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Sunstone Opportunity Fund (2005) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Second Acquisition

Vancouver, BC – April 6, 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 March 6, 2006 they completed the acquisition of an undivided beneficial interest in the 1505 Dickson Street, in Montreal Quebec for a purchase price of \$11,900,00 plus standard closing costs and adjustments.

The asset is a newly constructed, steel framed industrial building on an 8 acre site area, fronting on to Dixon Street. The building is comprised of 149,085 square feet of warehouse space, 4695 square feet of office space and 10,904 square feet of retail showroom space for a total net rentable area of 164,308 square feet. The facility has 18 truck level doors for excellent shipping and receiving access. The acquisition was funded with cash and an \$8,550,000 new first mortgage on the property in favour of RBC Commercial Mortgages, bearing an interest rate of 5.677% per annum and maturing in 2016.

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

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

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

SRAI CAPITAL CORP.

“Darren Latoski”
Director

“Steve Evans”
Director