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 fundamentals: Bed-Stuy new lease signings are up 6.7%, Brooklyn vacancy dropped 5% in Q1 2025, and the property itself reports 94% occupancy. The property's overall risk profile is low-to-moderate, with the main items to monitor being demand-growth pacing and the cost implications of its no-fee, included-utilities leasing model.

Bed-Stuy's rising demand and retention

Bed-Stuy has seen a 6.7% rise in new lease signings in 2025, with renters drawn to its charm, community, and rising quality of life. More than 70% of surveyed tenants in the area say they'd renew their lease, and rent-stabilized units in Bed-Stuy saw a 9% increase in lease renewals — strong retention signals, though renewal pricing should reference sustained multi-year demand rather than a single strong year.

No-fee leasing and included utilities

- No-fee leasing: as of Spring 2025, the average NYC broker fee ranges from $3,500–$5,000; 29 Buffalo Avenue's no-broker-fee model is a meaningful savings advantage but shifts leasing-related costs onto ownership, which should be reflected in base rent.
- Included utilities: heat and hot water are included, simplifying tenants' monthly budgets but adding a cost exposure that should be modeled against energy cost trends over time.

Risk summary

Risk area	Observation	Risk level	Mitigation
Demand growth pace	Bed-Stuy new lease signings up 6.7% in 2025	**Moderate**	Price to sustained multi-year demand rather than a single strong year
No-fee leasing model	No-broker-fee leasing vs. NYC average broker fee of $3,500–$5,000	**Moderate**	Model leasing-cost exposure into base rent; monitor competitor fee structures
Included utilities	Heat and hot water included in rent	**Moderate**	Model utility cost exposure into base rent; monitor energy cost trends
Occupancy / vacancy trend	Brooklyn vacancy down 5% in Q1 2025; property reports 94% occupancy	**Low**	Maintain unit turnaround speed and quality to sustain low vacancy
Transit / commute dependency	Average commute 27 min vs. NYC-wide average of 41 min	**Low**	Monitor transit service reliability and any planned changes

Occupancy and commute advantage

Brooklyn vacancy rates dropped 5% in Q1 2025, and energy-efficient buildings like 29 Buffalo Avenue report a 94% occupancy rate. Daily commutes from the property average just 27 minutes, well below the NYC-wide average of 41 minutes — with two out of three renters citing “location plus livability” as a key reason for staying long term, reinforcing that location and unit quality, not price alone, are driving retention.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low-to-moderate, supported by strong Bed-Stuy demand growth, high renewal intent, and a well-below-average commute time. We recommend pricing renewals to sustained multi-year demand rather than 2025's growth alone, modeling no-fee and included-utility costs into base rent, and continuing to lead with location and livability as core retention drivers.