

November, 2013

**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.

**Refinancing:** During the third quarter ending 9/30/13, the Partnership closed on the refinancing of the first mortgage loans secured by Sunshine Village, located in Davie, Florida and West Valley, located in Las Vegas, Nevada with a new lender, namely Cantor Commercial Real Estate. The gross loan amount secured by the first mortgage on the Sunshine Village property is \$6,720,000. The gross loan amount secured by the first mortgage on the West Valley property is \$12,600,000. Both loans mature in August, 2023 and bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. Net closing proceeds after deducting the payoff of the prior mortgages of \$11,383,289 and the payment of closing costs and fees to third parties of \$665,193 were \$7,271,518. A Special Distribution of \$0.54 per unit was paid and the balance of the net loan proceeds have been added to cash reserves of the Partnership. Unamortized financing costs from the previous mortgages for these properties in the amount of \$179,395 were written off during the quarter.

The interest rates on the mortgage loans for the other five properties owned by the Partnership were recently adjusted with Standard Insurance Corporation or "StanCorp" by accepting the interest rate re-set option available under those mortgage loans. The new interest rate on those five notes is 5.00% and the amortization period is twenty years. Another interest rate re-set option is available in five years.

**Operating Trends:** A comparison of current year key operating statistics compared to the prior year is as follows:

Property	Sites	9/13 Occupancy	9/12 Occupancy	9/13 Avg. Rent	9/12 Avg. Rent
Ardmor Village	339	44%	43%	\$539	\$524
Camelot Manor	335	33%	31%	\$424	\$417
Dutch Hills	278	38%	39%	\$428	\$420
El Adobe	367	44%	52%	\$548	\$535
Stonegate Manor	308	34%	35%	\$418	\$410
Sunshine Village	356	72%	61%	\$627	\$627
West Valley	421	72%	72%	\$618	\$603
<b>COMBINED</b>	<b>2404</b>	<b>48%</b>	<b>48%</b>	<b>\$515</b>	<b>\$505</b>

**Consolidated Financial Results:** For the third quarter ended 9/30/13, the partnership had total revenues of \$2,007,760. Net Operating Income was \$866,299 and Net Cash Flow was \$452,513.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$256,377	\$123,104	\$42,171	\$75,847
Camelot Manor	175,268	56,315	14,517	25,102
Dutch Hills	159,848	48,260	19,701	19,816
El Adobe	240,479	99,376	53,922	29,947
Stonegate Manor	170,984	67,602	15,209	47,632
Sunshine Village	429,123	198,190	87,852	158,137
West Valley	573,745	392,571	166,480	215,151
Partnership Management	1,936	(119,119)	268,801	(119,119)
<b>Total 9/30/12</b>	<b>2,007,760</b>	<b>866,299</b>	<b>668,653</b>	<b>452,513</b>
<b>Total 9/30/13</b>	<b>2,073,851</b>	<b>926,352</b>	<b>364,651</b>	<b>525,804</b>

**Net Asset Value:** The Net Asset Value is now \$9.77, compared to \$9.22 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop AM LLC, an affiliate, were \$101,866 for the third quarter ended September 30, 2013.

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