

REVIEWS AND ADVICE
FROM 500+ STUDENTS

UCLA ANDERSON

HOUSING GUIDE — 2019 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

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GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Los Angeles. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location



Safety

Based on their feedback, we compiled a list of the best apartment buildings for Anderson students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

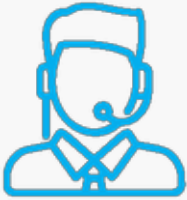
Rent with Confidence

Time Savers

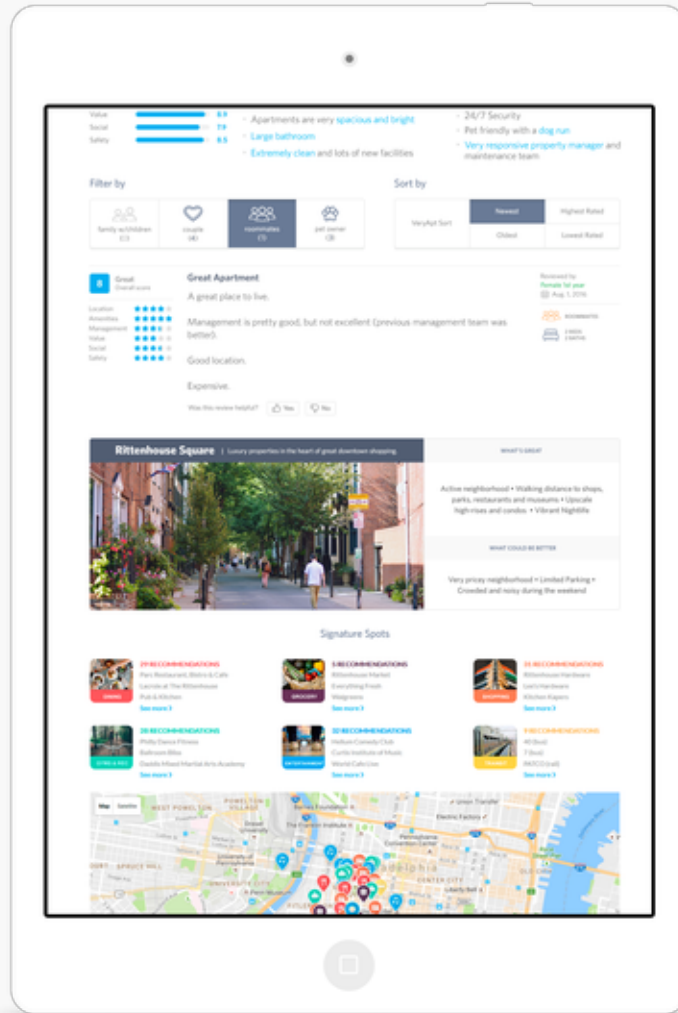


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews



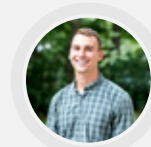
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

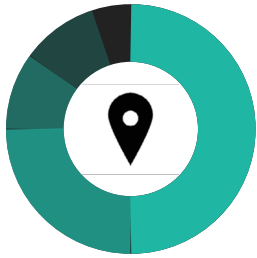
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Gene Williams

VP Strategic Development, VeryApt
genew@veryapt.com

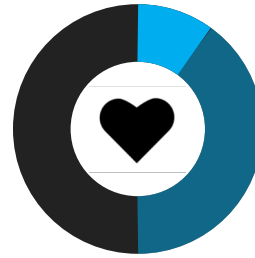


Where Anderson students live



- 50%** Sawtelle
- 25%** Westwood
- 10%** Mar Vista
- 10%** Santa Monica
- 5%** Other

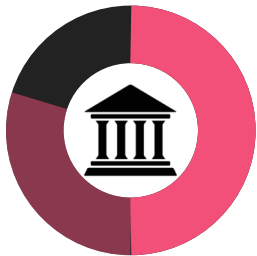
Who Anderson students live with



- 10%** Alone
- 40%** Spouse/partner
- 50%** Roommate (excluding spouse/partner)

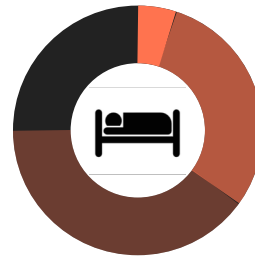
7% of Anderson students live with pets
8% of Anderson students have children

What type of properties Anderson students live in



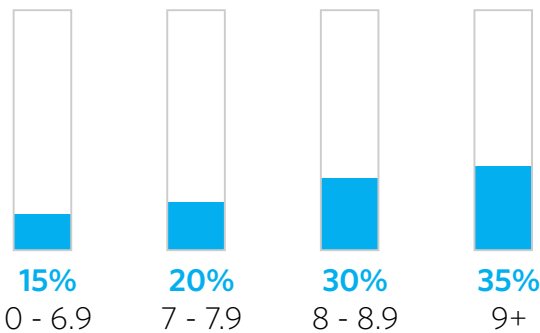
- 50%** Mid-size property (20-49 units)
- 30%** Large property (50+ units)
- 20%** Small property (2-9 units)

What size residences Anderson students live in



- 5%** Studios
- 30%** One bedrooms
- 40%** Two bedrooms
- 25%** Three or more bedrooms

Distribution of property ratings



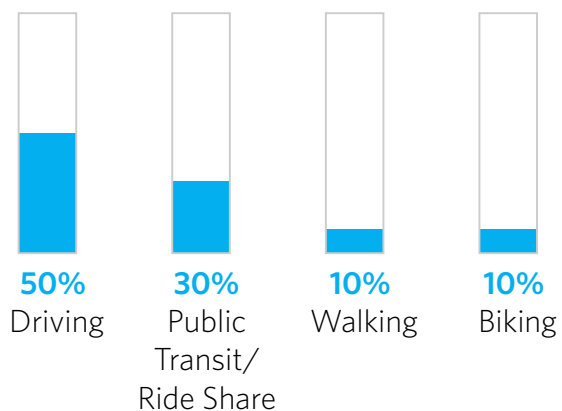
Average rent by apartment size



Rent versus own

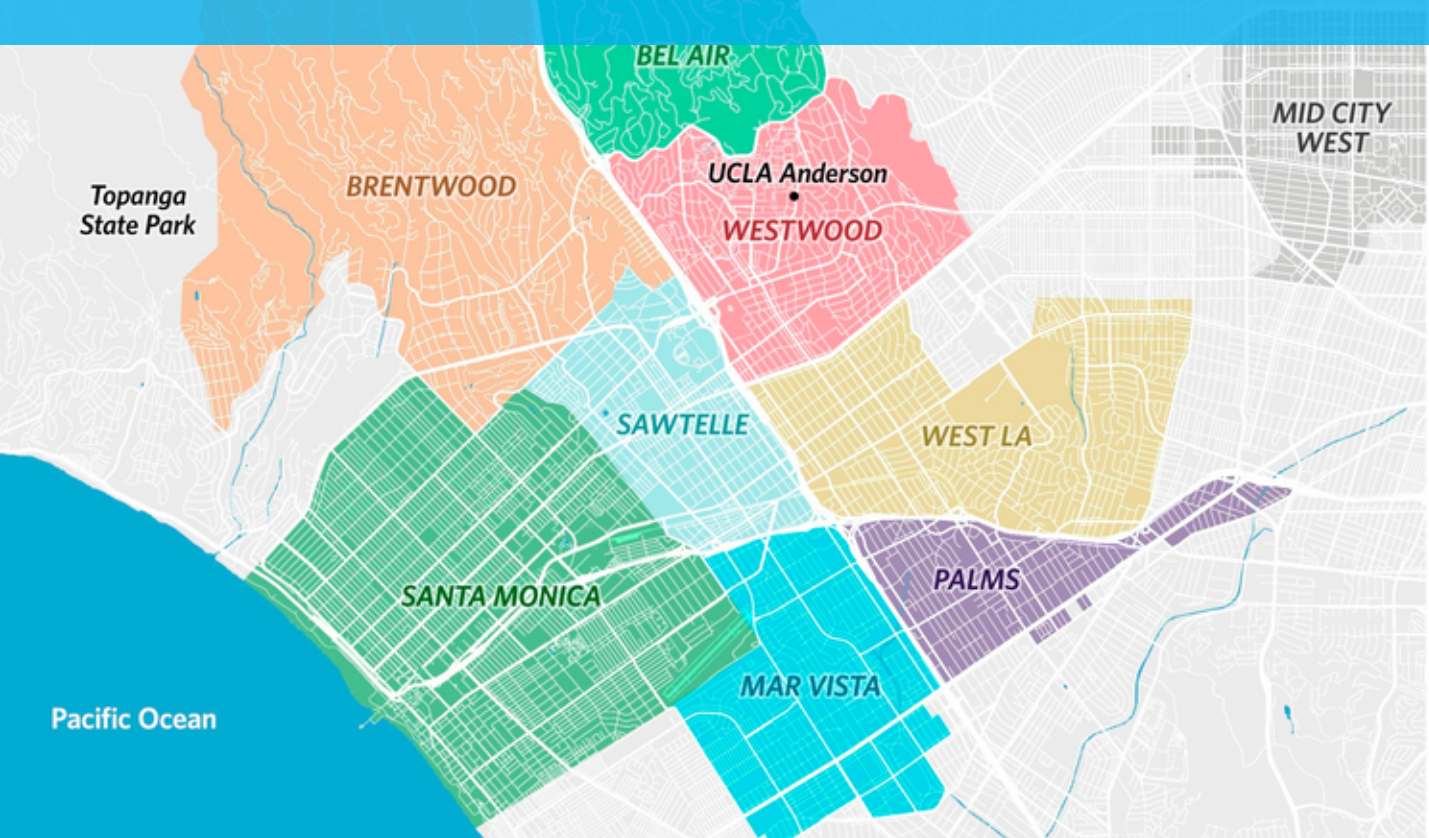


Commute methods



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for UCLA Anderson students



1 Sawtelle

50% of Anderson Students

Residents here are usually students or other university affiliates. All enjoy the convenience of living near a lot of action and are willing to endure the traffic and street noise that goes along with all the fun.

3 Mar Vista

10% of Anderson Students

Renters here consider the neighborhood to be family-friendly and safe. Limited access to both public transit and nearby restaurants make this neighborhood less attractive to those without access to a vehicle.

2 Westwood

25% of Anderson Students

Because of its proximity to UCLA, its attractive scenery within Westwood Village, and its effortless blend of sophistication and authenticity, Westwood is a very popular and active neighborhood.

4 Santa Monica

10% of Anderson Students

Santa Monica is great for students who want to live in a walkable, safe area by the beach and still have good nightlife and dining options. The neighborhood hosts fewer students than other areas due to the timely commute to the UCLA campus and the difficult parking situation.

Other Neighborhoods

less than 5% each

5 Bel Air

6 Palms

7 West LA

8 Mid City West

Sawtelle

Close To UCLA And The Beach

ABOUT SAWTELLE

Sawtelle is a popular option for UCLA students looking for proximity to campus and a short trip to the beach. While there are many great restaurants and shops in the area, some of them cater to a slightly older clientele and can be a bit pricey.

Lively

Great for Students

Close to Campus

Safe

Bad Traffic



MEDIAN RENTS IN SAWTELLE

\$1,898

Studio

\$2,215

1 Bedroom

\$2,984

2 Bedroom

WHAT RESIDENTS THINK ABOUT SAWTELLE



Review by [Anderson Student](#) 📍 AMHERST ROCHESTER

Within a few blocks walking to the primary bars that Anderson events are held at. The neighborhood is fairly residential and quiet, but not too far from some good restaurants and bars in Brentwood and Santa Monica. The great thing is that so many classmates tend to live nearby. Less than 3 miles from the ocean at Santa Monica.



Review by [Anderson Student](#) 📍 COLBY MISSOURI

Everything you need. Coffee shops, restaurants, a couple of bars. It also has a suburban feel if you like a more reserved neighborhood



Westwood

Scenic LA Neighborhood

ABOUT WESTWOOD

Westwood offers very close proximity to the UCLA campus and a relatively walkable environment within Westwood Village. The nearby green spaces and the overall safe feel of the neighborhood make it a great option for families with young children and pets. Though Westwood is a relatively affordable area, in true LA fashion, the neighborhood still manages to maintain a measure of high-end charm.

Walkable

Close to Campus

Student Friendly

Close to Transit

MEDIAN RENTS IN WESTWOOD

\$1,700

Studio

\$2,515

1 Bedroom

\$3,350

2 Bedroom



WHAT RESIDENTS THINK ABOUT WESTWOOD



Review by **Student**

MIDVALE APARTMENTS

Quiet and pretty neighborhood very close to Westwood blvd restaurants, coffee, dry cleaning, grocery stores. Just cross Wilshire blvd past the Equinox to enter Westwood Village. Street parking typically easy to find. Does not have quite the same concentration of MBAs as Sawtelle/Brentwood.



Review by **Anderson Student** **10401 WILSHIRE APTS.**

Westwood is close to almost every place you will want to go while in business school! It is sitting between the beach (Santa Monica and Venice) and Hollywood, so driving on either direction won't take you hours.



Mar Vista

Laid-Back Haven Near The Coast

ABOUT MAR VISTA

Mar Vista is a low-key, residential neighborhood with convenient access to roads stretching all over West LA. A short drive to stores or the UCLA campus and a straight shot down Venice Blvd to the beach are huge pulls for the residents. The area is popular with students and young families who enjoy the laidback feel of the area.

Safe

Limited Bars and Restaurants

Nearby Stores

Residential

Beautiful Houses



MEDIAN RENTS IN MAR VISTA

\$1,100

Studio

\$1,350

1 Bedroom

\$2,588

2 Bedroom

WHAT RESIDENTS THINK ABOUT MAR VISTA



Review by [Anderson Student](#)

📍 THE BARRY

There is a walkable strip with apartments, restaurants, etc. Much more car-oriented than big cities like NYC, Boston, SF, etc. Easy bike ride to Venice or Culver City which have a lot more to offer. Commute to UCLA is 30-45 minutes by shuttle or by car, and about the same by bike.



Review by [Student](#)

📍 UNIV. VILLAGE APARTMENTS

Further from campus/MBA bars. Quieter neighborhood, mostly families and single-family homes nearby. Close to multiple grocery stores. Easy access to main roads/405.



Santa Monica

Coastal City With A Lot To Offer

ABOUT SANTA MONICA

Santa Monica is an iconic West LA neighborhood nestled right into the coast. You can enjoy upscale retail and restaurants on the Third Street Promenade, stroll down the Santa Monica Pier and visit the Pacific Park amusement park, and enjoy relaxing waves on the beach all in this beautiful city.

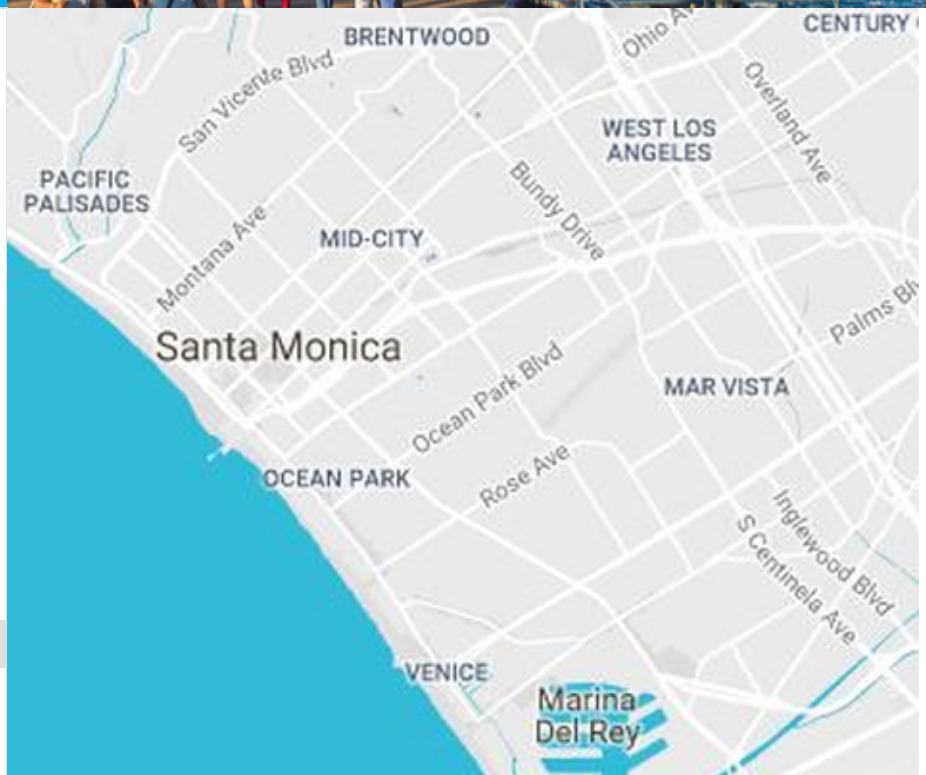
Easy Commute

Close to the Beach

Beautiful Views

Relaxing

Third Street Promenade



MEDIAN RENTS IN SANTA MONICA

\$2,100
Studio

\$2,500
1 Bedroom

\$4,100
2 Bedroom

WHAT RESIDENTS THINK ABOUT SANTA MONICA



Review by **UCLA Anderson MBA Student** 📍 LIVORNO

Tons to do, close to the beach, easy commute to school and great proximity to most school events.



Review by **Student** 📍 SANTA MONICA SANDPIPER

Great neighborhood, great location. Wouldn't trade living this close to the beach for anything.

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$2460+ per renter
 - \$\$\$ \$2130- \$2459
 - \$\$ \$1770- \$2129
 - \$ < \$1770

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
10401 Wilshire Apartments	Apt	9.0	\$\$\$	✓	✓		●●●	●●●	●●	●	●●●●
Barrington Avenue Apts	Apt	9	\$\$\$\$				●●●	●●●	●●●●	●●●	●●●
Barrington Plaza	Apt	6.5	\$\$\$\$				●	●●●●	●●●	●●●	●●
Barry Hill	Apt	8.6	\$\$\$\$	✓	✓		●●●	●	●●●	●●●	●●●●
Butler Cabana	Condo	6	\$\$\$\$		✓		●	●●	●●	●●●●	●●
Cynthia Gardens	Apt	8	\$\$\$\$				●●●	●●●●	●●●	●●●●	●●●●
Eleven950	Apt	7	\$\$\$\$				●●	●●●●	●	●●●	●●●●
HillCreste Apartments	Apt	9.8	\$\$\$\$				●●●●	●●●●	●●	●●●	●●●●
Legacy At Westwood	Apt	9.4	\$\$\$\$				●●●●	●●●●	●	●●●●	●●●●
Midvale Apartments	Apt	9.8	\$\$				●●●●	●●	●●●●	●●	●●●
NMS 1548	Apt	8	\$\$\$\$				●●●●	●●●●	●●	●●●●	●●●●
Santa Monica at Federal	Apt	6.8	\$\$\$	✓	✓	✓	●●	●●	●	●●●●	●
The Glendon at Westwood Village	Apt	8.1	\$\$\$\$			✓	●●	●●●●	●	●●	●●
The Rose	Apt	6.6	\$\$\$				●●	●	●●●●	●	●●
University Village Apartments	Apt	8.9	\$	✓		✓	●●●	●	●●●●	●●●●	●●
West Park Village	Apt	7.2	\$\$				●	●●●●	●●●	●●●	●
Weyburn Terrace	Apt	8.0	\$	✓	✓	✓	●●	●●●	●●●●	●●	●●
Weyburn Terrace Paseo	Apt	8.0	\$			✓	●●	●●	●●●	●	●●●
Wilshire Westwood Luxury Apts	Apt	8	\$\$\$\$				●●●	●●●	●●●	●●●	●●●●

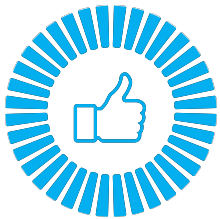
** Buildings with fewer than 3 reviews or ratings below 6.0 are not listed in this guide but reviews can be found online at VeryApt.com.

*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

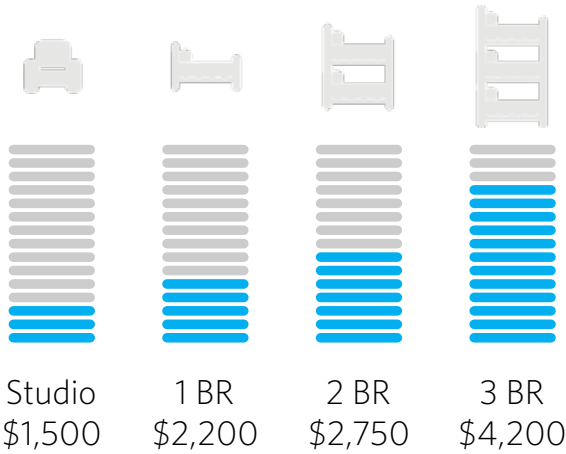
MOST POPULAR

READ MORE REVIEWS AT VERYAPT.COM

The most popular buildings tend to have:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



TOP 5

1 st		WEYBURN TERRACE	50+ PEOPLE
2 nd		UNIVERSITY VILLAGE APARTMENTS	45+ PEOPLE
3 rd		SANTA MONICA AT FEDERAL	30+ PEOPLE
4 th		10401 WILSHIRE APARTMENTS	15+ PEOPLE
5 th		BARRY HILL	10+ PEOPLE

1st
WEYBURN TERRACE
\$ | 50+ PEOPLE

Westwood

Review by *UCLA Anderson MBA Student*

"The convenience of Weyburn housing is great for walking to campus everyday (bus & bike access too) and makes it easier to relocate from far away since it is refurbished. The facilities aren't the newest, but they are plenty sufficient for living and cooking. There are a lot of Anderson students in the complex and it can provide opportunities to connect with the greater graduate student community at UCLA."

2nd
UNIVERSITY VILLAGE APARTMENTS
\$ | 45+ PEOPLE

Mar Vista

Review by *Jose, UCLA Anderson MBA Student*

"University Village Apartments is a very well maintained complex with a great, open and friendly community and located in the midst of a very safe and nice neighborhood."

3rd
SANTA MONICA AT FEDERAL
\$\$\$ | 30+ PEOPLE

Sawtelle

Review by *UCLA Anderson MBA Student*

"Living here has been great, good location good apartment. Nothing really to complain about, although there is some decent road noise from Santa Monica Blvd."

HIGHEST RATED

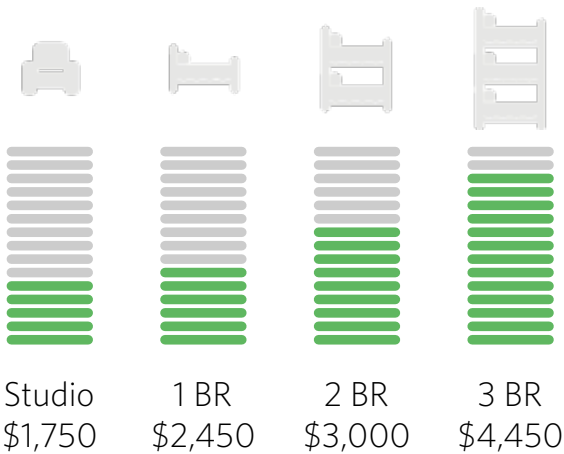
Buildings with the best overall ratings

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

What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



TOP 5

1 st	HILLCRESTE APARTMENTS	9.8 OVERALL RATING
1 st	MIDVALE APARTMENTS	9.8 OVERALL RATING
3 rd	LEGACY AT WESTWOOD	9.4 OVERALL RATING
4 th	10401 WILSHIRE APARTMENTS	9.0 OVERALL RATING
5 th	UNIVERSITY VILLAGE APARTMENTS	8.9 OVERALL RATING

1st
HILLCRESTE APARTMENTS
\$\$\$\$
9.8
OVERALL RATING

West Los Angeles

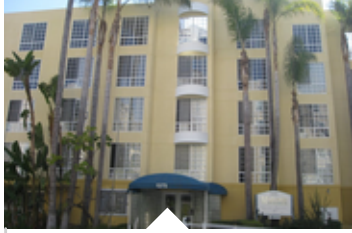



Review by UCLA Anderson MBA Student

"A bit expensive without a ton of restaurants/ bars nearby, but very quick drive to campus and great location for dog owners!"

1st
MIDVALE APARTMENTS
\$\$
9.8
OVERALL RATING

Westwood




Review by UCLA Anderson MBA Student

"We found this apartment complex while batch cold-calling apartment buildings in Westwood -- it's worth calling directly if you don't find updated listings online. Our \$2700 rent covers all the standard 1BR features + our 2nd story loft and our very spacious rooftop patio. We *love* our apartment. Other suites on lower levels are cheaper and noticeably more spacious than nearby alternative complexes for the price point.

Convenient 3 minute walk to the U2 BruinBus stop (which is completely free transportation to UCLA campus). Basement gym. Communal rooftop sundeck area (adjacent to the private rooftop patios). Garage parking space included. Solely managed by charming and responsive Austrian expat. Nice quiet neighborhood close to campus, grocery store, and restaurants. No pool/hot tub."

3rd
LEGACY AT WESTWOOD
\$\$\$\$
9.4
OVERALL RATING

Westwood




Review by UCLA Anderson MBA Student

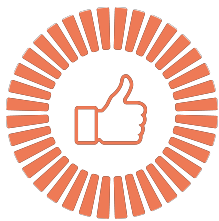
"Great location, though you pay for it with a high price. I like not having to drive to campus, which has helped offset the high rent cost."

BEST FOR FAMILIES

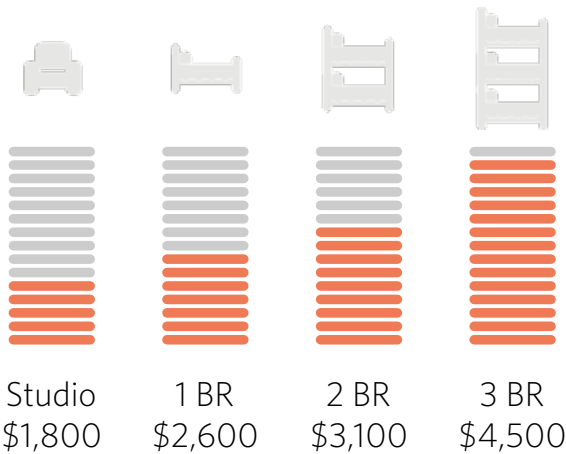
Highest-rated properties for families

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

What the best properties for families typically offer:



- ✓ Safe and secure properties
- ✓ Outdoor areas
- ✓ Responsive to maintenance requests
- ✓ Quiet buildings



TOP 5

1 st	UNIVERSITY VILLAGE APARTMENTS
2 nd	10401 WILSHIRE APARTMENTS
3 rd	SANTA MONICA AT FEDERAL
4 th	WEYBURN TERRACE
5 th	WEYBURN TERRACE PASEO

1st UNIVERSITY VILLAGE APARTMENTS Mar Vista \$

Review by UCLA Anderson MBA Student
 "Love how spacious, clean and family friendly UV is. Everything is super convenient and the maintenance service provided by UCLA is fantastic."

2nd 10401 WILSHIRE APARTMENTS Westwood \$\$\$

Review by UCLA Anderson MBA Student
 "Rent includes all utilities and one reserved parking spot with the ability to valet guest parking. Small but serviceable gym. Older building but units are new and renovated. Property manager is very on top of things and maintenance requests are handled immediately. Friendly doormen. Central location to campus and Westwood Village, Westfield Century City Mall, Beverly Hills, etc.; however, not really walkable."

3rd SANTA MONICA AT FEDERAL Sawtelle \$\$\$

Review by Anonymous
 "Spacious apartment well insulated in top floor so doesn't get too cold or hot ever. Elevator is a bit troublesome and they have run out of parking spots for building which are quite expensive. Additionally the maintenance request process is not too bad through the portal but my onboarding to join the lease with existing roommates was somewhat time consuming."

BEST FOR AMENITIES

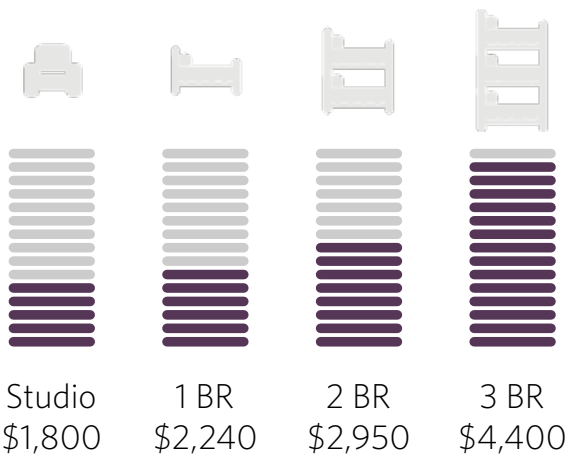
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



TOP 5

1 st		LEGACY AT WESTWOOD	10.0 AMENITY RATING
2 nd		HILLCRESTE APARTMENTS	9.8 AMENITY RATING
3 rd		WEST PARK VILLAGE	8.1 AMENITY RATING
4 th		10401 WILSHIRE APARTMENTS	8.0 AMENITY RATING
5 th		WEYBURN TERRACE	7.9 AMENITY RATING

1st LEGACY AT WESTWOOD \$\$\$\$ | 10.0 AMENITY RATING
Westwood

Review by UCLA Anderson MBA Student
"Management has been totally awesome and my wife and I have lived here for two years. Never any issues. Walkable to campus which is huge, especially being in LA."

2nd HILLCRESTE APARTMENTS \$\$\$\$ | 9.8 AMENITY RATING
West Los Angeles

Review by UCLA Anderson MBA Student
"For LA, this is a really commutable location to campus, and there is loads of nightlife, particularly dining within walking distance. Ubers/Lyfts a pretty cheap for most places you want to go."

3rd WEST PARK VILLAGE \$\$ | 8.1 AMENITY RATING
Sawtelle

Review by Student
"Great location, responsive management during office hours. Outside of office hours, you may have to call a locksmith if you get locked out, as manafemebt won't respond."

BEST FOR INT'L STUDENTS

Best Buildings for International Students

READ MORE REVIEWS AT VERYAPT.COM

FINDING AN APARTMENT IN LA

Advice from previous international students

Search tips:

"Most landlords require a credit check, so it's easier to live in university housing for the first year."

"I suggest international students to set up key priorities for housing such as social, location, rent fee, etc."

"Find another admitted/current student to help you by visually inspecting the apartment. Apply as early as you can and continually check in on your application."

Location advice:

"Look for places close to supermarkets, restaurants, and public transportation."

"Opt to live closer to where other international students live or where the rest of the Anderson MBA community decides to live."

"If you're moving in with family, make sure you pick a location that can help your partner integrate and engage with the community."

Apartment recommendations:

"For international students, if you are married, the best place to live in LA is [University Village!](#)"

"Most definitely, look at [University Village](#). Location, amenities, community are all fabulous."

"I think [Weyburn Terrace Paseo](#) is a very good solution, especially as a first year."

1st

UNIVERSITY VILLAGE APARTMENTS

Mar Vista, 3200 Sawtelle Blvd

\$

15+
INT'L
STUDENTS



Review by *John, UCLA Anderson MBA '15*

"Living in a University Village apartment is comfortable, convenient and affordable. Buildings are well maintained and management do a good job. Besides, social life is fostered by numerous MBA students that live there."

2nd

WEYBURN TERRACE PASEO

Westwood, 11000 Weyburn Ave

\$\$\$

10+
INT'L
STUDENTS



Review by *UCLA Anderson MBA Student*

"LOVE living in Paseo. If you want to be close to campus and live alone, you cannot get a better deal in LA! The apartments come furnished which is great and the price is subsidized by UCLA. A majority of the residents are international. Since everyone has studios it is not the most social building but all good since there is a ton to do. Westwood Village has everything you need - tons of grocery stores, bars, and a Target. I also love that I can walk to Anderson campus in about 20 minutes or bike in about 10 minutes."

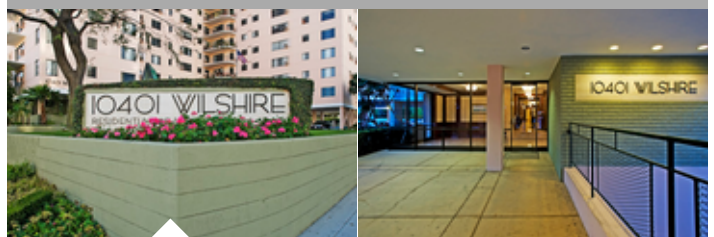
3rd

10401 WILSHIRE APARTMENTS

Westwood, 10401 Wilshire Blvd

\$\$\$\$

5+
INT'L
STUDENTS



Review by *Michael, UCLA Anderson MBA*

"Great spot overall. Parking situation is a breeze, and having doormen is actually a huge value add. Not walking distance to anything, but very convenient for driving. Easy bike to UCLA campus. Old building but well renovated. Free coffee and doughnuts on Wednesdays."

LANDLORD GRADES

and the Renting Process

GRADE LANDLORD

B-	Beverly Hills Properties
B+	Century West Properties
A	CIM Group
B+	Decron Properties
B	Douglass Emmett
A+	E&S Ring Management Corporation
A+	Greystar
A	Moss & Company
A-	Property Management Associates
A+	RBM of California
B+	R.W. Selby & Company
B+	Silton Management Group
B+	The Roberts Companies
A	UCLA Student Housing
B+	Westside Habitats
A-	Wiseman Management

Landlord Grades

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

Understanding THE RENTING PROCESS

If this is your first time renting, here is a heads up on what the process is like:

Application process

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 an international student, 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.

After you're approved

A landlord will often ask for a **security deposit** and **prepaid rent**. A landlord typically charges up to two months' rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you **give proper notification that you are moving out** (typically 60-90 days), the **landlord has 30 days to return the security deposit at the end of the lease**. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

What to look out for

Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at contact@veryapt.com.



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