



Contemporary. Convenient. Connected.
A new community of green townhomes in University Circle



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WXZ Brings the First Residential Community to University Circle Circle 118 Green Townhome Community Opens December 12

Individuals who have been intrigued by the opportunity to live in University Circle will finally get their chance as WXZ opens Circle 118 – the first new for-sale residential community in the coveted University Circle area - to the public on December 12th. Located in one of the region's most desirable and dynamic neighborhoods, WXZ's \$5 million fully-financed collection of 17 four-story townhomes is the community where art meets architecture and engaging environmentally conscious design creates the new eastern gateway to University Circle.

“Located on Euclid Avenue within a five minute walk of the world class education, healthcare, arts and cultural institutions of University Circle, Circle 118 is a new signature address in this premier urban district, “ says Chris Ronayne, president of University Circle Inc. “Down the street from the Cleveland Institute of Art and the future location of the Museum of Contemporary Art, Circle 118 is the perfect residential complement to these unique institutions. A new standard bearer for Cleveland residential design, Jim Wymer and his team at WXZ have introduced a style of contemporary urban living never seen before in Cleveland. With Circle 118 they've set a new pace for hip and sophisticated urban living.”

CONTEMPORARY

Circle 118 is contemporary both in design and sustainability, holding the unique distinctions of meeting the GOLD residential building standard and “very walkable” desirable rating by Walk Score®. Shafts of glass and natural light, green rooftop terraces and expansive decks invite the outside in to a lifestyle of open floor plans and modern features.

CONVENIENT

Urban and efficient, the pedestrian-centric design maximizes outdoor space with attached garages encircling a private courtyard. Smart building envelope design features include innovative rain screen panels and structural insulation that increases comfort, reduces utility usage, and provides synergy and vibrancy to the community.

CONNECTED

“Circle 118’s location offers so many advantages as it relates to walkability and access to all of the great features of University Circle and Little Italy - we are truly a walker’s paradise,” explains WXZ president Jim Wymer. “The connectivity of the site is another exciting feature. With the advent of the Euclid corridor Heath Line, our residents can walk out their door and join the entertainment, sports and other institutional venues of downtown Cleveland.”

THE NEW GREEN

Circle 118 is a sustainable community designed to promote green living. Our highly rated walkable location and easy access to mass transportation systems results in a reduced carbon footprint. Non-toxic building materials, low VOC paints and CRI certified green-labeled carpets provide cleaner air quality. Common area landscaping demonstrate WXZ’s commitment to conserving and protecting natural resources, with a focus on native vegetation resulting in less maintenance and water usage.

CIRCLE 118 FACTS

- A collection of 17 four-story townhomes featuring rooftop terraces, walls of glass, cutting edge finishes and attached garages with hybrid/electric car charging stations.
- Prices start at \$ 299,900; buyers can choose from 2 or 3 bedroom floor plans, each with 2 ½ bathrooms.
- Achieved the GOLD National Green Building Standard (the only approved international standard on residential green building).
- The only residential community in the region to offer a 100% price guarantee.
- Only 4 homes remain available in Phase 1; Phase 2 will open next summer.
- Grand Opening of Phase 1 is from 12:00 noon to 6:00 pm on December 12 and 13.
- 11805 Euclid Avenue, Cleveland OH 44106
- Contact: 216.903.6747 or circle118.com

PRICE GUARANTEE

In addition to enjoying the financial and philosophical benefits of living green, WXZ 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 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. “So, we have responded and are offering a 100% price guarantee for our buyers. In the event that a resident of Circle 118 desires – or needs – to sell

their home within the first year of ownership, we'll guarantee that the value of their home will be at least equal to the original purchase 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."

FINANCIAL ADVANTAGE

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.

ABOUT WXZ

WXZ Development Inc. was formed in 1990 as a commercial real estate development company and quickly earned the status as a preferred developer for national credit tenant expansion programs. Since then, WXZ and its affiliated entities expanded not only its retail tenant base, but have also expanded into multi-family, single family, senior housing, for-sale residential and mixed use developments.

In recent years, WXZ has strengthened its internal capabilities by adding staff to provide a full range of site selection, land development, architectural and engineering services, general construction, financial forecasting and management capabilities. This investment in talent, combined with our financial strength and the more than 100 years of combined experience of our principals in developing commercial, public and residential real estate projects in diverse locations across the United States makes WXZ a powerful developer of choice.

Today, WXZ provides a comprehensive array of industry expertise and services through our WXZ Development, WXZ Construction, and WXZ Residential companies, which can be viewed at www.wxzdevelopment.com.

JAMES R. WYMER, President and Chief Executive Officer

Jim Wymer developed his first build-to-suit relationship with Sherwin-Williams in 1986, which led to the formation of WXZ Development in 1990. Under his leadership, WXZ quickly earned the status as a preferred developer for national credit tenant expansion programs with industry leaders such as Rite Aide and Advance Auto Parts, expanded its retail tenant base, and strategically diversified into developing commercial and residential real estate projects throughout the Eastern United States.

In recent years, Jim has strengthened WXZ's internal capabilities by adding staff to provide a full range of site selection, land development, architectural and engineering services, general construction, financial forecasting and management capabilities. Today, WXZ provides a comprehensive array of industry expertise and services through its WXZ Development, WXZ Construction, and WXZ Residential companies and has been involved in more than 1,000 residential units, including single-family and multi-family units.

Jim has developed more than 250 single tenant retail buildings and strip centers in Ohio, Michigan, Florida, Pennsylvania and Kentucky. He has also has been a principal in the development of over 1,000 units and over \$100 million of multi-family housing in Northeast Ohio both on a market and Section 42 tax credit basis. In recent years, he has expanded his interest and expertise into high density urban housing, as evidenced by WXZ's Circle 118 townhome community in Cleveland's University Circle district. His professional approach and strong personal relationship skills continue to serve him well. He prides himself on his selection of partners, business associates, and the skill set of his staff. Jim currently sits on the board of Ohio Commerce Bank.



WXZ Construction was established by the principals of WXZ Development Inc. to build on the firm's status as a preferred developer, expanding on its in-house capabilities to efficiently and cost effectively complete new development projects. The company's key personnel have successfully completed nearly \$2 billion in diverse product types such as retail, office, public facilities, multi-family, single family, urban infill and senior housing.

DAVID SWINDELL, President and Chief Operating Officer

Dave has over 30 years experience in the development and construction of diverse product types such as retail, office, public facilities, multi-family, single family, urban infill and senior housing in the Midwest, Eastern Seaboard and the Southeastern United States. He joined Jim Wymer in the expansion of WXZ Development and the founding of WXZ Construction in 2006, where he has actively led WXZ Construction to complete over 80 projects since its inception.

As President and Chief Operating Officer of WXZ Construction, Dave expands the WXZ family of development, construction and residential companies' capabilities in planning, budgeting, forecasting, project management, design and engineering management, green building and sustainable design methodologies, cost engineering and contract administration. His executive industry experience and active leadership has produced a portfolio of projects valued at over \$2.5 billion, detail of which is available upon request.

Prior to joining WXZ, he served as Vice President of Construction for The NRP Group, LLC for 8 years and Vice President for The Zaremba Group for 9 years, building an extensive portfolio featuring the construction of more than 7,600 single and multi-family developments, senior apartments and student town homes, and more than 6 million square feet of retail space for a

diverse group of local, regional and national merchants including Borders Books, Builders Square, Kmart, Publix, Rite Aid, Target, Walgreens and Wal-Mart.



WXZ Residential was founded when the WXZ family of companies took its reputation for innovative design, financial depth, quality construction, and experienced project management into the residential sector in 2008.

Building upon the success of WXZ Development and WXZ Construction, WXZ Residential is keenly qualified to perform site selection, land development, general construction, project management, sales and marketing for apartment complexes, single-family and multi-family units. The WXZ team has been involved in more than 13,000 residential units, including apartment complexes, single-family and multi-family units.

WXZ has a philosophy of designing and building unique, high-quality residential developments that respond to market demand and enhance the aesthetics of their surrounding communities. In addition to Circle 118, examples of this philosophy in action follow:

- WXZ's first for-sale residential development, **The Hamlets of Rocky River East & West** opened in May 2005. The Hamlets features 35 single-family and attached-villa homes with 1,900 to 2,600 square feet of open living space. The Hamlets of Rocky River West is sold out.
- **Glen Laurel** (Laurel Park, North Carolina) This 90 acre site in the mountains of Western North Carolina as been approved for 190 residential homes. A portion of WXZ's community includes a new multi-million dollar YMCA facility and a neighborhood town center designed to accentuate the aesthetics of the community with minimal impact on the natural setting.
- **University View** (University Circle) WXZ rehabilitated this early 1920s building at the intersection of 115th and Ashbury Avenue to retain all of its old world charm. All 14 suites have newly renovated kitchens and baths with upgraded cabinetry and new appliances.