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Sunstone Opportunity Fund Limited Partnership

SRAI Capital Corp.

600 – 1040 West Georgia Street
Vancouver, BC V6E 4H1

Announcement of Final Prospectus Closing

Vancouver, BC - April 2, 2004: Sunstone Opportunity Fund Limited Partnership (“SunstoneLP”) and SRAI Capital Corp. (“SRAI”, and collectively with SunstoneLP, the “Issuers”) announce that on April 1, 2004 they completed the sale of an additional 254 units pursuant to the Issuers’ prospectus dated January 5, 2004 at a price of \$12,500 per unit, for aggregate gross proceeds of \$3,175,000. This constitutes the second and final tranche of units sold pursuant to the prospectus.

To date, the Issuers have sold a total of 1,234 units for aggregate gross proceeds of \$15,425,000. Each unit is comprised of one unit of SunstoneLP having a price of \$2,500, and one Series A debenture of SRAI in the principal amount of \$10,000 maturing on February 28, 2009 and bearing interest at a rate of 9% per annum. Dundee Securities Corporation acted as lead agent in the offering.

SunstoneLP is engaged in identifying investment opportunities in the real estate market. It has been established for the purposes of owning and operating a diversified portfolio of high quality income-producing commercial real estate properties in Canada. The net cash proceeds realized by SRAI from the sale of the debentures, less its pro-rata share of the offering costs, will be used to fund a loan to SunstoneLP in the principal amount of \$2,256,800. Such loan proceeds, and the net subscription proceeds realized from the sale of the limited partnership units in the amount of \$584,200, will be applied by SunstoneLP primarily to pay certain offering costs, and to further its immediate business objectives of identifying and evaluating residential and commercial real estate properties for acquisition.

The units being sold have not been offered and will not be registered under the United States Securities Act of 1933 and state securities laws. Accordingly, the units may not be offered or sold to U.S. persons except pursuant to applicable exemptions from registration.

For additional information, please contact Darren Latoski at (604)-671-0259.

**SUNTONE OPPORTUNITY FUND
LIMITED PARTNERSHIP
by its General Partner, Sunstone Realty
Advisors (Canada) Inc.**

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

SRAI CAPITAL CORP.

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