per student	One Month's rent per student	\$900 split between all roommates	One month's rent

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Timing of Rent	Advance payment ahead of each semester	Advance payment ahead of each semester	Monthly Rent	Quarterly (in advance)	Quarterly payments	Advanced payment or monthly	Monthly Rent
Number of Bedrooms	3-4 bedrooms	2, 3, 4 Bedrooms	1, 3, 4 bedrooms	4 bedrooms	1, 2, 3 bedroom	3 bedroom	1-3 bedroom
Number of Bathrooms	2 Bathrooms	1-2.5 Bathrooms	1, 3, 2 bathrooms	2.5 Bathrooms	1-2 bathrooms	1 bathrooms	1-2 bathrooms
Completely Furnished <ul style="list-style-type: none"> • All Living room furniture including sofa, two end tables and coffee table. • Dining Room Table with 4 chairs. • Single bed, desk, desk chair and chest of drawers in each bedroom. 	YES—FULLY FURNISHED	YES- fully furnished	Yes- fully furnished	NO	NO	NO	YES
Full Size Washer and Dryer in Unit	YES	NO	YES	YES	NO	YES	YES
Appliances <ul style="list-style-type: none"> • Refrigerator • Stove/oven/range • Dishwasher • Microwave Oven 	YES	SOME, no microwaves	YES	YES	YES	SOME But no dishwasher or microwave	YES
Private Bedroom Individually Locked Private Rooms with electronic keypads.	YES	NO	NO	NO	NO	NO	NO

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Main Entrance Electronic keypad door locks.	YES	NO	NO	NO	NO	NO	NO
<u>UTILITIES</u>							
• Water/Sewer included	YES	YES	YES	YES	YES	YES	YES
• Electric Included	YES	NO	NO	YES - \$50 per person cap	YES- \$75 cap for single room or \$50 per person for larger rooms	NO	YES
• Trash Service Included	YES	YES	YES	YES	YES	YES	YES
• High Speed Internet Included	YES	YES	YES	YES	YES	NO	YES
• Cable TV	YES	NO – Additional Cost	YES	NO – Additional Cost	YES	NO	YES
• Digital Cable TV Included	NO	NO – Additional Cost	NO	NO – Additional Cost	NO	NO	YES
• Telephone Included	NO	NO – Additional Cost	YES	NO – Additional Cost	NO	NO	YES
• Central Air HVAC Systems	YES	YES	YES	YES	YES	YES	YES
All Rooms Hardwired with CAT5E for Internet Access,	YES	NO	YES	NO	YES	NO	YES

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