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 September 30, 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 September 30, 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

INDEX

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

BALANCE SHEETS

ASSETS	**September 30,2016 (Unaudited)**	**December 31, 2015**
Properties:		
Land	$3,594,573	$3,594,573
Buildings And Improvements	16,627,314	16,421,414
Furniture And Equipment	159,658	159,658
Manufactured Homes and Improvements	3,180,792	2,902,342
	23,562,337	23,077,987
Less Accumulated Depreciation	(15,853,557)	(15,351,250)
	7,708,780	7,726,737
Cash And Cash Equivalents	7,528,689	10,789,645
Unamortized Finance Costs	454,493	504,383
Deferred Home Relocation Costs	0	54,394
Other Assets	1,108,761	741,305
Asset Held for Sale	0	2,642,601
Total Assets	$16,800,723	$22,459,065

LIABILITIES & PARTNERS' EQUITY	**September 30,2016 (Unaudited)**	**December 31, 2015**
Accounts Payable	$82,121	$23,427
Other Liabilities	442,621	282,049
Notes Payable	18,089,984	18,405,210
Distributions Payable	0	3,501,590
Liabilities of Asset Held for Sale	0	2,656,641
Total Liabilities	18,614,726	24,868,917
Partners' Equity:		
General Partner	566,963	496,919
Unit Holders	(2,380,966)	(2,906,771)
Total Partners' Equity	(1,814,003)	(2,409,852)
Total Liabilities And Partners' Equity	$16,800,723	$22,459,065

See Notes to Financial Statements

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

STATEMENTS OF OPERATIONS (unaudited)	NINE MONTHS ENDED September 30, 2016	September 30, 2015	THREE MONTHS ENDED September 30, 2016	September 30, 2015
Income:				
Rental Income	$3,238,492	$2,905,369	$1,105,108	$978,926
Home Sale Income	74,002	5,114	0	2
Other	339,116	312,095	114,484	101,723
Total Income	3,651,610	3,222,578	1,219,592	1,080,651
Operating Expenses:				
Administrative Expenses (Including $180,262, $169,937, $60,595 and $57,056, in Property Management Fees Paid to an Affiliate for the Nine and Three Month Periods Ended September 30, 2016 and 2015, respectively)	1,677,318	1,558,016	507,374	782,815
Property Taxes	218,925	216,900	72,385	71,670
Utilities	172,751	173,730	64,418	59,091
Property Operations	635,132	344,758	245,885	132,697
Depreciation	502,306	525,617	158,319	152,540
Interest	756,902	770,257	252,647	258,084
Home Sale Expense	81,705	2,000	0	0
Total Operating Expenses	4,045,039	3,591,278	1,301,028	1,456,897
Income from Continuing Operations	($393,429)	($368,700)	($81,436)	($376,246)
Income (Loss) from Discontinued Operations	$7,397,848	$8,360,979	$0	$8,172,671
Net Income	$7,004,419	$7,992,279	($81,436)	$7,796,425
Income Per Unit:				
Continuing Operations	($0.12)	($0.11)	($0.02)	($0.11)
Discontinued Operations	$2.24	$2.53	$0.00	$2.47
Total Income Per Unit	$2.12	$2.42	($0.02)	$2.36
Distribution Per Unit:	$1.94	$0.24	$0.04	$0.08
Weighted Average Number Of Units Of Beneficial Assignment Of Limited Partnership Interest Outstanding During The Nine and Three Month Period Ended September 30, 2016 and 2015.	3,303,387	3,303,387	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	0	(6,408,570)	(6,408,570)
Net Income	70,044	6,934,375	7,004,419
Balance as of September 30, 2016	$566,963	($2,380,966)	($1,814,003)

See Notes to Financial Statements

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

STATEMENTS OF CASH FLOWS
(Unaudited)

	NINE MONTHS ENDED	
	September 30,2016	September 30,2015
Cash Flows From Operating Activities:		
Net Income	$7,004,419	$7,992,279
Adjustments To Reconcile Net Income To Net Cash (Used In) Provided By Operating Activities:		
Depreciation	502,306	678,181
Amortization of Financing Costs	147,889	307,179
Amortization of Home Relocation Costs	54,394	207,151
Gain on Sale of Discontinued Operations	(8,069,909)	(9,937,675)
(Loss) Gain on Sale of Manufactured Homes	(7,703)	21,577
Increase In Other Assets	(367,456)	(360,620)
Increase (Decrease) In Accounts Payable	58,694	(34,581)
Increase In Other Liabilities	160,572	104,888
Total Adjustments	(7,521,213)	(9,013,900)
Net Cash (Used In) Provided By Operating Activities	(516,794)	(1,021,621)
Cash Flows Provided By (Used In) Investing Activities:		
Investment in Manufactured Homes and Improvements	(329,489)	(562,483)
Purchase of Property and Equipment	(205,900)	(19,147)
Proceeds from Sale of Discontinued Operations	10,551,474	20,267,770
Proceeds from Sale of Manufactured Homes	74,002	121,785
Net Cash Provided By (Used In) Investing Activities	10,090,087	19,807,925
Cash Flows Used In Financing Activities:		
Distributions To Unit Holders	(9,910,160)	(792,813)
Payments On Notes Payable	(2,924,089)	(6,893,409)
Net Cash Used In Financing Activities	(12,834,249)	(7,686,222)
(Decrease) Increase In Cash	(3,260,956)	11,100,082
Cash, Beginning	10,789,645	7,317,400
Cash, Ending	$7,528,689	$18,417,482

See Notes to Financial Statements

NOTES TO FINANCIAL STATEMENTS

September 30, 2016 (Unaudited)

1. Basis of Presentation and Accounting Policies:

The accompanying unaudited 2016 financial statements of Uniprop Manufactured Housing Communities Income Fund II, a Michigan Limited Partnership (the "Partnership") 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 and nine months ended September 30, 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 incurred expenditures of $903,232, of which $816,203 has been capitalized and was being amortized as a reduction of rental revenue over the life of the residents' three year rental period. As of June 30, 2016, the entire balance of deferred home relocation costs had been amortized against revenue.

The carrying amounts of cash and accounts 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 September 30, 2016 the balance on these notes was $18,089,984.

Future maturities on the notes payable for the next five years and thereafter are as follows: 2016 - $109,526; 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 nine month periods ended September 30, 2016 and 2015: Total Revenue was $170,650, Total Operating Expenses were $842,711 and the Gain on Sale was $8,069,909 for the period ended September 30, 2016. For the same period in 2015, Total Revenue was $3,616,740, Total Operating Expenses were $5,193,526 and the Gain on Sale was $9,937,765.

The following is a summary of results of operations of the properties classified as discontinued operations for the three month periods ended September 30, 2016 and 2015: Total Revenue was $0 and Total Operating Expenses were $0 for the period ended September 30, 2016. For the same period in 2015, Total Revenue was $821,165, Total Operating Expenses were $2,586,169, and the Gain on Sale was $9,937,675.

Total Cash Flows Used in Operating Activities of the properties classified as discontinued operations for the period ended September 30, 2016 and 2015 were $618,698 and $1,201,250, respectively. In addition, Total Cash Flows Provided by Investing Activities of the properties classified as discontinued operations for the period ended September 30, 2016 and 2015 were $10,551,974 and $20,384,441, respectively.

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 September 30, 2016 the balance on these notes was $18,089,984.

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 $132,135, or $.04 per unit, to the unit holders for the third quarter ended September 30, 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 September 30, 2016, the Partnership's cash balance amounted to $7,528,689. 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 72% at the end of September 2016 versus 71% at the end of September 2015. The average monthly homesite rent as of September 30, 2016 was approximately $682; versus $660 from September 2015 (average rent not a weighted average).

	Total Capacity	**Occupied Sites**	**Occupancy Rate**	**Average* Rent**
Sunshine Village	356	258	72%	691
West Valley	421	300	71%	672
Total on 9/30/16:	**777**	**558**	**72%**	**$682**
Total on 9/30/15:	**777**	**548**	**71%**	**$660**

***Not a weighted average**

	Gross Revenue		Net Operating Income and Net Income (Loss)		Gross Revenue		Net Operating Income and Net (Loss)	
	09/30/2016	09/30/2015	09/30/2016	09/30/2015	09/30/2016	09/30/2015	09/30/2016	09/30/2015
	three months ended		three months ended		nine months ended		nine months ended	
Sunshine	590,606	469,331	336,810	236,843	1,760,163	1,405,827	924,354	688,538
West Valley	625,037	606,920	352,773	379,155	1,876,262	1,803,913	1,157,204	1,173,292
	1,215,643	1,076,251	689,583	615,998	3,636,425	3,209,740	2,081,558	1,861,830
Partnership Management	3,949	4,400	(214,991)	(545,089)	15,185	12,838	(851,959)	(861,734)
Other Expense	-----	-------	(145,062)	(36,531)	-------	-------	(363,820)	(72,922)
Interest Expense	-----	-------	(252,647)	(258,084)	--------	-------	(756,902)	(770,257)
Depreciation	-----	-------	(158,319)	(152,540)	-------	--------	(502,306)	(525,617)
Continuing Operations	$1,219,592	$1,080,651	($81,436)	($376,246)	$3,651,610	$3,222,578	($393,429)	($368,700)
Discontinued Operations	$ 0	$11,392,816	$ 0	$8,172,671	$170,650	$13,554,416	$7,397,848	$8,360,979
	$1,219,592	$12,473,467	($81,436)	$7,796,425	$3,822,260	$16,776,994	$7,004,419	$7,992,279

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 Three Months Ended September 30, 2016 to Three Months Ended September 30, 2015

Gross revenues from continuing operations increased $138,941 to $1,219,592 in 2016, from $1,080,651 in 2015. This was due to increases in market rent value from the prior year. In addition, the amortization of relocation costs relating to the Sunshine Village relocation project was completed during second quarter 2016.

As described in the Statements of Operations, total operating expenses from continuing operations decreased $155,869, to $1,301,028 in 2016, as compared to $1,456,897 in 2015. This was mainly due to a decrease in administrative expenses offset by an increase in property operations expenses compared to the prior year.

As a result of the aforementioned factors, the Partnership experienced a Net Loss from continuing operations of $81,436 for the third quarter of 2016 compared to a Net Loss of $376,246 for the third quarter of 2015.

Comparison of Nine Months Ended September 30, 2016 to Nine Months Ended September 30, 2015

Gross revenues from continuing operations increased $429,032 to $3,651,610 in 2016, from $3,222,578 in 2015. This was due to increases in market rent value from the prior year, as well as increases in home sale income and lease home income. In addition, the amortization of relocation costs relating to the Sunshine Village relocation project was completed during second quarter 2016.

As described in the Statements of Operations, total operating expenses from continuing operations increased $453,761 to $4,045,039 in 2016, as compared to $3,591,278 in 2015. This was mainly due to increases in administrative, property operations and home sale expenses compared to the prior year.

As a result of the aforementioned factors, the Partnership experienced a Net Loss from continuing operations of $393,429 in 2016 as compared to a Net Loss of $368,700 in 2015.

ITEM 3.

QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The Partnership is exposed to interest rate risk 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.

Note Payable: At September 30, 2016 the Partnership had notes payable outstanding in the amount of $18,089,984. 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 E. Kehrig
Susann E. Kehrig, Principal Financial Officer

Dated: November 10, 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: November 10, 2016 Signature: /s/ Roger I. Zlotoff

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

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 l 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: November 10, 2016 Signature: /s/ Susann E. Kehrig

Susann E. 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 September 30, 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, and 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 Operating Officer of Uniprop Inc.

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

November 10, 2016