

RACHEL VALENTINO

THE ATLANTIC COAST CONNECTION

HIGHER EXPECTATIONS. IMPECCABLE EXECUTION.

Buyers. Sellers. Investors

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Welcome to The Atlantic Coast Connection Tracking DC's Real Estate Pulse

By Rachel Valentino, Realtor

- Top Producer at DC's #1 Real Estate Office
- #1 Individual Office Producer for Settled Units (YTD)

Qualify for Tax Abatement?

The DC Tax Abatement Program provides an exemption from the DC 1.1% Recordation Tax and an allowable credit from your seller(s) of 1.1% equal to the DC Transfer Tax! Additionally, the program provides a five-year real estate tax abatement that begins October 1st following your date of closing.



Ex: \$320K Condo, no taxes for 5 years (approx. \$12,500 savings), exempt from the 1.1% recordation tax (\$3,520) AND receive a credit of \$3,520 from the seller!_

In order to qualify, the total gross household income must not exceed:

- \$50,400 for 1 person in household
- \$57,600 for 2 persons in household
- \$64,800 for 3 persons in household
- \$72,000 for 4 persons in household

In addition to meeting the above salary requirements, the property must be owner-occupied by a first-time homebuyer and the purchase price of the property shall not exceed \$320,000. [Find Out More...](#)

U Street's Moderno Breaks Ground



On Monday, DC-based Lakritz Adler and Robertson Development announced that they will break ground this week on their newest project: Moderno, a \$12.5 million, 15-unit residential building to be located at 1939 12th Street NW, right below U Street. Moderno will consist of the residential component as well as 5,000 sf of ground floor and underground retail, and parking. There will also be two adjoining structures built next to it, each containing two, three-story flats (for a total of 19 residential units in all). [Read the full story...](#)

UNDER CONTRACT...

The Allegro- Columbia Heights
3460 14th Street NW #336

The Westmoreland- Kalorama
2122 California Street NW #556

RECENT SALES...

The Winthrop- Dupont Circle
1727 Massachusetts Avenue NW #418

The Chastleton - Dupont Circle
1701 16th Street NW #609

IN THE NEWS....

The Washington Post

Another example of Valentino & The Atlantic Coast Connection's impeccable service to clients -- featured in the Washington Post (April 7th Cover Story).

And quoted the following week in the Washington Post (April 14th Cover Story).

NEW LISTING!



*Click on photo to view virtual tour.

[Click Here to See Feature Sheet.](#)

**1 BR in Heart of Adams
Morgan Nightlife:**

2305 18th Street NW #405

Gorgeous high-end Brazilian Cherry hardwoods - ¾ inch solid wood. Rare garage parking spot available!
***OPEN SUN (4/22) 2-5 PM.**

NEW LISTING!



*Click on photo to view virtual tour.

Feature Sheet Coming....

**1 BR + DEN in Booming
Columbia Heights**

1308 Clifton St. NW #116

Private patio overlooking beautiful courtyard, hardwoods, W/D, Fitness Center, Free WiFi, and more!

***OPEN SUN (4/22) 1-4 PM**

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CONDO vs. COOP SHOWDOWN

So, what are the differences?

1. Form of ownership

2. Property Taxes

3. Financing

Due to the differences in ownership structure, many institutional lenders do not lend to cooperatives. Each co-op maintains a list of "approved" or "recognized" lenders. Since the lender will have an interest stake in the cooperative corporation, the co-op must recognize this stake and have a recognition agreement.

4. Federal Tax Deductions

5. Monthly Fees

There is a common misconception that co-ops are more expensive than condos because their monthly fees seem higher. That's because, in general, co-op fees include two costs that condo fees don't: property taxes and (sometimes) an underlying mortgage.

6. Ownership Transfer

7. Powers of the Board

INTERESTED IN A COOP?

Read *Cooperatively Speaking*, a guide for understanding cooperatives as an ownership opportunity.

\$20K PRICE REDUCTION

@ The Zenith!
~ No games ~

Alert all acquaintances, friends, colleagues, etc. A deal like this doesn't come across often in LOGAN CIRCLE!

[View Feature Sheet](#)

Now \$564,999, including parking



*Click on photo for virtual tour.

KNOW SOMEONE GOOD?

Valentino & The Atlantic Coast Connection are one of DC's fastest-growing real estate forces.....and it's time to expand!

No stuffy, wood-paneled suburban cube: enjoy a flexible schedule and the convenience of working from home! The ideal candidate is self-motivated, organized, upbeat, resourceful, able to multitask, and reliable. This is a superb opportunity to learn what a career in real estate REALLY looks like!

Distinctive. Dynamic. Downtown



Gourmet kitchen w/ granite counters, pristine hardwoods, luxurious cabinets, hip exposed ductwork, in-unit washer & dryer & GARAGE PARKING SPOT! Fabulous lobby, 24 hr. front desk security and concierge. 5 blocks to Metro (Chinatown). Stunning 9th floor from floor to ceiling windows. Overlooks Capitol. [*See Photos](#)

Now \$2,600 -- Sonata (301 Mass Ave NW #905)

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Thank You for referring your friends and colleagues!