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**Sunstone Opportunity (2007) Realty Trust
Sunstone Opportunity (2007) Mortgage Fund**
910 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Announcement of Sale of Tristar

Vancouver, BC – April 19, 2011: Sunstone Opportunity (2007) Realty Trust (the “Trust”), and Sunstone Opportunity (2007) Mortgage Fund (the “Fund”) announced today that they have sold Tristar, located in Delta, British Columbia for \$9,300,000 less standard closing costs and adjustments. The sale was completed on April 15, 2011. The Fund is returning \$50 per \$750 Mortgage Fund unit with the net proceeds from the sale.

The property was acquired by the Issuers in March 2007 for \$8,700,000 plus standard closing costs and adjustments.

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

SUNSTONE OPPORTUNITY (2007) REALTY TRUST

by its Trustee, SRAI Realty Services (2007) Inc.

“Darren Latoski”
President

SUNSTONE OPPORTUNITY (2007) MORTGAGE FUND

by its Trustee, SRAI Mortgage Fund (2007) Inc.

“Darren Latoski”
President