

Feasibility Study for the Best Student Housing Apartment for University of North Texas Students



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Executive Summary

We evaluated three student living apartments in walking distance to the University of North Texas (UNT) to find the best apartment. We evaluated Sterling Fry Street Apartments, Uptown Apartments, and University Courtyard Apartments, looking at the 4 bed, 4 bath model of each of these apartments. We evaluated these apartments based on the criteria of cost per month, distance from the UNT campus, appearance, square footage, and whether the apartments allowed pets. We evaluated these things on a scale of 1 to 3 with 1 representing the lowest score and 3 representing the best score. We also conducted a survey to evaluate the appearance of the apartments. University Courtyard Apartments did the best with the cost and pet friendly criteria. Sterling Fry Street Apartments did the best with the distance, appearance, and square footage criteria.

Introduction to Feasibility Study for the Best Student Housing Apartment

The purpose of our feasibility study is to find the best student housing apartment within walking distance from the UNT campus. There are over 40 different apartments within the city of Denton. Some apartments are strictly for housing students. Of those apartments, some are closer than others. We chose to pick 3 options for student housing apartments that are within a 15 minute walking distance from the UNT campus. We evaluated each option based on 5 criteria. Our feasibility study contains the methods of our study, the results of the criteria for each option, the conclusions of our study, and our recommendation based on our conclusions.

To find the best student living apartment within walking distance of the UNT campus, we evaluated three options.

Option 1: Sterling Fry Street Apartments – The Venue 4 bed, 4 bath

We chose this apartment complex because it is the closest to the UNT campus.

Option 2: Uptown Apartments – 4 bed, 4 bath

We chose this apartment complex because it has a reasonable price and allows pets.

Option 3: University Courtyard Apartments – 4 bed, 4 bath

We chose this apartment complex because it has one of the lowest prices from any other apartment complex and they allow pets.

We evaluated these options based on the following criteria.

- Cost per month including utilities
- Distance from campus
- Appearance
- Square footage, total and per person
- Pet friendliness

Methods Used to Evaluate the Options

The Criteria Explained

To support our recommendations, we evaluated the feasibility of each option using five criteria.

- Cost per month including utilities
- Distance from campus
- Appearance

- Square footage, total and per person
- Pet friendliness

To gather the criteria, we considered the qualities of the ideal apartment for students at the University of North Texas. College students worry a lot about money. We focused on apartments under \$700 per month including utilities. The distance from campus also seemed important. We chose apartments located within walking distance from campus. Students save money on gas and parking permits if they live closer to campus. Although most students have a low budget, they want an apartment that looks appealing indoors and outdoors. We also included square footage in our criteria because college students want their own space to live. In this case, students prefer bigger apartments. Finally, many college students want a pet friendly apartment. Apartments that allow pets seem better because students have the option of living without a pet. The criteria listed above include all the qualities for the perfect student apartment. We decided to leave out criteria such as internet access, laundry services, and fully furnished apartments because all apartments we researched included these amenities.

The Scales for Evaluating the Criteria Explained

To evaluate the options based on our criteria, we used a 3 point scale with different values for each criterion.

- Price: We scaled the price of the options on a scale from 1 to 3, 1 meaning the most expensive and 3 meaning the least expensive.
- Distance: We scaled the distance from the campus on a scale from 1 to 3, 1 meaning the closest to a 15 minute walking distance and 3 meaning the closest to a 1 minute walking distance. We based these times on the time it takes an average, 20 year old male college student to walk the distance while walking at an average pace.
- Appearance: We scaled the appearance on a scale from 1 to 3, 1 meaning the surveyed people strongly disliked the appearance and 3 meaning the surveyed people strongly liked the appearance.
- Square Footage: We scaled the square footage on a scale from 1 to 3, 1 meaning the least amount of sq. ft per person, 343.25 sq. ft/person and 3 meaning the most, 385.5 sq. ft/person
- Pet Friendliness: We scaled the allowance of pets on a scale from 1 to 3, 1 meaning the apartment forbids pets, and 3 meaning the apartment allows nearly all relevant, apartment sized pets.

The Survey Explained

We took a survey to assess which apartment had the best appearance. We surveyed the respondents on April 25th, 2013 in English classes and in the Christian Students organization meeting at the University of North Texas. In the survey, we asked the respondents to look at pictures of different areas at the different apartments and rate them based on appearance, using a scale of 1 to 3.

The survey consisted of two sheets of paper. The first sheet had the information for the respondents to fill out. This included three columns, one for each of the apartments evaluated, with the name of each of the apartments written at the top of the column. Under the name, we put the numbers 1 to 3 for the respondents to circle based on their rating.

The second sheet of paper also had three columns, one for each of the apartments evaluated, with the name of each of the apartments written at the top of the column. We placed three rows beneath the names, each containing pictures of the outside of the building, the computer lab, and the living space of each of the apartments. The respondents then filled out the first sheet while referencing the second sheet.

Results of the Evaluation

To determine the most feasible apartment to live in, we evaluated the three options according to the criteria of price, distance for the UNT campus, appearance, square footage, and the allowance of pets.

Criterion 1: Cost per Month Including Utilities

Option 3, University Courtyard Apartments, costs the least. Option 1, Sterling Fry Street Apartments, costs the most. Utilities include electricity, internet, cable TV, water, sewer, and trash.

Option 1: Sterling Fry Street Apartments – The Venue 4 bed, 4 bath

This apartment costs \$630.00 per month. This cost includes utilities with a \$30.00 electricity cap. If the student goes over the maximum electricity usage, the total for the apartment will cost \$660.00 per month. These apartments use the system of individual leases; therefore, students are only accountable for their own part of the apartment.

Option 2: Uptown Apartments – 4 bed, 4 bath

This apartment costs \$579.00 per month. This cost includes utilities with a \$30.00 electricity cap. If the student goes over the maximum electricity usage, the total for the apartment will cost \$609.00 per month. These apartments use the system of individual leases; therefore, students are only accountable for their own part of the apartment.

Option 3: University Courtyard Apartments – 4 bed, 4 bath

This apartment costs \$489.00 per month. This cost includes utilities with a \$30.00 electricity cap. If the student goes over the maximum electricity usage, the total for the apartment will cost \$519.00 per month. These apartments use the system of individual leases; therefore, students are only accountable for their own part of the apartment.

	Results
Sterling	\$660 per month
Uptown	\$609
University Courtyard	\$519

	Rank
Sterling	1
Uptown	2
University Courtyard	3

Criterion 2: Distance from Campus

Option 1, Sterling Fry Street Apartments, has the shortest distance from the campus.
Option 2, Uptown Apartments, has the longest distance from the campus.

Option 1: Sterling Fry Street Apartments – The Venue 4 bed, 4 bath

The distance from the entrance of Sterling Fry Street Apartments to the Language Building takes 1 minute and 10 seconds to walk.

Option 2: Uptown Apartments – 4 bed, 4 bath

The distance from the entrance of Uptown Apartments to Legends Hall takes 14 minutes and 50 seconds to walk.

Option 3: University Courtyard Apartments – 4 bed, 4 bath

The distance from the entrance of University Courtyard Apartments to Legends Hall takes 8 minutes and 30 seconds to walk.

	Results
Sterling	1 minute 10 seconds
Uptown	14 minutes 50 seconds
University Courtyard	8 minutes 30 seconds

	Rank
Sterling	3
Uptown	1
University Courtyard	2

Criterion 3: Appearance

Respondents think option 1, Sterling Fry Street Apartments, has the best appearance. Respondents think option 2, University Courtyard Apartments, has the worst appearance.

Option 1: Sterling Fry Street Apartments – The Venue 4 bed, 4 bath

Of the people surveyed, 29 think Sterling Fry Street Apartments have the best appearance, 9 people think they have the worst appearance and 4 people think they have a mediocre appearance.

Option 2: Uptown Apartments – 4 bed, 4 bath

Of the people surveyed, 32 think Uptown Apartments have a mediocre appearance, 6 people think they have the best appearance and 4 people think they have the worst appearance.

Option 3: University Courtyard Apartments – 4 bed, 4 bath

Of the people surveyed, 29 think University Courtyard Apartments have the worst appearance, 6 people think they have the best appearance and 7 people think they have a mediocre appearance.

We surveyed 42 UNT students to evaluate the appearance of the three apartment buildings. The table below shows how many respondents voted for the different ratings of each of the apartments.

	Worst	Mediocre	Best
Sterling	9	4	29
Uptown	4	32	6
University Courtyard	29	7	6

	Rank
Sterling	3
Uptown	2
University Courtyard	1

Criterion 4: Square Footage, Total and per Person

Option 1, Sterling Fry Street Apartments, has the largest square footage. Option 2, Uptown Apartments, has the smallest square footage.

Option 1: Sterling Fry Street Apartments – The Venue 4 bed, 4 bath

The total square footage comes to 1,542 square feet for this apartment. For each person individually, the total comes to 385.5 square feet.

Option 2: Uptown Apartments – 4 bed, 4 bath

The total square footage comes to 1,373 square feet for this apartment. For each person individually, the total comes to 343.25 square feet.

Option 3: University Courtyard Apartments – 4 bed, 4 bath

The total square footage comes to 1,440 square feet for this apartment. For each person individually, the total comes to 360 square feet.

	Results
Sterling	385.5
Uptown	343.25
University Courtyard	360

	Rank
Sterling	3
Uptown	1
University Courtyard	2

Criterion 5: Pet Friendliness

Option 3, University Courtyard Apartments, has the broadest pet policy. Option 1, Sterling Fry Street Apartments, has the worst pet policy.

Option 1: Sterling Fry Street Apartments – The Venue 4 bed, 4 bath

We discovered that Sterling University Housing forbids pets in any Sterling apartments, with no exceptions.

Option 2: Uptown Apartments – 4 bed, 4 bath

After contacting Uptown Apartments, we learned that they now allow pets as long as a resident occupies each room in the apartment and the pet is a docile breed weighing less than 35 pounds.

Option 3: University Courtyard Apartments– 4 bed, 4 bath

University Courtyard allows pets in their apartments. We discovered that they allow any pet as long as the pet is a docile breed and all roommates agree to allow the pet in the apartment.

	Rank
Sterling	Forbids pets
Uptown	Allows docile breeds under 35 lbs
University Courtyard	Allows docile breeds

	Rank
Sterling	1
Uptown	2
University Courtyard	3

Conclusions for the Feasibility Study for the Best Student Housing Apartment

According to our study, we gathered the following results.

Criterion 1: Cost per Month Including Utilities

Utilities include electricity, internet, cable TV, water, sewer, and trash. Option 1, Sterling Fry Street apartments scored a 1, the most expensive. Option 3, University Courtyard apartments scored a 3, the least expensive. Option 2, Uptown apartments scored a 2, between Sterling and University Courtyard. For this category, University Courtyard apartments had the highest score.

Criterion 2: Distance from Campus

We determined the distance from campus by walking from the entrance of each apartment complex to the nearest campus building. These results are approximate and may vary based on traffic or weather. Based on the criterion of distance from campus, Option 1, Sterling Fry Street apartments, scored a 3, the closest to campus. Option 2, Uptown apartments, scored a 1, the furthest from campus. Option 3, University Courtyard apartments, scored a 2, closer than Uptown but further than Sterling Fry Street. For this category, Sterling Fry Street apartments had the highest score

Criterion 3: Appearance

Option 1, Sterling Fry Street Apartments scored a 3 in appearance, the best out of all the options. Option 3, University Courtyard Apartments, scored a 1 in appearance, less than Sterling Fry Street or Uptown. Option 2, Uptown Apartments, scored a 2 in appearance. For this category, Sterling Fry Street Apartments had the highest score.

Criterion 4: Square Footage, Total and Per Person

For this criterion, we used apartments with four bedrooms and four bathrooms. Option 1, Sterling Fry Street apartments, scored a 3 as it had the most square footage, total and per person. Option 2, Uptown apartments had the least square footage, total and per person, scoring a 1. Option 3, University Courtyard scored a 2. For this category, Sterling Fry Street Apartments had the highest score.

Criterion 5: Pet Friendliness

Option 3, University Courtyard apartments, scored a 3 in pet friendliness, the best score in the category. Option 1, Sterling Fry Street apartments, scores a 1 in pet friendliness, the least in the category. Option 2, Uptown apartments, scores a 2, between University Courtyard and Sterling Fry Street. For this category, University Courtyard apartments had the highest score.

Option	Cost	Distance	Appearance	Square Footage	Pets	Total Points
Sterling	1	3	3	3	1	11
Uptown	2	1	2	1	2	8
University Courtyard	3	2	1	2	3	11

Since Sterling Fry Street Apartments tied with University Courtyard after averaging the points, we then took the mode (the number that occurred the most) of the two apartments to break the tie. The table below shows the results.

	Mode
Sterling	3
University Courtyard	2, 3

Recommendation Based on the Conclusions

We recommend living at Sterling Fry Street Apartments because Sterling scored well under the distance, appearance, and square footage criteria. Sterling scored a total of 11 points, tying with University Courtyard. However, we recommend living at Sterling Fry Street Apartments because Sterling scored a 3 in three out of five criteria, while University Courtyard scored a 3 in only 2 criteria.