

August, 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	6/09 Occupancy	6/08 Occupancy	6/09 Avg. Rent	6/08 Avg. Rent
Ardmor Village	339	53%	57%	\$480	\$466
Camelot Manor	335	37%	38%	\$403	\$394
Dutch Hills	278	46%	50%	\$404	\$395
El Adobe	367	55%	58%	\$498	\$483
Stonegate Manor	308	41%	44%	\$390	\$381
Sunshine Village	356	65%	55%	\$586	\$586
West Valley	421	77%	77%	\$552	\$540
<b>COMBINED</b>	<b>2404</b>	<b>53%</b>	<b>54%</b>	<b>\$473</b>	<b>\$463</b>

**Consolidated Financial Results:** For the second quarter ended 6/30/09, the partnership had total revenues of \$2,187,407. Net Operating Income was \$743,139 and Net Cash Flow was \$327,542.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$268,987	\$103,974	\$49,976	\$49,709
Camelot Manor	153,124	46,405	17,205	25,481
Dutch Hills	170,791	67,961	23,350	43,596
El Adobe	330,722	155,436	63,904	83,011
Stonegate Manor	180,493	52,022	18,024	31,607
Sunshine Village	411,097	172,607	68,819	94,728
West Valley	668,061	255,689	139,276	110,365
Partnership Management	4,132	(110,955)	6,938	(110,955)
<b>Total 6/30/09</b>	<b>2,187,407</b>	<b>743,139</b>	<b>387,492</b>	<b>327,542</b>
<b>Total 6/30/08</b>	<b>2,142,771</b>	<b>913,587</b>	<b>416,458</b>	<b>440,782</b>

**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 Unipro AM LLC, an affiliate, were \$96,779 for the second quarter ended June 30, 2009.

For any questions, please call 1-877-231-3140 or visit our web-site at [www.Unipro.com](http://www.Unipro.com)

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