

August, 2012

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	6/12 Occupancy	6/11 Occupancy	6/12 Avg. Rent	6/11 Avg. Rent
Ardmor Village	339	44%	47%	\$524	\$510
Camelot Manor	335	30%	30%	\$417	\$409
Dutch Hills	278	39%	40%	\$420	\$412
El Adobe	367	52%	54%	\$535	\$522
Stonegate Manor	308	35%	35%	\$410	\$402
Sunshine Village	356	62%	64%	\$627	\$605
West Valley	421	71%	75%	\$603	\$588
<b>COMBINED</b>	<b>2404</b>	<b>48%</b>	<b>49%</b>	<b>\$505</b>	<b>\$493</b>

**Consolidated Financial Results:** For the second quarter ended 6/30/12, the partnership had total revenues of \$2,107,266. Net Operating Income was \$928,899 and Net Cash Flow was \$483,650.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$235,104	\$112,023	\$47,231	\$55,447
Camelot Manor	143,778	43,326	16,260	(2,712)
Dutch Hills	189,310	61,512	22,067	23,187
El Adobe	291,717	163,653	60,393	101,192
Stonegate Manor	173,252	51,414	17,034	30,261
Sunshine Village	499,689	201,344	65,040	117,538
West Valley	570,650	413,168	131,625	276,278
Partnership Management	3,766	(117,541)	6,938	(117,541)
<b>Total 6/30/12</b>	<b>2,107,266</b>	<b>928,899</b>	<b>366,588</b>	<b>483,650</b>
<b>Total 6/30/11</b>	<b>1,973,274</b>	<b>862,340</b>	<b>374,020</b>	<b>457,293</b>

**Net Asset Value:** The Net Asset Value is now \$9.22, compared to \$9.02 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop AM LLC, an affiliate, were \$98,254 for the second quarter ended June 30, 2012.

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