

Executive summary

29 Buffalo Avenue benefits from strong and rising demand in Bed-Stuy, with rental demand up 8% in the first half of 2025 and continued positioning as a more affordable, spacious alternative to Manhattan, where rents average over \$4,600. The property's overall risk profile is low, supported by transit access, recently renovated units, and a community-minded management approach; the main areas to monitor are pricing pace relative to demand growth and continued transit/amenity dependency.

Demand and affordability positioning

Rental demand in Bed-Stuy rose 8% in the first half of 2025, according to NYC housing analytics, driven by the neighborhood's culture, food scene, and classic architecture. With Manhattan rents averaging over \$4,600, 29 Buffalo Avenue's spacious, light-filled layouts offer meaningful relative value — a position that should be maintained deliberately rather than eroded through aggressive rent increases that close the affordability gap driving demand.

Transit, renovation, and neighborhood amenities

- Transit: access to the J, A, C, and LIRR lines supports the property's appeal to professionals, students, and artists who value commute flexibility — a dependency on factors outside direct ownership control.
- Renovated units: hardwood floors paired with updated kitchens, refreshed bathrooms, and secured building access support a home-like atmosphere that differentiates the property from older, unrenovated inventory.
- Neighborhood amenities: proximity to Saratoga Park, Restoration Plaza, and local businesses supports quality-of-life appeal that is a shared community asset rather than something the property controls directly.

Risk summary

Risk area	Observation	Risk level	Mitigation
Demand growth pace	Bed-Stuy rental demand up 8% in H1 2025	Low	Price to sustained local demand rather than a single half-year spike
Affordability positioning	Positioned as value alternative to Manhattan rents averaging \$4,600+	Low	Maintain price gap discipline as Bed-Stuy rents continue rising
Transit dependency	Value tied to J, A, C, and LIRR access	Low	Monitor transit service reliability and any planned service changes
Renovation / unit quality	Hardwood floors paired with updated kitchens, baths, and secured access	Low	Maintain renovation quality on a preventative, not deferred, basis
Community / tenant relations	Retention tied to responsive management and building cleanliness/safety	Low	Sustain timely maintenance and consistent tenant communication

Community-minded management

Renter retention is closely tied to responsive management, building cleanliness, and safety — factors the property treats as an operating priority rather than a byproduct of favorable market conditions. Consistent maintenance and respectful tenant relationships remain the most direct lever available to protect occupancy even as the broader Bed-Stuy market continues to rise.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low, underpinned by strong demand growth, a meaningful affordability gap versus Manhattan, and quality renovated inventory. We recommend pricing renewals to track sustained demand rather than short-term

spikes, maintaining renovation quality on a preventative schedule, and continuing the community-minded management approach that supports tenant retention as the neighborhood continues to rise.

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