

Item 8.01 Other Events

On March 30, 2009, the Board of Directors of the General Partner of Uniprop Manufactured Housing Communities Income Fund (the "Fund") unanimously approved a motion to accept a purchase offer from an unrelated third party for the sale of Aztec Estates in Margate, Florida. The Agreement of Purchase and Sale was subsequently entered into on March 31, 2009.

Because the Fund is in default on its first mortgage loan, the lender also needed to consent to the sale. This consent was granted on the condition that the Fund enters into a forbearance agreement with the lender. This forbearance agreement is presently being negotiated but will likely involve placing the deeds for both Aztec Estates and Old Dutch Farms in escrow pending the sale. Should the sale of Aztec Estates not close as contemplated, the lender will acquire ownership of the two properties. Should the sale of Aztec Estates close at the contracted price, the proceeds will be sufficient to satisfy the entire debt amount with the first mortgage lender. In this event, the Fund will continue to own the Old Dutch Farms property.

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 hereunto duly authorized.

UNIPROP MANUFACTURED HOUSING
COMMUNITIES INCOME FUND

(Registrant)

Dated: April 2, 2009

By: P.I. Associates Limited Partnership,
General Partner

By: /s/ Joel Schwartz

Joel Schwartz, Principal Financial Officer

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