

August, 2007

PARTNER'S QUARTERLY

Distributions: The General Partner is pleased to maintain the quarterly distribution of \$0.08 per unit. In addition, the General Partner has approved a special distribution relating to the sale of Paradise Village in the amount of \$0.90 per unit for a total quarterly distribution of \$0.98 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: As previously mentioned in the 8-K filed on May 17, 2007, the Paradise Village community sale closed on May 17, for a price of \$11,725,000 less closing costs and prorations for a net amount of \$11,127,000. A portion of the proceeds of the sale is being returned to the unit holders as stated above and the remainder will be reserved for operating purposes.

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

Property	Sites	6/07 Occupancy	6/06 Occupancy	6/07 Avg. Rent	6/06 Avg. Rent
Ardmor Village	339	60%	64%	\$452	\$438
Camelot Manor	335	42%	48%	\$385	\$378
Country Roads	312	45%	51%	\$295	\$295
Dutch Hills	278	55%	61%	\$386	\$386
El Adobe	367	61%	61%	\$471	\$459
Stonegate Manor	308	48%	52%	\$372	\$372
Sunshine Village	356	65%	89%	\$578	\$550
West Valley	421	75%	75%	\$525	\$525
COMBINED	2716	56%	62%	\$433	\$425

Consolidated Financial Results from Continuing Operations: For the second quarter ended 6/30/07 the partnership had total revenues of \$2,601,512. Net Operating Income was \$950,533 and Net Cash Flow was \$463,957.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$384,002	\$133,025	\$38,367	\$92,764
Camelot Manor	191,430	51,847	48,926	(2,754)
Country Roads	193,689	26,123	0	24,179
Dutch Hills	184,723	69,749	36,429	27,418
El Adobe	310,257	152,892	78,084	70,835
Stonegate Manor	221,551	35,550	42,572	(12,100)
Sunshine Village	431,559	227,946	60,575	166,361
West Valley	619,465	329,284	115,926	173,137
Partnership Management	64,836	(75,883)	5,229	(75,883)
Total 6/30/07	2,601,512	950,533	426,107	463,957
Total 6/30/06	2,724,604	1,204,348	435,223	646,104

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 \$115,349 for the second quarter ended June 30, 2007.

Partnership Management Expenses: Partnership Management expense for the quarter was a net \$75,883. Total expenses of \$140,719 were offset by income of \$64,836.

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