

August, 2006

PARTNERS' QUARTERLY

Strategic Planning: Because of the continuing downward trend in occupancy, each of the properties in the portfolio will undergo a detailed, strategic review during the Third Quarter to determine whether the property should be held, sold or converted to a higher and better use prior to marketing for sale.

Distributions: The General Partner is pleased to maintain the quarterly distribution of \$0.08 per unit. Enclosed please find your distribution check. For custodial accounts, a credit was posted to your account and a confirmation notice is enclosed.

Operating Trends: A comparison of current year key operating statistics compared to the prior year is as follows:

Property	Sites	6/06 Occupancy	6/05 Occupancy	6/06 Avg. Rent	6/05 Avg. Rent
Ardmor Village	339	64%	71%	\$438	\$422
Camelot Manor	335	48%	58%	\$378	\$373
Country Roads	312	51%	56%	\$295	\$286
Dutch Hills	278	61%	71%	\$386	\$386
El Adobe	367	61%	63%	\$459	\$447
Paradise Village	614	45%	48%	\$361	\$343
Stonegate Manor	308	52%	63%	\$372	\$382
Sunshine Village	356	89%	83%	\$550	\$534
West Valley	421	75%	75%	\$525	\$499
COMBINED	3330	60%	64%	\$418	\$408

Consolidated Financial Results: For the second quarter ended 6/30/06 the partnership had total revenues of \$3,068,865. Net Operating Income was \$1,085,203 and Net Cash Flow was \$518,832.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$282,312	\$150,125	\$39,404	\$103,299
Camelot Manor	209,546	75,382	49,959	19,452
Country Roads	238,412	55,820	0	36,924
Dutch Hills	242,010	37,252	37,199	(12,004)
El Adobe	300,070	158,533	79,733	72,930
Paradise Village	344,262	111,196	0	99,844
Stonegate Manor	218,443	61,617	43,471	(2,671)
Sunshine Village	585,023	260,290	61,854	167,841
West Valley	648,529	247,270	118,374	105,499
Partnership Management	258	(72,282)	5,229	(72,282)
Total 6/30/06	3,068,865	1,085,203	435,223	518,832
Total 6/30/05	3,200,044	1,315,544	438,543	745,948

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 A.M., an affiliate, were \$132,090 for the second quarter ended June 30, 2006.

Partnership Management Expenses: Partnership Management expense for the quarter was a net \$72,282. Total expenses of \$72,540 were offset by income of \$258.

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