



Areka Manor

10-unit condominium, Bankview, Calgary AB

100%

Voluntary owner sales

10 of 10 owners chose to sell to HARMANI

2-BEDROOM UNITS

\$209,250 avg. HARMANI paid

\$209,000 avg. MLS® sale

3 MLS® sales, 2023–2024

+\$250 per unit

1-BEDROOM UNITS

\$181,083 avg. HARMANI paid

\$153,600 avg. MLS® sale

1 MLS® sale, February 2023

+\$27,483 per unit

RESERVE FUND SHORTFALL

Reserve fund balance vs. 2027 target

39.0% underfunded

12-month condo revitalization plan

COMMENCED SEPTEMBER 2026

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|----------------------------|----------------------------|------------------------------|
| ■ Roof and leak repair | ■ Common area upgrades | ■ Hot water tank replacement |
| ■ Exterior membrane repair | ■ Mechanical room upgrades | ■ Parking lot upgrades |