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 Bed-Stuy demand, up 14% over the past year, alongside borough-wide vacancy below 2% and rising occupancy. 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.

Brooklyn renter demand and vacancy

Brooklyn continues to lead NYC in renter satisfaction, with occupancy rates rising while vacancy rates have dropped below 2%. More renters are choosing neighborhoods like Bedford-Stuyvesant for affordability, walkability, and a strong sense of community. Demand for rentals in Bed-Stuy specifically has grown 14% in the past year, reflecting the neighborhood's energy, culture, and central location — a trend that supports current positioning, though renewal pricing should reference sustained, multi-year demand rather than a single strong year.

Unit quality and transit access

- Unit quality: large windows, open layouts, and views of surrounding streets support a bright, airy positioning well suited to remote work and entertaining.
- Transit access: proximity to the A and C subway lines puts Downtown Brooklyn or Manhattan under 30 minutes away, 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 14% in the past year	**Moderate**	Price to sustained multi-year demand rather than a single strong year
Occupancy / vacancy trend	Brooklyn vacancy rates below 2%, occupancy rising borough-wide	**Low**	Maintain unit turnaround speed and quality to sustain low vacancy
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 A and C subway line access; under 30 min to Manhattan	**Low**	Monitor transit service reliability and any planned changes

No-fee, included-utilities model

29 Buffalo Avenue offers no fees at move-in along with heat and hot water included in rent — a differentiated value proposition that reduces upfront and monthly costs for tenants but shifts leasing and utility cost exposure onto ownership. This structure should be modeled into base rent and monitored against energy costs and competitor fee structures over time.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low-to-moderate, supported by strong Bed-Stuy demand growth, low borough-wide vacancy, and a differentiated no-fee, included-utilities leasing model. We recommend pricing renewals to sustained multi-year demand rather than the most recent year alone, modeling leasing and utility costs into base rent, and continuing to lead with unit character and transit access as core differentiators.