

# Sunstone Opportunity Fund (2006)

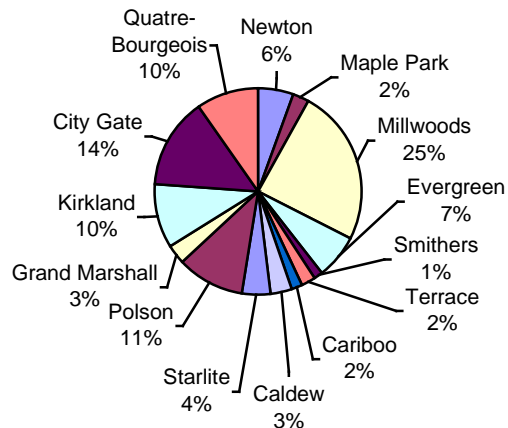
## Portfolio Summary

Closing: Oct. 26, 2006  
 Total units: 40,000  
 Per unit: \$1,250  
 Debenture interest rate: 8%

**Equity raised: \$50,000,000**  
 Portfolio acquired: \$130,576,613

Number of properties: 14 (6 divested)

### Properties by Purchase Price



### Debt Maturities on Remaining Properties

Year	Debts maturing
2010	59%
2012	41%

## Properties



### PLACE DES QUATRE-BOURGEOIS

#### Sainte-Foy, QC

Purchase price: \$11,597,125      Mortgage: \$8,312,500  
 Purchase date: February 2008      Interest rate: 4.68%  
 Property type: Shopping centre      Maturity date: June 2011  
 Rentable area: 245,028 sq. ft.  
 Key tenants: IGA, Winners, Dollarama, Rossy, Ureka, Jean Coutu, Subway



### CITY GATE CENTRE

#### Chilliwack, BC

Purchase price: \$16,466,086      Mortgage: \$12,368,314.50  
 Purchase date: December 2007      Interest rate: 5.50%  
 Property type: Shopping centre      Maturity date: December 2012  
 Rentable area: 46,163 sq. ft.  
 Site area: 3.66 acres  
 Key tenants: HSBC Bank, Envision Credit Union's head office, Liquor Depot, Blockbuster, Dakotas Restaurant



### GALERIES KIRKLAND

#### Montreal, QC

Purchase price: \$12,100,000      Mortgage: \$8,500,000  
 Purchase date: September 2007      Interest rate: 5.38%  
 Property type: Shopping centre      Maturity date: September 2012  
 Rentable area: 85,862 sq. ft.  
 Site area: 5.3 acres  
 Key tenants: Nevada Bob's Golf, TD Canada Trust

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### GRAND MARSHALL

Toronto, ON

Purchase price: \$3,400,000

Purchase date: June 2007

Property type: Industrial

Rentable area: 15,965 sq. ft.

Site area: 2.69 acres

Tenant: Ministry of Transportation

**Sale Price: \$3,400,000**

Sale Date: December 2011



### THE SHOPS AT POLSON PARK

Vernon, BC

Purchase price: \$23,247,402

Purchase date: May 2007

Property type: Shopping centre

Rentable area: 116,016 sq. ft.

Site area: 9.686 acres

Key tenants: Coopers Foods, Galaxy Cinemas,  
Shoppers Drug Mart, RBC Royal Bank

Mortgage: \$17,440,632

Interest rate: floating

Debt maturity: month to month



### STARLITE CENTRE

Regina, SK

Purchase price: \$5,321,500

Purchase date: May 2007

Property type: Shopping centre

Rentable area: 26,869 sq. ft.

Site area: 2.52 acres

Key tenants: KFC, Nevada Bob's Golf

**Sale price: \$6,500,000**

Sale date: December 2010



### 788 CALDEW STREET

Delta, BC

Purchase price: \$3,900,000

Purchase date: March 2007

Property type: Industrial

Rentable area: 56,625 sq. ft.

Site area: 2.671 acres

**Sale price: \$5,000,000**

Sale date: April 2008



### CARIBOO MALL

100 Mile House, BC

Purchase price: \$2,170,000

Purchase date: March 2007

Property type: Shopping centre

Rentable area: 39,708 sq. ft.

Site area: 3.44 acres

Key tenants: Pharmasave, BMO Bank of Montreal, True Value  
Hardware

Mortgage: \$1,401,114

Interest rate: floating

Debt maturity: November 2010

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### TERRACE SHOPPING CENTRE

#### Terrace, BC

Purchase price: \$2,360,000  
Purchase date: March 2007  
Property type: Shopping centre  
Rentable area: 19,728 sq. ft.  
Site area: 0.854 acres  
Key tenants: TD Canada Trust, Dollar Store With More

**Sale price: \$2,360,000**  
Sale date: September 2009



### SMITHERS SHOPPING CENTRE

#### Smithers, BC

Purchase price: \$1,760,000  
Purchase date: March 2007  
Property type: Shopping centre  
Rentable area: 43,741 sq. ft.  
Site area: 3.16 acres  
Key tenants: Safeway, Zellers Select

Mortgage: \$1,153,859  
Interest rate: floating  
Debt maturity: November 2010



### EVERGREEN CENTRE

#### Sooke, BC

Purchase price: \$9,770,000  
Purchase date: February 2007  
Property type: Shopping centre  
Rentable area: 67,156 sq. ft.  
Site area: 7.96 acres  
Key tenants: Western Foods, Shoppers Drug Mart, Royal Bank, BC Liquor Store, A&W Restaurants

**Sale Price: \$15,900,000**  
Sale Date: August 2011



### MILLWOODS MAINSTREET MALL

#### Edmonton, AB

Purchase price: \$29,000,000  
Purchase date: February 2007  
Property type: Shopping centre  
Rentable area: 142,865 sq. ft.  
Site area: 15.23 acres  
Key tenants: Sobeys, BMO Bank of Montreal, Rogers Video, Tim Hortons, Wendy's

**Sale price: \$38,500,000**  
Sale date: March 2011



### MAPLE PARK SHOPPING CENTRE – 90% INTEREST

#### Quesnel, BC

Purchase price: \$2,884,500  
Purchase date: February 2007  
Property type: Shopping centre  
Rentable area: 140,000 sq. ft.  
Site area: 13.68 acres

Mortgage: \$1,500,000  
Interest rate: floating  
Debt maturity: February 2010



### NEWTON CROSSING

#### Surrey, BC

Purchase price: \$6,600,000  
Purchase date: December 2006  
Property type: Retail/office  
Rentable area: 48,966 sq. ft.  
Site area: 3.978 acres  
Key tenants: CIBC, Government of BC, Macdonald Realtors

**Sale price: \$10,150,000**  
Sale date: October 2008