

May, 2007

PARTNER'S QUARTERLY

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.

Property Sale: The Paradise Village community is again under contract for sale, with a proposed closing date of May 16, 2007. The first proposed buyer opted not to close on the purchase. A substantial earnest money deposit has been placed in escrow with the title company and the Partnership expects this sale to close as planned. The proceeds of this sale will be reserved for operating purposes, used to retire debt, returned to unit holders or a combination thereof.

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

| Property | Sites | 3/07 Occupancy | 3/06 Occupancy | 3/07 Avg. Rent | 3/06 Avg. Rent |
|------------------|-------------|----------------|----------------|----------------|----------------|
| Ardmor Village | 339 | 60% | 66% | \$452 | \$433 |
| Camelot Manor | 335 | 43% | 50% | \$378 | \$378 |
| Country Roads | 312 | 45% | 51% | \$295 | \$286 |
| Dutch Hills | 278 | 55% | 62% | \$386 | \$386 |
| El Adobe | 367 | 61% | 61% | \$459 | \$447 |
| Paradise Village | 614 | 43% | 46% | \$361 | \$343 |
| Stonegate Manor | 308 | 49% | 55% | \$373 | \$373 |
| Sunshine Village | 356 | 70% | 97% | \$578 | \$549 |
| West Valley | 421 | 75% | 75% | \$525 | \$513 |
| COMBINED | 3330 | 55% | 62% | \$423 | \$412 |

Consolidated Financial Results: For the first quarter ended 3/31/07 the partnership had total revenues of \$2,686,290. Net Operating Income was \$1,081,033 and Net Cash Flow was \$530,887.

| Property | Revenue | NOI | Mortgage Interest | Net Cash Flow |
|------------------------|------------------|------------------|-------------------|----------------|
| Ardmor Village | \$308,066 | \$141,027 | \$38,081 | \$100,581 |
| Camelot Manor | 185,143 | 50,180 | 48,488 | (3,066) |
| Country Roads | 134,019 | 39,534 | 0 | 39,228 |
| Dutch Hills | 183,154 | 76,135 | 36,104 | 36,071 |
| El Adobe | 312,794 | 160,630 | 77,385 | 33,153 |
| Paradise Village | 296,000 | 66,986 | 0 | 65,303 |
| Stonegate Manor | 173,041 | 59,164 | 42,191 | 10,890 |
| Sunshine Village | 464,271 | 264,334 | 60,033 | 199,266 |
| West Valley | 628,508 | 319,398 | 114,888 | 145,815 |
| Partnership Management | 1,294 | (96,355) | 5,229 | (96,355) |
| Total 3/31/07 | 2,686,290 | 1,081,033 | 422,400 | 530,887 |
| Total 3/31/06 | 2,944,916 | 1,255,943 | 431,243 | 703,064 |

Net Asset Value: The Net Asset Value is now \$20.14, compared to \$16.55 the prior year.

Payments to Affiliates: Property management fees paid to Uniprop, an affiliate, were \$124,157 for the first quarter ended March 31, 2007.

Partnership Management Expenses: Partnership Management expense for the quarter was a net \$96,355. Total expenses of \$97,649 were offset by income of \$1,294.

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