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 2025 momentum in Bedford-Stuyvesant, where rental demand rose 15% compared to the prior year, alongside low borough vacancy and competitive pricing. The property's overall risk profile is low-to-moderate, with the main items to monitor being demand-growth pacing relative to a strong year and the cost implications of its no-fee, included-utilities leasing model.

Bedford-Stuyvesant's 2025 growth

Bedford-Stuyvesant is one of Brooklyn's fastest-growing neighborhoods, with 2025 rental demand up 15% year-over-year. Rental prices remain competitive and vacancy rates are low, while new businesses, restaurants, and cultural spaces continue to open regularly — all supporting sustained demand for properties like 29 Buffalo Avenue, though renewal pricing should reference multi-year trends rather than a single strong year.

Unit quality and transit access

- Unit quality: high ceilings, spacious layouts, and large windows deliver abundant natural light, supporting a differentiated position for renters prioritizing comfort and openness.
- Transit access: proximity to the J and Z subway lines provides access to Manhattan and other Brooklyn neighborhoods, a core value driver that sits outside direct ownership control.

Risk summary

Risk area	Observation	Risk level	Mitigation
Demand growth pace	Bed-Stuy rental demand up 15% in 2025	**Moderate**	Price to sustained multi-year demand rather than a single strong year
Commercial corridor growth	New businesses, restaurants, and cultural spaces opening regularly	**Low**	Monitor new-business turnover as a leading indicator of neighborhood health
No-fee / included-utilities model	No broker fees; heat and hot water included	**Moderate**	Model leasing and utility cost exposure into base rent
Transit dependency	Value tied to J and Z subway line access	**Low**	Monitor transit service reliability and any planned changes

No-fee, included-utilities model

29 Buffalo Avenue offers no broker fees along with heat and hot water included in rent — a meaningful value proposition that makes moving smoother and more affordable 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-to-moderate, supported by strong Bed-Stuy demand growth and a differentiated no-fee, included-utilities leasing model. We recommend pricing renewals to sustained multi-year demand rather than 2025's growth alone, modeling leasing and utility costs into base rent, and continuing to monitor neighborhood business growth as an indicator of long-term demand.