

May, 2011

PARTNER'S QUARTERLY

**Distributions:** The General Partner is pleased to maintain the quarterly distribution of \$0.08 per unit. Enclosed please find your distribution check. For custodial accounts, a credit was posted to your account and a confirmation notice is enclosed.

**Operating Trends:** A comparison of current year key operating statistics compared to the prior year is as follows:

Property	Sites	3/11 Occupancy	3/10 Occupancy	3/11 Avg. Rent	3/10 Avg. Rent
Ardmor Village	339	48%	50%	\$510	\$495
Camelot Manor	335	30%	33%	\$403	\$403
Dutch Hills	278	41%	43%	\$412	\$404
El Adobe	367	55%	55%	\$522	\$510
Stonegate Manor	308	35%	38%	\$402	\$394
Sunshine Village	356	64%	64%	\$605	\$595
West Valley	421	76%	77%	\$588	\$576
<b>COMBINED</b>	<b>2404</b>	<b>50%</b>	<b>51%</b>	<b>\$492</b>	<b>\$482</b>

**Consolidated Financial Results:** For the first quarter ended 3/31/11, the partnership had total revenues of \$1,982,797. Net Operating Income was \$793,437 and Net Cash Flow was \$400,163.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$249,117	\$130,373	\$48,441	\$76,764
Camelot Manor	146,706	23,002	16,676	5,998
Dutch Hills	141,456	42,301	22,632	18,469
El Adobe	290,555	166,207	61,941	103,609
Stonegate Manor	149,355	42,142	17,470	24,672
Sunshine Village	437,208	200,612	66,706	120,822
West Valley	564,024	394,112	135,000	255,141
Partnership Management	4,376	(205,312)	6,938	(205,312)
<b>Total 3/31/11</b>	<b>1,982,797</b>	<b>793,437</b>	<b>375,804</b>	<b>400,163</b>
<b>Total 3/31/10</b>	<b>2,060,665</b>	<b>808,148</b>	<b>382,648</b>	<b>400,674</b>

**Net Asset Value:** The Net Asset Value is now \$9.02, compared to \$9.94 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop, an affiliate, were \$95,446 for the first quarter ended March 31, 2011

For any questions, please call 1-877-231-3140 or visit our web-site at [www.Uniprop.com](http://www.Uniprop.com)

Genesis Associates, The General Partner,  
Paul M. Zlotoff, Its General Partner