

# SUNSTONE US OPPORTUNITY (No. 2)

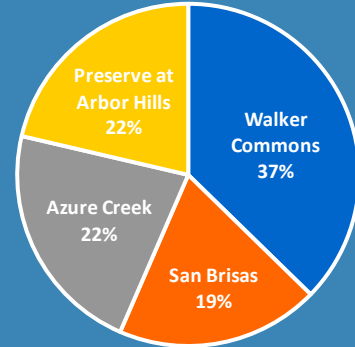
INTERNAL RATE OF RETURN: 11.81% USD | 13.26% CAD

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