

SUNSTONE US OPPORTUNITY (No. 4)

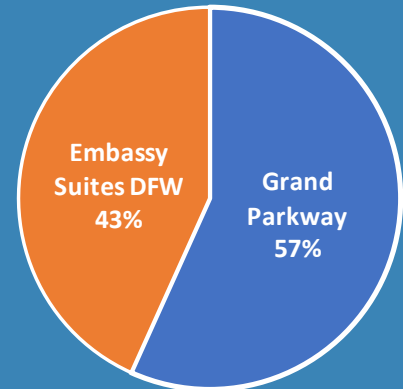
INTERNAL RATE OF RETURN: 8.9% USD | 15.3% CAD

FULLY DIVESTED



Fund Date:	June 2011
Total Units:	19,824
Per Unit:	\$1,250 USD
Preferred Return:	8%
Total Gross Distributions:	\$2,007.52 USD
Equity Raised:	\$24,780,000 USD
Total Portfolio Acquired:	\$52,545,000 USD
Number of Properties:	2 (2 Divested)
Gross Sale Proceeds:	\$71,935,000 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.

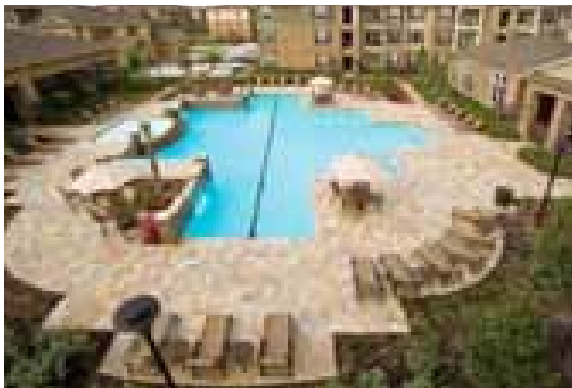
Grand Parkway - 90% interest

Houston, Texas

Purchased: June 2011 for \$29,250,000 USD

Number of Units: 342

Sold: January 2017 for \$36,360,000 USD



Embassy Suites DFW

Dallas, Texas

Purchased: July 2011 for \$22,295,000 USD

Number of Units: 305

Sold: January 2017 for \$35,575,000 USD

