

SYNERGY

PARTNERS



**Ultima, 4968 & 4978 Yonge St, Toronto
Reserve Fund Studies**

*TSSC 1722 & TSSC 1741
c/o DEL Property Management*



Ultima Towers in North York include two 36-storey residential condominium towers with retail units at the ground floor and a three-level underground parking garage. These condominiums were constructed in 2004 and share facilities with each other and the non-condo retail units. Synergy was engaged to perform the Reserve Fund Study for each condominium corporation and for the shared facilities.



These buildings are well-managed and the two residential condominium corporations have traditionally had a very good working relationship with each other. They have developed a positive community environment for their residents. The buildings are currently approaching an age where more significant renewal projects are expected in the near-term. Synergy worked with both corporations, property management, and their legal counsel to better appreciate the complexities and boundaries of the shared facilities.
