

May, 2013

**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	3/13 Occupancy	3/12 Occupancy	3/13 Avg. Rent	3/12 Avg. Rent
Ardmor Village	339	44%	44%	\$539	\$524
Camelot Manor	335	32%	30%	\$417	\$417
Dutch Hills	278	38%	39%	\$428	\$420
El Adobe	367	46%	53%	\$548	\$535
Stonegate Manor	308	34%	35%	\$418	\$410
Sunshine Village	356	67%	63%	\$627	\$627
West Valley	421	71%	72%	\$618	\$603
<b>COMBINED</b>	<b>2404</b>	<b>47%</b>	<b>48%</b>	<b>\$514</b>	<b>\$505</b>

**Consolidated Financial Results:** For the first quarter ended 3/31/13, the partnership had total revenues of \$1,991,672. Net Operating Income was \$814,651 and Net Cash Flow was \$415,208.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$229,117	\$96,620	\$46,455	\$37,827
Camelot Manor	176,958	42,176	15,993	26,183
Dutch Hills	170,986	54,120	21,704	32,416
El Adobe	255,390	117,527	59,401	54,143
Stonegate Manor	164,678	69,593	16,754	50,849
Sunshine Village	420,043	188,814	63,971	109,134
West Valley	571,526	406,331	129,465	272,124
Partnership Management	2,974	(160,530)	6,938	(167,468)
<b>Total 3/31/13</b>	<b>1,991,672</b>	<b>814,651</b>	<b>360,681</b>	<b>415,208</b>
<b>Total 3/31/12</b>	<b>2,055,104</b>	<b>860,870</b>	<b>368,492</b>	<b>466,055</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, an affiliate, were \$98,541 for the first quarter ended March 31, 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