

# SUNSTONE US OPPORTUNITY (No. 3)

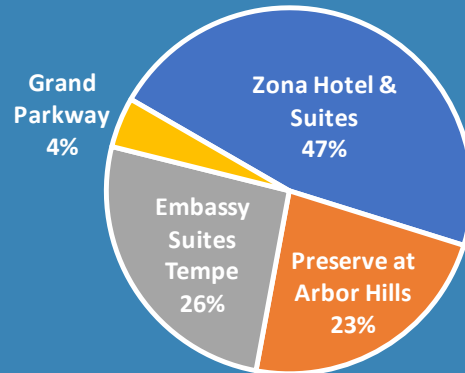
INTERNAL RATE OF RETURN: 4.9% USD | 8.1% CAD

FULLY DIVESTED



Fund Date:	October & November 2010
Total Units:	36,321
Per Unit:	\$1,250 USD
Preferred Return:	8%
Total Gross Distributions:	\$1,538.16 USD
Equity Raised:	\$45,401,250 USD
Total Portfolio Acquired:	\$73,137,500 USD
Number of Properties:	4 (4 Divested)
Gross Sale Proceeds:	\$98,540,000 USD

Property by Purchase Price



In August 2017, the final distribution was issued to unitholders. The fund was terminated and dissolved on December 31, 2017.

## Zona Hotel & Suites

Phoenix, Arizona

Purchased: January 2011 for \$34,000,000 USD

Number of Units: 431

Sold: June 2014 for \$52,000,000 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

## Embassy Suites Tempe

Phoenix, Arizona

Purchased: May 2011 for \$19,000,000 USD

Number of Units: 224

Sold: January 2017 for \$22,000,000 USD

## Grand Parkway - 10% interest

Houston, Texas

Purchased: June 2011 for \$3,250,000 USD

Number of Units: 342

Sold: January 2017 for \$4,040,000 USD

