

# SUNSTONE US OPPORTUNITY (No. 2)

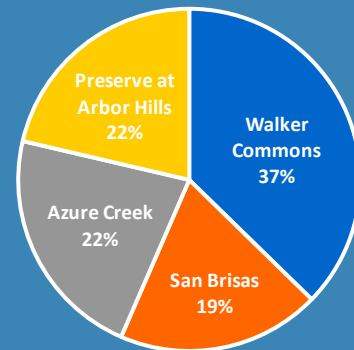
INTERNAL RATE OF RETURN: 11.81% USD | 13.26% CAD

FULLY DIVESTED



|                            |                   |
|----------------------------|-------------------|
| Fund Date:                 | October 2009      |
| Total Units:               | 24,800            |
| Per Unit:                  | \$1,250 USD       |
| Preferred Return:          | 8%                |
| Total Gross Distributions: | \$2,144.41 USD    |
| Equity Raised:             | \$31,000,000 USD  |
| Total Portfolio Acquired:  | \$79,087,500 USD  |
| Number of Properties:      | 4 (4 Divested)    |
| Gross Sale Proceeds:       | \$110,190,000 USD |

Property by Purchase Price



In May 2015, the final distribution was issued to unitholders. The fund was terminated and dissolved on December 31, 2015.

## Walker Commons

Houston, Texas

Purchased: June 2010 for \$29,500,000 USD

Number of Units: 352

Sold: June 2014 for \$43,800,000 USD

## San Brisas Apartments - 80% interest

Phoenix, Arizona

Purchased: November 2009 for \$15,200,000 USD

Number of Units: 208

Sold: August 2014 for \$22,640,000 USD

## Azure Creek at Tatum Ranch Apartments

Phoenix, Arizona

Purchased: December 2010 for \$17,500,000 USD

Number of Units: 160

Sold: January 2015 for \$23,250,000 USD

## The Preserve at Arbor Hills - 50% interest

Dallas, Texas

Purchased: March 2011 for \$16,887,500 USD

Number of Units: 330

Sold: August 2014 for \$20,500,000 USD

