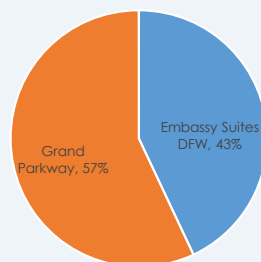


SUNSTONE US(No. 4)

Portfolio Summary

Fund date:	June 2011
Total units:	19,824
Per unit:	\$1,250 USD
Preferred return:	8%
Distributions to date:	\$290.22 USD
Equity raised:	\$24,780,000 USD
Total Portfolio acquired to date:	\$52,545,000 USD
Number of properties:	2

Property by Purchase Price



Properties

Grand Parkway (90% interest) – Houston, TX, USA

Purchased:	June 2011 for \$29,250,000 USD
Mortgage:	\$19,109,880 USD at 4.58% to 2018
Number of units:	342

Embassy Suites Dallas Fort Worth – Dallas, TX, USA

Purchased:	July 2011 for \$22,295,000 USD
Mortgage:	\$19,000,000 USD at 5.25% to 2024
Number of units:	305



The Sunstone Team

With input from property managers, the Principals of Sunstone operate as a unanimous investment committee for all transactions. They have a combined track record totalling over \$2 billion in successful acquisitions.

STEVE EVANS

Steve has over 25 years experience in all sectors of real estate including retail, hotel, office, industrial, multi-family real estate and senior facilities located in Texas, Arizona, California, British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, Quebec and New Brunswick. Steve's experience includes acquisitions, management, refurbishment, financing, securitizing, repositioning and profitable dispositions.

DARREN LATOSKI (1969 - 2013)

Darren had over 22 years of real estate experience in all sectors including retail, hotel, office, industrial, and multi-family in Texas, Arizona, British Columbia, Alberta, Saskatchewan, Manitoba,

Ontario, Quebec, New Brunswick and Washington State. Darren held a Masters in Business Administration from Simon Fraser University.

FINANCING AND REPORTING

Prompt, accurate and reliable reporting to our investors and their advisors is extremely important to Sunstone. We monitor each asset's monthly financial reports from property managers, conduct random audits of individual properties, and generate quarterly financial statements and quarterly updates for individual investors.

ASSET MANAGEMENT

Sunstone takes a hands on role as asset manager. Our responsibilities include directing the property management firms we select, monitoring the performance of assets against local and national benchmarks and developing medium and long term strategies for the improvement of properties.