

## NEW DEVELOPMENT IN BED-STUY

	ADDRESS	UNITS	STATUS	COMPLETION DATE
1	1134 Fulton St	186	U/C	Q1 2019
2	140 Quincy St	8	U/C	Q3 2017
3	270 Nostrand Ave	241	U/C	Q4 2017
4	627 Dekalb Ave	28	U/C	Q3 2017
5	802 Myrtle Ave	44	U/C	Q3 2017
6	1247 Atlantic Ave	38	U/C	Q1 2018
7	675 Marcy Ave	10	U/C	Q4 2017
8	159 Tompkins Ave	10	U/C	Q3 2017
9	924 Myrtle Ave	23	U/C	Q3 2018
10	420 Lexington Ave	35	U/C	Q3 2017
11	410 Tompkins Ave	35	U/C	Q4 2018
12	420 Tompkins Ave	44	U/C	Q3 2017
13	806 Dekalb Ave	16	U/C	Q3 2017
14	946 Myrtle Ave	132	U/C	Q4 2018
15	855 Dekalb Ave	20	U/C	Q3 2017
16	1520 Fulton St	50	U/C	Q4 2017
17	27 Albany Ave	64	U/C	Q3 2017
18	853 Lexington Ave	31	U/C	Q2 2018
19	834 Lexington Ave	46	U/C	Q1 2018
20	75 Ralph Ave	57	U/C	Q4 2017
21	1004 Gates Ave	27	U/C	Q4 2017
22	997 Jefferson Ave	15	U/C	Q3 2017
23	151 Somers St	10	U/C	Q3 2017

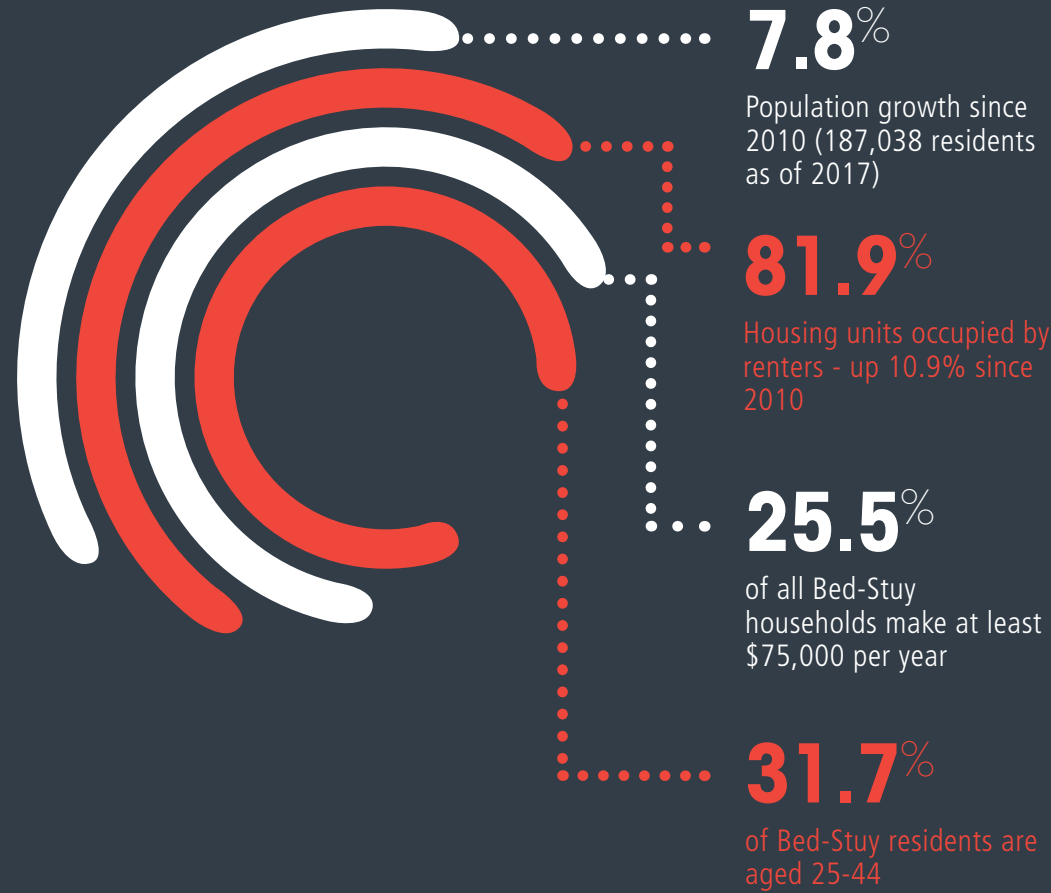
Selected multifamily projects are not inclusive of every development in the submarket but include some of the submarket's most significant and potentially transformative projects.

Development data provided by CoStar (current as of Q3 2017).



# NEIGHBORHOOD IN FOCUS: **BED-STUY**

## DEMOGRAPHIC/ECONOMIC HIGHLIGHTS



**\$2,300**  
Median asking rent per unit, up 4.6% from last year and 39.4% since 2012

**6.7%**  
Projected median household income growth through 2022

## RESIDENT PROFILE

**70.4%**

**LifeMode:** City Strivers



"Characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity"



"Primarily renters living in older, multiunit structures built before 1950; smaller buildings with 2-4 units are the most popular in this market"



"A blend of family households, married couples and single parents with younger or adult children, as well as single-person households"

**14.1%**

**LifeMode:** High Rise Renters



"One of the most diverse LifeMode groups, with residents from a variety of cultural backgrounds; almost 1 in 3 residents were born abroad"

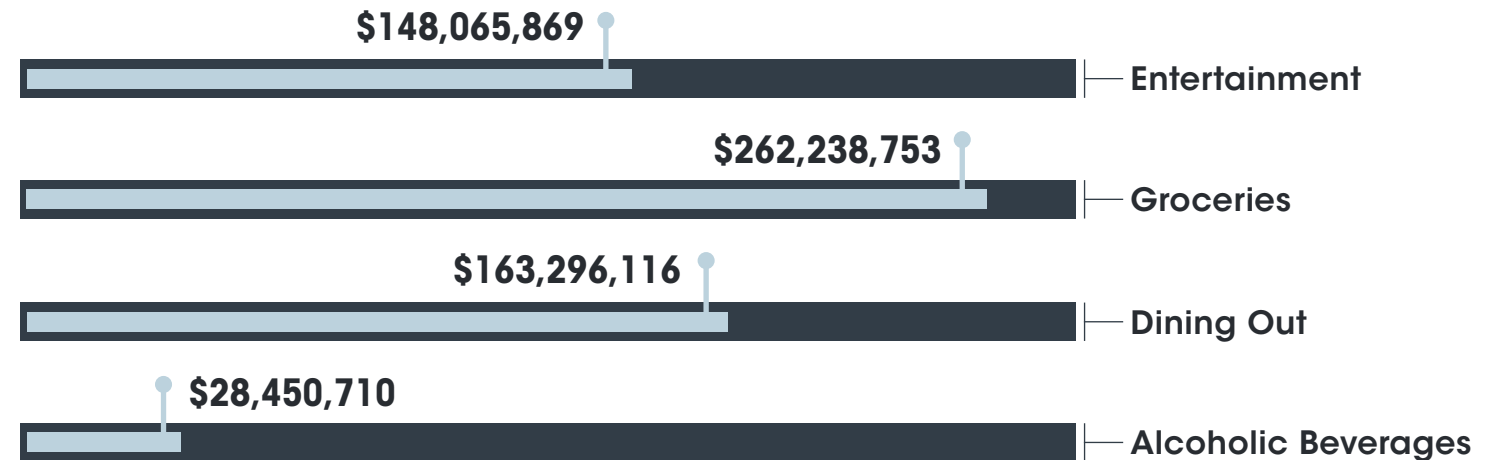


"Most housing units are in high-rise multiunit structures; almost half were built before 1950"



"Accessible jobs are hard to come by in this young, diverse market; workers tend to find minimum wage, mostly service jobs in healthcare, sales and retail"

## RETAIL EXPENDITURES IN BED-STUY (ANNUAL)



Demographic and economic data provided by Esri and the Bureau of Labor Statistics; LifeModes and Tapestry Segmentation are trademarks of Esri in the United States, the European Community, or certain other jurisdictions. All data is obtained from sources recognized as reliable but Greysteel makes no guarantees as to the accuracy thereof.

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