

# SUNSTONE OPPORTUNITY FUND (2008)

**ANNUALIZED RETURN: 13.66%**

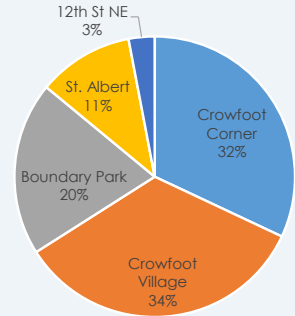
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## Portfolio Summary

Fund date:	December 2008
Total units:	24,133
Per unit:	\$1,250
Preferred return:	8%
Distributions:	\$1,985.84
Equity raised:	\$30,166,250
Total portfolio acquired:	\$68,400,000
Number of properties:	5 (5 divested)
Gross sale proceeds:	\$95,550,000

## Property by Purchase Price



In January 2015, the final distribution was issued to unitholders and in May 2015, the Fund was wound down.

## Properties

### Crowfoot Corner – Calgary, AB

Purchased: July 2009 for \$22,000,000

### Crowfoot Village – Calgary, AB

Purchased: July 2009 for \$23,000,000

**Both sold: April 2012 for \$63,250,000**



### 2626 12th St NE – Calgary, AB

Purchased: July 2009 for \$2,150,000

**Sold: December 2014 for \$2,625,000**



### St Albert Professional Building – Calgary, AB

Purchased: December 2009 for \$7,550,000

**Sold: February 2014 for \$10,100,000**



### Boundary Park Plaza – Surrey, BC

Purchased: January 2010 for \$13,700,000

**Sold: December 2012 for \$19,575,000**

