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 NYC's enduring rental desirability — average citywide rent reached $3,923/month as of April 2025, 149% above the national average — and Bed-Stuy's steady home value growth, up 3.4% to $986,984 over the past year. The property's overall risk profile is low, with the main item to monitor being the cost implications of its no-fee, multi-utility-inclusive leasing model.

Brooklyn's rental market outlook

Brooklyn's rental market continues to show strong resilience and growth. As of April 2025, average rent in New York City is $3,923 per month — 149% higher than the national average — underscoring the borough's enduring desirability. Renewal pricing at 29 Buffalo Avenue should reference Bed-Stuy and Brooklyn-specific comparables rather than the broader NYC-wide figure, which includes higher-priced Manhattan submarkets.

Bed-Stuy's steady appreciation

Bedford-Stuyvesant has seen notable development and community investment in recent years. The average home value in the area now stands at $986,984, reflecting a 3.4% increase over the past year — consistent, moderate growth that supports both renter and homeowner appeal without the volatility of a speculative spike.

Unit features and transit access

- Unit features: restored brownstone architecture paired with modern amenities, abundant natural light, and select skyline views support a differentiated position.
- Transit access: proximity to multiple subway lines and bus routes connects residents quickly to Manhattan and beyond, a value driver outside direct ownership control.

Risk summary

Risk area	Observation	Risk level	Mitigation
Rent level vs. national average	NYC average rent $3,923/mo (April 2025), 149% above the national average	**Low**	Price relative to Bed-Stuy/Brooklyn comparables, not NYC-wide figures
Home value appreciation	Bed-Stuy average home value $986,984, up 3.4% over the past year	**Low**	Track valuation trend as context for market positioning
No-fee / included-utilities model	No broker/hidden fees; heat, hot water, and select additional utilities included	**Moderate**	Model leasing and utility cost exposure into base rent
Transit dependency	Value tied to multiple nearby subway lines and bus routes	**Low**	Monitor transit service reliability and any planned changes

No-fee, multi-utility leasing model

29 Buffalo Avenue offers a straightforward leasing process with no broker or hidden fees, heat and hot water included, and select units offering additional included utilities. This layered inclusion model is a strong value proposition for tenants but represents a growing cost exposure for ownership that should be modeled into base rent and reviewed periodically against energy costs.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low, supported by strong NYC-wide rental desirability and steady, moderate Bed-Stuy home value appreciation. We recommend pricing renewals to local Bed-Stuy comparables rather than citywide averages, modeling the layered utility-inclusion costs into base rent, and continuing to lead with restored architecture and transit access as core differentiators.