

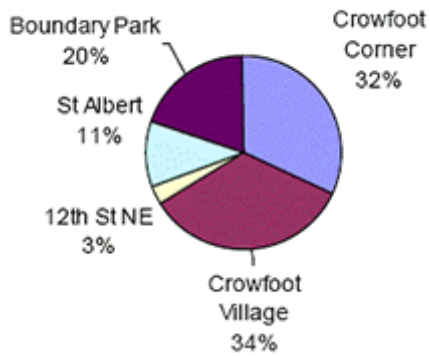


Sunstone Opportunity Fund (2008)

PORTFOLIO SUMMARY

First closing:	November 20 , 2008
Second closing:	December 15, 2008
Total units:	24,133
Per unit:	\$1,250
Minimum return:	8% per annum
Equity raised:	\$30,166,250
Total portfolio acquired to date:	\$68,400,000
Number of properties to date:	5

Properties by Purchase Price



Debt Maturities

Year	Debts
2014	46%
2015	54%

PROPERTIES



Boundary Park Plaza

Surrey, BC

Purchase price:	\$13,700,000
Purchase date:	January 2010
Mortgage:	\$9,000,000
Interest rate:	5.62%
Maturity date:	January 2015
Property type:	Retail & office
Rentable area:	54,800 sq. ft.
Site area:	4.37 acres
Key tenants:	Pharmasave, Coast Capital Savings, M&M Meats, Sherwin Williams Paints



Sunstone Opportunity Fund (2008)



St. Albert Professional Building

St. Albert, AB

Purchase price: \$7,550,000
Purchase date: December 2009
Mortgage: \$5,285,000
Interest rate: 5.70%
Maturity date: December 2014
Property type: Office & retail
Rentable area: 46,379 sq. ft.
Site area: 1.35 acres



Crowfoot Corner

Calgary, AB

Purchase price: \$22,000,000
Purchase date: July 2009
Mortgage: \$15,000,000
Interest rate: 5.70%
Maturity date: September 2015
Property type: Retail
Rentable area: 51,005 sq. ft.
Site area: 4.81 acres

Sale price: \$63,250,000 combined with Crowfoot Village

Sale Date: April 2012



Crowfoot Village

Calgary, AB

Purchase price: \$23,000,000
Purchase date: July 2009
Mortgage: \$15,000,000
Interest rate: 6.203%
Maturity date: August 2014
Property type: Retail
Rentable area: 63,128 sq. ft.
Site area: 6.21 acres

Sale price: \$63,250,000 combined with Crowfoot Corner

Sale date: April 2012



SUNSTONE
REALTY ADVISORS

Sunstone Opportunity Fund (2008)



2626 12th St NE

Calgary, AB

Purchase price: \$2,150,000
Purchase date: July 2009
Mortgage: N/A
Property type: Industrial
Rentable area: 43,426 sq. ft.
Site area: 2.19 acres