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 — rents up 5.3% year-over-year — alongside rising retention: average Brooklyn lease length reached 17.4 months in 2025, and area vacancy is down 4% this year. The property's overall risk profile is low, with the main item to monitor being rent-growth pacing relative to a strong year.

Brooklyn's strong rental market

Brooklyn rents are holding steady, with a 5.3% increase in rental prices compared to last year. Demand remains high, especially in walkable, community-centered neighborhoods like Bedford-Stuyvesant, and listings near 29 Buffalo Avenue are seeing faster lease signings and longer tenant retention — a trend that supports current positioning, though renewal pricing should reference sustained annual trends rather than a single strong year.

Neighborhood growth and transit access

- Commercial growth: Bed-Stuy has seen a 12% rise in new retail openings in 2025, adding dining, fitness, and grocery options within walking distance of the property — a shared community trend rather than something ownership controls directly.
- Transit access: proximity to major subway lines and bus routes puts Downtown Brooklyn or Manhattan under 30 minutes away, supporting appeal to commuters and remote workers alike.

Risk summary

Risk area	Observation	Risk level	Mitigation
Rent growth pace	Brooklyn rents up 5.3% YoY	**Moderate**	Price renewals to sustained annual trend, not a single strong year
Commercial corridor growth	12% rise in new retail openings in 2025 near the property	**Low**	Monitor new-business turnover as a leading indicator of neighborhood health
Transit dependency	Value tied to subway and bus access; under 30 min to Downtown Brooklyn/Manhattan	**Low**	Monitor transit service reliability and any planned changes
Vacancy / occupancy trend	Area vacancy down 4% this year; longer-term leases and steady occupancy reported	**Low**	Maintain unit turnaround speed and quality to sustain low vacancy

Retention and occupancy trends

The average lease length in Brooklyn increased to 17.4 months in 2025, reflecting growing renter confidence in local rental properties, while area vacancy rates dropped 4% this year. Buildings offering livable layouts, responsive management, and value-driven pricing — like 29 Buffalo Avenue — are driving this retention trend, reinforcing the case for continued investment in tenant experience over aggressive short-term pricing.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low, supported by a strong Brooklyn rental market, rising retention, and declining area vacancy. We recommend pricing renewals to the sustained annual rent trend rather than a single strong year, continuing to invest in responsive management and livable layouts that support the borough-wide retention trend, and monitoring neighborhood commercial growth as an ongoing indicator of demand.