

### Executive summary

29 Buffalo Avenue continues to benefit from strong Bed-Stuy fundamentals: one-bedroom median rent has risen to approximately \$3,100 in 2025, and well-maintained brownstone values are up 6% year-over-year. The property's overall risk profile is low, with moderate items centered on two recurring, manageable areas — restoration decisions tied to original architectural fabric, and liability exposure from an active calendar of on-site community events.

### The 2025 Brooklyn market pulse

Brooklyn's real estate market continues to capture attention in 2025. Median rent in Bed-Stuy has risen to approximately \$3,100 for a one-bedroom, reflecting steady demand despite rising interest rates, while well-maintained brownstone values have increased 6% year-over-year. This supports a risk-adjusted approach to renewal pricing — leaning on sustained demand rather than assuming continued appreciation at the same pace.

### Architectural character and restoration risk

A recent restoration uncovered original molding and hardwood floors beneath layers of paint. Preserving these details while integrating modern safety features reflects a deliberate, case-by-case approach that differs from standard renovation — similar discoveries in future work should be documented and planned for as part of ongoing capital work rather than treated as unplanned surprises.

### Community events and management dependency

- Over the past year, the property hosted a block clean-up, a rooftop book exchange, and a small gallery event showcasing local artists — valuable for community building, but a recurring liability exposure that should be paired with clear safety planning and confirmed event coverage.
- Much of the property's community-oriented character depends on an active, hands-on management style; documenting these practices helps ensure continuity if management or ownership roles change over time.

### Risk summary

| Risk area                      | Observation                                                             | Risk level | Mitigation                                                                          |
|--------------------------------|-------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|
| Rent / valuation trend         | Bed-Stuy 1BR median rent ~\$3,100; brownstone values up 6% YoY          | Low        | Price to risk-adjusted, sustainable demand rather than peak comparables             |
| Historic restoration           | Original molding and hardwood floors uncovered during restoration       | Moderate   | Document findings; integrate modern safety features without erasing original fabric |
| Community events               | Block clean-up, rooftop book exchange, and gallery event hosted on-site | Moderate   | Confirm liability coverage and basic safety planning for recurring events           |
| Hands-on management dependency | Community outcomes tied closely to active, hands-on management style    | Low        | Document management practices so continuity survives staff or ownership changes     |

### Outlook and recommendation

29 Buffalo Avenue's overall risk profile remains low, supported by firm local rental and brownstone valuation trends. We recommend continuing to document restoration findings as capital work proceeds, formalizing liability coverage for the recurring calendar of community events, and recording the management practices that currently drive community engagement so they remain consistent regardless of personnel changes.

