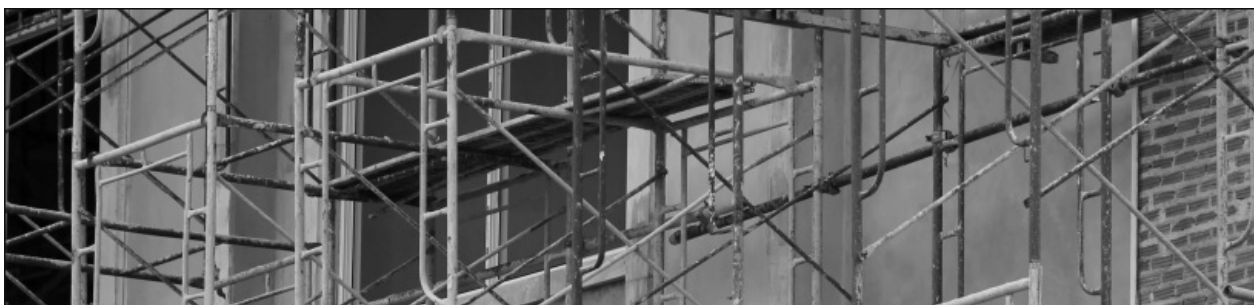


Living Local: A Renter's Risk & Resource Report

What Bed-Stuy's rising demand means for anyone weighing 637 Greene Avenue

NEIGHBORHOOD INSIGHTS • GUIDANCE FOR PROSPECTIVE RENTERS

Bed-Stuy's momentum is real: rental interest, apartment searches, and citywide prices are all climbing together. That momentum is good news for the neighborhood's long-term trajectory, but a fast-moving rental market changes the calculus for anyone signing a lease today. This report turns the headline trend lines behind a listing like 637 Greene Avenue into a short, practical checklist for renters — what rising demand actually means for your search, your lease, and your budget.



01 DEMAND & MARKET-TIMING RISK

Reported year-over-year growth in Bed-Stuy rental interest, alongside Brooklyn drawing the largest share of NYC apartment searches, points to a market where good units move quickly and leverage tilts toward landlords. That is a strength for the neighborhood's stability, but for a renter it typically means shorter decision windows, less room to negotiate concessions, and more competition at every price point.

Before touring, have your documents and deposit ready to move fast, and treat a first-visit favorable impression with a plan to decide within days, not weeks, in a market moving at this pace.

02 PRICING & RENEWAL RISK

Citywide rent increases in the double digits this year make today's competitive, no-fee pricing attractive — but the same upward pressure that makes a rent look reasonable now can just as easily show up at renewal. A no-fee structure lowers move-in cost, not necessarily the trajectory of rent over a multi-year stay.

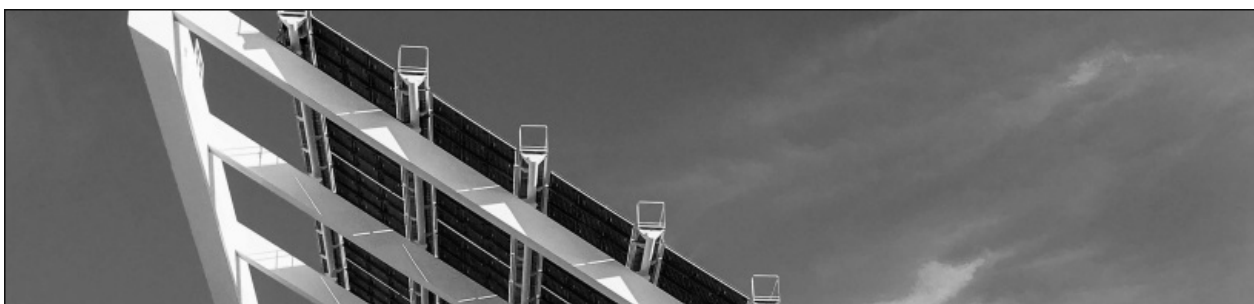
Ask what rent increases have looked like at renewal historically, and budget as if next year's rent will be higher than this year's, rather than assuming today's number holds indefinitely.

Sunlight, transit access, and walkability now top what renters say they want — which is exactly why it pays to verify each of those claims in person, not just from a listing description.

03 TRANSIT & ACCESS RISK

Proximity to multiple subway lines is a genuine advantage, but "blocks from the train" can mean very different actual walk times depending on the specific route, and service on any given line is subject to construction work, schedule changes, and off-peak gaps that a single daytime visit won't reveal.

Walk the actual route to the platform at the time of day you'd commute, and check current service advisories for the lines in question before treating transit access as settled.



04 UNIT & BUILDING-CONDITION RISK

Oversized windows, crown molding, and exposed brick are desirable pre-war character features, but character and

building performance are separate questions. Older window units and uninsulated brick can mean higher heating and cooling costs than a newer building of the same size, even when the space itself feels bright and well-kept.

Ask directly about average utility costs, window condition, and heating system age, rather than inferring energy performance from the finish quality of the interior.

05 COMMUNITY & CONTINUITY RISK

Bed-Stuy's food scene, galleries, and independent shops are a real draw, but the same rising demand that makes the neighborhood attractive can also accelerate turnover among the small, independent businesses that create that character in the first place.

Spend time on the block on a weekday and a weekend before deciding, and talk to more than one long-tenured resident or shop owner to get a fuller picture of how the neighborhood is actually changing, not just how it photographs.



RISK AREA	WHAT TO VERIFY	WHY IT MATTERS
Demand / Market Timing	Have documents & deposit ready; set a firm decision window	Fast-moving markets reward speed and preparation
Pricing / Renewal	Ask about historical renewal increases, not just move-in rent	No-fee pricing doesn't guarantee flat future rent
Transit / Access	Walk the actual commute route; check current service advisories	Listed proximity can differ from real walk time and reliability
Unit / Building Condition	Ask about utility costs, window condition, heating system age	Pre-war character doesn't guarantee energy efficiency
Community / Continuity	Visit on multiple days; talk with long-tenured neighbors	Rising demand can accelerate turnover of local character

Prepared as a general reference guide by 637 Greene Avenue, LLC · Bedford-Stuyvesant, Brooklyn
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