

SUNSTONE US

ANNUALIZED RETURN: 15.2%

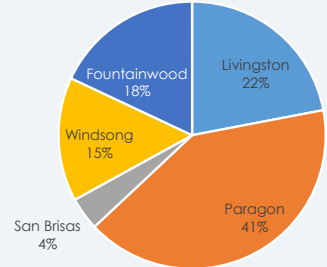
FULLY DIVESTED



Portfolio Summary

Fund date:	July 2008
Total units:	28,540
Per unit:	\$1,250 USD
Preferred return:	8%
Distributions:	\$2,285.21
Equity raised:	\$35,675,000 USD
Total portfolio acquired:	\$84,650,000 USD
Number of properties:	5 (5 divested)
Gross sale proceeds:	\$125,150,000 USD

Property by Purchase Price



In December 2013, the final distribution was issued to unitholders and the Fund was wound down.

Properties

San Brisas Apartments (20% interest) – Phoenix, AZ, USA

Purchased: November 2009 for \$3,800,000 USD

Number of units: 208

Sold: October 2013 for \$5,600,000 USD

Windsong Apartment Homes – Dallas, TX, USA

Purchased: October 2008 for \$13,100,000 USD

Number of units: 264

Sold: July 2013 for \$16,500,000 USD

Livingston Apartments – Dallas, TX, USA

Purchased: May 2009 for \$18,350,000 USD

Number of units: 180

Sold: August 2013 for \$25,500,000 USD

Fountainwood Apartments – Dallas, TX, USA

Purchased: May 2009 for \$15,200,000

Number of units: 288

Sold: August 2013 for \$19,800,000 USD

Paragon at Kierland Apartments – Scottsdale, AZ, USA

Purchased: November 2009 for \$34,200,000

Number of units: 276

Sold: August 2013 for \$57,750,000 USD

