

FOR IMMEDIATE RELEASE

NOT FOR DISTRIBUTION IN THE UNITED STATES OR OVER UNITED STATES WIRE SERVICES

**Sunstone Opportunity Fund (2004) Limited Partnership
SRAI Capital Corp.**

910 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Announcement of Disposition of Northland Buildings

Vancouver, BC – August 27, 2007: Sunstone Opportunity Fund (2004) Limited Partnership (“Sunstone (2004) LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone (2004) LP, the “Issuers”) today announce that they have successfully completed the disposition of Northland Buildings for a total sale price of \$8,533,500 less standard closing costs and adjustments, including third party real estate commission. The remaining balance of the first mortgage on the property has been discharged.

This news release is intended for distribution in Canada only and is not intended for distribution to United States newswire services or dissemination in the United States. The securities being offered have not, nor will they be registered under the United States Securities Act of 1933, as amended, and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons absent U.S. registration or an applicable exemption from the U.S. registration requirements. This release does not constitute an offer for sale of securities in the United States.

For additional information, please contact Darren Latoski at (604)-681-5959.

**SUNSTONE OPPORTUNITY FUND (2004)
LIMITED PARTNERSHIP
by its General Partner, Sunstone Advisors
(Canada) Inc.**

SRAI CAPITAL CORP.

“Darren Latoski” and “Steve Evans”
Director(s)

“Darren Latoski” and “Steve Evans”
Director(s)