



FEASIBILITY REPORT

OFF-CAMPUS LIVING FOR UNIVERSITY OF NORTH TEXAS STUDENTS

Course: TECM 2700

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Introduction

Looking for the right apartment in a favorable location can be quite challenging. This report will focus on a few apartments near the surrounding areas of University of North Texas (UNT). The apartment complexes near the UNT main campus are usually considered suitable for student housing. This means that the residents of such apartments are mostly students.

Some of the main criteria for finding the right apartment housing suitable for students include the rent, proximity (with respect to the UNT campus), utilities (all bills paid or not), pet friendliness, laundry facilities (or washer/dryer options in each unit) and finally, safety (including whether the apartment is gated or not). The maintenance costs are usually built into the monthly rent.

This report is for students who are looking for affordable housing options. Visual graphics such as easy-to-follow graphs and tables are included in this report to show a cost comparison that will help students analyze which housing option will work best for them. The housing environment is a key factor in determining healthy student life and success. The factors mentioned here will guide the students to choose the desirable housing community that best fit them with respect to their living and educational goals.

Methods

To determine which apartment complex to recommend, we first determined which apartment complexes we would research. To determine the apartment complexes to research, we obtained a copy of the Summer/Fall 2013 edition of, *University of North Texas College Apartment guide*. Inside the apartment guide, it lists all the apartments close to UNT that are student friendly. The apartment guide, on pages 66-69, list sixty apartments that are close to the UNT and quick facts about each. Because of our limited time and resources, we would not be able to research all sixty complexes. To narrow down our search, we chose every sixth apartment complex listed, leaving us with ten apartments to research. After determining which apartment complexes to research, we decided to compare the smallest one bedroom apartment offered by each apartment complex. Then we decided to use the follow criteria to rank them against each other.

- Rent per square foot
- Distance from UNT
- Utilities included in rent
- Pet friendliness
- Pool on site
- Washer and dryer connections in apartment
- Gated community

After determining the criteria we would use to assess each apartment complex we determined a point structure for each one. To put more importance on rent per square foot, and distance from UNT, we ranked the ten apartments from best to worst, and allocate points based on the rankings for each of these two criteria. The best would receive ten points; next best would receive nine points, till the worst received one point. For utilities included in the rent, we gave each apartment complex one point for each utility included; one point for gas, one point for electricity,

one point for cable and one point for Internet. For pet friendliness, pool on site, and whether the community was gated, we used a binary system. We allocated one point for a yes and zero points for a no. For washer and dryer connections we broke it down to full size, stackable, and none. For full size we gave the apartment two points, for stackable connection we gave the apartment one point, and for no washer and dryer connection we gave the apartment zero points.

To obtain the information about each apartment complex we referred to the apartment guide on pages 66-69 and each apartment's website. The website for each apartment is listed on the work cited page. To determine rent per square foot, we took current rent prices found on each apartment's website, and then divided by the square footage of their smallest one bedroom apartment. For distance from UNT we used Google maps and put in directions from each apartment complex to the first address that came up for UNT, which was University of North Texas, Union Circle, Denton, TX.

Results

Apartment Name	Rent/ Sq.ft	Miles from UNT	All bills paid	Pet Friendly	Pool	Washer /dryer	Gated
Arbors of Denton	899/638 = 1.41	1.6 miles	Furnished/ Cable/ Internet	Yes	Yes	Full Size	Yes
Campus Park	915/528 = 1.73	2.2 miles	Furnished/ Cable/ Internet/ Electricity	No	Yes	Full Size	No
Crash Pad	719/645 = 1.11	1.1 miles	None	Yes	Yes	None	No
Forum at Denton Station	1015/667 = 1.52	2.5 miles	Furnished/ Cable/ Internet	Yes	Yes	Full Size	No
Hunt Club	625/535 = 1.17	.4 miles	Water/ Electricity/ Internet	Yes	No	None	No
Paces Crossing	909/683 = 1.33	3.9 miles	Gas	Yes	Yes	Full Size	No
Ridge at North Texas	835/477 = 1.75	4.6 miles	Furnished/ Cable/ Internet/ Electricity	Yes	Yes	Stack Only	No
Timberlink	709/544 = 1.30	6.4 miles	None	No	Yes	Full Size	No
Vendi Place	625/525 = 1.19	.6 miles	Water/ Electricity/ Internet	Yes	No	None	No
Zen	729/550 = 1.33	1.2 miles	None	Yes	Yes	None	No

Table 1: Apartments and the Amenities

Apartment name	Rent/Sqft	Distance from UNT	All Bills Paid	Pet Friendly	Pool	Washer/Dryer	Gated	Total Points
Arbors of Denton	4.00	6.00	3.00	1.00	1.00	2.00	1.00	18.00
Campus Park	2.00	5.00	3.00	0.00	1.00	2.00	0.00	13.00
Crash Pad	10.00	8.00	0.00	1.00	1.00	0.00	0.00	20.00
Forum at Denton Station	3.00	4.00	3.00	1.00	1.00	2.00	0.00	14.00
Hunt Club	9.00	10.00	3.00	1.00	0.00	0.00	0.00	23.00
Paces Crossing	6.00	3.00	1.00	1.00	1.00	2.00	0.00	14.00
Ridge at North Texas	1.00	2.00	4.00	1.00	1.00	1.00	0.00	10.00
Timberlinks Denton	7.00	1.00	0.00	0.00	1.00	2.00	0.00	11.00
Vendi Place	8.00	9.00	3.00	1.00	0.00	0.00	0.00	21.00
Zen	5.00	7.00	0.00	1.00	1.00	0.00	0.00	14.00

Table 2: Apartments and the points

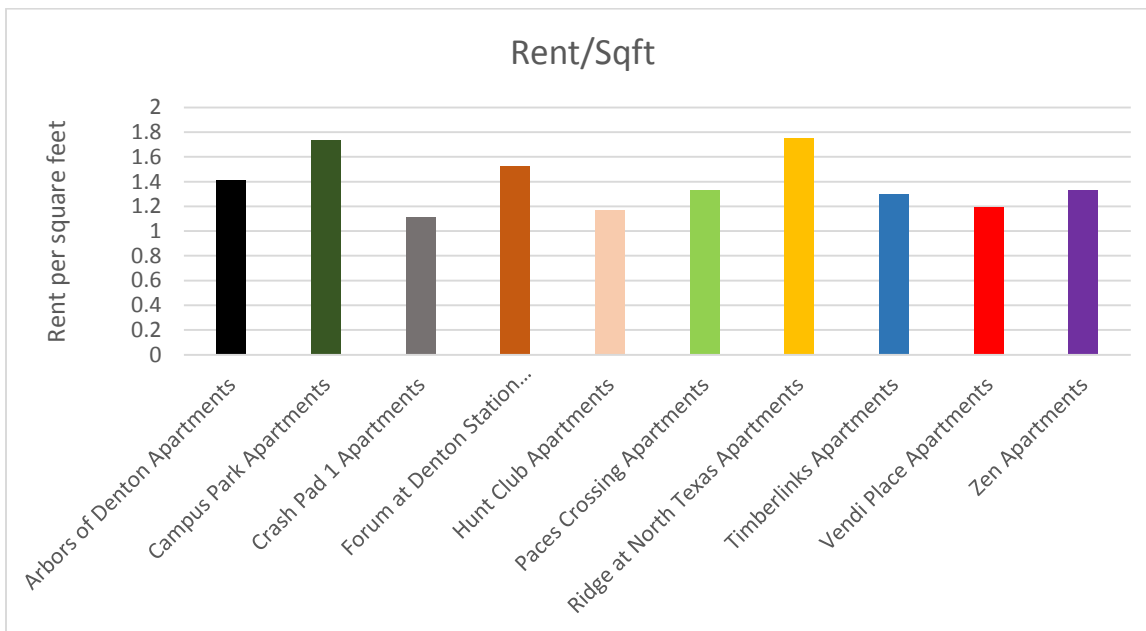


Figure 1: Rents per Square Feet

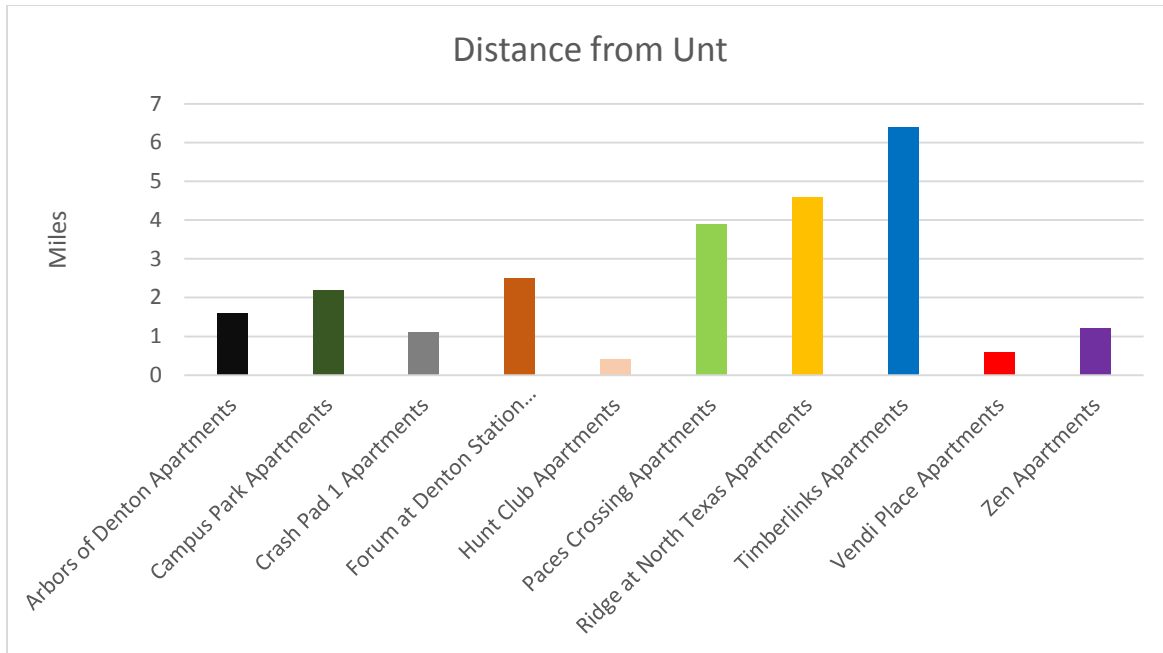


Figure 2: Distance from the UNT main campus

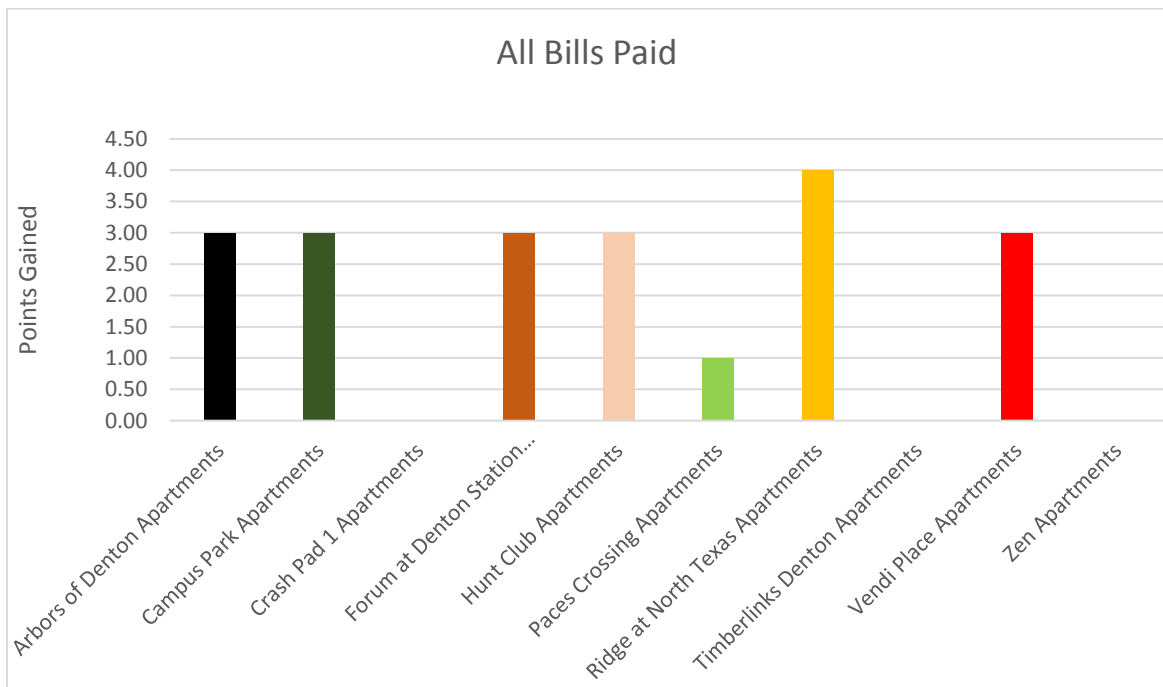


Figure 3: Bills Paid (Points System)

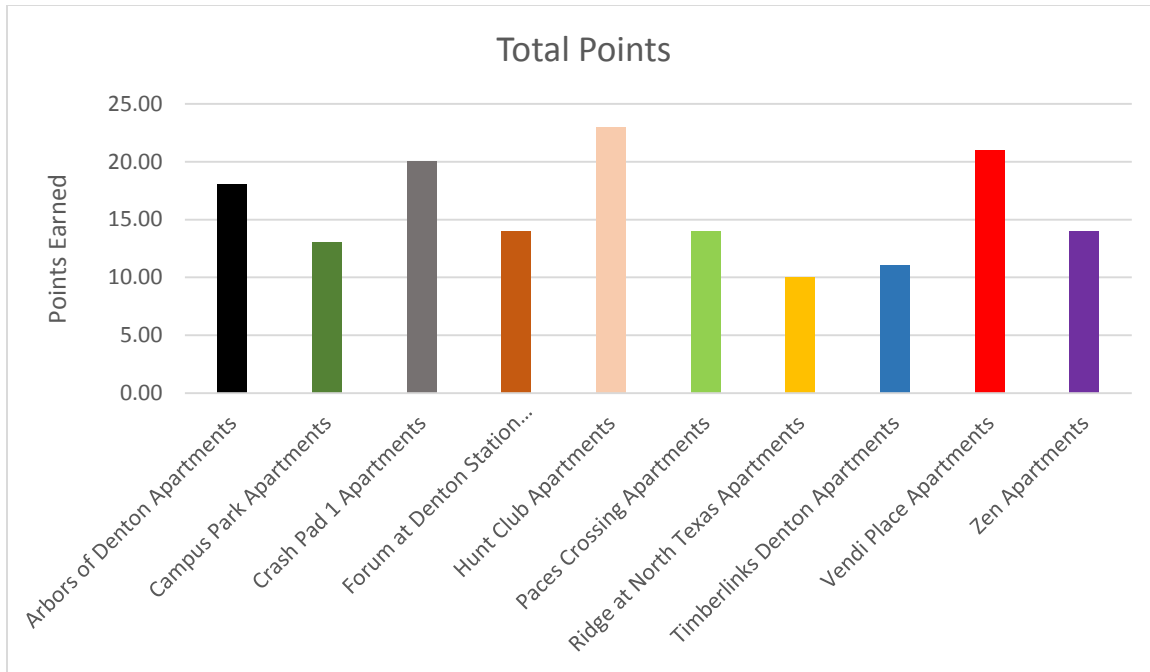


Figure 4: Total Points

Conclusions

Overall the apartments in our research sample are great choices and each has its own strength that makes it stand out. Our final tally chart might have looked differently if

- Pets were not a factor
- Washer/Dryer were not necessary
- Amenities were not necessary

There are other factors to be considered that were not part of the methodology. Parking, for example, is a difficult subject to quantify with a score without twenty-four hour monitoring. It is also possible we overlooked something another person might consider critical. With unlimited time and resources this survey could be substantially more precise and accurate. However, we consider this assessment of the local apartments to be an excellent starting point for the decision making process.

Recommendations

When looking at the data in general terms there was a clear overall winner. The Hunt Club apartment won by a margin of 2 points and is an excellent choice for those on a limited budget. However, it and the runner up, Vendi Place Apartment are one of the smaller spaces in our survey. Having only 535 and 525 square feet respectively, it could be problematic for a couple with pets. It is also worth mentioning that the Hunt Club Apartments are the closest to the UNT campus. Only 0.4 miles away, one could easily ride a bike during pleasant weather.

The third highest score in the assessment has considerably more space. Crash Pad Apartments have 645 square feet in their one bedroom and one bath units. However, tenants can expect to pay more for this apartment because no utilities are included. This could prove problematic during summer and winter breaks when money is the tightest for those students living off of scholarships, loans, and grants. The air conditioning would make the electrical bills considerably higher during these months.

For those students looking for the biggest space possible there is Paces Crossing Apartments. Even though this complex scored in the middle of our survey, its 683 square feet living space makes it ideal for a couple with multiple pets. It is the third farthest from the UNT campus (3.9 miles) making it not ideal for those students planning to bike. The space is what would make this place appealing.

Works Cited

“Apartment Index Quick Facts” *University of North Texas College Apartment guide*
Summer/Fall 2013: 66-69. Print

Apartment’s Websites

Arbors of Denton

<http://www.arborsofdenton.com/>

Campus Park Apartments

<http://campusparkapartments.com/>

Crash Pad 1 Apartments

<http://www.crashpadsapts.com/>

Forum at Denton Station

<http://forumdenton.com/>

Hunt Club Apartments

<http://www.srymanagement.com/huntclub.html>

Paces Crossing Apartments

<http://www.pacescrossing.com/>

Ridge at North Texas

<http://theridgeatnorthtexas.com/>

Timberlinks Denton

<http://www.bhmanagement.com/community/timberlinks-at-denton.html>

Vendi Place Apartments

http://www.srymanagement.com/vendi_place.html

Zen Apartments

<http://www.zenapts.com/denton/>

Image

Cover Page

<http://www.imagesweb.org/img/interior-furniture-apartment.html>

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