

August, 2014

**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	6/14 Occupancy	6/13 Occupancy	6/14 Avg. Rent	6/13 Avg. Rent
Ardmor Village	339	43%	43%	\$554	\$539
Camelot Manor	335	33%	31%	\$424	\$424
Dutch Hills	278	38%	38%	\$428	\$428
El Adobe	367	45%	49%	\$561	\$548
Stonegate Manor	308	33%	34%	\$418	\$418
Sunshine Village	356	71%	71%	\$643	\$627
West Valley	421	72%	71%	\$636	\$618
<b>COMBINED</b>	<b>2404</b>	<b>48%</b>	<b>48%</b>	<b>\$523</b>	<b>\$515</b>

**Consolidated Financial Results:** For the second quarter ended 6/30/14, the partnership had total revenues of \$2,096,802. Net Operating Income was \$806,320 and Net Cash Flow was \$328,846.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$254,122	\$113,282	\$33,902	\$42,968
Camelot Manor	218,075	70,418	11,670	52,457
Dutch Hills	158,444	38,264	15,839	11,159
El Adobe	240,852	78,396	43,349	19,841
Stonegate Manor	183,072	34,500	12,226	6,894
Sunshine Village	432,249	198,491	85,285	101,751
West Valley	596,367	416,058	159,912	236,865
Partnership Management	13,621	(143,089)	21,465	(143,089)
<b>Total 6/30/14</b>	<b>2,096,802</b>	<b>806,320</b>	<b>383,648</b>	<b>328,846</b>
<b>Total 6/30/13</b>	<b>1,977,008</b>	<b>796,455</b>	<b>358,647</b>	<b>418,812</b>

**Net Asset Value:** The Net Asset Value is now \$8.94, compared to \$9.22 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop AM LLC, an affiliate, were \$103,503 for the second quarter ended June 30, 2014.

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