UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

☒ QUARTERLY REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the Quarter Ended June 30, 2017

☐ TRANSITION REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File No. 0-16701

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II, a Michigan Limited Partnership

(Exact name of registrant as specified in its charter)

MICHIGAN	**38-2702802**
(State or other jurisdiction of incorporation or organization)	(I.R.S. employer identification number)

280 Daines Street, Birmingham, Michigan 48009
(Address of principal executive offices) (Zip Code)

(248) 645-9220
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(g) of the Act:
units of beneficial assignments of limited partnership interest

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes ☐ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, smaller reporting company, or an emerging growth company. See the definitions of “large accelerated filer,” “accelerated filer,” “smaller reporting company,” and “emerging growth company” in Rule 12b-2 of the Exchange Act.

Large accelerated filer ☐	Accelerated filer ☐
Non-accelerated filer ☐ (Do not check if a smaller reporting company)	Smaller reporting company ☒
	Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Securities Exchange Act of 1934). Yes ☐ No ☒

As of June 30, 2017, the number of units of limited partnership interest of the registrant outstanding was 3,303,387. The Partnership units of interest are not traded in any public market.

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

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UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

BALANCE SHEETS

ASSETS	**June 30,2017 (Unaudited)**	**December 31, 2016**
Properties:		
Land	$ 2,378,711	$ 3,594,573
Buildings And Improvements	10,944,324	16,652,714
Furniture And Equipment	93,805	159,658
Manufactured Homes and Improvements	1,963,137	3,468,208
	15,379,977	23,875,153
Less Accumulated Depreciation	(10,734,569)	(15,907,387)
	4,645,408	7,967,766
Cash And Cash Equivalents	6,873,361	7,202,852
Other Assets	881,534	898,439
Asset Held for Sale	3,636,704	0
Total Assets	$ 16,037,007	$ 16,069,057

LIABILITIES & PARTNERS' EQUITY	**June 30,2017 (Unaudited)**	**December 31, 2016**
Accounts Payable	$ 13,864	$ 13,388
Other Liabilities	131,032	299,133
Notes Payable - net of deferred financing costs	11,176,137	17,542,594
Liabilities of Asset Held for Sale	6,547,848	0
Total Liabilities	17,868,881	17,855,115
Partners' Equity:		
General Partner	570,748	568,564
Unit Holders	(2,402,622)	(2,354,622)
Total Partners' Equity	(1,831,874)	(1,786,058)
Total Liabilities And Partners' Equity	$ 16,037,007	$ 16,069,057

See Notes to Financial Statements

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

STATEMENTS OF OPERATIONS (unaudited)	**SIX MONTHS ENDED June 30, 2017**	**SIX MONTHS ENDED June 30, 2016**	**THREE MONTHS ENDED June 30, 2017**	**THREE MONTHS ENDED June 30, 2016**
Income:				
Rental Income	$ 1,170,460	$ 1,143,710	$ 584,185	$ 571,706
Home Sale Income	0	1,002	0	1
Other	148,730	117,749	76,963	58,971
Total Income	1,319,190	1,262,461	661,148	630,678
Operating Expenses:				
Administrative Expenses (Including $126,944, $119,667, $62,946 and $60,396, in Property Management Fees Paid to an Affiliate for the Six and Three Month Period Ended June 30, 2017 and 2016, respectively)	649,063	902,229	335,262	284,991
Property Taxes	41,400	41,540	20,700	21,065
Utilities	75,473	66,833	39,064	34,534
Property Operations	230,764	153,969	107,098	91,745
Depreciation	213,636	236,284	106,818	110,289
Interest	331,504	340,431	166,101	169,769
Home Sale Expense	0	351	0	0
Total Operating Expenses	1,541,840	1,741,637	775,043	712,393
Income from Continuing Operations	$ (222,650)	$ (479,176)	$ (113,895)	$ (81,715)
Income (Loss) from Discontinued Operations	$ 441,104	$ 7,565,031	$ 257,508	$ 148,186
Net Income	$ 218,454	$ 7,085,855	$ 143,613	$ 66,471
Income Per Unit:				
Continuing Operations	$ (0.07)	$ (0.14)	$ (0.04)	$ (0.02)
Discontinued Operations	$ 0.14	$ 2.29	$ 0.08	$ 0.04
Total Income Per Unit	$ 0.07	$ 2.15	$ 0.04	$ 0.02
Distribution Per Unit:	$ 0.08	$ 1.90	$ 0.04	$ 1.86
Weighted Average Number Of Units Of Beneficial Assignment Of Limited Partnership Interest Outstanding During The Six and Three Month Period Ended June 30, 2017 and 2016.	3,303,387	3,303,387	3,303,387	3,303,387

STATEMENT OF PARTNERS' EQUITY (Unaudited)

	General Partner	**Unit Holders**	**Total**
Balance, December 31, 2016	$ 568,564	$ (2,354,622)	$ (1,786,058)
Distributions	0	(264,270)	(264,270)
Net Income	2,184	216,270	218,454
Balance as of June 30, 2017	$ 570,748	$ (2,402,622)	$ (1,831,874)

See Notes to Financial Statements

**UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP**

STATEMENTS OF CASH FLOWS
(Unaudited)

	SIX MONTHS ENDED June 30, 2017	SIX MONTHS ENDED June 30, 2016
Cash Flows From Operating Activities:		
Net Income	$ 218,454	$ 7,085,855
Adjustments To Reconcile Net Income To Net Cash Provided By Operating Activities:		
Depreciation	268,272	343,987
Amortization of Financing Costs	33,260	131,259
Amortization of Home Relocation Costs	0	54,394
Gain on Sale of Discontinued Operations	0	(8,069,909)
(Loss) Gain on Sale of Manufactured Homes	0	(7,703)
Increase In Other Assets	(351,580)	(385,044)
Increase In Accounts Payable	63,668	31,353
Increase In Other Liabilities	140,159	126,055
Total Adjustments	153,779	(7,775,608)
Net Cash (Used In) Provided By Operating Activities	372,233	(689,753)
Cash Flows Provided By (Used In) Investing Activities:		
Investment in Manufactured Homes and Improvements	(214,133)	(112,182)
Purchase of Property and Equipment	0	(47,019)
Proceeds from Sale of Discontinued Operations	0	10,551,474
Proceeds from Sale of Manufactured Homes	0	74,002
Net Cash Provided By (Used In) Investing Activities	(214,133)	10,466,275
Cash Flows Used In Financing Activities:		
Distributions To Unit Holders	(264,270)	(9,778,025)
Payments On Notes Payable	(223,321)	(2,784,462)
Net Cash Used In Financing Activities	(487,591)	(12,562,487)
Decrease In Cash	(329,491)	(2,785,965)
Cash, Beginning	7,202,852	10,789,645
Cash, Ending	$ 6,873,361	$ 8,003,680

See Notes to Financial Statements

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

NOTES TO FINANCIAL STATEMENTS
June 30, 2017 (Unaudited)

1. Basis of Presentation and Accounting Policies:

The accompanying unaudited 2017 financial statements of Uniprop Manufactured Housing Communities Income Fund II, a Michigan Limited Partnership (the “Partnership”) have been prepared in accordance with generally accepted accounting principles for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and notes required by generally accepted accounting principles for complete financial statements. In the opinion of management, all adjustments (consisting of normal recurring accruals) considered necessary for a fair presentation have been included. The balance sheet at December 31, 2016 has been derived from the audited financial statements at that date. Operating results for the three and six months ended June 30, 2017 are not necessarily indicative of the results that may be expected for the year ending December 31, 2017, or for any other interim period. For further information, refer to the consolidated financial statements and footnotes thereto included in the Partnership’s Form 10-K for the year ended December 31, 2016.

The Partnership initiated the Sunshine Village Paid Home Relocation Program (“Program”) during 2013. The Program was offered exclusively to residents of Seminole Estates, a 704 site, 55 and over manufactured home community in Hollywood, Florida that announced its closure. The Partnership incurred expenditures of $903,232, of which $816,203 was capitalized and amortized over the life of the residents’ three year rental period. These costs have been fully amortized as of December 31, 2016.

The carrying amounts of cash and accounts payable approximate their fair values due to their short-term nature. The fair value of mortgage notes payable approximates their carrying amounts based on current borrowing rates.

2. Mortgage Payable:

The Partnership has two mortgage notes payable with Cantor Commercial Real Estate collateralized by Sunshine Village, located in Davie, Florida and West Valley, located in Las Vegas, Nevada. The mortgages are payable in monthly installments of interest and principal through August, 2023. These refinanced notes bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. As of June 30, 2017 the balance on these notes was $17,757,137, excluding deferred financing costs.

Future maturities on the notes payable for the next five years and thereafter are as follows: 2017 - $226,602; 2018 - $473,724; 2019 - $498,786; 2020 - $522,749; 2021 - $552,829 and thereafter - $15,482,447.

3. Discontinued Operations and Asset Held for Sale:

As described in the Form 8-K dated February 29, 2016, the Partnership closed on the sale of the Ardmor Village for a sale price of $10,587,274 less closing costs resulting in proceeds in the amount of $10,551,474, and the gain on the sale was approximately $8,070,000. The mortgage payable outstanding related to this property in the amount of $2,559,737, accrued interest of $8,742, prepayment penalty of $257,247, offset by a refund of the property tax escrow balance of $50,055 totaled $2,775,722, was paid in full at the time of closing. The Partnership also wrote off $98,000 of unamortized deferred financing costs related to the mortgage note in connection with this transaction. The net cash proceeds resulting from the sale and pay off of the mortgage note were approximately $7,690,000.

As described in the Form 8-K dated January 17, 2017, a special meeting of the unit holders and the limited partners of the Fund was held on January 17, 2017. At the special meeting, the unit holders and limited partners voted on the proposed plan of dissolution of the Partnership. At the special meeting, 2,066,861 units were represented either in person or by proxy, which represented 62.568% of the units outstanding and entitled to vote.

The votes cast regarding the proposed plan of dissolution were as follows: 1,988,742 For; 61,220 Against; and 16,899 Abstain.

The affirmative vote represented a majority in interest outstanding as of the record date of the unit holders and limited partners, as a group. Accordingly, the plan of dissolution was approved, which is consistent with the provisions of the Partnership Agreement.

As a result of the affirmative vote, the Board of Directors, with the approval of the Consultant for the Fund, instructed management to proceed with a sealed bid process to determine a buyer of the Sunshine Village Community located in Davie, Florida. During April 2017, an Offering Memorandum and bid instructions were sent to 6 brokerage firms and 20 qualified principals. During June 2017, the sealed bids were reviewed and as described in Form 8-K dated July 10, 2017, the Partnership has entered into a Contract for Sale and Purchase of Real and Personal Property with a potential buyer for the sale of Sunshine Village, with an expected closing date in third quarter 2017.

A long-lived asset is required to be classified as “held for sale” in the period in which certain criteria are met. The Partnership classifies real estate assets as held for sale after the following conditions have been satisfied: (1) management, having the appropriate authority, commits to a plan to sell the asset, (2) the initiation of an active program to sell the asset, and (3) the asset is available for immediate sale and it is probable that the sale of the asset will be completed within one year.

Based on the information outlined, the Partnership has concluded that the Sunshine Village property meets the criteria as an asset held for sale on the accompanying Balance Sheets. Similarly, the Sunshine Village and Ardmor Village communities and associated financial results are classified as “discontinued operations” on the accompanying Statements of Operations.

The assets and liabilities related to the community classified as “asset held for sale” as of June 30, 2017 are as follows: Total Assets of $3,636,704 consist of Current Assets of $368,485 and Fixed Assets of $9,525,513 less Accumulated Depreciation of $6,257,294. Total Liabilities of $6,547,848 consist of Current Liabilities of $371,452 and Long Term Liabilities of $6,176,396.

The following is a summary of results of operations of the properties classified as discontinued operations for the six month periods ended June 30, 2017 and 2016: Total Revenue was $1,233,384 and Total Operating Expenses were $742,280 for the period ended June 30, 2017. For the same period in 2016, Total Revenue was $1,340,207, Total Operating Expenses were $1,845,085 and the Gain on Sale was $8,069,909

The following is a summary of results of operations of the properties classified as discontinued operations for the three month periods ended June 30, 2017 and 2016: Total Revenue was $625,563 and Total Operating Expenses were $368,056 for the period ended June 30, 2017. For the same period in 2016, Total Revenue was $646,065 and Total Operating Expenses were $497,879.

Total Cash Flows Used in Operating Activities of the properties classified as discontinued operations for the period ended June 30, 2017 and 2016 were $119,729 and $467,738, respectively. In addition, Total Cash Flows Used in Investing Activities of the properties classified as discontinued operations for the period ended June 30, 2017 were $66,660 and Total Cash Flows Provided by Investing Activities of the properties classified as discontinued operations for the period ended June 30, 2016 were $10,599,140.

4. Upcoming Accounting Pronouncement

In May 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2014-09, Revenue from Contracts with Customers (Topic 606), which will supersede the current revenue recognition requirements in Topic 605, Revenue Recognition. The ASU is based on the principle that revenue is recognized to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The ASU also requires additional disclosure about the nature, amount, timing, and uncertainty of revenue and cash flows arising from customer contracts, including significant judgments and changes in judgments and assets recognized from costs incurred to obtain or fulfill a contract. The new guidance will be effective for the Company's year ending December 31, 2019. The ASU permits application of the new revenue recognition guidance to be applied using one of two retrospective application methods. The Partnership plans to apply the standard using the modified retrospective method. While the Partnership is in the process of making its preliminary assessment, it does not believe this will have a material impact on revenue recognition policies.

ITEM 2.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Critical Accounting Policies

See Part II, Item 7 – Critical Accounting Policies, our consolidated financial statements and related notes in Part IV, Item 15 of our Annual Report on Form 10-K for the year ended December 31, 2016 filed with the SEC on March 10, 2017 for accounting policies and related estimates we believe are the most critical to understanding condensed consolidated financial statements, financial conditions and results of operations and which require complex management judgment and assumptions or involve uncertainties. There have been no material changes to the critical accounting policies and estimates previously disclosed in that report.

Liquidity and Capital Resources

Uniprop Manufactured Housing Communities Income Fund II, a Michigan Limited Partnership's (the "Partnership") liquidity is based, in part, upon its investment strategy. On February 26, 2016 the sale of Ardmor Village closed as described previously, leaving the Fund with only two properties: Sunshine Village and West Valley.

Management does not believe that it is economically rational to operate a limited partnership that has a class of securities registered under the Securities Exchange Act of 1934 with only two properties. The costs of compliance are simply too high when amortized over only two properties.

As a result, management intends to liquidate Sunshine Village and West Valley, and then dissolve the Fund in accordance with the Partnership Agreement, as previously described.

The Partnership expects to meet its short-term liquidity needs generally through its working capital and cash provided by operating activities.

On July 18, 2013, the Partnership refinanced its existing mortgage notes payable and executed two new mortgages payable in the amount of $19,320,000 secured by Sunshine Village, located in Davie, FL and West Valley, located in Las Vegas, NV with a new lender, namely Cantor Commercial Real Estate. The mortgage notes are payable in monthly installments of interest and principal through August, 2023. The refinanced notes bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. As of June 30, 2017 the balance on these notes was $17,757,137, excluding deferred financing costs.

The Partnership incurred $676,321 in financing costs as a result of the 2013 refinancing which is being amortized over the term of the loans. These costs included a 1% fee payable to an affiliate of the General Partner.

The General Partner has decided to distribute $132,135, or $.04 per unit, to the unit holders for the second quarter ended June 30, 2017. The General Partner will continue to monitor cash flow generated by the Partnership's properties during the coming quarters. If cash flow generated is greater or lesser than the amount needed to maintain the current distribution level, the General Partner may elect to reduce or increase the level of future distributions paid to Unit Holders.

As of June 30, 2017, the Partnership's cash balance amounted to $6,873,361. The level of cash balance maintained is at the discretion of the General Partner.

Results of Operations

Overall, as illustrated in the following table, the Partnership's two properties reported combined occupancy of 71% at the end of June 2017 versus 71% at the end of June 2016. The average monthly homesite rent as of June 30, 2017 was approximately $705; versus $682 from June 2016 (average rent not a weighted average).

	Total Capacity	Occupied Sites	Occupancy Rate	Average* Rent
Sunshine Village	356	262	74%	717
West Valley	421	287	68%	692
Total on 6/30/17:	**777**	**549**	**71% $**	**705**
Total on 6/30/16:	**777**	**549**	**71% $**	**682**

***Not a weighted average**

	Gross Revenue		Net Operating Income and Net Income (Loss)		Gross Revenue		Net Operating Income and Net (Loss)	
	6/30/2017	6/30/2016	6/30/2017	6/30/2016	06/30/2017	06/30/2016	06/30/2017	06/30/2016
	three months ended		three months ended		six months ended		six months ended	
West Valley	657,822	625,937	389,918	395,841	1,312,425	1,251,225	796,160	804,431
Partnership Management	3,326	4,741	(172,533)	(150,385)	6,765	11,236	(337,985)	(636,968)
Other Expense	—	—	(58,361)	(47,112)	—	—	(135,685)	(69,924)
Interest Expense	—	—	(166,101)	(169,769)	—	—	(331,504)	(340,431)
Depreciation	—	—	(106,818)	(110,290)	—	—	(213,636)	(236,284)
Continuing Operations	$ 661,148	$ 630,678	$ (113,895)	$ (81,715)	$ 1,319,190	$ 1,262,461	$ (222,650)	$ (479,176)
Discontinued Operations	$ 625,563	$ 646,065	$ 257,508	$ 148,186	$ 1,233,384	$ 1,340,207	$ 441,104	$ 7,565,031
	$ 1,286,711	$ 1,276,743	$ 143,613	$ 66,471	$ 2,552,574	$ 2,602,668	$ 218,454	$ 7,085,855

Net Operating Income ("NOI") is a non-GAAP financial measure equal to net income, the most comparable GAAP financial measure, plus depreciation, interest expense, partnership management expense, and other expenses. The Partnership believes that NOI is useful to investors and the Partnership's management as an indication of the Partnership's ability to service debt and pay cash distributions. NOI presented by the Partnership may not be comparable to NOI reported by other companies that define NOI differently, and should not be considered as an alternative to net income as an indication of performance or to cash flows as a measure of liquidity or ability to make distributions.

Comparison of Three Months Ended June 30, 2017 to Three Months Ended June 30, 2016

Gross revenues from continuing operations increased $30,470 to $661,148 in 2017, from $630,378 in 2016. This was mainly due to increases in market rent value and lease income from the prior year.

As described in the Statements of Operations, total operating expenses from continuing operations increased $62,650 to $775,043 in 2017, as compared to $712,393 in 2016. This was mainly due to an increase in administrative expenses compared to the prior year.

As a result of the aforementioned factors, the Partnership experienced a Net Loss from continuing operations of $113,895 for the second quarter of 2017 compared to a Net Loss of $81,715 for the second quarter of 2016.

Comparison of Six Months Ended June 30, 2017 to Six Months Ended June 30, 2016

Gross revenues from continuing operations increased $56,729 to $1,319,190 in 2017, from $1,262,461 in 2016. This was due to increases in market rent value from the prior year, as well as increases in lease home income.

As described in the Statements of Operations, total operating expenses from continuing operations decreased $199,797 to $1,541,840 in 2017, as compared to $1,741,637 in 2016. This was mainly due to a decrease in administrative expenses, offset by an increase in property operations expenses compared to the prior year.

As a result of the aforementioned factors, the Partnership experienced a Net Loss from continuing operations of $222,650 in 2017 as compared to a Net Loss of $479,176 in 2016.

ITEM 3.

QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The Partnership is exposed to interest rate risk primarily through its borrowing activities. There is inherent roll over risk for borrowings as they mature and are renewed at current market rates. The extent of this risk is not quantifiable or predictable because of the variability of future interest rates and the Partnership’s future financing requirements.

Note Payable: At June 30, 2017 the Partnership had notes payable outstanding in the amount of $17,757,137, excluding deferred financing costs. Interest on these notes is at a fixed annual rate of 5.09% through August 2023.

The Partnership does not enter into financial instruments transactions for trading or other speculative purposes or to manage its interest rate exposure.

ITEM 4.

CONTROLS AND PROCEDURES

As of the end of the period covered by this report, the Partnership carried out an evaluation, under the supervision and with the participation of the Principal Executive Officer and the Principal Financial Officer, of the effectiveness of the design and operation of our disclosure controls and procedures pursuant to Exchange Act Rule 13a-15. Based upon, and as of the date of, this evaluation, the Principal Executive Officer and the Principal Financial Officer concluded that our disclosure controls and procedures are effective to ensure that information required to be disclosed in the quarterly report is recorded, processed, summarized and reported as and when required.

There was no change in the Partnership's internal controls over financial reporting that occurred during the most recent completed quarter that has materially affected, or is reasonably likely to materially affect, the Partnership's internal control over financial reporting.

PART II - OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS

None.

ITEM 1A. RISK FACTORS

In addition to the other information set forth in this report, you should carefully consider the factors discussed in Part I, "Item IA. Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2016, which could materially affect our business, financial condition or future results. The risks described in our Annual Report on Form 10-K are not the only risks facing our Company. Additional risks and uncertainties not currently known to us or that we currently deem to be immaterial also may adversely affect our business, financial condition and/or operating results.

ITEM 6.

EXHIBITS

Exhibit 31.1	Principal Executive Officer Certification pursuant to Rule 13a-14(a)/15d-14(a) of The Securities and Exchange Act of 1934, as amended
Exhibit 31.2	Principal Financial Officer Certification pursuant to Rule 13a-14(a)/15d-14(a) of The Securities and Exchange Act of 1934, as amended
Exhibit 32.1	Certifications pursuant to 18 U.S C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes –Oxley Act of 2002.
101.INS	XBRL Instance Document
101.SCH	XBRL Taxonomy Extension Schema
101.CAL	XBRL Taxonomy Extension Calculation Linkbase
101.DEF	XBRL Taxonomy Extension Definition Linkbase
101.LAB	XBRL Taxonomy Extension Label Linkbase
101.PRE	XBRL Taxonomy Extension Presentation Linkbase

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Uniprop Manufactured Housing Communities
Income Fund II, a Michigan Limited Partnership

BY: Genesis Associates Limited Partnership,
General Partner

BY: Uniprop, Inc.,
its Managing General Partner

By: /s/ Roger I. Zlotoff
Roger I. Zlotoff, President

By: /s/ Susann E. Kehrig
Susann E. Kehrig, Principal Financial Officer

Dated: August 10, 2017

Exhibit 31.1

I, Roger I Zlotoff, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Uniprop Manufactured Housing Income Fund II;

2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f) for the registrant and have:

    a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

    b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

    c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

    d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

    a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
    b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: August 10, 2017

Signature: /s/ Roger I. Zlotoff

Roger I. Zlotoff, Principal Executive Officer
President & Chief Executive Officer of Uniprop, Inc.

Exhibit 31.2

I, Susann Kehrig, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Uniprop Manufactured Housing Income Fund II;

2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this l report;

3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f) for the registrant and have:

   a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

   b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

   c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

   d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

   a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

   b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: August 10, 2017

Signature: /s/ Susann E. Kehrig

Susann E. Kehrig, Principal Financial Officer
Vice President Finance of Uniprop Inc.

Exhibit 32.1

CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Quarterly Report of Uniprop Manufactured Housing Communities Income Fund II (the “Company”) on Form 10-Q for the period ending June 30, 2017 as filed with the Securities and Exchange Commission on the date hereof (the ”Report”), I Roger I. Zlotoff, Principal Executive Officer of the Company, Susann Kehrig, Principal Financial Officer, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Act of 1934; and

2. The information contained in the Report fairly presents, in all material respect, the financial condition and results of operations of the Company.

/s/ Roger I. Zlotoff
Principal Executive Officer,
President & Chief Operating Officer of Uniprop Inc.

/s/ Susann E. Kehrig
Principal Financial Officer,
Vice President, Finance of Uniprop Inc.

August 10, 2017