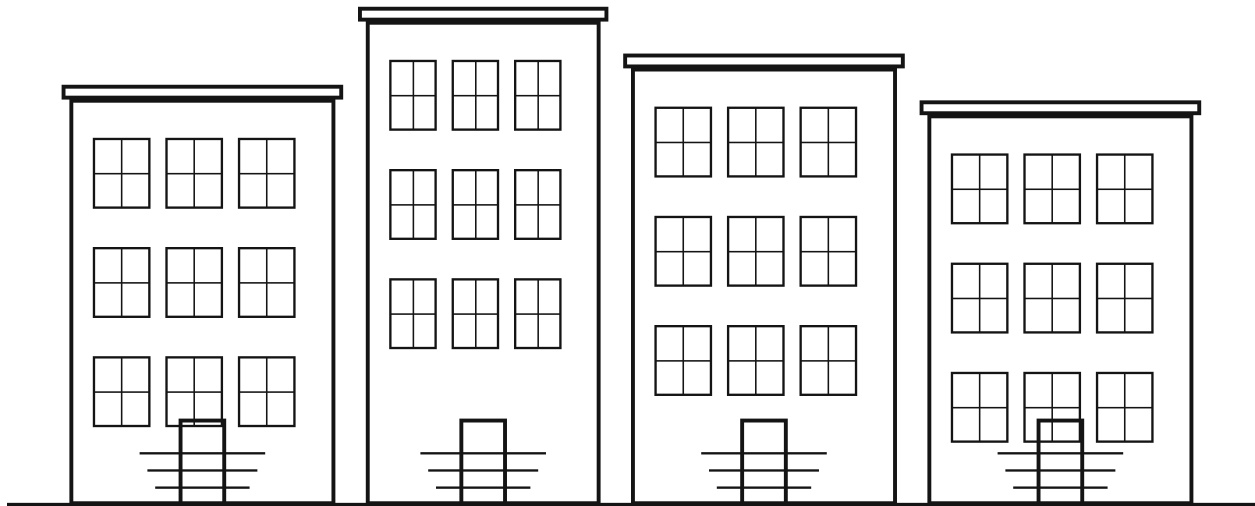


NEIGHBORHOOD INSIGHTS • RESOURCE GUIDE

Renter Risk & Resource Report

What renters should weigh before signing a lease in Bedford-Stuyvesant, Brooklyn — and how 637 Greene Avenue, LLC is positioned to address them.



At 637 Greene Avenue, LLC, we take pride in offering more than just apartments; we provide a lifestyle rooted in the heart of Brooklyn's Bedford-Stuyvesant neighborhood. As the local rental market continues to evolve, this report summarizes the key risk factors renters commonly face in the neighborhood today, alongside the safeguards and features built into our properties to help address them.

Market Snapshot: Bedford-Stuyvesant, October 2025

\$3,000MEDIAN RENT, ALL
PROPERTY TYPES**+3%**YEAR-OVER-YEAR RENT
GROWTH**68%**OF RENTERS PRIORITIZE
CHARACTER +
COMMUNITY

This growth reflects the neighborhood's rising appeal, driven by a blend of historic charm and modern amenities. Rising demand and rising rents, however, also raise the stakes for renters evaluating a lease — making it worth understanding the risk factors below before committing.

Key Risk Factors for Bed-Stuy Renters

- **Rising rent pressure.** With median rent up 3% year-over-year, renters risk overcommitting to units that do not offer long-term price stability or transparent lease terms.
 - **Hidden or broker fees.** Many rentals in the borough carry broker or move-in fees that add significant, sometimes unexpected, cost on top of monthly rent.
 - **Mismatch between character and modern needs.** Renters increasingly want pre-war architectural character alongside modern systems and amenities — a combination that is not guaranteed in older building stock.
 - **Weak community connection.** Buildings without shared spaces or resident-oriented management can leave tenants isolated in a neighborhood otherwise known for its community fabric.
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How 637 Greene Avenue, LLC Addresses These Risks



No-Fee Rentals

We believe in transparency and affordability, offering no-fee rentals that eliminate unnecessary broker costs for our tenants — directly reducing the hidden-fee risk common elsewhere in the borough.



Community-Centric Living

Our properties foster a sense of belonging, with spaces designed to encourage interaction and connection among residents, addressing the isolation risk found in less resident-focused buildings.



Prime Location

Residents enjoy easy access to local cafes, parks, and cultural landmarks, with the convenience of nearby amenities in a rich cultural environment.

Property Features at a Glance

- Original architectural details and hardwood floors
 - High ceilings and abundant natural light
 - No-fee leasing structure
 - Proximity to cafes, parks, and cultural landmarks
 - Resident-focused, community-oriented management
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Questions to Ask Before You Sign

- Is the rental listed as no-fee, and is that confirmed in writing?
 - What is included in the monthly rent (utilities, storage, amenities)?
 - How does the building support resident interaction and community?
 - What is the walking distance to transit, parks, and cultural sites?
 - Are lease renewal terms and rent-increase policies disclosed upfront?
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Conclusion

At 637 Greene Avenue, LLC, we are more than property managers — we are stewards of a community. Our commitment to quality, character-filled living spaces, transparent no-fee leasing, and community-oriented management is designed to directly offset the risk factors renters face elsewhere in today's Bedford-Stuyvesant market, ensuring residents experience the best of what the neighborhood has to offer.

This report is provided for general informational purposes based on publicly reported market data as of October 2025 and does not constitute financial, legal, or investment advice. Prospective renters should independently verify current listings, pricing, and lease terms.