

K15443.SUB



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<CONTACT-PHONE-NUMBER> 313-964-1330
<SROS> NONE
<PERIOD> 05-17-2007
<NOTIFY-INTERNET> edgar.detroit@bowne.com
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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Date of Report: May 17, 2007
(Date of earliest event reported)

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II
(Exact name of registrant as specified in its charter)

<TABLE>

| | | | |
|---|----------|-----------------------------|--|
| <S> | Michigan | <C> | <C> |
| (State or other jurisdiction of incorporation) | | (Commission File Number) | 38-2702802 (IRS Employer Identification No.) |

</TABLE>

280 Daines Street, Suite 300, Birmingham, MI 48009
(Address of principal executive offices) (Zip Code)

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

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))



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ITEM 1.01 MATERIAL DEFINITIVE AGREEMENT

As described in Form 8-K dated March 13, 2007, Uniprop Manufactured Housing Communities Income Fund II (the "Fund") had entered into a Contract for Sale and Purchase of Real and Personal Property with a private buyer for the Paradise Village Manufactured Housing Community located in Tampa, Florida.

On May 17, 2007, the buyer closed on the purchase for a price of \$11,725,000 less closing costs and prorations for a net amount of \$11,127,000. The proceeds of the sale will be maintained in reserve until such time as the General Partner determines the optimal use of the funds.



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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 II
(Registrant)

Dated: May 21, 2007

By: Genesis Associates Limited
Partnership, General Partner

By: /s/ Joel Schwartz

Joel Schwartz, Principal Financial
Officer

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