

DIAMOND RIDGE

Diamond Ridge

Acquisition pricing and project context

78-unit condominium in Edmonton

| 67 of 78 units sold voluntarily to Harmani

VOLUNTARY SALES

67 / 78

85.9%

Units sold voluntarily to Harmani



2-YEAR CMA AVERAGE

\$112,165

20 individual sales

AVERAGE APPRAISED VALUE

\$120,000

2 HARMANI PURCHASE AVERAGE

\$149,285.06

67 acquired units

MAIN PRICING DIFFERENCE

\$37,120.06

Average paid above the supplied two-year CMA sales average.

\$149,285.06 purchase average – \$112,165 CMA average.

REPORT BASIS

The \$37,120.06 figure is the direct difference between the average purchase price for 67 acquired units and the two-year CMA average based on 20 individual sales. Percentage-of-appraised-value framing has been excluded.

01

Revitalization scope

The following items are the revitalization plan supplied in the client correspondence. They describe ongoing or planned building and site work.

COCKROACH INFESTATION

Eradicate an infestation reported as ongoing for multiple years.

ROOF REPAIR

Address ongoing roof leaks reported over several years.

SEWAGE BACKUP

Repair sewage backup issues affecting the property.

WATER MIGRATION

Eradicate ongoing water migration between units.

BOILER + WATER TANK

Boiler, water tank and common-area repairs.

LANDSCAPING

Improve and maintain the property's landscaping.

EXTERIOR MEMBRANE

Complete exterior membrane repairs.

02

A voluntary acquisition

67 / 78

85.9% | UNITS SOLD VOLUNTARILY

The client has confirmed that 67 of the 78 units were sold voluntarily to Harmani.

03

Reserve-fund position

CURRENT RESERVE FUND

\$186,837.60

RECOMMENDED JAN. 2027

\$524,120.00

REPORTED SHORTFALL

\$337,282.40

RESERVE FUND ANALYSIS

[VIEW RESERVE FUND ANALYSIS →](#)

SOURCE + PUBLICATION NOTE

Financial and reserve-fund information is based on financials / reserve-fund studies provided by the condominium corporation. The revitalization scope is based on client correspondence and reflects planned / identified work.