

May, 2009

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	3/09 Occupancy	3/08 Occupancy	3/09 Avg. Rent	3/08 Avg. Rent
Ardmor Village	339	54%	57%	\$480	\$466
Camelot Manor	335	37%	38%	\$394	\$385
Dutch Hills	278	47%	51%	\$404	\$395
El Adobe	367	56%	60%	\$483	\$471
Stonegate Manor	308	41%	45%	\$390	\$381
Sunshine Village	356	66%	57%	\$586	\$586
West Valley	421	78%	75%	\$552	\$540
COMBINED	2404	54%	54%	\$469	\$461

Consolidated Financial Results: For the first quarter ended 3/31/09, the partnership had total revenues of \$2,107,617. Net Operating Income was \$781,928 and Net Cash Flow was \$130,516.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$261,246	\$123,502	\$50,181	\$64,896
Camelot Manor	185,908	38,766	17,275	13,123
Dutch Hills	166,615	72,734	23,445	47,778
El Adobe	312,992	165,182	64,166	82,983
Stonegate Manor	157,997	52,893	18,098	32,641
Sunshine Village	395,750	169,910	69,102	(125,041)
West Valley	613,448	365,902	139,849	221,097
Partnership Management	13,661	(206,961)	6,938	(206,961)
Total 3/31/09	2,107,617	781,928	389,054	130,516
Total 3/31/08	2,274,125	897,375	417,514	452,642

Net Asset Value: The Net Asset Value is now \$11.18, compared to \$17.37 the prior year.

Payments to Affiliates: Property management fees paid to Uniprop, an affiliate, were \$96,014 for the first quarter ended March 31, 2009.

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

Genesis Associates, The General Partner,
Paul M. Zlotoff, Its General Partner