

HIGHER EXPECTATIONS. IMPECCIBLE EXECUTION.

- Buyers
- Sellers
- Investors

Volume 1, 2007

Welcome to The Atlantic Coast Connection

Tracking DC's Real Estate Pulse
By Rachel Valentino, DC & MD Realtor

All The Stars Align...

- Low Interest Rates
- Attractive Inventory
- Prices Bottom Out



Don't Procrastinate. We're in one of the best markets ever for young Washingtonian professionals to step out of the rental market and build their equity through property ownership. [Start Looking Today...](#)

Green Light for Waterfront Development

After two years of legal wrangling and waiting, the land swap between the **National Capital Revitalization Corp. (NCRC)** and the **Anacostia Waterfront Corp. (AWC)** is finally expected to happen this month, paving the way for development at both the **Southwest waterfront site** along the Washington Channel and the **McMillan Reservoir site** in along North Capitol Street. [Read the full story...](#)



JANUARY SALES....

20 Logan Circle NW #LL3
1545 18th Street NW #519
1809 19th Street NW #2



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[HPAP -- Can You Get In?](#)

DON'T ASSUME YOU CAN'T AFFORD A DISTRICT ADDRESS!

Are You Eligible for HPAP?

1. Are you the head of the household and a first-time homebuyer?
2. Considered a low-to-moderate income resident, based on the Department's standards (i.e. make less than \$70K)?
3. Want to purchase a primary residence within the District of Columbia?
4. Possess a good credit rating?

RECEIVE UP TO \$70,000 for a low-interest 5 year deferred 2nd trust loan. Eligible buyers also receive closing cost assistance up to 4% of the home purchase price or \$7,000, whichever is less.

Contact [Lola Pol of Global Financial Services](#) - one of Rachel's preferred lenders - to see if purchasing a DC condo or coop is possible.

NEW RENTAL!



Brand New Gorgeous Apt in Capitol Hill Towers

Gourmet kitchen w/ granite counters, pristine hardwood floors, cherry cabinets, in-unit washer & dryer & GARAGE PARKING SPOT! Fabulous amenities include: indoor pool including spa, party room w/ kitchen, billiards & fitness center, etc. 1 block from Green Line Metro (Navy Yard). Generous floor to ceiling windows in living room look out over future park. Only 5 blocks to new stadium - GO NATS!!

Available March 15th for \$1,650/mo.

RACHEL VALENTINO

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Refer your friends and colleagues!