

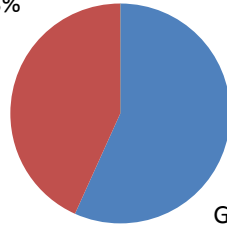
# Sunstone U.S. Opportunity (No. 4) Realty Trust

## Portfolio Summary

First closing: June 8, 2011  
 Second closing: June 23, 2011  
 Total units: 19,824  
 Per unit: \$1,250 USD  
 Minimum return: 8% per annum  
 Equity raised: \$24,780,000 USD  
 Total portfolio acquired to date: \$51,545,000 USD  
 Number of properties acquired to date: 2

### Properties by Purchase Price

Embassy Suites  
 DFW  
 43%



Grand Parkway  
 57%

### Debt Maturities

Year	Debts Maturing
2018	100%

## Properties



### GRAND PARKWAY (90% INTEREST)

Houston, TX

**Purchase price: \$29,250,000 USD**

Purchase date: June 2011

Site area: 16.16 acres

Number of units: 342

Complex amenities: Executive business and resident social areas within the clubhouse, athletic centre, cardio theatre, cyber lounge, resort style pool area with sunning ledge, fountains, waterpark, poolside grilling

Mortgage: \$20,475,000 USD

Interest rate: 4.58%

Maturity date: June 2018



### EMBASSY SUITES DALLAS FORT WORTH

Dallas, TX

**Purchase price: \$22,295,000 USD**

Purchase date: July 2011

Site area: 6.6 acres

Number of units: 305

Hotel amenities: Heated indoor pool and whirlpool, fitness centre, on-site self-service laundry and valet service, business centre, audio-visual equipment rentals, gift shop and local area transportation

Mortgage: \$20,200,000 USD

Interest rate: 6%

Maturity date: Aug 2018