

November, 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	9/14 Occupancy	9/13 Occupancy	9/14 Avg. Rent	9/13 Avg. Rent
Ardmor Village	339	44%	44%	\$554	\$539
Camelot Manor	335	34%	33%	\$424	\$424
Dutch Hills	278	38%	38%	\$428	\$428
El Adobe	367	44%	44%	\$561	\$548
Stonegate Manor	308	32%	34%	\$418	\$418
Sunshine Village	356	71%	72%	\$643	\$627
West Valley	421	72%	72%	\$636	\$618
COMBINED	2404	48%	48%	\$523	\$515

Consolidated Financial Results: For the third quarter ended 9/30/14, the partnership had total revenues of \$2,036,499. Net Operating Income was \$780,770 and Net Cash Flow was \$374,624.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$257,893	\$120,273	\$33,639	\$82,908
Camelot Manor	184,939	70,180	11,580	54,374
Dutch Hills	167,870	51,843	15,716	27,952
El Adobe	242,381	73,344	43,015	20,813
Stonegate Manor	160,590	49,334	12,132	36,527
Sunshine Village	434,632	176,975	85,791	82,730
West Valley	584,568	345,843	160,860	176,342
Partnership Management	3,626	(107,022)	21,464	(107,022)
Total 9/30/14	2,036,499	780,770	384,197	374,624
Total 9/30/13	2,007,760	866,299	668,653	452,513

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 \$104,607 for the third quarter ended September 30, 2014.

For any questions, please call 1-877-231-3140 or visit our web-site at www.Uniprop.com

Genesis Associates, The General Partner,
Uniprop, Inc., Its General Partner