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Sunstone Opportunity Fund (2005) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Seventh Acquisition

Vancouver, BC – July 26, 2006: Sunstone Opportunity Fund (2005) Limited Partnership (“Sunstone (2005) LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone (2005) LP, the “Issuers”) today announce that on July 21, 2006 they completed the acquisition of an undivided beneficial interest in Midpark Court, Calgary, Alberta for a purchase price of \$3,850,000 plus standard closing costs and adjustments.

Sunstone (2005) LP funded the acquisition with cash and a \$2,885,000 mortgage on the property in favour of Citizens Bank bearing interest at 5.62% per annum and maturing in 2011.

The 23,334 square foot multi-tenant office building is well located in the South Office District of Calgary, along the Macleod Trail commercial corridor. The general area surrounding Midpark offers a mix of commercial development along the east side of Macleod Trail and residential uses east of Midpark Boulevard. The area serves as a secondary office node for tenants who require easy access to the downtown business district and for areas south of the city.

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

**SUNSTONE OPPORTUNITY FUND (2005)
LIMITED PARTNERSHIP**

by its General Partner, Sunstone Realty Advisors (2005) Inc.

SRAI CAPITAL CORP.

“Darren Latoski”
Director

“Steve Evans”
Director