UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

[X] QUARTERLY REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934
For the Quarter Ended March 31, 2016
[ ] TRANSITION REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File No. 0-16701

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
a Michigan Limited Partnership
(Exact name of registrant as specified in its charter)

MICHIGAN	**38-2702802**
(State or other jurisdiction of incorporation or organization)	(I.R.S. employer identification number)

280 Daines Street, Birmingham, Michigan 48009
(Address of principal executive offices) (Zip Code)
(248) 645-9220
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(g) of the Act:
units of beneficial assignments of limited partnership interest

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes [X] No [ ]

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes [ ] No [ ]

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, or a non-accelerated filer, or a smaller reporting company. See the definitions of “large accelerated filer,” “accelerated filer” and “smaller reporting company” in Rule 12b-2 of the Exchange Act. (Check one):
Large Accelerated filer [ ] Accelerated filer [ ] Non-accelerated filer [ ] Smaller reporting company [X]

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Securities Exchange Act of 1934). Yes [ ] No [X]

As of March 31, 2016, the number of units of limited partnership interest of the registrant outstanding was 3,303,387. The Partnership units of interest are not traded in any public market.

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

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UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

BALANCE SHEETS

ASSETS	March 31,2016 (Unaudited)	December 31, 2015
Properties:		
Land	$3,594,573	$3,594,573
Buildings And Improvements	16,421,414	16,421,414
Furniture And Equipment	159,658	159,658
Manufactured Homes and Improvements	2,977,998	2,902,342
	23,153,643	23,077,987
Less Accumulated Depreciation	(15,531,155)	(15,351,250)
	7,622,488	7,726,737
Cash And Cash Equivalents	14,238,432	10,789,645
Unamortized Finance Costs	487,753	504,383
Deferred Home Relocation Costs	12,790	54,394
Other Assets	826,671	741,305
Asset Held for Sale	0	2,642,601
Total Assets	$23,188,134	$22,459,065

LIABILITIES & PARTNERS' EQUITY	March 31,2016 (Unaudited)	December 31, 2015
Accounts Payable	$74,014	$23,427
Other Liabilities	336,929	282,049
Notes Payable	18,299,794	18,405,210
Distributions Payable	0	3,501,590
Liabilities of Asset Held for Sale	0	2,656,641
Total Liabilities	18,710,737	24,868,917
Partners' Equity:		
General Partner	567,113	496,919
Unit Holders	3,910,284	(2,906,771)
Total Partners' Equity	4,477,397	(2,409,852)
Total Liabilities And Partners' Equity	$23,188,134	$22,459,065

See Notes to Financial Statements

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

STATEMENTS OF OPERATIONS

	THREE MONTHS ENDED March 31, 2016 (unaudited)	March 31, 2015 (unaudited)
Income:		
Rental Income	$1,042,026	$962,831
Home Sale Income	1,001	5
Other	112,248	123,055
Total Income	$1,155,275	$1,085,891
Operating Expenses:		
Administrative Expenses (Including $59,271and $57,259, in Property Management Fees Paid to an Affiliate for the Three Month Period Ended March 31, 2016 and 2015 Respectively)	756,707	378,456
Property Taxes	72,975	72,300
Utilities	52,945	55,586
Property Operations	218,044	114,808
Depreciation	179,905	186,539
Interest	252,812	255,422
Home Sale Expense	351	0
Total Operating Expenses	$1,533,739	$1,063,111
(Loss) Income from Continuing Operations	($378,464)	$22,780
Income from Discontinued Operations	$7,397,848	$138,546
Net Income	$7,019,384	$161,326
(Loss) Income Per Unit:		
Continuing Operations	(0.11)	0.01
Discontinued Operations	2.24	0.04
Total Income Per Unit	2.13	0.05
Distribution Per Unit:	0.04	0.08
Weighted Average Number Of Limited Partnership Units Outstanding	3,303,387	3,303,387

STATEMENT OF PARTNERS' EQUITY (Unaudited)

	General Partner	Unit Holders	Total
Balance, December 31, 2015	$496,919	-$2,906,771	($2,409,852)
Distributions	-	(132,135)	(132,135)
Net Income	70,194	6,949,190	$7,019,384
Balance as of March 31, 2016	$567,113	$3,910,284	$4,477,397

See Notes to Financial Statements

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

STATEMENTS OF CASH FLOWS
(Unaudited)

	THREE MONTHS ENDED	
	March 31,2016	March 31,2015
Cash Flows From Operating Activities:		
Net Income	$7,019,384	$161,326
Adjustments To Reconcile Net Income To Net Cash Provided By Operating Activities:		
Depreciation	179,905	367,037
Amortization of Financing Costs	114,629	21,464
Amortization of Home Relocation Costs	41,604	69,050
Gain on Sale of Discontinued Operations	(8,069,909)	0
Gain on Sale of Manufactured Homes	650	5,533
Increase In Other Assets	(85,366)	(190,228)
Increase In Accounts Payable	50,587	71,944
Increase In Other Liabilities	54,880	145,024
Total Adjustments	(7,713,020)	489,824
Net Cash (Used In) Provided By Operating Activities	(693,636)	651,150
Cash Flows Used In Investing Activities:		
Investment in Manufactured Homes and Improvements	(96,080)	(273,279)
Purchase of Property and Equipment	0	(19,147)
Proceeds from Sale of Discontinued Operations	10,551,474	0
Proceeds from Sale of Manufactured Homes	1,001	19,798
Net Cash Used In Investing Activities	10,456,395	(272,628)
Cash Flows Used In Financing Activities:		
Distributions To Unit Holders	(3,633,725)	(264,271)
Payments On Notes Payable	(2,680,247)	(177,308)
Net Cash Used In Financing Activities	(6,313,972)	(441,579)
Increase (Decrease) In Cash	3,448,787	(63,057)
Cash, Beginning	10,789,645	7,317,400
Cash, Ending	$14,238,432	$7,254,343

See Notes to Financial Statements

NOTES TO FINANCIAL STATEMENTS
March 31, 2016 (Unaudited)

1. Basis of Presentation and Accounting Policies:

The accompanying unaudited 2016 financial statements have been prepared in accordance with generally accepted accounting principles for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and notes required by generally accepted accounting principles for complete financial statements. In the opinion of management, all adjustments (consisting of normal recurring accruals) considered necessary for a fair presentation have been included. The balance sheet at December 31, 2015 has been derived from the audited financial statements at that date. Operating results for the three months ended March 31, 2016 are not necessarily indicative of the results that may be expected for the year ending December 31, 2016, or for any other interim period. For further information, refer to the consolidated financial statements and footnotes thereto included in the Partnership's Form 10-K for the year ended December 31, 2015.

During the fourth quarter of 2012, Management initiated the Sunshine Village Paid Home Relocation Program ("Program"). The Program was offered exclusively to residents of Seminole Estates, a 704 site, 55 and over manufactured home community in Hollywood, Florida that announced its closure. The Program expired in the first quarter of 2013. By the end of the first quarter of 2014, all 41 residents have successfully relocated. The Partnership has incurred expenditures of $903,232, of which $816,203 has been capitalized and is being amortized as a reduction of rental revenue over the life of the residents' three year rental period. The Program is completed and Management estimates no additional relocation costs will be incurred. At March 31, 2016, $12,790 remains unamortized.

The carrying amounts of cash, accounts payable and notes payable approximate their fair values due to their short-term nature. The fair value of mortgage notes payable approximates their carrying amounts based on current borrowing rates.

We have evaluated subsequent events through the date of this filing. We do not believe there are any material subsequent events which would require further disclosure.

2. Mortgage Payable:

The Partnership has two mortgage notes payable with Cantor Commercial Real Estate collateralized by Sunshine Village, located in Davie, Florida and West Valley, located in Las Vegas, Nevada. The mortgages are payable in monthly installments of interest and principal through August, 2023. These refinanced notes bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. As of March 31, 2016 the balance on these notes was $18,299,794.

Future maturities on the notes payable for the next five years and thereafter are as follows: 2016 - $319,336; 2017 - $449,922; 2018 - $473,724; 2019 - $498,786; 2020 - $522,749 and thereafter - $16,035,277.

3. Discontinued Operations:

As described in the Form 8-K dated February 29, 2016, the Partnership closed on the sale of the Ardmor Village for a sale price of $10,587,274 less closing costs resulting in proceeds in the amount of $10,551,474, and the gain on the sale was approximately $8,070,000. The mortgage payable outstanding related to this property in the amount of $2,559,737, accrued interest of $8,742, prepayment penalty of $257,247, offset by a refund of the property tax escrow balance of $50,055 totaled $2,775,722, was paid in full at the time of closing. The Partnership also wrote off $98,000 of unamortized deferred financing costs related to the mortgage note in connection with this transaction. The net cash proceeds resulting from the sale and pay off of the mortgage note were approximately $7,690,000.

As described in the Form 8-K dated August 20, 2015, the Partnership closed on the sale of the three manufactured housing communities located in Michigan, namely Camelot Manor, Dutch Hills and Stonegate with Meritus Communities LLC for a purchase price of $14,200,000, less closing costs resulting in net proceeds in the amount of $13,777,650. The Partnership recognized a gain of $6,022,387. The mortgage obligations related to these properties of $3,052,889 were paid in full at the time of closing with proceeds from the sale. As part of the repayment on the mortgage notes, the Partnership incurred $346,693 in prepayment penalties. The Partnership also wrote off $116,113 of unamortized deferred financing costs related to the mortgage notes in connection with this transaction. The net cash proceeds resulting from the sale and pay off of the mortgage notes were approximately $10,108,000.

As described in the Form 8-K dated September 28, 2015, the Partnership closed on the sale of the El Adobe manufactured housing community located in Las Vegas, Nevada with Lakeshore Communities Inc. for a purchase price of $6,700,000, less closing costs resulting in proceeds in the amount of $6,490,120. The Partnership recognized a gain of $3,915,288. The mortgage obligation related to this property of $3,321,049 was paid in full at the time of closing. As part of the repayment on the mortgage note, the Partnership incurred a prepayment penalty of $370,612. The Partnership also wrote off $126,672 of unamortized deferred financing costs related to the mortgage note in connection with this transaction. The net cash proceeds resulting from the sale and pay off of the mortgage note were approximately $2,458,000.

The property sales of Ardmor Village, Camelot Manor, Dutch Hills, El Adobe and Stonegate, constitute a strategic shift of the Partnership and as a result the associated financial results have been classified as “discontinued operations” in the accompanying financial statements for all historical periods.

The following is a summary of results of operations of the properties classified as discontinued operations for the periods ended March 31, 2016 and 2015: Total Revenue was $170,650 and Total Operating Expenses were $134,096 for the period ended March 31, 2016. For the same period in 2015, Total Revenue was $1,092,919 and Total Operating Expenses were $954,373.

Total Cash Flows Used in Operating Activities of the properties classified as discontinued operations for the period ended March 31, 2016 were $618,698 and Total Cash Flows Provided by Operating Activities of the properties classified as discontinued operations for the period ended March 31, 2015 were $506.960. In addition, Total Cash Flows Provided by Investing Activities of the properties classified as discontinued operations for the period ended March 31, 2016 were $10,552,475 and Total Cash Flows Used in Investing Activities of the properties classified as discontinued operations for the period ended March 31, 2015 were $71,779.

ITEM 2.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Critical Accounting Policies

See Part II, Item 7 – Critical Accounting Policies, our consolidated financial statements and related notes in Part IV, Item 15 of our Annual Report on Form 10-K for the year ended December 31, 2015 filed with the SEC on March 18, 2016 for accounting policies and related estimates we believe are the most critical to understanding condensed consolidated financial statements, financial conditions and results of operations and which require complex management judgment and assumptions or involve uncertainties. There have been no material changes to the critical accounting policies and estimates previously disclosed in that report.

Liquidity and Capital Resources

Uniprop Manufactured Housing Communities Income Fund II, a Michigan Limited Partnership's (the "Partnership") liquidity is based, in part, upon its investment strategy. On February 26, 2016 the sale of Ardmor Village closed as described previously, leaving the Fund with only two properties: Sunshine Village and West Valley.

Management does not believe that it is economically rational to operate a limited partnership that has a class of securities registered under the Securities Exchange Act of 1934 with only two properties. The costs of compliance are simply too high when amortized over only two properties.

As a result, management intends to liquidate Sunshine Village and West Valley, and then dissolve the Fund in accordance with the Partnership Agreement.

The Partnership expects to meet its short-term liquidity needs generally through its working capital and cash provided by operating activities.

On July 18, 2013, the Partnership refinanced its existing mortgage notes payable and executed two new mortgages payable in the amount of $19,320,000 secured by Sunshine Village, located in Davie, FL and West Valley, located in Las Vegas, NV with a new lender, namely Cantor Commercial Real Estate. The mortgage notes are payable in monthly installments of interest and principal through August, 2023. The refinanced notes bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. As of March 31, 2016 the balance on these notes was $18,299,794.

The Partnership incurred $676,321 in financing costs as a result of the 2013 refinancing which is being amortized over the term of the loans. These costs included a 1% fee payable to an affiliate of the General Partner.

The General Partner has decided to distribute $6,144,300, or $1.86 per unit, to the unit holders for the first quarter ended March 31, 2016. The General Partner will continue to monitor cash flow generated by the Partnership's properties during the coming quarters. If cash flow generated is greater or lesser than the amount needed to maintain the current distribution level, the General Partner may elect to reduce or increase the level of future distributions paid to Unit Holders.

As of March 31, 2016, the Partnership's cash balance amounted to $14,238,432. The level of cash balance maintained is at the discretion of the General Partner.

Results of Operations

Overall, as illustrated in the following table, the Partnership's two properties reported combined occupancy of 71% at the end of March 2016 and 2015. The average monthly homesite rent as of March 31, 2016 was approximately $682 versus $660 from March 2015 (average rent not a weighted average).

	Total Capacity	**Occupied Sites**	**Occupancy Rate**	**Average* Rent**
Sunshine Village	356	259	72%	691
West Valley	421	293	69%	672
Total on 3/31/16:	**777**	**552**	**71%**	**$682**
Total on 3/31/15:	**777**	**546**	**71%**	**$660**

***Not a weighted average**

	Gross Revenue		**Net Operating (Loss) Income and Net Income**	
	3/31/2016	3/31/2015	3/31/2016	3/31/2015
	three months ended		three months ended	
Sunshine	523,492	484,153	267,791	246,196
West Valley	625,288	596,566	408,590	394,788
	1,148,780	1,080,719	676,381	640.984
Partnership Management	6,495	5,172	(486,582)	(144,946)
Other Expense	-----	-------	(135,546)	(31,297)
Interest Expense	-----	-------	(252,812)	(255,422)
Depreciation	-----	-------	(179,905)	(186,539)
Continuing Operations	$1,155,275	$1,085,891	($378,464)	$22,780
Discontinued Operations	$170,650	$1,092,919	$7,397,848	$138,546
	1,325,925	$2,178,810	$7,019,384	$161,326

Net Operating Income ("NOI") is a non-GAAP financial measure equal to net income, the most comparable GAAP financial measure, plus depreciation, interest expense, partnership management expense, and other expenses. The Partnership believes that NOI is useful to investors and the Partnership's management as an indication of the Partnership's ability to service debt and pay cash distributions. NOI presented by the Partnership may not be comparable to NOI reported by other companies that define NOI differently, and should not be considered as an alternative to net income as an indication of performance or to cash flows as a measure of liquidity or ability to make distributions.

Comparison of Quarter Ended March 31, 2016 to Quarter Ended March 31, 2015

As described in the Statement of Operations, gross revenues from continuing operations increased by $69,384, to $1,155,275, in 2016, from $1,085,891, in 2015. This was mainly due to an increase in rental income due mainly to increases in market rent values from the prior year.

As described in the Statements of Operations, total operating expenses from continuing operations increased $470,628 to $1,533,739 in 2016, as compared to $1,063,111 in 2015. This was mainly due to increased expenses associated with administrative and property operations expenses.

As a result of the aforementioned factors, the Partnership experienced a Net Loss from continuing operations of $378,464 for the first quarter of 2016 compared to Net Income of $22,780 for the first quarter of 2015.

ITEM 3.

QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The Partnership is exposed to interest rate rise primarily through its borrowing activities. There is inherent roll over risk for borrowings as they mature and are renewed at current market rates. The extent of this risk is not quantifiable or predictable because of the variability of future interest rates and the Partnership's future financing requirements.

Notes Payable: At March 31, 2016 the Partnership had notes payable outstanding in the amount of $18,299,794. Interest on these notes is at a fixed annual rate of 5.09% through August 2023.

The Partnership does not enter into financial instruments transactions for trading or other speculative purposes or to manage its interest rate exposure.

ITEM 4.

CONTROLS AND PROCEDURES

As of the end of the period covered by this report, the Partnership carried out an evaluation, under the supervision and with the participation of the Principal Executive Officer and the Principal Financial Officer, of the effectiveness of the design and operation of our disclosure controls and procedures pursuant to Exchange Act Rule 13a-15. Based upon, and as of the date of, this evaluation, the Principal Executive Officer and the Principal Financial Officer concluded that our disclosure controls and procedures are effective to ensure that information required to be disclosed in the quarterly report is recorded, processed, summarized and reported as and when required.

There was no change in the Partnership's internal controls over financial reporting that occurred during the most recent completed quarter that has materially affected, or is reasonably likely to materially affect, the Partnership's internal control over financial reporting.

PART II - OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS

None.

ITEM 1A. RISK FACTORS

In addition to the other information set forth in this report, you should carefully consider the factors discussed in Part I, "Item IA. Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2015, which could materially affect our business, financial condition or future results. The risks described in our Annual Report on Form 10-K are not the only risks facing our Company. Additional risks and uncertainties not currently known to us or that we currently deem to be immaterial also may adversely affect our business, financial condition and/or operating results.

ITEM 6.

EXHIBITS

Exhibit 31.1 Principal Executive Officer Certification pursuant to Rule 13a-14(a)/15d-14(a) of The Securities and Exchange Act of 1934, as amended

Exhibit 31.2 Principal Financial Officer Certification pursuant to Rule 13a-14(a)/15d-14(a) of The Securities and Exchange Act of 1934, as amended

Exhibit 32.1 Certifications pursuant to 18 U.S C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes –Oxley Act of 2002.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Uniprop Manufactured Housing Communities
Income Fund II, a Michigan Limited Partnership

BY: Genesis Associates Limited Partnership,
General Partner

BY: Uniprop, Inc.,
Its Managing General Partner

By: /s/ Roger I. Zlotoff
Roger I. Zlotoff, President

By: /s/ Susann Kehrig
Susann Kehrig, Principal Financial Officer

Dated: May 11, 2016

Exhibit 31.1

I, Roger I. Zlotoff, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Uniprop Manufactured Housing Income Fund II;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f) for the registrant and have:
    a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
    b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
    c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
    d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
    a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
    b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 11, 2016 Signature: /s/ Roger I. Zlotoff

Roger I. Zlotoff, Principal Executive Officer
President & Chief Executive Officer of Uniprop, Inc.

I

Exhibit 31.2

I, Susann Kehrig, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Uniprop Manufactured Housing Income Fund II;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f) for the registrant and have:

    a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

    b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

    c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

    d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
    a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
    b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 11, 2016 Signature: /s/ Susann Kehrig

Susann Kehrig, Principal Financial Officer
Vice President Finance of Uniprop Inc.

Exhibit 32.1

CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Quarterly Report of Uniprop Manufactured Housing Communities Income Fund II (the ‘‘Company’’) on Form 10-Q for the period ending March 31, 2016 as filed with the Securities and Exchange Commission on the date hereof (the ’’Report’’), I Roger I Zlotoff, Principal Executive Officer of the Company, Susann Kehrig, Principal Financial Officer, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Act of 1934; and

2. The information contained in the Report fairly presents, in all material respect, the financial condition and results of operations of the Company.

/s/ Roger I Zlotoff
Principal Executive Officer,
President & Chief Executive Officer of Uniprop Inc.

/s/ Susann Kehrig
Principal Financial Officer,
Vice President Finance of Uniprop, Inc.

May 11, 2016