

May, 2006

PARTNER'S QUARTERLY

Distributions: The General Partner has decided to reduce the quarterly distribution to \$0.08 per unit. Based on current performance and 2006 budgets, the General Partner expects to distribute this same amount for the next three quarters. Enclosed please find your distribution check. For custodial accounts, a credit was posted to your account and a confirmation notice is enclosed.

Funds from Operations: Net Cash Flow from Operations available for distributions to all Partners for the first quarter ending March 31, 2006 was \$703,064. The General Partner made a distribution of \$396,406 for the quarter.

Property	Sites	3/06 Occupancy	3/05 Occupancy	3/06 Avg. Rent	3/05 Avg. Rent
Ardmor Village	339	66%	74%	\$433	\$419
Camelot Manor	335	50%	61%	\$378	\$366
Country Roads	312	51%	63%	\$286	\$278
Dutch Hills	278	62%	74%	\$386	\$386
El Adobe	367	61%	63%	\$447	\$437
Paradise Village	614	46%	49%	\$343	\$334
Stonegate Manor	308	55%	65%	\$373	\$388
Sunshine Village	356	97%	86%	\$549	\$535
West Valley	421	75%	75%	\$513	\$499
COMBINED	3330	62%	66%	\$412	\$405

Consolidated Financial Results: For the first quarter ended 3/31/06 the partnership had total revenues of \$2,944,916. Net Operating Income was \$1,255,943 and Net Cash Flow was \$703,064.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$293,998	\$158,799	\$39,088	\$112,837
Camelot Manor	191,949	66,804	49,491	7,232
Country Roads	164,078	36,338	0	36,338
Dutch Hills	204,795	74,917	36,850	27,575
El Adobe	330,158	163,427	78,985	77,648
Paradise Village	314,123	95,873	0	89,185
Stonegate Manor	231,266	73,705	43,063	20,356
Sunshine Village	680,442	454,908	61,274	346,100
West Valley	533,499	287,141	117,263	146,991
Partnership Management	608	(155,969)	5,229	(161,198)
Total 3/31/06	2,944,916	1,255,943	431,243	703,064
Total 3/31/05	3,032,040	1,229,252	439,533	652,826

Net Asset Value: The Net Asset Value is now \$16.55, compared to \$15.23 the prior year.

Payments to Affiliates: Property management fees paid to Uniprop, an affiliate, were \$136,697 compared to \$136,701 for the first quarter ended March 31, 2005.

Partnership Management Expenses: Partnership Management expense for the quarter was a net \$161,198. Total expenses of \$161,806 were offset by income of \$608.

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

