

November, 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	9/12 Occupancy	9/11 Occupancy	9/12 Avg. Rent	9/11 Avg. Rent
Ardmor Village	339	43%	46%	\$524	\$510
Camelot Manor	335	31%	30%	\$417	\$409
Dutch Hills	278	39%	41%	\$420	\$412
El Adobe	367	52%	53%	\$535	\$522
Stonegate Manor	308	35%	35%	\$410	\$402
Sunshine Village	356	61%	63%	\$627	\$605
West Valley	421	72%	74%	\$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 third quarter ended 9/30/12, the partnership had total revenues of \$2,073,851. Net Operating Income was \$926,352 and Net Cash Flow was \$525,804.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$240,875	\$116,228	\$46,975	\$68,056
Camelot Manor	170,325	65,597	16,171	35,794
Dutch Hills	216,018	56,840	21,947	32,093
El Adobe	276,507	124,672	60,068	56,260
Stonegate Manor	161,287	52,461	16,941	34,999
Sunshine Village	431,432	197,530	64,689	123,968
West Valley	567,053	397,550	130,922	259,160
Partnership Management	10,354	(84,526)	6,938	(84,526)
<b>Total 9/30/12</b>	<b>2,073,851</b>	<b>926,352</b>	<b>364,651</b>	<b>525,804</b>
<b>Total 9/30/11</b>	<b>1,986,015</b>	<b>930,046</b>	<b>371,901</b>	<b>515,391</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 \$99,454 for the third quarter ended September 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,  
Uniprop, Inc., Its General Partner