

## **THINGS TO CONSIDER**

There's a lot to consider when you're hunting for the perfect place to call home. We encourage you to think carefully before making your selection.

### *Things to think about when apartment hunting*

- **Budget**—How much can you afford to pay in rent and utilities without killing your budget? Make sure to include the cost of any extra amenities (like cable and Internet) in this calculation.
- **Location**—Can you afford to live downtown? If not, how far out are you willing to look?
- **Safety and security**—What features, like security cameras, locked building entry, on-site security guards, and emergency lights, are important to you?
- **Amenities**—What appliances do you hope the place has? What are your laundry facility preferences?
- **Transportation**—Do you have a car? If so, do you have a place to park it? And if not, how do you plan to get to and from campus? If you need to take the bus, make sure there's a stop nearby.
- **Roommates**—Do you plan to have one (or more)? If so, take some time to talk about sleeping, studying, and socializing habits before you sign a lease together. That way, you all know what to expect—and can iron out disagreements ahead of time.
- **Lease terms**—If you don't plan on living in your place all year round, look for housing options that have flexible lease terms or will let you sublease in the summer. And make sure you know what your options are if you have to break your lease—just in case.
- **Fees**—What other costs are associated with renting each place? Is there a security deposit? Application or administrative fees? These can really add up, so make sure you find out up front.

### *Resources for off-campus living*

Off-Campus Student Services offers a variety of services and enables you to be successful throughout your college experience.

We can provide you with educational information on a variety of topics, including:

- Rental requirements
- Rental checklists
- Tenant and landlord rights
- Staying safe
- Roommate conflicts
- General tips for living off campus

We also host an annual housing fair to help you find the best place to live while attending IUPUI. For more information, email [commuter@iupui.edu](mailto:commuter@iupui.edu) or call 317-274-7200.

# HOUSING INFO

As with any new city you move to, I strongly recommend that you gather as much information about prospective apartments as you can. IUPUI has a webpage devoted to off-campus housing options that you might find useful: <http://studentaffairs.iupui.edu/campus-living/off-campus-services/index.shtml>. Online resources including [www.apartments.com](http://www.apartments.com), [www.apartmentguide.com](http://www.apartmentguide.com), and [www.forrent.com](http://www.forrent.com) are also good starting places to look for an apartment. Thanks to websites like <http://www.apartmentratings.com/in/indianapolis/> and Google place pages, you can get an idea of what a place is like from people who have lived there. If at all possible, check out prospective apartments during different times of the day and in the evening. Current graduate students and your advisor can also be a great resource. You can also use the following site to look at crime statistics in different areas of Indianapolis: <http://maps.indy.gov/MapIndy/Index.html?theme=crimeviewer>. With any place you move to you should thoroughly check things out before you commit to a year-long lease.

## *Tips from an Indy native (someone who has lived in Indy their whole life)*

- “South and North Indy are fine...but avoid 38<sup>th</sup> street.”
- “Anything on the near outskirts of the city is usually a bit rough. South side outside of 465 is nice though.”
- When asked about West and East Indy, he said, “depends.” (*He’s a man of few words*)

## *Advice from past Master’s students*

- IUPUI has a roommate matching website (<https://iupui.uloop.com/housing/index.php/roommates>), and you may also want to reach out to the other incoming students about being roommates. I believe the only people who will need new roommates this next year are me and Virginia (see Lux on Capitol below)
- Don’t forget to factor in electricity and other expenses not included in rent, and also any car/parking expenses if you’re bringing a car. Campus parking is around \$400 a year (minimum, there are different options) or you can purchase it by semester for a bit less than that because it doesn’t include summer.
- Definitely tour the apartment first. Not any apartment in the complex, the exact apartment you would be in.
- Use caution when looking at places in West and East Indy. I looked at some apartments in West Indy and the apartment themselves were fine, but the location didn’t feel safe.
- You may want to go for a cheap one-bedroom or studio apartment, but I looked at 8 or so when I came to Indy to apartment hunt and they weren’t that great. In my opinion, it’s better to have a roommate than live in a small, outdated one bedroom apartment.

## Places Students Have Lived

### THE TYLER

(catered toward students)

#### Location:

- 1201 Indiana Ave., Indianapolis, IN 46202
- About a 5 minutes commute (1 mile from campus)
- Downtown, a bit northwest of central Indy. Pretty safe area!
- There is a shuttle that runs to and from campus, so it's a good option if you don't have a car.

#### Options/Prices

- 1 br/1 bath – starting at \$950
- 2 br/2 bath – starting at \$755
- 3 br/3 bath – starting at \$729
- 4 br/4 bath – starting at \$655
- *These rates are per person because they are individual leases. Rates change at times of specials so contact for current rates.*
- Parking is extra, but just buy an IUPUI parking pass because there are about 3 lots immediately next to it
- Now offers some apartments as a pairing with the IUPUI campus which just started for Fall 2019.

#### Amenities

- Complex:
  - Gym, heated pool, small clubhouse, outdoor grilling area, and free printing in the office.
  - It's pretty safe, you need a key to get into any part of the building. Only service pets are supposed to be allowed.
- Apartments:
  - Fully furnished (no TV, but does have a dish connection), modern furnishings, only thing not included in rent is electricity
  - Washer/Dryers in-unit (except for 1 bedroom apartments in which they have pay for ones in the hallways), garbage disposal, all rooms have their own bathroom and closet, and all apartments have a balcony/patio

#### Opinion

- "The Tyler is okay for your first year. It has a lot of upper class undergrads, can be noisy on game nights, or when they have parties. It's safe though and I appreciate the convenience to campus and not having to buy another parking pass for my building. However, they've gone through a lot of management changes. The desk people are nice but it takes forever for me to actually get maintenance repairs unless I ask the maintenance people myself (who are all very nice, I just think poor communication channels). It improved near the end of my time there though"

#### Contact

- <http://letter9.com/thetyler/>
- 317-661-4381
- [tylerleasing@liveatthetyler.com](mailto:tylerleasing@liveatthetyler.com)

# LUX ON CAPITOL

(catered toward students)

## Location

- 501 N. Capitol Ave., Indianapolis, IN 46204
- About a 6 minute commute to the center of campus (1 miles); however, we walk about 95% of the time which is about a 10-15 minute walk. No shuttle yet, but there is a bus stop right across the street that will get you almost anywhere downtown.
- Very much downtown, a bit north of central Indy. Safe area with a Kroger right across the street!

## Options/ Prices\*

- Studio – \$1,175
- 1 br, 1 bath – \$1,300
- 2 br, 2 bath - \$880-1,300
- 3 br, 3 bath penthouse - \$1,100
- 4 br, 4 bath - \$755-810
- *\*They have specials often*
- Balcony = extra \$25 a month
- Parking = extra \$25 a month
- These rates are per person because they are individual leases. Fully furnished and all-inclusive. The only thing not included in rent is electric – cable is included and the apartments come with TVs

## Amenities

- Complex:
  - Large gym, pool, tanning beds, clubhouse, half basketball court, fire pit, outdoor grilling area, pool table, ping pong table, gaming area, computer/business area with free printing if you provide paper. It super safe, you need a key fab to get in any doors and on the elevator, and they also give you a key to your own room. There are also 2 courtesy officers that live there, who are Indianapolis police officers. Oh, there are events like potato bars, freebie Fridays, etc. Not pet-friendly.
- Apartments:
  - Fully furnished, modern furnishings, only thing not included in rent is electricity
  - Washer/Dryers in-unit, garbage disposal, comes with TV and cable, all rooms have their own bathroom and walk-in closet, all apartments have large bay-type windows

## Opinion

- “It’s definitely in a convenient location, especially if you don’t have a car. It takes about 10-15 minutes to walk to anything downtown. Also, the apartment complex is brand new – we were the first residents. It’s really quite nice. The only downside is that residents are mostly undergrads, so it can get a little noisy sometimes. The pros definitely outweigh that one con for me though. If you want to live here, but not with us...they do roommate matching, so you can specify the type of people you want to live with. Our roommates are delightful, so they do a pretty swell job of matching people.”

## Contact

- <http://luxoncapitol.com/>
- 317-766-9444
- [live@luxoncapitol.com](mailto:live@luxoncapitol.com)

## HARDING STREET LOFTS

### Location

- 101 South Harding St, Indianapolis, IN 46222
- About a 5-7 minute commute (2.1 miles from campus)

### Options/Prices

- There are tons of different layouts, but they're all mainly 2br/2 bath, 2br/1 bath, or 1 br/1 bath.
- Owned by Core Redevelopment, who doesn't post prices online so you'll have to contact them. 2017-18 student lived in 2br/2bath apartment with a roommate and paid about \$750 monthly.

### Amenities

- Gym, in-unit washer and dryer, polished concrete floors, some apartments may have exposed brick (your typical downtown apartment)
- Not sure if pet-friendly.

### Opinion

- "I like where I live. It's very safe. It's mostly young working adults, so no parties really. Cats are allowed but no dogs. I'd recommend it. The only down sides are that there is a train that runs behind it and can be loud, and sometimes I can hear my neighbors. Other than that, I love it. I love the price and I'm still 5 minutes from downtown."

### Contact

- <http://www.coreredevelopment.com/apartments/harding-street-lofts/>
- 317-423-8688
- [hsl@coreredevelopment.com](mailto:hsl@coreredevelopment.com)

## STADIUM LOFTS

### Location

- 1510 Stadium Way, Indianapolis, IN 46202
- About a 5-7 minute commute (1.8 miles from campus)
- Pretty much downtown, a bit northwest of Central Indy. Pretty safe area!

### Options/Prices

- There are tons of different layouts, but they're all mainly studio, loft w/ 1 bath, 1 br/1 bath, or 2br/2 bath.
- Owned by Core Redevelopment, who doesn't post prices online so you'll have to contact them.

### Amenities

- They literally took Bush Stadium and turned them into lofts...so some of the apartments have balconies that overlook a baseball field—it's pretty sweet.
- There is a gym, yoga area, grill areas, sand volleyball, fire pits, and a baseball field, obviously (it's mainly a large, grassy area which can be rare to find if you live downtown)
- Pet-friendly

### Opinion

- "It's gated, so that's nice. It's safe for sure. It's also really close to campus, so an easy bike ride, and the shuttle also runs right by Stadium. Prices change all the time, but a 1 bedroom is about 1k and you would have to find your own roommate if you want to do a 2 bedroom in the flats. It's cheap construction and very industrial like all core redevelopment properties, so you'll hear your neighbors all the time." Has stayed there for 3 years and continues to

### Contact

- <http://www.coreredevelopment.com/apartments/stadium-lofts/>
- 317-632-4011
- [stadium@coreredevelopment.com](mailto:stadium@coreredevelopment.com)

...There are also Stadium Flats, which is in the same complex, but has a different website?

- Stadium Flats - <http://www.coreredevelopment.com/apartments/stadium-flats/>

## Gardens of Canal Court

- **Location**
- 434 Canal Court South Drive (West St. And St. Clair St.), Indianapolis, IN 46202
- Convenient to campus: About a 5 min commute (1 miles to center of campus) or 15 minute walk
- Downtown
- Along the canal! *Caution:* not all apartments face the canal.

### Options/Prices

- 1 br/ 1 bath (6 different layout options) – roughly \$1,064-1197
- 2 br/ 2 bath (6 different layout options) – roughly \$1,263-1,468

### Amenities

- Gated parking, controlled access building entrances, private garages with remote control access
- Pet-friendly
- Interior features: Dishwasher, disposals, microwaves, fireplaces, intercoms and individual intrusion alarms, washers and dryers, some split-level floor plans, some walk-in closets
- Exterior features: canal-front and poolside apartment options, complimentary parking, patios and balconies, three swimming pools
- Clubhouse, billiards room

### Opinion

- Current resident: Likes where they live and has lived there two years. Didn't have a car originally and could walk to campus, although not fun in winter. Still walks most of the time now.

### Contact

- <https://m.sextonproperties.com/gardensofcanalcourt/index.php>
- 317-636-2126
- Ask about any current specials.

# THE MAROTT

## Location

- 2625 North Meridian Street, Indianapolis, IN, 46208
- About a 6-8 minute commute (3 miles from campus)
- Northern Indy

## Options/Prices

- 1 br/ 1 bath – range of \$800-930 (4 layout options)
- 2 br/ 1 bath – range of \$920-1,065 (3 layout options)
- 2 br/ 2 bath – range of \$995-1,265 (2 layout options)

## Amenities

- Renovated hotel; It's nice and the building is safe
- Indoor pool w/ hot tub and sauna, fitness center, tanning, outdoor pool with patio and grills, gated/fenced parking (parking is included), 24-hr concierge, dry cleaning, business center
- Cat friendly. Dogs are only allowed as therapy or doctor-approved
- Has ballrooms and spaces you can reserve.

## Opinion

- "Marott apartments are great! Lots of amenities like a hot tub and two pools, work out room, rooms to reserve for parties, 24 hour concierge services, great security, and guaranteed parking. Maintenance was always quick and responsive, and my neighbors were a mix of students and families/young adults. Utilities aren't included, but it's a good price for living so close to downtown. Unless you're a dedicated biker, you will have to drive for most things like groceries, classes, or jobs, but there are also things close by like bars, restaurants, walking paths, and the Children's Museum if you don't want to have to drive somewhere."

## Contact

- <https://www.marottapts.com/>
- 317-926-3700
- [Marott@vanrooy.com](mailto:Marott@vanrooy.com)

## ABNEY LAKE APARTMENTS

### Location

- 3451 Sherburne Ln, Indianapolis, IN 46222
- West side of Indy, and relatively safe
- About 12-15 minute commute, without traffic (6.4 miles from campus)

### Options/Prices

- 1 br/1 bath
- 2 br/ 1 bath
- 2 br/ 1.5 bath townhome (two floors)
- 3 br/ 1.5 bath townhome (two floors)
- Unfortunately, prices are not listed. On the cheaper end though

### Amenities

- Pet-friendly
- Fireplaces available, upgraded units available, washers/dryers available, outside storage
- Patrol service, student discounts, resident business center, on Indy go bus line
- Community Amenities
  - Free wifi in community areas, tennis & Volleyball courts
  - Playgrounds, carports, central laundry facility, lakes/fountains
  - Clubhouse, fitness center, swimming/wading pool, garages

### Opinion

- “We love our apartment because its’ spacious (1000 sq feet townhome, 2 bedrooms, 1.5 baths). The price is very affordable, and you’re not at the heart of downtown which can be rather hectic. Where we live is relatively safe, and close to Meijer (grocery store) and Planet Fitness (gym). Tons of restaurants around here too! If you are driving, you are on average only 12 minutes away from campus. If you don’t have a car, this might not be a good apartment option for you.”

### Contact

- <https://www.m2regroup.com/properties/abney-lake>
- 317-923-3767
- [abney@m2regroup.com](mailto:abney@m2regroup.com)

## CANAL OVERLOOK APARTMENTS

### Location

- 430 Indiana Ave, Indianapolis, IN 46202
- About a 7 min commute (.4 miles from campus, could easily walk)
- Downtown, a bit northwest from central Indy
- Along the canal! *Caution:* not all apartments face the canal, and it may be more for those that do.

### Options/Prices

- Studio – roughly \$1,200
- 1 br/ 1 bath (5 different layout options) – roughly \$1,170-2,275
- 2 br/ 2 bath (6 different layout options) – roughly \$1,510-2,851

### Amenities

- Has gated private garage parking and electronic key systems (super safe!);
- Pet-friendly
- On-site laundry on every floor (I believe some apartments have laundry hook-ups? Not sure); maid/dry cleaning available; furnished suites available
- Fitness center
- Everything is quite modern, some apartments have hardwood floors

### Opinion

- “I like it! It’s a bit pricier than other options, but the location is great. It’s very safe and the management is wonderful. It’s also pretty quiet! Most of the residents are either in grad school or working so there aren’t lots of noisy undergrads”

### Contact

- <https://www.liveatcanal.com/>
- 317-634-6090
- [canaloverlook@becovicmgmt.com](mailto:canaloverlook@becovicmgmt.com)

## *Other Honorable Mentions*

### **Convenient to Campus (search for the Canal Area) – \$1000+/month for 1BR**

1. Canal Square Apartments (359 N West Street) - <https://www.canalsquareapartments.com/>

### **Convenient to Downtown - \$750-1000+/month for 1BR**

2. Riley Towers (650 N Alabama St) - <https://www.rileytowers.com/index.php>
3. The Dartmouth (221 E. Michigan) - <https://www.circlecityapartments.com/>
4. The Avenue (catered toward students; 930 W 10th St.)- <https://www.theavenueindy.com/>

### **Further away**

5. Eagle Creek Court (2148 Augusta Dr E) - \$550-650/month for 1BR
  - Things start to get less convenient. About a 15 minute drive (20 minutes if traffic) to campus/downtown.
  - <https://www.sextonproperties.com/apartment/index.php?cid=1373>
6. Sebring Court (1902 Parsons Dr) - \$600-700/month for 1BR
  - Similar to Eagle Creek Court. There's a bunch of options like these in the Speedway area (look for Darby Court as well).
  - <https://www.sextonproperties.com/apartment/index.php?cid=1378>

## *More search options*

**Need a roommate to afford a place?** Check out the IU Classifieds on One.IU under the Buy/Sell/Trade. People post places for rent, roommate searches, and rooms for rent there. Make sure to filter by campus!

Check with students who have been in your program for their commutes and where they have lived as well!

**For more places within 2 miles of campus, visit the student affairs website:** click on "[see some of the housing options around campus](https://studentaffairs.iupui.edu/housing)" at [studentaffairs.iupui.edu/housing](https://studentaffairs.iupui.edu/housing).

## *Places to Avoid*

"Meridian Tower, probably Lockfield Apartments, The Warren" - Past master's student

"The place next to campus, Lockfield apartments, seems pretty cheap, but they are really, really old apartments." - Past master's student, current PhD student