

November, 2005

**PARTNERS' QUARTERLY**

**Distributions:** The General Partner has decided to reduce the quarterly distribution to \$0.12 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 will continue to closely monitor the quarterly distribution to determine whether the current distribution is sustainable given several factors: the recent decline in occupancy, the partnership's investment in its home sale operation and the impact of Hurricane Wilma on Sunshine Village which sustained considerable damage. As a result of these factors, the future sustainable dividend level is difficult to predict at this time.

**Funds from Operations:** Net Cash Flow from Operations available for distributions to all Partners for the third quarter ending September 30, 2005 was \$590,432. The General Partner made a distribution of \$396,406 for the quarter. The cash reserves were \$518,447 (prior to the quarterly distribution).

Property	Sites	9/05 Occupancy	9/04 Occupancy	9/05 Avg. Rent	9/04 Avg. Rent
Ardmor Village	339	68%	82%	\$425	\$409
Camelot Manor	335	57%	67%	\$375	\$367
Country Roads	311	53%	63%	\$286	\$278
Dutch Hills	278	66%	81%	\$386	\$384
El Adobe	367	62%	66%	\$447	\$437
Paradise Village	614	47%	53%	\$343	\$340
Stonegate Manor	308	59%	69%	\$379	\$383
Sunshine Village	356	81%	89%	\$534	\$512
West Valley	421	74%	75%	\$513	\$499
<b>COMBINED</b>	<b>3329</b>	<b>62%</b>	<b>70%</b>	<b>\$410</b>	<b>\$401</b>

**Consolidated Financial Results:** For the third quarter ended 9/30/05 the partnership had total revenues of \$3,214,556. Net Operating Income was \$1,195,561 and Net Cash Flow was \$590,432.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$340,955	\$154,122	\$40,441	\$101,694
Camelot Manor	228,730	86,425	51,071	28,517
Country Roads	142,403	37,865	0	35,896
Dutch Hills	238,654	79,348	38,028	26,479
El Adobe	307,863	161,393	81,508	61,344
Paradise Village	435,034	120,023	0	102,646
Stonegate Manor	240,625	92,592	44,439	36,880
Sunshine Village	660,247	241,817	63,232	101,595
West Valley	618,025	278,554	121,007	151,959
Partnership Management	2,020	(56,578)	0	(56,578)
<b>Total 9/30/05</b>	<b>3,214,556</b>	<b>1,195,561</b>	<b>439,726</b>	<b>590,432</b>
<b>Total 9/30/04</b>	<b>3,293,319</b>	<b>1,417,507</b>	<b>447,933</b>	<b>816,610</b>

**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 \$130,832 for the third quarter ended September 30, 2005.

**Partnership Management Expenses:** Partnership Management expense for the quarter was a net \$56,578. Total expenses of \$58,598 were offset by income of \$2,020.

For any questions, please call 1-800-541-7767 or visit our web-site at <http://www.uniprop.com/company-info/financials.shtml>.

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