Bedford-Stuyvesant Apartment Living

Rental Market & Tenancy Risk Summary — 637 Greene Avenue, LLC

This resource sheet summarizes reported rental market conditions and building amenities in the Bedford-Stuyvesant submarket of Brooklyn, New York, alongside standard risk factors relevant to prospective and current tenants. Figures below are drawn from publicly reported market commentary and should be independently verified before use in any leasing decision.

Rental Market Snapshot

Metric	Reported Figure	Scope
Rent growth, year-over-year	~+5%	Bedford-Stuyvesant
Rental vacancy rate	~3%	Brooklyn (borough-wide)
Transit access	Multiple subway lines to Manhattan/other boroughs	Bedford-Stuyvesant
Building utilities	Heat and hot water included	637 Greene Avenue
Building character	Pre-war architectural details, large windows	637 Greene Avenue

Sources: neighborhood rental market commentary as reported.

Neighborhood Context

Bedford-Stuyvesant continues to add cafes, shops, and cultural spaces alongside a long-standing stock of pre-1900 brownstones. This mix of new commercial activity and historic residential character is commonly cited as a driver of continued renter demand and gradual rent growth in the submarket.

Key Risk Factors for Tenants to Consider

- **Rent growth and renewal risk.** Tight vacancy and rising year-over-year rents can raise costs at renewal. Confirm any rent-stabilization status and renewal terms in writing before signing.
- **Displacement and neighborhood change.** Gentrifying submarkets can see faster turnover and rising costs affecting long-term affordability, independent of any single building's management.
- **Older-building maintenance risk.** Pre-1900 and pre-war buildings often carry legacy plumbing, electrical, or structural systems. Ask about recent capital improvements and repair responsiveness.
- **Utility and cost bundling.** Included heat/hot water reduce monthly variability, but confirm what isn't covered (electricity, cooking gas, internet) to avoid underestimating total cost.
- **Transit and commute dependency.** Subway proximity is a strong amenity, but service changes or construction can affect commute reliability over a lease term.
- **Market data reliability.** Rent-growth and vacancy figures vary by source/methodology and should be cross-checked against StreetEasy, city rent-guidelines data, or a licensed broker.