

FOR IMMEDIATE RELEASE

NOT FOR DISTRIBUTION IN THE UNITED STATES OR OVER UNITED STATES WIRE SERVICES

**Sunstone Opportunity (2006) Realty Trust
Sunstone Opportunity (2006) Debenture Fund
Sunstone Opportunity Fund (2006) Limited Partnership**
910 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Announcement of Sale of Millwoods Mainstreet Mall

Vancouver, BC – April 8, 2011: Sunstone Opportunity (2006) Realty Trust, Sunstone Opportunity (2006) Debenture Fund and Sunstone Opportunity Fund (2006) Limited Partnership (together the “Issuers”) announced today that they have sold Millwoods Mainstreet Mall, located in Edmonton, Alberta for \$38,500,000 less standard closing costs and adjustments, including third party real estate commissions. The sale was completed on March 31, 2011.

The property was acquired by the Issuers in March 2007 for \$29,000,000 plus standard closing costs and adjustments.

This news release is intended for distribution in Canada only and is not intended for distribution to United States newswire services or dissemination in the United States. The securities being offered have not, nor will they be registered under the United States Securities Act of 1933, as amended, and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons absent U.S. registration or an applicable exemption from the U.S. registration requirements. This release does not constitute an offer for sale of securities in the United States.

For additional information, please contact Darren Latoski at (604) 6815959.

SUNSTONE OPPORTUNITY (2006) REALTY TRUST
by its Trustee, SRAI Realty Trust (2006) Inc.

“Darren Latoski”
President

SUNSTONE OPPORTUNITY (2006) DEBENTURE FUND
by its Trustee, SRAI Debenture Fund (2006) Inc.

“Darren Latoski”
President

SUNSTONE OPPORTUNITY FUND (2006) LIMITED PARTNERSHIP
by its General Partner, Sunstone Realty Advisors (2006) Inc.

“Darren Latoski” and “Steve Evans”
Director(s)