

# Sunstone Opportunity (2008)

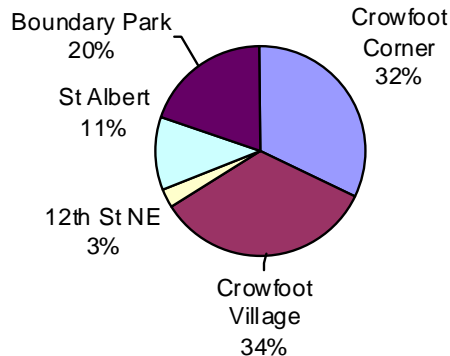
## Portfolio Summary

First closing: Nov. 20, 2008  
 Second closing: Dec. 15, 2008  
 Total units: 24,133

Per unit: \$1,250  
 Debenture interest rate: 8%

Equity raised: \$30,166,250  
 Total portfolio acquired to date: \$68,400,000

Number of properties: 5



### Debt Maturities

Year	Debts maturing
2014	46%
2015	54%

## Properties



### BOUNDARY PARK PLAZA

Surrey, BC

**Purchase price: \$13,700,000**

Purchase date: January 2010

Property type: Retail & office

Rentable area: 54,800 sq. ft.

Site area: 4.37 acres

Mortgage: \$9,000,000

Interest rate: 5.62%

Maturity date: January 2015



### ST. ALBERT PROFESSIONAL BUILDING

St. Albert, AB

**Purchase price: \$7,550,000**

Purchase date: December 2009

Property type: Office & retail

Rentable area: 46,379 sq. ft.

Site area: 1.35 acres

Mortgage: \$5,285,000

Interest rate: 5.70%

Maturity date: December 2014



### CROWFOOT CORNER

Calgary, AB

**Purchase price: \$22,000,000**

Purchase date: July 2009

Property type: Shopping centre

Rentable area: 51,002 sq. ft.

Site area: 4.81 acres

Key tenants: Boston Pizza, Wendy's, UPS, M&M Meat Shops, Crowfoot Veterinary, RJA Medicentres

Mortgage: \$15,000,000

Interest rate: 5.70%

Maturity date: September 2015

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### **CROWFOOT VILLAGE**

Calgary, AB

**Purchase price: \$23,000,000**

Purchase date: December 2007

Property type: Shopping centre

Rentable area: 63,128 sq. ft.

Site area: 6.21 acres

Key tenants: Starbucks, KFC, Edo, Crowfoot Dental, H&R Block, Red Rock Bar & Grill

Mortgage: \$15,000,000

Interest rate: 6.203%

Maturity date: August 2014



### **2626 12<sup>TH</sup> ST NE**

Calgary, AB

**Purchase price: \$2,150,000**

Purchase date: July 2009

Property type: Industrial

Rentable area: 43,426 sq. ft.

Site area: 2.19 acres

Mortgage: N/A