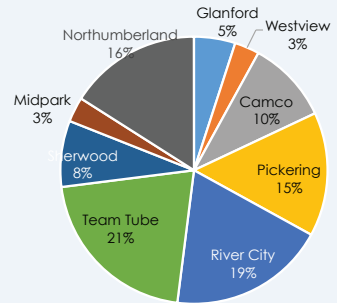


# SUNSTONE OPPORTUNITY FUND (2005)

## Portfolio Summary

Fund date:	December 2005
Total units:	3,600
Per unit:	\$12,500
Preferred return:	8%
Distributions to date:	\$14,001.57
Equity raised:	\$45,000,000
Total Portfolio acquired to date:	\$122,250,000
Number of properties:	19 (18 divested)

## Property by Purchase Price



## Properties

### 4243 Glanford Avenue – Victoria, BC

Purchased: November 2006 for \$5,500,000

**Sold: August 2007 for \$6,900,000**



### Northumberland Mall (50% interest) – Cobourg, ON

Purchased: August 2006 for \$19,075,000

Mortgage: \$16,750,000 at 7.00% month to month



### Midpark Court – Calgary, AB

Purchased: July 2006 for \$3,850,000

**Sold: January 2010 for \$4,300,000**



### Sherwood Forest Shopping Village – Mississauga, ON

Purchased: July 2006 for \$9,550,000

**Sold: April 2012 for \$14,424,471.48**



### Team Tube Industrial Portfolio – BC, AB, MB, ON, QC (11 properties)

Purchased: March 2006 for \$23,950,000

**Sold: August 2006 & August 2007 for \$29,470,000**



### River City Centre – Saskatoon, SK

Purchased: March 2006 for \$22,900,000

**Sold: June 2008 for \$27,250,000**



### Pickering Ridge (50% interest) – Pickering, ON

Purchased: March 2006 for \$22,225,000

**Sold: April 2016 for \$30,750,000**



### Mabe Building – Montreal, QC

Purchased: March 2006 for \$11,900,000

**Sold: August 2007 for \$13,375,000**



### Westview Building – Calgary, AB

Purchased: December 2005 for \$3,300,000

**Sold: August 2007 for \$5,800,000**

