



Neder Capital Services LLC

NederCapital.com

1.23.26

Our vision for Prospect Heights

- ❑ Front-loaded townhome product
- ❑ 24.5-foot-wide units
- ❑ Approximately 64 total units
- ❑ Two-story layouts
3 bedrooms / 2.5 bathrooms
- ❑ ~1,750 SF per unit
- ❑ Private driveways
- ❑ Guest parking available
- ❑ Walkable community design
- ❑ Integrated resident amenities



Current Projects: Prairie Park Townhomes

100 Prairie Park Drive, Wheeling, IL

This is a 66-unit, for-sale luxury townhome development delivered in three construction phases of 18 units each. Phase I was fully sold out and delivered in 2025. Phase II is nearly complete, with only one unit remaining and deliveries scheduled for the first quarter of 2026. Phase III is currently underway, with final deliveries projected for the fourth quarter of 2026.

HighlandsatPrairiePark.com







Current Projects: Insignia Glen II Des Plaines

180 NE River Road, Des Plaines, IL

Located off River Road in Des Plaines, this development represents the next phase of Insignia Glen. The project consists of 16 townhome units, with all building structures fully built. Now in the final stages of construction, the development is on track for delivery in the **first quarter of 2026**, completing this phase of the Insignia Glen community.





350 E DUNDEE ROAD, WHEELING IL

Our newest suburban mixed use project, currently under construction features ~20k sq ft of medical and educational space, with 55 well appointed modern residences above.





Current Projects: Highland Oaks II Downers Grove

1020 W 31st, Downers Grove, IL

The former Blue Cross Blue Shield headquarters is currently under entitlements with the Village of Downers Grove for conversion from a Class A office building into approximately 200 luxury residential apartment units.

This adaptive-reuse project repositions a legacy office asset into a high-end residential community in a prime suburban location.



