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 a strong Brooklyn rental market — prices up 4.5% over the past year — and a Bedford-Stuyvesant commercial corridor that has seen a 20% increase in new businesses over three years. 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 growing rental market

In 2025, Brooklyn's rental market continues to grow, with prices up 4.5% over the last year, outpacing many other NYC neighborhoods. Renters are increasingly drawn to areas like Bedford-Stuyvesant for affordability, accessibility, and a strong sense of community, keeping demand strong for both long-term residents and newcomers.

Bedford-Stuyvesant's commercial growth

Over the past three years, Bed-Stuy has welcomed a 20% increase in new businesses, including cafes, bars, and boutiques, alongside its historic brownstones and close-knit community. This commercial growth is a positive indicator of neighborhood health and demand, though it is a shared community trend that ownership does not control directly and is best monitored as an ongoing input rather than a one-time data point.

Unit quality and transit access

- Unit quality: spacious apartments with large windows and updated finishes blend historic charm with modern comfort, supporting a differentiated position.
- Transit access: proximity to the A, C, and J subway lines provides quick access to Manhattan and downtown Brooklyn, a core value driver outside direct ownership control.

Risk summary

Risk area	Observation	Risk level	Mitigation
Rent growth pace	Brooklyn rents up 4.5% over the past year, outpacing many NYC neighborhoods	**Low**	Price renewals to sustained annual trend, not a single strong year
Commercial corridor growth	Bed-Stuy new-business openings (cafes, bars, boutiques) up 20% over three years	**Low**	Monitor new-business turnover as a leading indicator of neighborhood health
No-fee / included-utilities model	Heat, hot water included; no move-in fees	**Moderate**	Model leasing and utility cost exposure into base rent
Transit dependency	Value tied to A, C, and J subway line access	**Low**	Monitor transit service reliability and any planned changes

No-fee, included-utilities value proposition

Heat and hot water are included in rent, and no additional fees apply at move-in — a meaningful value proposition in a market where finding apartments with these inclusions can be challenging. 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 a growing Brooklyn rental market and a thriving Bed-Stuy commercial corridor. We recommend pricing renewals to the sustained annual rent trend, modeling the cost of included utilities and no-fee leasing into base rent, and continuing to monitor neighborhood business growth as an indicator of long-term demand.