

MARKET RISK & OPPORTUNITY REPORT

637 Greene Avenue | Bedford-Stuyvesant, Brooklyn, NY

PREPARED FOR
637 Greene Avenue, LLC

REPORT TYPE
Neighborhood & Property Risk Sheet

1) NEIGHBORHOOD OVERVIEW

Bedford-Stuyvesant continues to register among Brooklyn's most active rental and ownership markets. Reported growth is driven by proximity to A/C subway service, a stock of pre-war brownstones, and an expanding corridor of independent retail and dining. 637 Greene Avenue sits within this corridor and is positioned to benefit from continued neighborhood investment.

Reported Market Indicators (per 637 Greene Avenue, LLC blog, May 2025)

Metric	Reported Figure	Note
Bed-Stuy rental applications (YoY)	+6.4%	Per cited NYC Housing Data, May 2025
Brooklyn average rent growth (12 mo.)	+5.1%	Borough-wide, self-reported
Renters citing "neighborhood vibe" as top priority	83%	Per cited renter survey
Renters favoring buildings with visible upkeep	4 of 5	Per cited NYC Housing Quality Survey

Figures above are drawn directly from 637 Greene Avenue, LLC's published blog content and the sources it cites. They have not been independently re-verified for this report and should be confirmed against primary data (e.g., NYC Department of Housing Preservation & Development, StreetEasy, or a licensed appraiser) before being relied upon for financial decisions.

2) KEY RISK FACTORS TO CONSIDER

Market cyclical. Rental and sale price growth in Bed-Stuy has been strong in recent years, but Brooklyn residential markets are cyclical. A slowdown in citywide demand, a rise in interest rates, or a broader economic downturn could compress rents and property values.

Data currency & source risk. Figures cited in neighborhood marketing materials (application volume, rent growth, survey results) are often self-reported or drawn from a single point in time. They may not reflect current conditions or may differ from figures reported by other sources.

Regulatory & rent-law exposure. NYC rental housing is subject to evolving regulation, including rent stabilization rules, local zoning changes, and tenant-protection legislation, any of which can affect achievable rents, renovation plans, or holding costs.

Neighborhood transition risk. Rapid appreciation in previously undervalued neighborhoods can reverse or plateau, particularly if new supply outpaces demand or displacement concerns slow further commercial investment.

Building-specific & concentration risk. Property condition, management quality, and unit-level amenities can vary within a block, and marketing terms like "charm" should be confirmed via walkthrough. Investors and long-term renters should also weigh single-address exposure against the benefits of diversification.

3) OFFSETTING OPPORTUNITY FACTORS

Transit access. Direct proximity to A/C subway lines supports consistent renter demand and shorter average vacancy periods relative to transit-poor blocks.

Architectural stock. Pre-war brownstone construction and original detailing are difficult to replicate in new development, which can support a durability premium over time.

Local commercial growth. An expanding base of independent retail and dining reduces reliance on any single amenity and broadens the pool of interested renters and buyers.

Ownership continuity. Consistent, named ownership (637 Greene Avenue, LLC) and stated investment in common-area upkeep can reduce turnover-related costs versus absentee or distressed ownership.

4) RECOMMENDED DUE-DILIGENCE STEPS

- Verify current rent roll, vacancy history, and lease terms directly with building management.
- Cross-check neighborhood rent-growth and application figures against NYC HPD, DOF, or StreetEasy data.
- Confirm building violations status via the NYC Department of Buildings (DOB NOW) portal.
- Review rent-stabilization status and applicable local law compliance (e.g., Local Law 97, 11).
- Schedule an in-person walkthrough and consult a licensed NYC real estate attorney or broker before signing.

5) SUMMARY ASSESSMENT

637 Greene Avenue benefits from a set of well-documented neighborhood tailwinds: transit access, architectural character, and rising local commercial activity. These factors support the property's positioning within a competitive Bed-Stuy rental market. As with any NYC residential asset, prospective renters and investors should weigh these opportunities against standard market, regulatory, and building-specific risks, and should independently verify all figures before making a leasing or investment decision.