

EXHIBIT 99.1

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II 2011 PROPERTY APPRAISALS

Cushman & Wakefield has recently completed market value appraisals of Uniprop Income Fund II's seven properties. The table below sets forth certain appraisal information for each property, as well as a comparison to the original cash purchase price:

Property	02/11 Appraisals	3/10 Appraisals	% Variance
Ardmor Village	\$4,750,000	\$5,850,000	(18.8%)
Camelot Manor	1,600,000	2,000,000	(20.0%)
Dutch Hills	2,000,000	2,500,000	(20.0%)
El Adobe	8,100,000	8,400,000	(3.6%)
Stonegate Manor	1,700,000	2,250,000	(24.4%)
Sunshine Village	8,250,000	8,500,000	(2.9%)
West Valley	<u>20,050,000</u>	<u>20,200,000</u>	<u>(.74%)</u>
Grand Total:	\$46,450,000	\$49,700,000	(6.5%)

2011 ESTIMATED NET ASSET VALUE OF UNITS

Based on the February 2011 appraisal of the Partnership's properties, the General Partner has calculated the estimated net asset value of each Unit, based on the following assumptions:

- o Sale of the Properties in February 2011 for their appraised value.
- o Costs and selling expenses at 3.0% of the sale price.
- o Tax consequences of a sale are not taken into consideration.
- o Cash reserves as of December 31, 2010

The estimated net asset value of each unit, assuming the sale of the properties at their present appraised value is \$9.02 calculated as follows:

Aggregate appraised value:	\$46,450,000
Plus: Cash Reserves	7,094,857
Less: Selling Expenses (3.0%)	1,393,500
Mortgage Debt:	<u>22,341,976</u>
Net Sales Proceeds:	<u>\$29,809,381</u>
Number of Units:	3,303,387
Net Asset Value per unit:	\$9.02