

HIGHER EXPECTATIONS. IMPECCABLE EXECUTION.

Buyers. Sellers. Investors

Volume 2, 2007

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

By Rachel Valentino, MBA/Realtor

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

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**NEW LISTING!**

**HISTORIC LOGAN CIRCLE**



Brick sidewalks and gas lamps lead the way to numerous restaurants and nightspots. Spacious bi-level 2 BR loft layout with 1,244 square feet and stunning 20 foot ceilings. Assigned private parking spot conveys. Ideally sited in one of DC's finest neighborhoods, this residence offers a best address & immaculate condition. Priced to sell @ \$585,000.

[See the Virtual Tour Here!](#)

**\*\*Open Today 12-2 PM and Sunday (3/18/07) 1-4 PM!**

**INFO FOR PROSPECTIVE DC BUYERS**

*Procrastinating Home Buyers May Lose Price Advantage*

Nation's Building News study shows significant repercussions for DC buyers who delay their purchases much longer in hopes that they will find even better deals. Excess unit on the market are already beginning to dwindle, and prices are expected to stabilize. [Read more hear...](#)

**2007 TAX RATE CHANGES**

\*Effective October 1, 2006

**1. Property Tax**

**Rate:** the tax rate for all residential properties has been reduced from \$0.92 to 0.88 for each \$100 of assessed value!

\*will first be reflected on the March 2007 tax bill.

**2. Recordation & Transfer Tax:**

increase from 1.1% to 1.45% for any properties sold for \$400K or greater.

**So How the Real Property Tax Computed?**

*The amount of tax due is determined by dividing the assessed value of the property by \$100, then multiplying that amount by the rate for the class associated with the property.*

*For example, assume your property is classified as Class 1, which means your tax rate is \$0.88, and your house is assessed at \$100,000. To determine the tax, divide \$100,000 by 100. That amount is \$1,000. Then multiply \$0.88 by \$1,000. Your annual tax is \$880 (before the homestead deduction, senior citizen deduction, and/or trash credits).*

**Urban Oasis @ the Sonata**



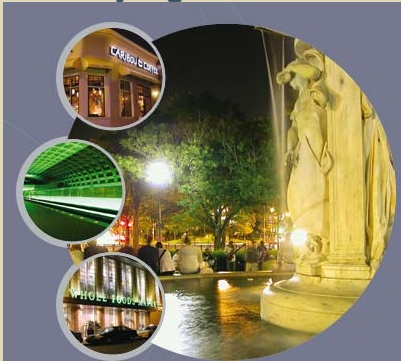
**Distinctive. Dynamic. Downtown**

Spectacular 2 BR condo with unrivaled city views....and private parking included! Gourmet kitchen w/ granite counters, pristine hardwood floors, high-end cabinets & in-unit washer & dryer. Impressive views of the Capitol and just steps to Chinatown, Convention Center and Union Station! [Click to see feature sheet. \(Floorplan available here\)](#)

Available Immediately for \$2,850/mo.

**Whose Mortgage are You Paying?**

- Between '99 and '06, regional apartment rents have increased by 50%
- Over the past year, DC landlords have raised rents by about 7%
- Rents are expected to rise 5-10% annually over the next several years



**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....and even better, interest rates are near historic lows! [Start Looking Today...](#)

**DC Zoning Approves Abdo's Newly Named "Arbor Place" New York Avenue Project**

**Abdo Development's** massive plan to develop 17 acres of auto lots and underutilized space at the intersection of **New York Avenue, Bladensburg Road, and Montana Avenue NE** took a significant step forward in mid-February, when the **DC Zoning Commission** gave its stamp of approval to the company's \$1.1 billion residential mixed-use planned unit development proposal.



Abdo (with partner **Broadway Management**), envisions building at new town center called **"Arbor Place"** (so named after the nearby National Arboretum), which will include eight 11-story residential towers (some possibly with rooftop swimming pools) containing approximately 3,600 residential units (mainly condos, with some rentals possible), plus 130,000 sf of retail facing New York Avenue, a grocery store, and the 42,000-sf "Arbor Club" health club/day car center open to public membership - all surrounding a three-acre park. [Read the full story...](#)

**FEBRUARY SALES....**

1300 N Street NW #121 & #317  
2633 Adams Mill Road NW #404



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**Thank You for referring your friends and colleagues!**