

SUNSTONE OPPORTUNITY FUND (2004)

ANNUALIZED RETURN: 17.92%

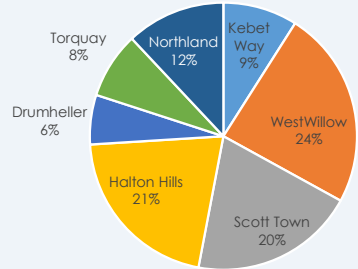
FULLY DIVESTED



Portfolio Summary

Fund date:	December 2004
Total units:	1,046
Per unit:	\$12,500
Preferred return:	9%
Distributions:	\$18,829.06
Equity raised:	\$13,075,000
Total portfolio acquired:	\$40,775,000
Number of properties:	7 (7 divested)
Gross sale proceeds:	\$55,068,500

Property by Purchase Price



In September 2010, the final distribution was issued to the Limited Partners and in November 2010, the LP was dissolved and the Fund was wound down.

Properties

1425 Kebet Way Industrial – Port Coquitlam, BC

Purchased: December 2004 for \$3,765,187

Sold: May 2005 for \$4,570,000



WestWillow Shopping Centre – Langley, BC

Purchased: March 2005 for \$9,750,000

Sold: July 2006 for \$14,200,000



Scott Town Plaza – Surrey, BC

Purchased: May 2005 for \$8,000,000

Sold: November 2007 for \$9,710,000



Halton Hills Shopping Plaza – Halton Hills, ON

Purchased: May 2005 for \$8,650,000

Sold: June 2010 for \$10,275,000



Drumheller Shopping Centre – Drumheller, AB

Purchased: July 2005 for \$2,335,000

Sold: September 2007 for \$2,930,000



Torquay Village – Victoria, BC

Purchased: July 2005 for \$3,350,000

Sold: August 2007 for \$4,850,000



Northland Buildings – Calgary, AB

Purchased: October 2005 for \$4,925,000

Sold: August 2007 for \$8,533,500

