

## About Us

Nielsen Development, Inc. is proud of its history. Our family-owned business has been producing quality custom homes built with integrity since 1962. We use the finest building materials, pay close attention to detail and adhere to a strict building program that produces remarkable results. Our homes are in our own communities and beyond. At Nielsen Development, we're proud to have a history built on a solid reputation you can trust and see in our homes.

For questions regarding our program,  
please call Julie Nielsen at 847.356.7895,  
or you can email us at  
customhomes60046@aol.com

Visit our website at  
niensendevlopmentinc.com for full  
program details and information on our  
homes.

Nielsen Development Inc.

Phone: 847.356.7893 or 7895  
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37782 Cedar Lake Rd.  
Lake Villa, Illinois 60046

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**Nielsen Development Inc.**

presents...

**“Let’s Trade Spaces”**

**Buyer Trade-up Program**

Buying a Nielsen Development home  
just got easier...



## “Let’s Trade Spaces”

### What is our buyer trade-up program?



In simple terms, our buyer trade-up program is designed for anyone who currently owns a home <sup>1</sup> and wishes to purchase a new Nielsen Development custom home. Selling your home is probably the single largest obstacle in making your dream home purchase. Let us offer you a guaranteed price for your existing home today and give you peace of mind that your equity will be available for your new home purchase.

<sup>1</sup> For qualifying homes – ask us for details

## “Let’s Trade Spaces”

### How does our program work?

It is our goal to make the move to a Nielsen home as smooth and enjoyable as possible. As a buyer, you select a home from the models we offer currently in *The Pines* subdivision in Lake Villa, Illinois. As a seller, you provide us the information we request on our Trade-Up Application (a copy is available on our website). If your home qualifies, we will negotiate a purchase price for your home and help you determine how much you should expect at closing. After we mutually accept the terms of the transaction in a written agreement, we will begin the construction process and set a closing date to simultaneously close your existing home and your new Nielsen home. You are able to stay in your existing home up to five days after closing at no additional cost. In addition, you are not required to repair your home or keep it in showroom condition like you would for traditional viewings. You eliminate the risk of not selling your home in time or being obligated for two mortgage payments at once.

## “Let’s Trade Spaces”

### How do I get started?



To begin the process, visit our sales office in *The Pines* subdivision, located on Cedar Lake Road, south of Grand Avenue (Rt. 132) and north of Monaville Road in Lake Villa, Illinois. Our building staff will explain the terms of our program, assist you in the selection and customization of your new home and complete a trade-up Program Application. Our Trade-up Coordinator will contact you to schedule an evaluation of your home and work with you throughout the process.