

August, 2005

PARTNERS' QUARTERLY

Distributions: The General Partner is pleased to maintain the quarterly distribution of \$0.23 per unit. Enclosed please find your distribution check. For custodial accounts, a credit was posted to your account and a confirmation notice is enclosed.

The General Partner continues to closely monitor the quarterly distribution to determine whether the current distribution is sustainable given the recent decline in occupancy and the partnership's investment in its home sale operation. While no decision has been made, there is an increased likelihood that the November 2005 distribution will be reduced to a level reflecting the partnership's recent operating results.

Funds from Operations: Net Cash Flow from Operations available for distributions to all Partners for the second quarter ending June 30, 2005 was \$745,948. The General Partner made a distribution of \$759,779 for the quarter. The cash reserves were \$799,818 (prior to quarterly distribution).

Property	Sites	6/05 Occupancy	6/04 Occupancy	6/05 Avg. Rent	6/04 Avg. Rent
Ardmor Village	339	71%	85%	\$422	\$403
Camelot Manor	335	58%	70%	\$373	\$397
Country Roads	312	56%	66%	\$286	\$277
Dutch Hills	278	41%	84%	\$386	\$380
El Adobe	367	63%	69%	\$447	\$437
Paradise Village	614	48%	55%	\$343	\$340
Stonegate Manor	308	63%	71%	\$382	\$381
Sunshine Village	356	83%	90%	\$534	\$512
West Valley	421	75%	77%	\$499	\$509
COMBINED	3330	62%	72%	\$408	\$404

Consolidated Financial Results: For the second quarter ended 6/30/05 the partnership had total revenues of \$3,200,044 Net Operating Income was \$1,315,544 and Net Cash Flow was \$745,948.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$421,073	\$169,841	\$40,959	\$114,400
Camelot Manor	220,707	85,822	50,347	26,514
Country Roads	155,175	48,850	0	32,905
Dutch Hills	232,731	111,354	37,920	61,404
El Adobe	335,271	162,748	81,279	81,051
Paradise Village	343,525	138,562	0	129,087
Stonegate Manor	221,361	89,126	44,314	24,907
Sunshine Village	596,705	303,363	63,053	209,257
West Valley	670,893	303,213	120,671	163,758
Partnership Management	2,603	(97,335)	0	(97,335)
Total 6/30/05	3,200,044	1,315,544	438,543	745,948
Total 6/3/04	3,234,155	1,473,239	446,557	939,758

Net Asset Value: The Net Asset Value is now \$15.23, compared to \$15.25 the prior year.

Payments to Affiliates: Property management fees paid to Uniprop A.M., an affiliate, were \$135,005 for the second quarter ended June 30, 2005.

Partnership Management Expenses: Partnership Management expense for the quarter was a net \$94,732. Total expenses of \$97,335 were offset by income of \$2,603.

For any questions, please call 1-800-541-7767 or visit our web-site at www.Uniprop.com

Genesis Associates, The General Partner,
Paul M. Zlotoff, Its General Partner