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 exceptional 2025 momentum: Bed-Stuy ranks among Brooklyn's top three neighborhoods for new renters, with rental interest up 21% year-over-year, and Eastern Bed-Stuy — where the property is located — has seen lease renewals rise 10%, indicating strong tenant retention. 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 model.

Bed-Stuy's rise and renter retention

In 2025, Bedford-Stuyvesant ranks among Brooklyn's top three neighborhoods for new renters, with rental interest up 21% compared to last year, driven by young professionals, artists, and remote workers drawn to its culture and convenience. Brooklyn renters overall report 15% higher satisfaction than the citywide average, and Eastern Bed-Stuy specifically saw a 10% increase in average lease renewals — evidence that residents are staying longer, which supports stable occupancy even as demand growth should be tracked over multiple years rather than one strong one.

Transit access and neighborhood character

- Transit: proximity to the A, C, J, and Z trains puts Downtown Brooklyn or Lower Manhattan under 30 minutes away; Brooklyn renters with transit access under 10 minutes report a 20% reduction in commute-related stress, reinforcing the location's practical value.
- Neighborhood character: Bed-Stuy has welcomed 30% more independent businesses over the past 18 months, with cafes, galleries, and green markets within walking distance — a shared community trend supporting the property's appeal without being directly controlled by ownership.

Risk summary

Risk area	Observation	Risk level	Mitigation
Demand growth pace	Bed-Stuy rental interest up 21% YoY; ranks Brooklyn's top 3 neighborhood for new renters	**Moderate**	Price to sustained multi-year demand rather than a single strong year
Renewal / retention trend	Eastern Bed-Stuy lease renewals up 10%	**Low**	Continue tenant-retention practices that support the renewal trend
No-fee / included-utilities model	No fees; heat and hot water included	**Moderate**	Model leasing and utility cost exposure into base rent
Transit hub dependency	Value tied to A, C, J, Z access; sub-10-min transit linked to 20% lower reported commute stress	**Low**	Monitor transit service reliability and any planned changes
Commercial corridor growth	Independent businesses up 30% over 18 months	**Low**	Monitor new-business turnover as a leading indicator of neighborhood health

No-fee, included-utilities value proposition

29 Buffalo Avenue combines no fees, heat and hot water included, and abundant sunlight access — the kind of “smart renting” combination increasingly sought as NYC rents climb. This structure shifts leasing and utility costs onto ownership, and should be modeled into base rent and monitored against energy cost and competitor fee trends over time.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low-to-moderate, supported by strong demand growth, an above-average lease renewal trend, and a differentiated no-fee, included-utilities model. We recommend pricing renewals to sustained multi-year demand rather

than 2025's growth alone, modeling leasing and utility costs into base rent, and continuing to track neighborhood business growth and renewal rates as ongoing indicators of retention strength.