

August, 2013

**PARTNER'S QUARTERLY**

**Distributions:** The General Partner has decided to distribute \$2,048,100 or \$0.62 per unit for the second quarter ended June 30, 2013. This is comprised of the regular quarterly distribution of \$0.08 per unit, and a special distribution of \$0.54 per unit as a result of the refinancing referred to below. Enclosed please find your distribution check. For custodial accounts, a credit was posted to your account and a confirmation notice is enclosed.

**Refinance:** Please refer to the 8K filed on July 26, 2013. This can be viewed on our website at [www.Uniprop.com](http://www.Uniprop.com)

**Operating Trends:** A comparison of current year key operating statistics compared to the prior year is as follows:

Property	Sites	6/13 Occupancy	6/12 Occupancy	6/13 Avg. Rent	6/12 Avg. Rent
Ardmor Village	339	43%	44%	\$539	\$524
Camelot Manor	335	31%	30%	\$424	\$417
Dutch Hills	278	38%	39%	\$428	\$420
El Adobe	367	49%	52%	\$548	\$535
Stonegate Manor	308	34%	35%	\$418	\$410
Sunshine Village	356	71%	62%	\$627	\$627
West Valley	421	71%	71%	\$618	\$603
<b>COMBINED</b>	<b>2404</b>	<b>48%</b>	<b>48%</b>	<b>\$515</b>	<b>\$505</b>

**Consolidated Financial Results:** For the second quarter ended 6/30/13, the partnership had total revenues of \$1,977,008. Net Operating Income was \$796,455 and Net Cash Flow was \$418,812.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$240,693	\$107,988	\$46,188	\$52,062
Camelot Manor	163,932	54,633	15,901	30,075
Dutch Hills	160,142	49,232	21,579	27,653
El Adobe	248,118	103,650	59,060	32,595
Stonegate Manor	162,558	62,643	16,657	40,986
Sunshine Village	429,818	181,227	63,603	131,966
West Valley	569,714	394,247	128,721	260,640
Partnership Management	2,033	(157,165)	6,938	(157,165)
<b>Total 6/30/13</b>	<b>1,977,008</b>	<b>796,455</b>	<b>358,647</b>	<b>418,812</b>
<b>Total 6/30/12</b>	<b>2,107,266</b>	<b>928,899</b>	<b>366,588</b>	<b>483,650</b>

**Net Asset Value:** The Net Asset Value is now \$9.77, compared to \$9.22 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop AM LLC, an affiliate, were \$98,541 for the second quarter ended June 30, 2013.

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

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