

Executive summary

29 Buffalo Avenue benefits from Brooklyn's continued rental momentum — the borough saw a 5.2% year-over-year rent increase in 2025 — combined with strong, high-occupancy demand in Bedford-Stuyvesant. The property's overall risk profile is low-to-moderate, with the main items to monitor being rent-growth pacing relative to a strong year and the cost implications of its included-utilities model.

Brooklyn's rental momentum

Brooklyn continues to lead NYC in rental growth, with the borough seeing a 5.2% year-over-year increase in rental prices in 2025. More renters are choosing Brooklyn for its energy, value, and creative culture, with demand remaining high and buildings near transit and green space — like 29 Buffalo Avenue — drawing strong attention. Renewal pricing should reference sustained annual trends rather than a single strong year.

Location and unit positioning

- Transit and green space: proximity to the A, C, and J trains puts Manhattan roughly 25 minutes away, complemented by nearby parks and bike routes — value drivers outside direct ownership control.
- Unit quality: spacious layouts, sunlight-filled rooms, and updated finishes support a differentiated position, with heat and hot water included adding further value.

Risk summary

Risk area	Observation	Risk level	Mitigation
Rent growth pace	Brooklyn rents up 5.2% YoY in 2025	Moderate	Price renewals to sustained annual trend, not a single strong year
Transit / green-space dependency	Value tied to A, C, and J train access and proximity to parks; Manhattan ~25 min	Low	Monitor transit service reliability and shared green-space upkeep
Included utilities	Heat and hot water included in rent	Moderate	Model utility cost exposure into base rent; monitor energy cost trends
Occupancy stability	Bed-Stuy maintaining high occupancy and strong rental demand	Low	Maintain unit turnaround speed and quality to sustain high occupancy

Occupancy and community positioning

Bed-Stuy continues to maintain high occupancy rates and strong rental demand, supported by its art galleries, farmers markets, and broader cultural offerings that renters increasingly seek alongside space and affordability. This community-driven appeal reinforces retention, though it remains a shared neighborhood asset rather than something ownership controls directly.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low-to-moderate, supported by strong Brooklyn-wide rent growth and sustained Bed-Stuy occupancy. We recommend pricing renewals to the sustained annual rent trend rather than 2025's growth alone, modeling included-utility costs into base rent, and continuing to lead with transit access and neighborhood culture as core differentiators.