29 Buffalo Avenue, LLC

Risk Report: 29 Buffalo Avenue, Bedford-Stuyvesant

Neighborhood and rental market overview | July 2026

Executive summary

29 Buffalo Avenue benefits from strong momentum in Bedford-Stuyvesant, where rent prices have climbed over 7% year-over-year and Brooklyn now surpasses Manhattan in new lease-signing growth. The property's overall risk profile is low-to-moderate, with the main item to monitor being rent-growth pacing relative to a particularly strong year, alongside ordinary transit and neighborhood-amenity dependencies.

Bedford-Stuyvesant: a neighborhood on the rise

Bed-Stuy's cultural richness and growing real estate demand make it a hotspot for renters and investors alike, with rent prices climbing more than 7% year-over-year. 29 Buffalo Avenue benefits directly from this desirability by offering properties that blend historic charm with modern living conveniences — though renewal pricing should reference sustained, multi-year demand rather than a single strong year of growth.

Location, lifestyle, and borough-wide trends

- Transit: proximity to the A, C, and G subway lines provides easy access to Manhattan and other Brooklyn hubs, a key value driver outside direct ownership control.
- Borough momentum: in 2025, Brooklyn accounts for a significant share of new lease signings, surpassing Manhattan in growth — a favorable backdrop, though one that should be tracked as context rather than treated as a guaranteed trend.

Risk summary

Risk area	Observation	Risk level	Mitigation
Rent growth pace	Bed-Stuy rents up over 7% YoY	**Moderate**	Price renewals to sustained multi-year trend, not a single strong year
Transit dependency	Value tied to A, C, and G subway line access	**Low**	Monitor transit service reliability and any planned changes
Borough-wide demand shift	Brooklyn now surpasses Manhattan in lease-signing growth (2025)	**Low**	Track borough-level trend as context; avoid overreliance on any single data point
Amenity / neighborhood dependency	Appeal tied to local parks, schools, and dining	**Low**	Monitor neighborhood institutions and local business turnover
Infrastructure / sustainability reliance	Long-term value tied to neighborhood infrastructure and sustainability investment	**Low**	Track public and community investment as an ongoing input to positioning

Sustainability and long-term positioning

Sustainability efforts and neighborhood investments — including ongoing infrastructure and community programs — add long-term value for both tenants and property owners. These are largely shared community assets rather than factors the property controls directly, making it worthwhile to track public and community investment as an ongoing input to positioning rather than a one-time consideration.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low-to-moderate, supported by strong Bed-Stuy demand and favorable borough-wide leasing trends. We recommend pricing renewals to sustained multi-year rent growth rather than the most recent year alone,

monitoring transit and neighborhood amenity changes, and continuing consistent property management and tenant satisfaction as the primary levers for occupancy stability.
