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Sunstone Opportunity Fund (2005) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of First Acquisition

Vancouver, BC – January 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 December 30, 2005 they completed the acquisition of an undivided beneficial interest in the Westview Building, Calgary, Alberta for a purchase price of \$3,300,000 plus standard closing costs and adjustments.

Westview Building is an office building, located at 2816- 11th Street NE in Calgary, Alberta. The overall sight area is 34,453 square feet, with 33,512 sq. ft. of rentable office space. The complex is very well situated ten minutes from downtown, close proximity to Calgary International Airport, and is located near the major interchange of Deerfoot Trail and 32nd Avenue NE. The Building’s frontage is clearly visible from Deerfoot Trail, and many of the offices have views of downtown and the Rocky Mountains. The area around 32nd Avenue NE has excellent access to restaurants and shopping.

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