



For Immediate Release

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University Circle's New Eastern Gateway is Coming to Life at Circle 118



WXZ Residential is celebrating the transformation of the barren corner of Euclid Avenue and East 118 into **Circle 118** – the first residential community to begin construction in the coveted University Circle area – on April 22, Earth Day. **Circle 118** is contemporary both in design and sustainability, holding the unique distinction of being a pedestrian-centric green community.

“**Circle 118** is honored be viewed as the new eastern gateway to University Circle. We are very excited about our contemporary design as it complements the balance of art and architecture throughout University Circle,”

explains WXZ Development president Jim Wymer. Rather than host a “ceremonial” groundbreaking, Wymer chose to move forward with construction last month to meet the growing interest in **Circle 118** and honor their pre-sale commitments.

Circle 118 is contemporary both in design and sustainability, holding the unique distinctions of being a green community and named a “walkers’ paradise” Walk Score. The pedestrian-centric design maximizes outdoor space with attached two car garages with hybrid/electric car charging stations encircling a private courtyard adorned with public art. Shafts of glass and natural light, green rooftop terraces and expansive decks invite the outside in to flexible open floor plans and modern features. Smart building design features include innovative rain screen panels and structural insulation that increases comfort, reduces utility usage, and provides synergy and vibrancy to the community.

“When it comes to University Circle’s *Bring Back Euclid Avenue* campaign, **Circle 118** is everything we hope for on Euclid Avenue. With its pacesetting design, the project complements the emergent modern arts district at our eastern gateway,” states University Circle Incorporated president Chris Ronayne. “It anchors the new Euclid Corridor project as a transit oriented residential development, and enhances our effort to become an environmentally sustainable neighborhood. And, its signature address makes **Circle 118** a five to ten minute walk to our world class universities, hospitals, arts and cultural institutions that make University Circle a premier urban district.”

In addition to enjoying the financial and philosophical benefits of living green, WXZ Development president Jim Wymer is so confident in the market appreciation at University

Circle and the value of WXZ's green building investments that he's offering a **Circle 118 Price Guarantee**. "In today's market, our buyers are demanding value and are looking for developments and developers who believe in their product," states Wymer. "In the event that a resident of **Circle 118** desires – or needs – to sell their home, we'll guarantee that the value of their home will be at least equal to the original sales price. We understand this is an uncertain time for many, so if, for some reason, the homeowner can't sell the property for the original price after listing it for six months, we'll buy it back at the original price."

In addition to **Circle 118's Price Guarantee**, Wymer explains that the combination of KeyBank's Urban Assist program offering buyers a 30 year fixed rate at 1.0 percent below market financing with no points and the city of Cleveland's 100 percent tax abatement for 15 years provides homebuyers interested in **Circle 118** with a financial advantage that expands their buying power over \$100,000. Eligible employees of Greater University Circle non-profit institutions can receive up to \$15,000 toward the purchase of a home through the Greater Circle Living Program.

WXZ Residential is a division of WXZ Development Inc. WXZ and its principals enjoy a strong reputation for innovative design and quality construction, with over 100 years of combined experience in developing commercial, public and residential real estate projects in Northeast Ohio and across the United States.

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