

November, 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	9/09 Occupancy	9/08 Occupancy	9/09 Avg. Rent	9/08 Avg. Rent
Ardmor Village	339	52%	56%	\$480	\$466
Camelot Manor	335	35%	37%	\$403	\$394
Dutch Hills	278	46%	49%	\$404	\$395
El Adobe	367	55%	58%	\$498	\$483
Stonegate Manor	308	39%	43%	\$390	\$381
Sunshine Village	356	65%	53%	\$586	\$586
West Valley	421	77%	78%	\$564	\$552
COMBINED	2404	54%	54%	\$475	\$466

Consolidated Financial Results: For the third quarter ended 9/30/09, the partnership had total revenues of \$2,043,120. Net Operating Income was \$833,141 and Net Cash Flow was \$412,428.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$257,752	\$128,054	\$49,767	\$74,930
Camelot Manor	169,522	24,648	17,133	5,602
Dutch Hills	157,367	66,564	23,251	36,215
El Adobe	302,348	143,383	63,636	76,361
Stonegate Manor	160,338	61,136	17,949	40,247
Sunshine Village	384,719	169,634	68,532	80,679
West Valley	604,319	340,001	138,698	198,673
Partnership Management	6,755	(100,279)	6,938	(100,279)
Total 9/30/09	2,043,120	833,141	385,904	412,428
Total 9/30/08	2,198,822	755,078	895,576	212,466

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 AM LLC, an affiliate, were \$97,602 for the third quarter ended September 30, 2009.

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