

Welcome to 2008

What Does the Recent Interest Rate Trend Mean for You?

You've heard doom and gloom about the residential market from the Times, CNN, and even the Toledo Blade, but the truth is this is a great time to buy your new home:

Take for example a \$350,000 home:

With 10% down the buyer would be looking at a loan amount of \$315,000. Last week rates were around 6.5%. On a 30-year mortgage, the principal and interest payment is \$1,991 per month. With rates dropping to 5.5% that principal and interest payment would fall to \$1,789 – a savings of \$202 per month or \$2,424 per year.

To look at this another way: that \$202 dollar per month savings is the equivalent of a discount of more than \$35,550. In other words, that 1% drop in interest over the last month or so is equivalent to a 10% drop in housing prices or a 10% increase in buying power!



Chief Economist with the National Association of Home Builders, David Seiders, says, "Builders are anticipating a time when market conditions will support an upswing in building activity - most likely in the second half of 2008."

"Lower interest rates means that the market will pick up this year. We're rather stable because we've never had the mad housing swings like we've seen in other parts of the country," says long time Toledo-area broker, David Miller, "With average Toledo home prices actually rising almost 10% looking at November 2007 compared to the same period in 2006, this may be the best time to buy since World War II! And with urban projects like Levis Commons, homeowners should enjoy much better than average appreciation in no small part because you use your car less."

With other necessities on the uptick, including gasoline, isn't it good to know that your Northwest Ohio home value is pretty solid? Speaking of gas prices . . .

Forget the Pump!



Don't you love filling up the tank sometimes several times a week? Didn't think so. Have more fun, be more productive and get fit - all in your new Brownstone Village home - and without ever getting in your car! St. Julian's Fitness is now open and, overlooking the phenomenal clock tower, you couldn't ask for a better view for your work out. Business lunches at any of our fine restaurants offers delectable treats no matter what your palate craves. And when day is done, your shopping, dining and entertainment options are unrivaled in Northwest Ohio!

What's better than attaining all of your New Year's Resolutions with one move? St. Julian's Fitness is now open only steps from your new Brownstone Village home! For gym membership information, call (419) 931-3098.



Good Deals in Levis?

You bet there are some great deals in Levis Commons!

First, there is the fabulous **Hakunah Matata** contest just in time for you & your Valentine to enjoy. The Prize Package includes everything for a "No Worries" date night:

- ♥ Two tickets to The Lion King
- ♥ Limousine transportation
- ♥ New theater-worthy attire
- ♥ Jewelry from Licata Jewelers
- ♥ Dinner at Biaggi's
- ♥ Manicure & Pedicure from Venetian Nail Spa
- ♥ Schokolad Chocolate and
- ♥ Wine from Poco Piatti

Click on the Lion King logo here to enter. Hurry - contest ends February 3rd!

What else? \$1 Burger Night every Tuesday at Bar Louie, Poco Piatti Happy Hour, Senior Days at Maggie Moos & Showcase Cinemas . . . And we're just gearing up for warmer weather!

Fiddle Stix is hosting a magnificent fundraiser: "Taste the Wine, Meet the Artist" on February 28th, 4:30-7:30 with 15% of the night's sales going to the United Way!

We have anniversaries and celebrations coming up. Watch the Brownstone News and visit our restaurants and shops to learn more.



SAVE \$8 on a purchase of \$20 or more.

Hurry In! Offer expires February 13, 2008.

Max & Erma's
A BETTER PLACE TO EAT.



CLICK HERE
\$10.00 Off
Any Purchase
of \$60.00 or More

CLICK HERE
Free Vera Bradley
Tiny Traveler
Key Fob

You must click on the above coupon links to view and print your exclusive coupons. See coupons for disclaimers.



THIS MONTH'S HIGHLIGHTS

Hakunah Matata Contest: Hurry, enter before 2/3!

Musical Weekends: Live, local musicians & drink specials every Friday & Saturday Night @ Flying Bean

\$1 Burger Night: Juicy, Angus burger for \$1 every Tues at Bar Louie with beverage purchase.

Sisters of Hope Necklace: Francesca's will donate 50% of Sisters of Hope necklace purchases to the Susan G. Komen Foundation. thru Oct 31, '08

Poco Piatti Happy Hour: Mon-Fri, 2-7pm. Food & drink specials.

Senior Movie Day: Seniors (60+) enjoy Movies: \$3.50 all day Wednesdays

Senior Ice Cream Day: Seniors (60+) enjoy anything on the menu: Buy 1 Get 1 Free every Wednesday

Pure MD: Get a 90 minute Massage for the price of 60 at Pure MD. Call 419.872.6666 to schedule your massage today!

Save \$8 off \$20 Meal at Max & Erma's! Click here for coupon.

Get Your Springtime Portraits Back Today! Packages Start at only \$9.95 with Great Savings at Portrait Innovations!

MODEL OPEN

We Have Your New Home Move-In Ready:

Sat, Mon, Tues & Thurs
2 pm - 5pm

Sunday
1 pm - 5pm

Pssst!

Levis Commons will soon be home to another new residential concept: **Sutton Park!** Similar to Brownstone Village, the luxury townhome option, Sutton Park offers ownership opportunities for urban living at a lesser price point. Call (419) 250-7788 for details.

Did you know that Pilates studio offering couture exercise wear is coming to Levis Commons? Check out **The Movement Lab** in April!

LaSalle Cleaners will join Fiddle Stix and C Sterling Jewelers in the newest building in Levis Commons. Get your cleaning and repairs ready for their March opening!

Want more? Keep your eyes on Levis Commons - there's even more coming!