

November, 2006

PARTNERS' QUARTERLY

Strategic Planning: As a result of the recent strategic planning review, the Paradise Village property has recently been listed for sale with a broker. Assuming that viable offers are received, we anticipate a First Quarter 2007 closing. We also anticipate that further properties will either be listed for sale or converted to a higher and better use prior to marketing for sale during 2007 depending upon market conditions. The proceeds of such a sale or sales will either be reserved for operating purposes, used to retire debt, returned to unit holders or a combination thereof.

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	9/06 Occupancy	9/05 Occupancy	9/06 Avg. Rent	9/05 Avg. Rent
Ardmor Village	339	63%	68%	\$438	\$425
Camelot Manor	335	45%	57%	\$378	\$375
Country Roads	312	50%	53%	\$295	\$286
Dutch Hills	278	58%	66%	\$386	\$386
El Adobe	367	61%	62%	\$459	\$447
Paradise Village	614	44%	47%	\$361	\$343
Stonegate Manor	308	50%	59%	\$372	\$379
Sunshine Village	356	83%	81%	\$550	\$534
West Valley	421	74%	74%	\$525	\$513
COMBINED	3330	58%	62%	\$418	\$410

Consolidated Financial Results: For the third quarter ended 9/30/06 the partnership had total revenues of \$3,340,323. Net Operating Income was \$1,144,784 and Net Cash Flow was \$561,763.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$344,404	\$109,470	\$39,709	\$60,362
Camelot Manor	214,185	48,065	50,079	(6,750)
Country Roads	153,061	37,422	0	33,596
Dutch Hills	197,808	48,061	37,024	(3,962)
El Adobe	300,865	129,852	79,925	39,540
Paradise Village	405,969	71,851	0	64,414
Stonegate Manor	188,770	47,754	43,576	(288)
Sunshine Village	944,586	445,422	62,003	303,879
West Valley	590,283	272,200	118,659	136,285
Partnership Management	392	(65,313)	5,229	(65,313)
Total 9/30/06	3,340,323	1,144,784	436,204	561,763
Total 9/30/05	3,214,556	1,195,561	444,955	590,432

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 \$136,030 for the third quarter ended September 30, 2006.

Partnership Management Expenses: Partnership Management expense for the quarter was a net \$65,313. Total expenses of \$65,705 were offset by income of \$392.

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