



Troublesome Headlines vs. The Real Story

Rachel Valentino, President & Managing Partner

The Atlantic Coast Connection: Long & Foster Real Estate

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JUST SOLD

- 3051 Idaho Avenue NW #325, DC
- 3510 16th Street NW #101, DC
- 301 Massachusetts Ave NW #305, DC
- 475 K St NW #704, DC
- 5910 Jane Way, Alexandria, VA
- 3708 13th St NW, DC
- 1311 10th St NW, DC
- 1441 Rhode Island Ave NW #906, DC
- 612 Highland St N, Arlington, VA
- 1545 18th Street NW #918, DC

UNDER CONTRACT

- 1133 14th Street NW #209, DC
- 910 M St NW #120, DC
- 4477 B Street SE #202
- 529 George Mason Dr N, Arlington, VA
- 6445 Luzon Ave NW #509, DC
- 916 G St NW #801, DC
- 1156 6th St NW, DC
- 3911 Langley Ct NW #561, DC
- 5112 Macarthur Blvd NW #107, DC

LISTING in HEART OF PENN QUARTER!



NOW UNDER CONTRACT! Gorgeous 2 BR/2 Bath with hip concrete floors & 8th floor views over G Street! Open-air designer kitchen with exotic granite and impeccable cabinets with lots of storage. Complete renovation to Luxury Boutique Living by PN Hoffman makes this highly sought after the epitome of Washington Urban Chic Loft Living!

Photos: <http://www.homevisit.com/mlsTour?ver=1&id=40529>



An Introduction to Ballston & Clarendon

Arlington, VA is home to some of the hottest and most sought after “urban villages” in the entire DC Metro area. Young professionals are crazy about the area as it continues to attract more and more young people seeking a hip living area. This urban county covers 26 square miles, directly across the Potomac River from Washington, DC.

This is a Smart Growth area teaming public transportation systems with planned economic development, which has led to booming business districts and quaint residential neighborhoods, each with a small-town feel. There is a strip of 5 major neighborhoods, each with a distinct personality. Two of the most desired of the “urban villages” in this exiting area are Ballston & Clarendon.

Some of the drawing points for the area include:

- In 2002, the area won a national award for Smart Growth Achievement
- In 2005, the area was ranked #1 among “walkable cities in the US” by the American Podiatric Medical Association and currently scores **95%** on Walk Score (2009).
- In 2006, CNN Money ranked the areas as the most educated with 37.7% of the residents holding graduated degrees
- In 2008, Business Week ranked it as the safest community to weather a recession.
- Home to Wilson Boulevard-Clarendon Boulevard corridor. In 2008, this street was named one of 10 “Great Streets” in the U.S. by the American Planning Association.

Because of the commitment to transit-oriented development, residents can enjoy the convenient shops, services and transit options. Residents continue to support and participate in both political and economic development of the area. In turn because of the strong commercial tax base, the area residents here pay relatively low taxes.

Hope. Desire. **Expect. Accomplish.** — Rachel

Extension & Expansion of Homebuyer's Tax Credit

- The legislation would extend the \$8,000 homebuyer's tax credit to binding contracts entered into by April 30, 2010, but only if such contracts are closed within 60 days of that date. (Under current law, contracts must be closed by November 30, 2009.) The bill also would expand the scope of the existing credit by:
 - Providing a \$6,500 tax credit for those who have owed their primary residence at least five consecutive years in an 8-year period.
 - Raising the beginning of the income phase-out to \$125,000 (\$225,000 for joint filers) from \$75,000 (\$150,000 for joint filers).
 - Waiving the recapture provisions for service members, intelligence officers, and Foreign Service personnel who must sell their homes because they are assigned to qualified extended official duty.
 - Extending the tax credit for an additional year (in addition to the general extension) for those on qualified extended official duty overseas for 90 days or more since the beginning of 2009.

On October 13, 2009, the House passed these last two provisions as part of H.R. 3590 by a vote of 416-0. The bill also limits the credit to homes purchased for \$800,000 or less, and includes provisions to reduce fraud and abuse in claiming the homebuyer tax credit. The anti-fraud provisions are based on provisions contained in H.R. 3901, recently introduced by Ways and Means Oversight Subcommittee Chairman John Lewis and Ranking Member Charles Boustany. *Reduces revenue (and increases outlays) by a total of \$10.823 billion over 10 years.*

Dulles Metrorail Construction Begins!

Beneath a busy interchange on top of the highest point in Tysons Corner, crews are mining a tunnel that will carry the Dulles Corridor Metrorail tracks from Route 123 to Route 7.

Working two 12-hour shifts per day, crews began tunnel construction, using the New Austrian Tunneling Method (NATM) to mine the first of two tunnels, the outbound segment. Construction will start on the inbound tunnel in the coming months.

The tunnels when completed will be 2,400-feet long. Construction is not visible to drivers because it is behind a crew fence along Route 123 near International Drive.

During construction, crews are using sensor technology to monitor the tunnel and nearby roads for any movements. Soil in the tunnel area is a combination of gravel, clay and sand.

Preliminary construction work is beginning near all five station sites: four in Tysons and one at Wiehle Avenue in Reston. Work is most visible near the Wiehle Avenue Station in the middle of the Dulles International Airport Access Highway between Wiehle Avenue and Reston Parkway and at the Tysons East Station at Route 123 and Scotts Crossing Road near Capital One.



*“Expect major traffic pattern changes
(and (and delays) all along the 1 mile long
construction zone...”*

REAL LIVING with ACC clients: *the Jenkins*



This is a section now devoted to sharing client's stories (with their permission) & our own. If you have one that is unique, please let us know!!

High School Friends reunite! Years ago, Emily Halm (now Jenkins) & Rachel Valentino strolled the halls together in Canton, Ohio where Emily was the star cross country runner. Now, a promising attorney, Emily & her husband, Ben (of Memphis, TN), purchased their first house with Rachel in July — a historic 1930's 2 BR/1 BA bungalow in the center of NoVa's popular Clarendon neighborhood. With a classic porch & plenty of room for grilling & entertaining in the expansive backyard, they fell in love with their new home. These days they are staying busy with renovations, painting & decorating.

REAL LIVING with the ACC: *Our House*



365 Days Later! Rachel & Mike recently celebrated their own 1 year anniversary at their own home on 16th Street NW, in between Mount Pleasant & Columbia Heights neighborhoods. Before their wedding on July 11th (in Cleveland, Ohio), they decided to forgo wedding gifts to each other & instead install a beloved brick paver walkway in the backyard. The Irishman Mr. Paul Mullins of Mullins Concrete (in blue shirt) helped design the look.

WHEW, What A Year.... What projects are you working on?? We want to hear!

Real Living with ACC Clients: The Jenkins

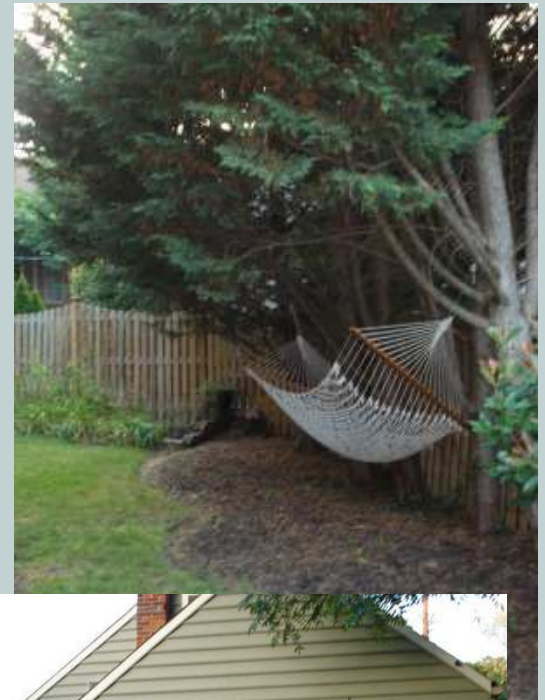
TESTIMONIAL:

As first-time homebuyers that had been eyeballing the dynamic Arlington housing market for quite some time, my husband, Ben, and I were both anxious and excited about jumping into such our first huge purchase together. Although I was excited to work with Rachel when we were initially ready to buy a house – whom I've known since we were both "Polar Bears" at Jackson High School in Canton, Ohio, Ben and I were still wary of navigating a complicated real estate market in such a tenuous economy.

Thank goodness we had Rachel as our guide! Rachel brought a combination of tenacity, market and financial savvy, and much needed optimism to our search. I felt confident in her assessment of the properties we visited, and trusted her judgment when it came time to place an offer on a house.

Even when the "unexpected" occurred on the day before our closing, Rachel was able to take control and we went through settlement on time, which enabled Ben and I to take off on vacation the very next morning. In fact, Rachel continued to work hard to remedy a lingering issue with a home repair even *after* we closed on our home.

Ben and I are thrilled with the purchase. We were able to buy a home in a neighborhood we initially felt would be out of our price range, based largely on Rachel's efforts and hard work. We are happy to recommend her to other purchasers or sellers, and in fact, have been thrilled to observe her working with two of our other very close friends in the purchase of their first home.



"Even when the "unexpected" occurred on the day before our closing, Rachel was able to take control and we went to settlement on time...Ben and I took off (on time) on vacation the very next morning..."

