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 steady, balanced growth in Brooklyn's rental market — one-bedroom rents up 3.87% and two-bedroom rents up 3.11% year-over-year — with Bed-Stuy average rent around $3,344. The property's overall risk profile is low, with the main item to monitor being the cost implications of its no-fee, included-utilities leasing model.

Brooklyn's balanced rental growth

Brooklyn's rental market continues to show resilience and steady growth. Recent reports indicate rental prices for one-bedroom units have risen 3.87%, while two-bedroom units increased 3.11% compared to last year — balanced growth that reflects strong demand and stability rather than a speculative spike in any single unit type.

Bed-Stuy market position

Bedford-Stuyvesant continues to flourish with new development and community investment, featuring a diverse range of rental options with average rents around $3,344. This pricing appeals to a variety of lifestyles and supports 29 Buffalo Avenue's current positioning, provided renewal pricing continues to track local comparables rather than borough-wide averages.

Unit features and transit access

- Unit features: a blend of classic architecture and modern amenities, abundant natural light, and select units with skyline views support a differentiated position relative to less distinctive inventory nearby.
- Transit access: nearby subway lines and bus routes support effortless commuting to Manhattan and beyond, a value driver that sits outside direct ownership control.

Risk summary

Risk area	Observation	Risk level	Mitigation
Rent growth pace	1BR rents up 3.87% YoY, 2BR up 3.11% YoY across Brooklyn	**Low**	Price renewals to sustained, balanced trend rather than peak-unit growth
Market pricing	Bed-Stuy average rent ~$3,344	**Low**	Monitor local comparables to keep pricing competitive
No-fee / included-utilities model	No fees at move-in; heat and hot water included	**Moderate**	Model leasing and utility cost exposure into base rent
Transit dependency	Value tied to nearby subway lines and bus routes	**Low**	Monitor transit service reliability and any planned changes

No-fee, included-utilities value proposition

29 Buffalo Avenue offers a hassle-free, no-fee leasing process along with heat and hot water included — a meaningful value proposition that reduces move-in and monthly costs for tenants. This structure shifts leasing and utility cost exposure onto ownership, and should be modeled into base rent and monitored against energy cost trends over time.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low, supported by balanced Brooklyn-wide rent growth and Bed-Stuy's continued desirability. We recommend pricing renewals to local comparables around the $3,344 average, modeling no-fee and included-utility costs into base rent, and continuing to lead with unit character, natural light, and transit access as core differentiators.