

FOR IMMEDIATE RELEASE

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

**Sunstone Opportunity Fund (2005) Limited Partnership
SRAI Capital Corp.**

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

Announcement of Disposition of Team Tube Portfolio and Mabe Building

Vancouver, BC - August 23, 2007: 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 they have successfully completed the disposition of the Team Tube Portfolio and the Mabe Building for a combined sale price of \$40,345,000 less standard closing costs and adjustments. The properties were originally acquired in 2006 for a combined purchase price of \$33,664,740 plus standard closing costs and adjustments. Team Tube and Mabe were acquired by Pure Industrial Real Estate Trust, and the remaining balances of the first mortgages on the properties have been assumed by the purchaser.

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” and “Stephen Evans”
Director(s)

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