

August, 2008

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.

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

Property	Sites	6/08 Occupancy	6/07 Occupancy	6/08 Avg. Rent	6/07 Avg. Rent
Ardmor Village	339	57%	60%	\$466	\$452
Camelot Manor	335	38%	42%	\$394	\$385
Country Roads	312	39%	45%	\$300	\$295
Dutch Hills	278	50%	55%	\$395	\$386
El Adobe	367	58%	61%	\$483	\$471
Stonegate Manor	308	44%	48%	\$381	\$372
Sunshine Village	356	55%	65%	\$586	\$578
West Valley	421	77%	75%	\$540	\$525
COMBINED	2716	52%	56%	\$443	\$433

Consolidated Financial Results: For the second quarter ended 6/30/08, the partnership had total revenues of \$2,260,225. Net Operating Income was \$936,927 and Net Cash Flow was \$485,185.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$287,628	\$127,563	\$37,679	\$88,679
Camelot Manor	185,237	62,949	47,832	12,274
Country Roads	117,454	23,340	0	23,175
Dutch Hills	171,376	83,705	35,204	46,578
El Adobe	328,458	168,489	76,338	81,870
Stonegate Manor	163,417	64,444	41,620	18,315
Sunshine Village	321,380	136,641	59,221	71,995
West Valley	639,329	319,701	113,335	192,204
Partnership Management	45,946	(49,905)	5,229	(49,905)
Total 6/30/08	2,260,225	936,927	416,458	485,185
Total 6/30/07	2,601,512	950,533	426,107	463,957

Net Asset Value: The Net Asset Value is \$17.37 as of December 31, 2007, compared to \$20.14 the prior year.

Payments to Affiliates: Property management fees paid to Uniprop, an affiliate, were \$99,207 for the second quarter ended June 30, 2008.

Refinance: The Partnership is currently in the process of refinancing its mortgage debt. Upon completion of this refinancing this summer, management intends to review the Fund's cash position. This review may result in a special distribution, an adjustment to the normal quarterly distributions or both.

Property Sale: As described in Form 8-K filed on July 29, 2008, the Country Roads community is under contract for sale. While there can be no assurance, the closing of this sale is scheduled to be complete by mid-August.

For any questions, please call 1-877-231-3140 or visit our web-site at www.Uniprop.com

Genesis Associates, The General Partner,
Uniprop, Inc., Its General Partner