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Sunstone Opportunity Fund (2004) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Sixth Acquisition

Vancouver, BC – July 25, 2005: 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 acquisition of an undivided beneficial interest in Torquay Village, Victoria, British Columbia for a purchase price of \$3,350,000 plus standard closing costs and adjustments.

Sunstone (2004) LP funded the acquisition with cash and a blended \$2,525,000 first mortgage on the property in favour of Standard Life and vendor financing. Legal title to the property is held by a private nominee British Columbia corporation, as bare trustee for Sunstone (2004) LP which holds the beneficial interest in the property.

Torquay Village Plaza is a single-storey shopping plaza located in Victoria, British Columbia, and is comprised of approximately 14,634 retail space that is currently divided into 9 units. The overall site area is 47,825 square feet and is well located on a main arterial route in a residential area. Some of the tenants include nationwide companies such as Edward Jones, Dominos Pizza and General Paint.

Torquay Village is well located as it fronts Shelbourne Street, a major north-south artery that cuts through the neighbourhoods of Shelbourne and Gordon Head. Other commercial developments in the area are primarily concentrated along Shelbourne Street, and Torquay Village is in close proximity to University Heights Shopping Centre, which has received recent upgrades and the Tuscany Village Shopping Centre, a mixed use retail residential project.

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”
Director

“Steve Evans”
Director