

August, 2015

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.

Property Sale: During March 2015, the Board of Directors and Consultant approved a sale of the El Adobe Community located in Las Vegas, Nevada. As described in Form 8-K dated April 8, 2015, the Partnership had entered into a Contract for Sale and Purchase of Real and Personal Property with a potential buyer for the sale of El Adobe, with an expected closing date in June 2015.

As described in the Form 8-K dated June 8, 2015, this buyer terminated the contract prior to the expiration of the investigation period. The Fund has entered into a new Contract for Sale and Purchase of Real and Personal Property with another buyer for the sale of El Adobe, with an expected closing date in third quarter 2015.

As described in the Form 8-K dated June 23, 2015, the Partnership has entered into a Contract for Sale and Purchase of Real and Personal Property with a potential buyer for the sale of Camelot Manor, Dutch Hills and Stonegate, all communities which are located in Michigan, with an expected closing date in late August 2015.

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

Property	Sites	6/15 Occupancy	6/14 Occupancy	6/15 Avg. Rent	6/14 Avg. Rent
Ardmor Village	339	43%	43%	\$568	\$554
Camelot Manor	335	33%	31%	\$433	\$424
Dutch Hills	278	38%	38%	\$428	\$428
El Adobe	367	45%	49%	\$574	\$561
Stonegate Manor	308	33%	34%	\$418	\$418
Sunshine Village	356	71%	71%	\$665	\$643
West Valley	421	72%	71%	\$654	\$636
COMBINED	2404	48%	48%	\$534	\$523

Consolidated Financial Results: For the second quarter ended 6/30/15, the partnership had total revenues of \$2,124,715. Net Operating Income was \$866,904 and Net Cash Flow was \$422,955.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$265,678	\$133,562	\$32,834	\$100,728
Camelot Manor	188,717	68,437	11,303	26,438
Dutch Hills	198,000	68,393	15,339	45,559
El Adobe	252,581	93,657	41,984	35,446
Stonegate Manor	163,705	41,095	11,840	26,845
Sunshine Village	452,342	205,499	83,520	119,061
West Valley	600,426	399,350	156,601	240,577
Partnership Management	3,266	(143,089)	21,465	(171,699)
Total 6/30/15	2,124,715	866,904	374,886	422,955
Total 6/30/14	2,096,802	806,320	383,648	328,846

Net Asset Value: The Net Asset Value is now \$8.93, compared to \$8.94 the prior year.

Payments to Affiliates: Property management fees paid to Uniprop, an affiliate, were \$107,778 for the second quarter ended June 30, 2015

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