

November, 2010

**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	9/10 Occupancy	9/09 Occupancy	9/10 Avg. Rent	9/09 Avg. Rent
Ardmor Village	339	48%	52%	\$495	\$480
Camelot Manor	335	31%	35%	\$403	\$403
Dutch Hills	278	41%	46%	\$404	\$404
El Adobe	367	56%	55%	\$510	\$498
Stonegate Manor	308	37%	39%	\$394	\$390
Sunshine Village	356	64%	65%	\$595	\$586
West Valley	421	76%	77%	\$576	\$564
<b>COMBINED</b>	<b>2404</b>	<b>50%</b>	<b>54%</b>	<b>\$482</b>	<b>\$475</b>

**Consolidated Financial Results:** For the third quarter ended 9/30/10, the partnership had total revenues of \$1,969,738. Net Operating Income was \$831,610 and Net Cash Flow was \$418,349.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$251,991	\$122,152	\$48,898	\$65,190
Camelot Manor	140,800	27,268	16,834	394
Dutch Hills	154,298	41,184	22,845	13,484
El Adobe	303,797	145,220	62,525	78,874
Stonegate Manor	156,029	48,770	17,635	28,035
Sunshine Village	398,440	195,011	67,334	122,495
West Valley	556,494	352,193	136,274	210,065
Partnership Management	7,889	(100,188)	6,938	(100,188)
<b>Total 9/30/10</b>	<b>1,969,738</b>	<b>831,610</b>	<b>379,283</b>	<b>418,349</b>
<b>Total 9/30/09</b>	<b>2,043,120</b>	<b>833,141</b>	<b>385,904</b>	<b>412,428</b>

**Net Asset Value:** The Net Asset Value is now \$11.18, compared to \$17.37 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop AM LLC, an affiliate, were \$95,056 for the third quarter ended September 30, 2010.

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,  
Uniprop, Inc., Its General Partner