

PRESS RELEASE

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**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 an Agreement for the Conditional Acquisition of Seven Properties

Vancouver, BC – January 3, 2007: 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 entered into an agreement to purchase seven properties from Retrocom Mid-Market Real Estate Investment Trust (TSX – RMM.UN) for a gross purchase price of \$73.3 million. The acquisition is conditional on financing, final due diligence and other customary closing conditions. The transaction is expected to close in late February.

For additional information, please contact Darren Latoski at (604)-681-5959.

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)