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**SUNSTONE U.S. OPPORTUNITY (NO. 3) REALTY TRUST ANNOUNCES  
SALE OF ZONA HOTEL & SUITES**

**Vancouver, BC** – June 20, 2014: Sunstone U.S. Opportunity (No. 3) Realty Trust (the “Realty Trust”) announced today that it has successfully completed the disposition of the Zona Hotel & Suites (the “Property”), located in Phoenix, Arizona for gross proceeds of US\$52,000,000, less standard closing costs and adjustments.

The Realty Trust indirectly acquired the Property, which at acquisition was known as the Xona Resort Suites, on January 27, 2011 for a purchase price of US\$34,000,000. The property was rebranded as “Zona Hotel & Suites” in May 2012 after the completion of a comprehensive US\$4.0 million renovation program.

“We are very happy with the results of this sale. Since buying this hotel out of foreclosure and implementing our value add strategy, we have created a solid profit for our investors,” stated Steve Evans, Principal of Sunstone.

The Realty Trust intends to complete a closing audit on the property prior to distributing all of the net proceeds to unitholders.

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Additional information about the Realty Trust is available at [www.sunstoneadvisors.com](http://www.sunstoneadvisors.com) or [www.sedar.com](http://www.sedar.com).

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