

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

The Atlantic Coast Connection  
Realtor®, Sales Professional  
202-270-6972 Cell  
[rachel.valentino@LNF.com](mailto:rachel.valentino@LNF.com)  
[www.rachelvalentino.com](http://www.rachelvalentino.com)

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Refer your friends and colleagues!