

May, 2014

**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	3/14 Occupancy	3/13 Occupancy	3/14 Avg. Rent	3/13 Avg. Rent
Ardmor Village	339	43%	44%	\$554	\$539
Camelot Manor	335	33%	32%	\$424	\$417
Dutch Hills	278	38%	38%	\$428	\$428
El Adobe	367	46%	46%	\$561	\$548
Stonegate Manor	308	32%	34%	\$418	\$418
Sunshine Village	356	72%	67%	\$643	\$627
West Valley	421	71%	71%	\$636	\$618
<b>COMBINED</b>	<b>2404</b>	<b>48%</b>	<b>47%</b>	<b>\$523</b>	<b>\$514</b>

**Consolidated Financial Results:** For the first quarter ended 3/31/14, the partnership had total revenues of \$2,162,964. Net Operating Income was \$881,786 and Net Cash Flow was \$451,395.

Property	Revenue	NOI	Mortgage Interest	Net Cash Flow
Ardmor Village	\$249,559	\$110,332	\$34,160	\$68,261
Camelot Manor	223,956	89,641	11,761	72,470
Dutch Hills	163,480	57,766	15,960	37,313
El Adobe	244,847	85,197	43,681	37,219
Stonegate Manor	171,463	44,121	12,320	26,801
Sunshine Village	509,070	217,576	84,782	125,631
West Valley	596,061	426,649	158,962	233,196
Partnership Management	4,528	(149,496)	21,464	(149,496)
<b>Total 3/31/14</b>	<b>2,162,964</b>	<b>881,786</b>	<b>383,090</b>	<b>451,395</b>
<b>Total 3/31/13</b>	<b>1,991,672</b>	<b>814,651</b>	<b>360,681</b>	<b>415,208</b>

**Net Asset Value:** The Net Asset Value is now \$8.94, compared to \$9.22 the prior year.

**Payments to Affiliates:** Property management fees paid to Uniprop, an affiliate, were \$103,990 for the first quarter ended March 31, 2014

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