



Cardero Court

Condominium case study · 20 units, 10125 83 Ave, NW, Edmonton, AB

\$67,600+

Average paid above
market, per unit

AVERAGE PRICE HARMANI PAID

\$155,976.00

Per unit

VOLUNTARY OWNER SALES

100%

2-YEAR MLS® COMPARATIVE MARKET ANALYSIS

\$88,333.33

RESERVE FUND SHORTFALL

\$97,826.96

Recommended balance: \$122,860.00

Audited balance: \$25,033.04

36-month condo revitalization plan

PLAN

- ✓ Renovation of 6 units
- ✓ Roof repairs and maintenance

- ✓ Drainage improvements and exterior grading to help prevent water penetration
- ✓ Replacement of the water heater

COMMENCED
AUG 2026