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 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 Baton Rouge. 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 LSU Grad 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.
Where LSU Grad students live

35% Highland/Perkins
30% Garden District
20% Downtown
10% South Baton Rouge
5% Other (<5% each)

Who LSU Grad students live with

20% Alone
30% Spouse/partner
50% Roommate (excluding spouse/partner)

29% of LSU Grad students live with pets

What type of properties LSU Grad students live in

65% Large property (50+ units)
15% Mid-size property (20-49 units)
20% Small property (2-9 units)

What size residences LSU Grad students live in

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

Distribution of property ratings

40% 0 - 6.9
20% 7 - 7.9
20% 8 - 8.9
20% 9+

Average rent by apartment size

$890 Studio
$950 1BR
$1,050 2BR
$2,000 3BR

Rent versus own

95% Rent
5% Own

Commute methods

50% Driving
25% Walking
20% Public Transit
5% Biking
CLK Baton Rouge offers multiple locations to fit your needs. Each community has an array of amenities such as 24 hour fitness centers, luxury pools, laundry facilities, online payments and service requests, and much more. Our on-site management and maintenance professionals are dedicated to making your apartment home!

**Properties Offered:**
- Tiger Pointe
- Cobblestone at Essen
- Cypress Lake
- Oakleigh
- Rents vary by location. Inquire today!

Get a free application fee. Enter code **VERYAPT**

Renovated and classic apartments available.
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.
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for LSU Grad students

1 Highland/Perkins
35% of LSU Grad students
Highland/Perkins is an extremely modern section of Baton Rouge with shopping centers, restaurants, and movie theatres. Between the museums and sports bars, there’s an abundance of entertainment for every grad student in the area.

2 Garden District
30% of LSU Grad students
Easily the youngest, hippest, and chicest neighborhood surrounding LSU is the Garden District. Being close to the LSU campus attracts many students to this area. Alongside the students are many artists that have found studio space in this part of town.

3 Downtown
20% of LSU Grad students
Close to the action, and close to LSU, is Downtown Baton Rouge. The neighborhood is home to a mix of students and young professionals who want to be in the heart of the action.

4 South Baton Rouge
10% of LSU Grad students
South Baton Rouge is close enough to the action of Downtown while just far enough to have a dense suburban feel. This area is quieter than its surrounding neighborhoods which makes it a perfect place for families or individuals who want to escape the city’s fast-paced lifestyle.

Other Neighborhoods
less than 5% each

5 Mid City

6 Inniswold

7 Monticello
FURNISH YOUR APARTMENT FOR JUST $99/MONTH*

The flexibility of furniture rental lets you be prepared for the unpredictable and gives you one less thing to worry about.

ARRIVE PREPARED.
Choose the furniture you want for your new off-campus place and have it delivered and set up before you even arrive. We even rent kitchen supplies, linens, TVs and appliances.

LEAVE WITH EASE.
Skip the stress of moving or moving out. One call and we’ll take care of picking up or moving furniture to another place.

Starting at just $99 per month* (12 Month: $99, 9 Month: $129, 6 Month: $199)

There’s no need to invest in furniture for just a semester or two. Furniture rental is the easiest way to avoid extra costs for moving vans or storage fees.

Follow us #CORTatCollege Call us 855.435.9133
cort.com/student

*Student pricing only available on select packages. Pricing based on a 12-month lease. Offer expires 10/1/21.
Highland/Perkins
The Hub for LSU Students

ABOUT HIGHLAND/PERKINS

The LSU campus is located in Highland/Perkins, making it an ideal location for students to live in. The neighborhood can be quiet during the week, but on weekends and game days it is full of bustling students and LSU fans. The neighborhood also provides its residents with many restaurants and bars.

LSU's Campus  Bars and Restaurants

Bustling Students  Game Days

MEDIAN RENTS IN HIGHLAND/PERKINS

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
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<th>2 Bedroom</th>
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<tbody>
<tr>
<td>$750</td>
<td>$890</td>
<td>$1,000</td>
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</table>

WHAT RESIDENTS THINK ABOUT HIGHLAND/PERKINS

★★★★★
Review by LSU Grad Student

It is very close to LSU campus. 10 min walk to Student Union. It is convenient if your department is in the upper half of the campus. There are bars, restaurants and churches nearby. It is near a running track and the lake. You will enjoy the neighborhood if you do not go out after 9 pm (I mean walking and alone, I did not encounter because I did not but my friends told me to be careful so I’m passing it without validation).

★★★★★
Review by LSU Grad Student

The North Gate area is old but has a nice vibe. The Bradshaw complex itself (which is big) does not have much to make it special. The neighborhood on the back side is quiet, cute, and good for walking in.
Garden District
Youngest, Hippest, and Chicest Neighborhood

ABOUT GARDEN DISTRICT

Do not let the suburban feel of the neighborhood confuse you; the Garden District houses lively bars, delectable restaurants, and homey coffee shops. The hip area attracts young artists for its creative community, students for its proximity to campus, and families for its natural beauty. So living here means having a lively community.

Young    Artist
Bars and Restaurants
Close to Campus

MEDIAN RENTS IN GARDEN DISTRICT

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WHAT RESIDENTS THINK ABOUT GARDEN DISTRICT

Review by Local Resident
22ND & OLIVE ST.
Safe, up-and-coming, hip part of Baton Rouge, full of artists and young professionals, coffeeshops, neat bars, and cool venues. Easily the hippiest, innovative, gentrifying part of Baton Rouge.

Review by Local Resident
2151 OLEANDER ST.
The Garden District of Baton Rouge has been designated as a “Great American Neighborhood” by the American Planning Association. There is an active civic association with frequent social events and off duty police patrols. Crime is low compared to suburban areas and there are 5 blue-ribbon schools within walking distance. If you like biking and walking and want to feel connected to your community this is the place to be!
Downtown
Living in the Heart of the Action

ABOUT DOWNTOWN

Many LSU students prefer to go Downtown after class to study in the plentitude of coffee shops or go out at night to the exciting bars. Living downtown means there is always something happening right outside your door. There are spectacular bars and restaurants, entertaining live music and comedy clubs, and beautiful parks.

Active  Young  LSU Students
Short Commute

MEDIAN RENTS IN DOWNTOWN

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
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WHAT RESIDENTS THINK ABOUT DOWNTOWN

Review by LSU Grad Student

KRESS CONDO

Pros: Lots of things to do in the area. Market right across the street. Two blocks away from the levee, so biking to campus is very convenient. Good restaurants and bars just down the block. Cons: Lots of late night noise. People yelling or playing music in the street. Parking on weekends gets scarce.

Review by LSU Grad Student

LAKE TOWERS

Pros: Lots of things to do in the area. Market right across the street. Two blocks away from the levee, so biking to campus is very convenient. Good restaurants and bars just down the block. Cons: Lots of late night noise. People yelling or playing music in the street. Parking on weekends gets scarce.

Cons: Lots of late night noise. People yelling or playing music in the street. Parking on weekends gets scarce.
South Baton Rouge
Dense Suburban Feel

ABOUT SOUTH BATON ROUGE

South Baton Rouge is close enough to the action of Downtown and campus, but far enough to have a dense suburban feel. Being much quieter than its surrounding neighborhoods makes it a perfect place for families or individuals who want to escape the city’s fast-paced lifestyle. There are many restaurants, grocery stores, and gas stations close; so everything you need is less than a five minute drive away.

Close to Campus  Family Friendly

Quite Neighborhood

MEDIAN RENTS IN SOUTH BATON ROUGE

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<th></th>
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<tr>
<td>2 Bedroom</td>
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WHAT RESIDENTS THINK ABOUT SOUTH BATON ROUGE

Review by LSU Grad Student  TURNBERRY PLACE
Lots of amenities, but very car-focused. Few sidewalks, which is unfortunate.

Review by LSU Grad Student  SIEGEN OAKS
It takes me about 15 minutes to get to Tiger Stadium. Very close to shopping (one exit from the mall). Great for those who don’t want to live near all of the undergrad housing, but wants to still have a reasonable drive to campus.
## APARTMENT RATINGS

### KEY

- **••••** Excellent for a category
- **•••** Great
- **••** Average
- **•** Below average

### Property Type

<table>
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<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
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<th>Amenities</th>
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*Prices subject to change and may vary significantly by room type.

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

<table>
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<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
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</table>

## About Our Categories

### Property Type
- **Apartment (Apt)**: Properties with one building manager. Often have consistent pricing/features.
- **Condo**: Properties with multiple owners. Lease terms and features can vary significantly by unit.

### Key Building Factor Ratings
- **Overall Rating**: Overall feedback on building quality.
- **Popularity**: Estimated # of students in the building.

### Living Situation Ratings
- **Families**: How students with partners and/or children rated the building.
- **Pet Owners**: How students with pets rated the building.

### Building Quality Ratings
- **Management**: Maintenance and service quality.
- **Amenities**: In-room and building features beyond the basics.
- **Value**: Building quality given cost of rent.
- **Social**: Building community and social scene.
- **Safety**: Building neighborhood safety.
MOST POPULAR
Buildings with the most LSU Grad students
READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

Studio $885
1 BR $1,000
2 BR $1,200
3 BR $1,505

TOP 5

1st
THE BRADSHAW
Baton Rouge
20+ PEOPLE

Review by LSU Graduate Student
“Close enough to all the action but far enough to have safe place to retreat to! Located a block from LSU and 1 block from the university lakes, walking distance from food and shopping options, the location is what really makes this place!”

2nd
CAMPUS CROSSINGS ON BRIGHTSIDE
Baton Rouge
15+ PEOPLE

Review by LSU Graduate Student
“The office staff are very friendly and work hard to help you with anything you need. They have a lot of fun activities you can participate in throughout each month, including ones that aim towards students. It’s also located right next to the bus stop in case you don’t have a car.”

2nd
WILDWOOD BATON ROUGE APARTMENTS
Baton Rouge
15+ PEOPLE

Review by LSU Graduate Student
“Typical off campus housing. Non-priority items take a long time to get fixed (we have had a broken door inside the apartment since September) and the internet can be spotty depending where you are in your apartment. Awesome amenities and conveniently on the bus route so I did not have to buy a parking pass. The gates can be a pain sometimes, but most are anyway.”
LET US UPGRADE YOU!

NEWLY RENOVATED APARTMENT HOMES AVAILABLE

Luxury living near LSU 10732 S Mall Drive, Baton Rouge, LA 70809

WELCOME TO EVERGREEN AT TUSCANY VILLAS

Designed to meet your needs for comfort, convenience, and luxury, our newly renovated One, Two, and Three-bedroom apartments offer bright and open layouts, gourmet kitchens, elegant crown molding, and deep garden tubs. Discover your oasis at our upgraded pool deck, grilling stations, and new WOW fitness center, and enjoy a luxury living experience that you won’t find anywhere else.

Less than 10 miles from LSU, our Siegen Lane location is close to the heart of Downtown and its premier shopping, dining, and entertainment.

► On-Site Management & Maintenance
► Pet-Friendly Community with On-Site Bark Park
► Open Plan Designs
► Gourmet Kitchens with Upgraded Countertops, Backsplashes & Stainless Steel Appliances
► Spa-Inspired Baths with Garden Tubs
► Full-Size Washers & Dryers
► New 24/7 WOW Fitness Center
► Social Lounge with Wifi
► Resort-Style Pool, Sundeck, Fireplace & Outdoor Grilling Stations
► Garages & Covered Parking Available

Call us or visit us online to schedule a tour:
225-535-8745 • evergreenattuscanyvillas.com
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

1st
CYPRESS LAKE APARTMENTS
Baton Rouge
$385
$1,200
$1,400
$1,705

Review by LSU Graduate Student
“This apartment complex is really nice. The front office staff is friendly and there are office hours on Saturday. They also allow rent to be paid online. If you input a maintenance ticket, the staff is responsive and friendly. There is a gym included and two swimming pools. There is also a really nice lake with sidewalks around it for walking. In addition, there is a children’s playground, a tennis court, and some outdoor grilling equipment.”

2nd
HIDDEN POINTE APARTMENTS
Baton Rouge
$385
$1,200
$1,400
$1,705

Review by LSU Graduate Student
“I love living here! It’s incredibly pet-friendly, there’s plenty of room for me and my things, and I know I’m very safe. It’s also quiet and maintenance is responsive. It’s farther away from campus but very close (if you have a car) to the mall, a variety of grocery stores; a rock wall gym that also does yoga, and a place that has an arcade, bowling, and laser tag. It’s also close to the interstate which makes getting to campus effortless. There’s a pool and a playground for children (but it’s on the other side of the complex from the one bedroom apartments).”

3rd
LABELLE FOUNTAINE APARTMENTS
Baton Rouge
$385
$1,200
$1,400
$1,705

Review by LSU Graduate Student
“Beautiful townhomes, families live here, and some LSU professors and graduate students. Quiet, safe neighborhood, very walkable, beautiful landscaping and area. Across the lakes from campus.”

4th
THE HIGH GROVE

5th
JESSICA’S LANDING

9.9
9.8
9.7
9.6
9.5
OVERALL RATING
OVERALL RATING
OVERALL RATING
OVERALL RATING
OVERALL RATING
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

Studio
$1,285

1 BR
$1,400

2 BR
$1,600

3 BR
$1,905

TOP 5

1st
SOUTHGATE TOWERS

Baton Rouge, 4005 Nicholson Dr

$$$$$ AMENITY RATING

Review by LSU Graduate Student

“Nice amenities; overall, pretty satisfied considering the price I pay per month. Closets are huge and it’s a pretty large space for one person. The parking garage goes to every floor level, which is easy for move-in, bringing in groceries, etc. I recommend asking to tour your exact apartment before moving in (we would’ve noticed the smoke smell before signing the lease if we had done that).”

2nd
TURNBERRY PLACE APARTMENTS

Baton Rouge

$$ AMENITY RATING

Review by LSU Graduate Student

“Management is excellent and work orders are promptly handled. A high-quality gym and pool are available to exercise and relax. The lack of sidewalks linking to the surrounding neighborhood is odd. Very quiet and dog-friendly. Well-suited to those looking to study in peace.”

3rd
THE DISTRICT

Baton Rouge, 5500 Perkins Rd

$$$$ AMENITY RATING

Review by LSU Graduate Student

“The apartment is small but comfortable, and the management is usually responsive. It may be a bit pricy for what we’re getting, but I feel safe and I think the location is great. It also has a washer and dryer! The mail system is organized and secure, and the main building has some great social spaces. The parking garage has levels to match the apartments, so you never have to carry groceries upstairs. Our apartment is on the second floor and we have a balcony onto a courtyard.”
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

- Great price-to-space trade off
- Good location
- Solid amenities and basic features

TOP 5

1st
MAGNOLIA RIDGE APARTMENTS
Baton Rouge, 1553 Highland Rd
$685

2nd
CHATEAU DU COUR
Baton Rouge, 4728 Y A Tittle Ave
$800

3rd
ARLINGTON TRACE
Baton Rouge, 2405 Brightside Dr
$1,000

4th
LABELLE FOUNTAINE APARTMENTS
$1,305

5th
THE VILLAS ON BRIGHTSIDE

1st Review by LSU Graduate Student
“I moved in during the fall of 2020, and am the first person to occupy this new one-bedroom apartment. Overall the location is good because it’s about a mile from LSU’s Northgate on Highland Rd., so I have often taken public transportation to travel from school to home. The apartment complex, grounds, and parking lot are very well kept. Overall is a very well-maintained property.”

2nd Review by LSU Graduate Student
“The owner is very helpful. They respond quickly for any problems. The tigerland bus stoppage is just 5 mins away. Good place to save money on rent.”

3rd Review by LSU Graduate Student
“This is truly a great place to live as a student. It is tucked away on brightside drive and easy to make friends with your neighbors. The only downside is that the walls are thin so there’s a chance you hear your neighbors when they have friends over or their dogs bark all day. They are currently updating much of the property. There is a large field on the Summer Grove side that is perfect for throwing a frisbee, letting your dog run, or just enjoying the outside space. There are assigned parking spots with guest parking near the field.”

Studio $685
1 BR $800
2 BR $1,000
3 BR $1,305
Townhomes
Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME

- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME

- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

Preparing for a townhome search

Most LSU Grad students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE

Reliable Landlords
Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.

Noise and Neighbors
Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

Lease Terms
Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.