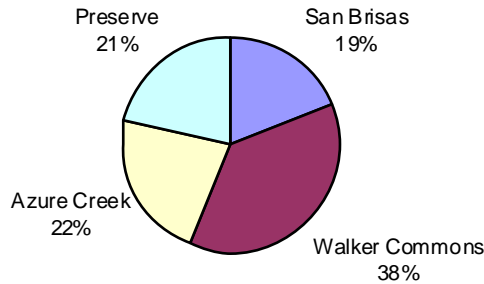


# Sunstone U.S. Opportunity (No. 2) Realty Trust

## Portfolio Summary

Closing: October 29, 2009  
 Total units: 24,800  
 Per unit: \$1,250 USD  
 Minimum return: 8% per annum  
 Equity raised: \$31,000,000 USD  
 Total portfolio acquired:  
 \$79,087,500 USD  
 Number of properties: 4



### Debt Maturities

Year	Debts maturing
2017	59%
2018	20%
2019	21%

## Properties



### THE PRESERVE AT ARBOR HILLS (50% INTEREST)

Dallas, TX

**Purchase price: \$16,887,500 USD**

Purchase date: March 2011

Mortgage: \$10,625,000 USD

Interest rate: floating rate

Maturity date: April 2018

Rentable area: 313,420 sq. ft.

Site area: 20.57 acres

Number of units: 330

Complex amenities: Swimming pool, heated spa, professional services room, clubroom, 24-hour fitness centre, picnic areas with barbecue grills, adjacent to nature preserve



### AZURE CREEK AT TATUM RANCH APARTMENTS

Phoenix, AZ

**Purchase price: \$17,500,000 USD**

Purchase date: December 2010

Mortgage: \$11,063,000 USD

Interest rate: 4.89%

Maturity date: December 2017

Rentable area: 140,016 sq. ft.

Site area: 8.05 acres

Number of units: 160

Complex amenities: Pool, spa, 24-hour fitness facility, executive business center, picnic areas, barbecue grills, open air cabana, dog park

## Sunstone U.S. Opportunity (No. 2) Realty Trust



### **WALKER COMMONS**

Houston, TX

**Purchase price: \$29,500,000 USD**

Purchase date: June 2010

Mortgage: \$20,650,000 USD

Interest rate: 4.78%

Maturity date: June 2017

Rentable area: 326,590 sq. ft.

Site area: 18.84 acres

Number of units: 352

Complex amenities: Clubhouse, athletic center,  
executive business center, pool, outdoor grills,  
outdoor living area with fireplace



### **SAN BRISAS APARTMENTS (80% INTEREST)**

Phoenix, AZ

**Purchase price: \$15,200,000 USD**

Purchase date: November 2009

Mortgage: \$11,620,000 USD

Interest rate: 5.63%

Maturity date: December 2019

Rentable area: 210,820 sq. ft.

Site area: 13 acres

Number of units: 208

Complex amenities: Reception building, social  
centre, fitness centre