

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

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934

Date of Report: June 2, 2014
(Date of earliest event reported)

SUN COMMUNITIES, INC.
(Exact name of registrant as specified in its charter)

Maryland

(State or other jurisdiction of incorporation)

1-12616

(Commission File
Number)

38-2730780

(IRS Employer Identification No.)

**27777 Franklin Rd.
Suite 200
Southfield, Michigan**

(Address of Principal Executive Offices)

48034

(Zip Code)

(248) 208-2500

(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 7.01 Regulation FD Disclosure

Attached as Exhibit 99.1 to this report is an investor presentation of Sun Communities, Inc. that will be used at REIT Week 2014: NAREIT's Investor Forum on Tuesday, June 3, 2014 and Wednesday, June 4, 2014. The presentation also will be posted on Sun Communities, Inc.'s website, www.suncommunities.com, on June 2, 2014.

The information contained in this Item 7.01 on Current Report on Form 8-K, including Exhibit 99.1 attached hereto, is being furnished and shall not be deemed to be "filed" for purposes of the Securities Exchange Act of 1934, as amended.

This report contains various "forward-looking statements" within the meaning of the United States Securities Act of 1933, as amended, and the United States Securities Exchange Act of 1934, as amended, and we intend that such forward-looking statements will be subject to the safe harbors created thereby. For this purpose, any statements contained in this report that relate to expectations, beliefs, projections, future plans and strategies, trends or prospective events or developments and similar expressions concerning matters that are not historical facts are deemed to be forward-looking statements. Words such as "forecasts," "intends," "intend," "intended," "goal," "estimate," "estimates," "expects," "expect," "expected," "project," "projected," "projections," "plans," "predicts," "potential," "seeks," "anticipates," "anticipated," "should," "could," "may," "will," "designed to," "foreseeable future," "believe," "believes," "scheduled," "guidance" and similar expressions are intended to identify forward-looking statements, although not all forward looking statements contain these words. These forward-looking statements reflect our current views with respect to future events and financial performance, but involve known and unknown risks and uncertainties, both general and specific to the matters discussed in this report. These risks and uncertainties may cause our actual results to be materially different from any future results expressed or implied by such forward-looking statements. In addition to the risks disclosed under "Risk Factors" contained in our Annual Report on Form 10-K for the year ended December 31, 2013, and our other filings with the Securities and Exchange Commission from time to time, such risks and uncertainties include:

- changes in general economic conditions, the real estate industry and the markets in which we operate;
- difficulties in our ability to evaluate, finance, complete and integrate acquisitions, developments and expansions successfully;
- our liquidity and refinancing demands;
- our ability to obtain or refinance maturing debt;
- our ability to maintain compliance with covenants contained in our debt facilities;
- availability of capital;
- difficulties in completing acquisitions;
- our failure to maintain effective internal control over financial reporting and disclosure controls and procedures;
- increases in interest rates and operating costs, including insurance premiums and real property taxes;
- risks related to natural disasters;
- general volatility of the capital markets and the market price of shares of our capital stock;
- our failure to maintain our status as a REIT;
- changes in real estate and zoning laws and regulations;
- legislative or regulatory changes, including changes to laws governing the taxation of REITs;
- litigation, judgments or settlements;
- our ability to maintain rental rates and occupancy levels;
- competitive market forces; and
- the ability of manufactured home buyers to obtain financing and the level of repossessions by manufactured home lenders.

Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date the statement was made. We undertake no obligation to publicly update or revise any forward-looking statements included in this report, whether as a result of new information, future events, changes in our expectations or otherwise. Although we believe that the expectations reflected in the forward-looking statements are reasonable, we cannot guarantee future results, levels of activity, performance or achievements. All written and oral forward-looking statements attributable to us or persons acting on our behalf are qualified in their entirety by these cautionary statements.

Item 9.01 **Financial Statements and Exhibits**

(d) *Exhibits.*

99.1 Investor presentation

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 hereunto duly authorized.

SUN COMMUNITIES, INC.

Dated: June 2, 2014

By: /s/ Karen J. Dearing

Karen J. Dearing, Executive Vice President,
Chief Financial Officer, Secretary and Treasurer

EXHIBIT INDEX

Exhibit No.	Description
99.1	Investor presentation

June 2014



North Lake Estates - Moore Haven, FL



Jellystone Park™ at Birchwood Acres
Greenfield Park, NY



Vines RV Resort - Paso Robles, CA



SUN COMMUNITIES, INC.



Community Photos from: Peters Pond – Sandwich, MA

FORWARD LOOKING STATEMENTS

This presentation has been prepared for informational purposes only from information supplied by Sun Communities, Inc. (the "Company") and from third-party sources indicated herein. Such third-party information has not been independently verified. The Company makes no representation or warranty, expressed or implied, as to the accuracy or completeness of such information.

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- our ability to maintain compliance with covenants contained in our debt facilities;
- availability of capital;
- difficulties in completing acquisitions;
- our failure to maintain effective internal control over financial reporting and disclosure controls and procedures;
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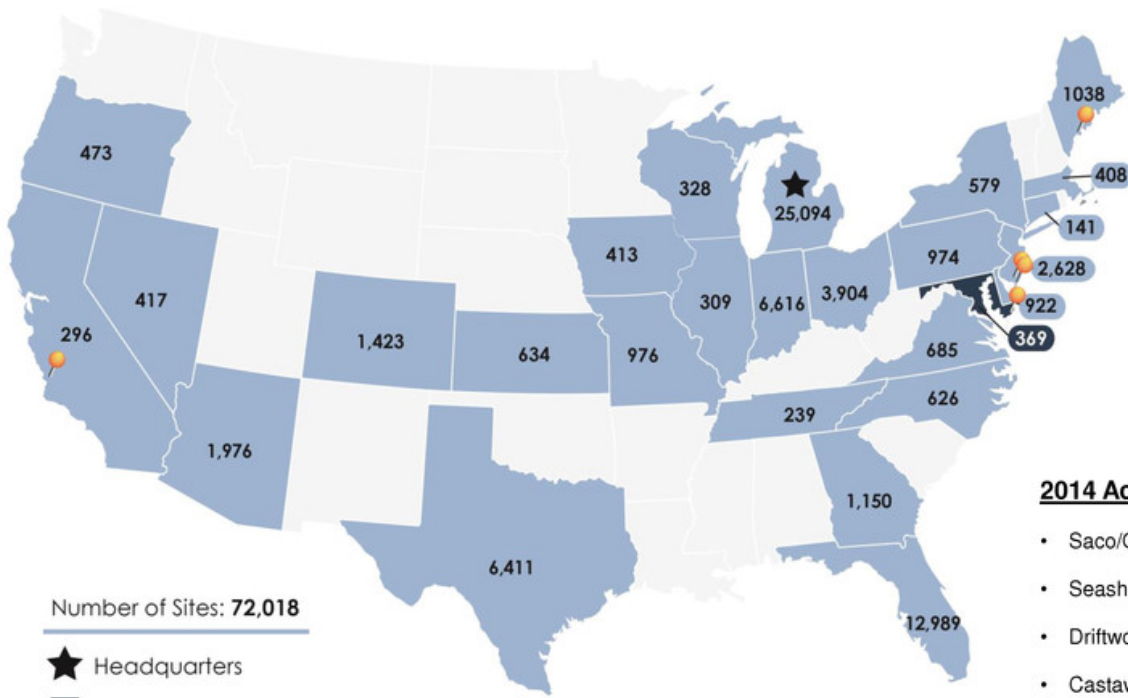


Community Photos from: Arbor Terrace - Bradenton, FL

SUN COMMUNITIES, INC. (NYSE:SUI)

- Leading owner, developer and manager of manufactured housing (“MH”) and recreational vehicle (“RV”) sites
- Sun Communities’ portfolio includes 193 communities consisting of approximately 72,000 sites across 27 states
 - 161 MH communities:
 - 54,300 sites
 - 12 blended MH/RV communities
 - 32 RV only resorts:
 - 17,700 sites
 - Annuals – 9,000
 - Transient – 8,700
- Sell and lease new and pre-owned manufactured homes as an adjunct to our core business

GEOGRAPHICALLY DIVERSIFIED PORTFOLIO



Number of Sites: **72,018**

- ★ Headquarters
- New States in 2014
- 📍 Acquired in 2014

2014 Acquisitions:

- Saco/Old Orchard Beach KOA
- Seashore Campsites RV and Campground
- Driftwood Camping Resort
- Castaways RV Resort & Campground
- Wine Country RV Resort

As of June 1, 2014





Community Photos from: Grand Lake RV & Golf Resort - Citra, FL

AFFORDABILITY DRIVES MANUFACTURED HOUSING

Comparing all manufactured homes to the multifamily average, a manufactured home provides approximately 35% more space at approximately 40% less cost per square foot.

Manufactured Housing vs. Multi Family:

Sun – Manufactured Homes

- Average rent ≈ \$801/month or \$0.62/square foot
- Average square footage ≈ 1,300 square feet

Apartments

- Average rent ≈ \$997/month or \$1.01/square foot*
- Average square footage ≈ 900-1,000 square feet

Source: Rent.com data

*Represents average rent for a 2 bedroom apartment in market areas Sun operates in.





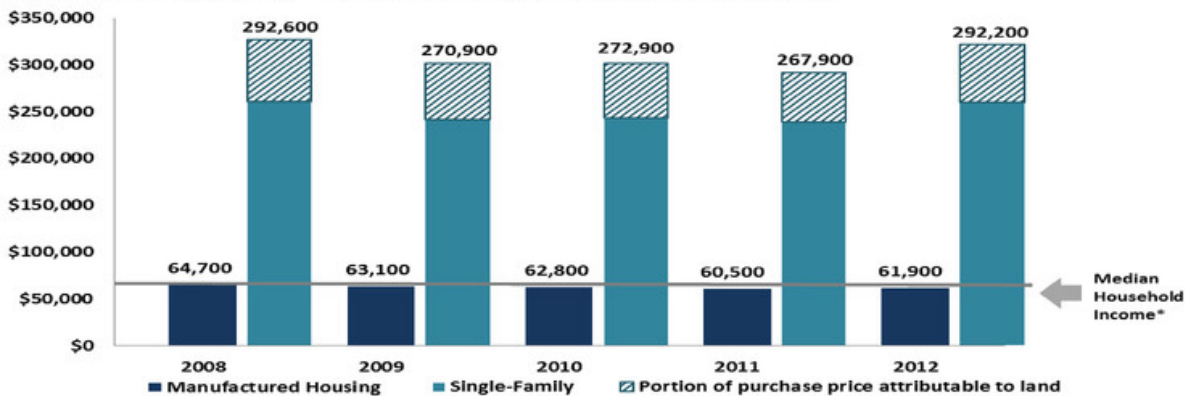
Community Photos from: Indian Creek Camping Resort - Geneva on the Lake, OH

AFFORDABILITY DRIVES MANUFACTURED HOUSING

The median income in the 27 states in which Sun operates is \$65.3K. Even with the drop in single family housing prices since 2008, the average single family home still costs over 4x the price of a MH unit.

Manufactured Housing vs. Single Family:

- Average cost of Manufactured Housing ≈ \$61,900 or roughly 1 years income
- Average cost of Single Family ≈ \$292,200 or roughly 4 years 5 months income



*2012 Average household income in the 27 states SUI operates in per US Census data.
Housing data from 2013 MHI Quick Facts





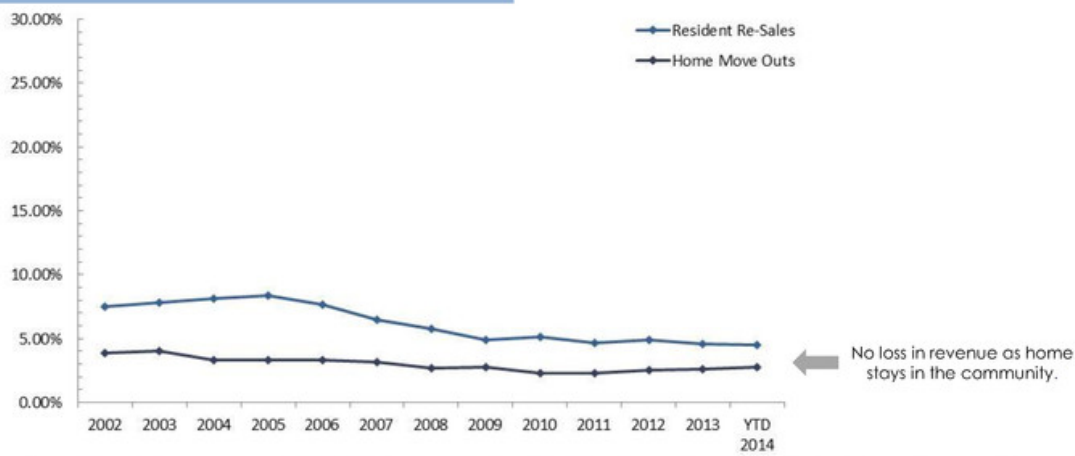
Community Photos from: Gold Coaster - Homestead, FL

STABILITY OF REVENUE

Stable and growing revenue due to:

- Low turnover of owner occupied sites due to high cost to move a home (\$4,000-\$10,000)
- Average tenure of our residents in our communities is 13 years
- Average term of home in our communities is approximately 40 years

Move Outs and Re-Sales



← No loss in revenue as home stays in the community.

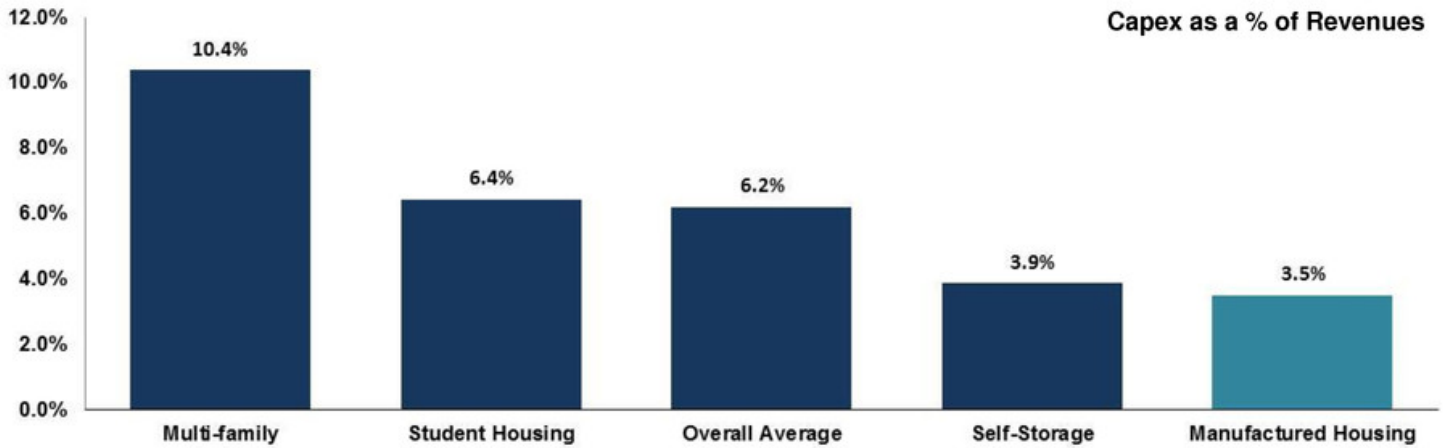




Community Photos from: Woodlake Trails - San Antonio, TX

CAPITAL EXPENDITURES

Manufactured housing is a low capex business relative to its peers as it is largely a land ownership business.



Source: Company filings
Data as of 12/31/2013



Community Photos from: Seaport RV Resort & Campground - Old Mystic, CT

RECESSION RESISTANT

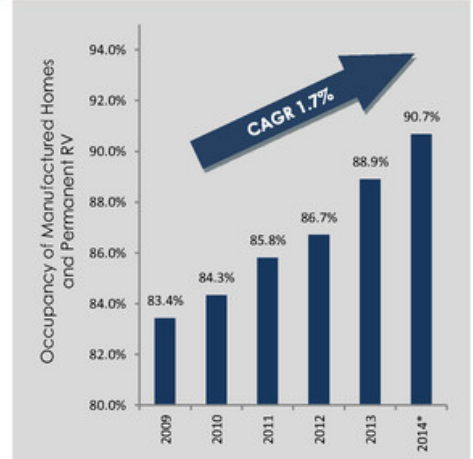
Same Site NOI Growth



Same Site Rent Growth



Same Site Occupancy



*Projection based on midpoint of 2014 guidance

- Low annual resident turnover results in stability of income and occupancy
- Strong and consistent rental growth creating a stable revenue stream
- Occupancy gains are a function of Sun's integrated platform, including leasing, sales, and financing

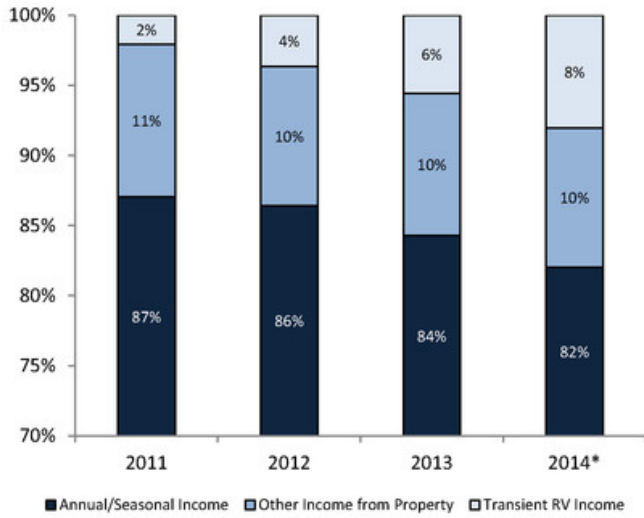




Community Photos from: Sea Shore - Cape May, NJ

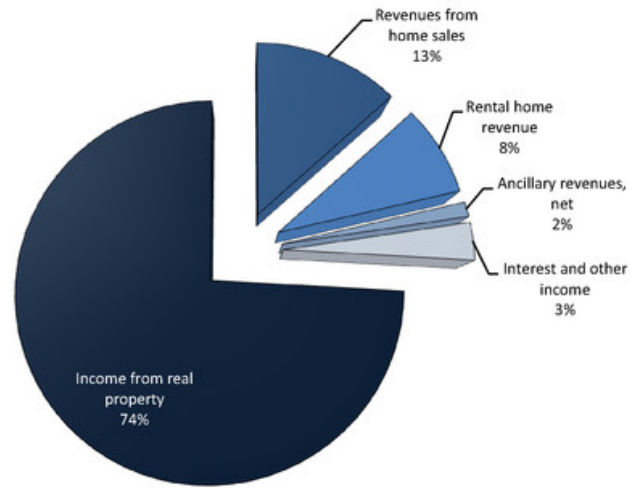
REVENUE ALLOCATION

Income from Real Property



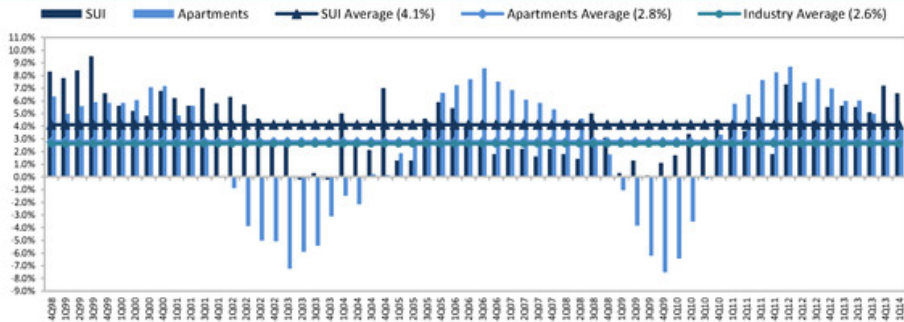
*Based on midpoint of 2014 guidance.

Projected 2014 Revenues*



SAME SITE NOI

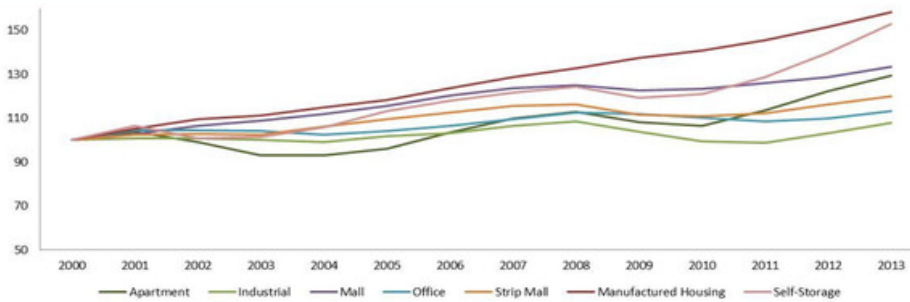
Sun's average same site NOI growth has exceeded the industry average by 1.5% over a 15 year period.



Source: Citi Investment research, May 2014. "REITs" includes an index of REITs across a variety of asset classes including self storage, mixed office, regional malls, shopping centers, multifamily, student housing, manufactured homes and specialty

SAME SITE INDEXED NOI GROWTH

MH is the most recession resistant sector of the housing and commercial real estate sectors and has consistently outperformed multifamily in same site NOI growth since 2000.



Source: SNL

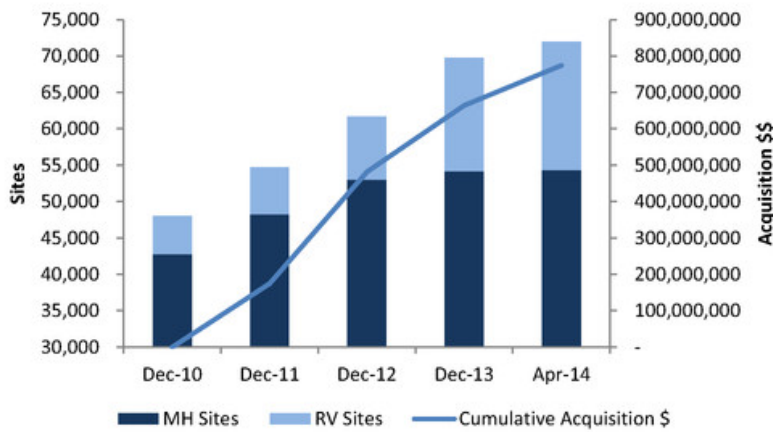




Community Photos from: Jellystone Park™ of Western New York - North Java, NY

GROWTH THROUGH ACCRETIVE ACQUISITIONS

Since June 2011, Sun has completed over \$774 million of acquisitions, increasing its number of sites and communities by 50% and 42%, respectively, diversifying from both a business segment and geographic perspective.



Seeking opportunities with:

- Potential to increase occupancy
- Below market rents
- Expansion capabilities
- Geographic diversification

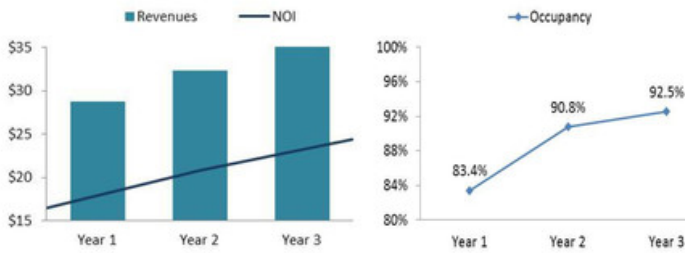




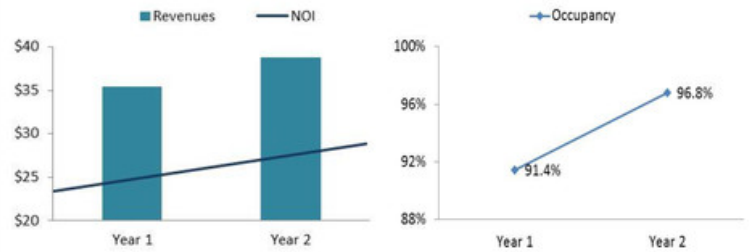
Community Photos from: North Lake Estates - Moore Haven, FL

STRONG ACQUISITION PERFORMANCE

2011 Acquisitions



2012 Acquisitions



Properties Acquired:

- Orange City RV Resort (FL) – May
- Kentland Acquisition (18 Properties - MI) – June
- Morgan Acquisition (6 Properties - FL) – December 2011 & February 2012
- Cider Mill Crossings (MI) – September

Properties Acquired:

- Blazing Star (TX) – July
- Northville Crossing (MI) – September
- Rainbow RV Resort (FL) – October
- Rudgate Acquisition (6 Properties - MI) – November
- Palm Creek Golf & RV Resort (AZ) – December
- Lake In Wood RV Resort (PA) – December



Community Photo from: East Fork Crossing - Batavia, OH

GROWTH THROUGH EXPANSION OPPORTUNITIES

- Inventory of over 6,100 zoned and entitled sites available for expansion at 33 communities
- Expanding in communities with strong demand evidenced by occupancy of ~95%
- Expansion lease-up is driven by sales, rental and relocation programs
- Over 750 sites expected to be completed at 5 communities in Texas and 1 community in Colorado in 2014
- Over 3,000 sites planned for development in the next 5 years



Community Photos from: Wild Acres - Old Orchard Beach, ME

STRATEGIC BALANCE SHEET MANAGEMENT

Financial flexibility has positioned Sun to de-lever substantially while expanding via acquisitions.

DEBT-Since 2011:

- Refinanced \$122.7 million of debt to 2021
- Extended FNMA secured debt of \$312.3 million from 2014 to 2023
- Closed on \$141.5 million 10-year loan in December 2013
- Closed on \$99 million 12-year loan in January 2014

EQUITY

- Raised over \$764.0 million of common equity, primarily through four successful follow-on offerings in January and September 2012, March 2013 and March 2014.
- Accessed the preferred market via an inaugural \$85.0 million offering preferred stock in November 2012

LINE OF CREDIT

- Closed \$350.0 million Senior secured credit facility on May 15, 2013
 - \$250 million expansion capability
 - Reduced spread to LIBOR + 1.65%* from LIBOR + 2.25%
 - Reduced unused fees by 5 bps

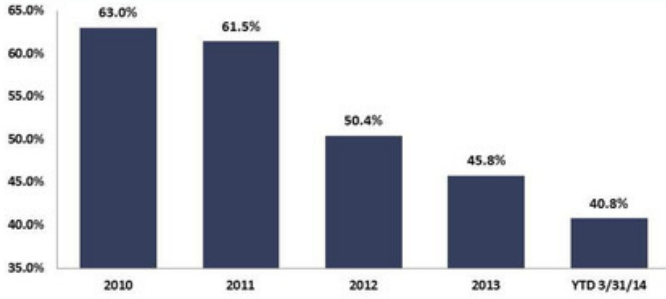
*Margin is based on the company's current leverage ratio.



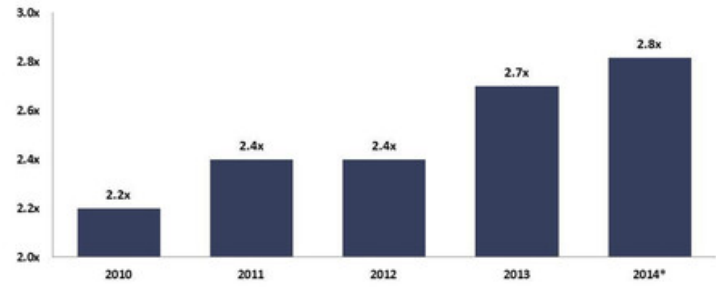
Community Photos from: Blazing Star - San Antonio, TX

CONSERVATIVE BALANCE SHEET

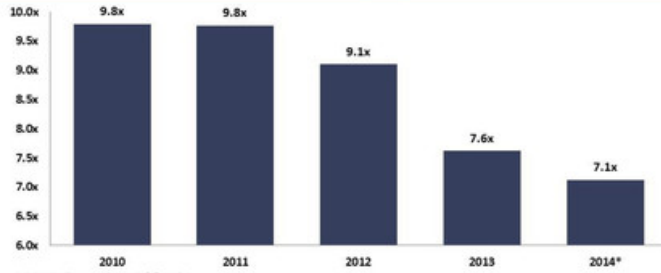
Net Debt¹ / Enterprise Value



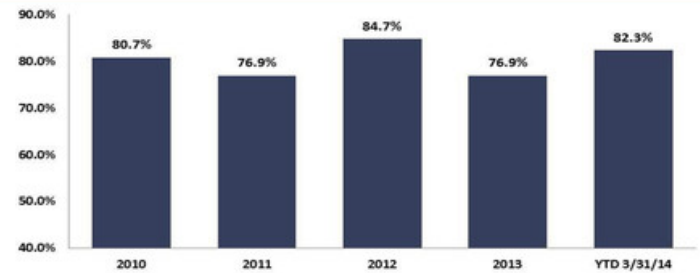
EBITDA / Interest



Debt + Preferred Equity / EBITDA*



Fixed Debt (%)



(1) Including preferred OP units
 *Calculated based on trailing 12 months ended March 31, 2014





Community Photos from: Lake San Marino - Naples, FL

COMPANY HIGHLIGHTS

✓ Superior total return performance

✓ Strong portfolio management as reflected by continuously improving operating metrics

✓ Sound balance sheet management and improving credit metrics

✓ Solid external growth strategy in highly-fragmented sector

✓ Wide access to various capital sources

APPENDICES



Peters Pond - Sandwich, MA



Castaways RV Resort - Berlin, MD



New Point RV Resort - New Point, VA



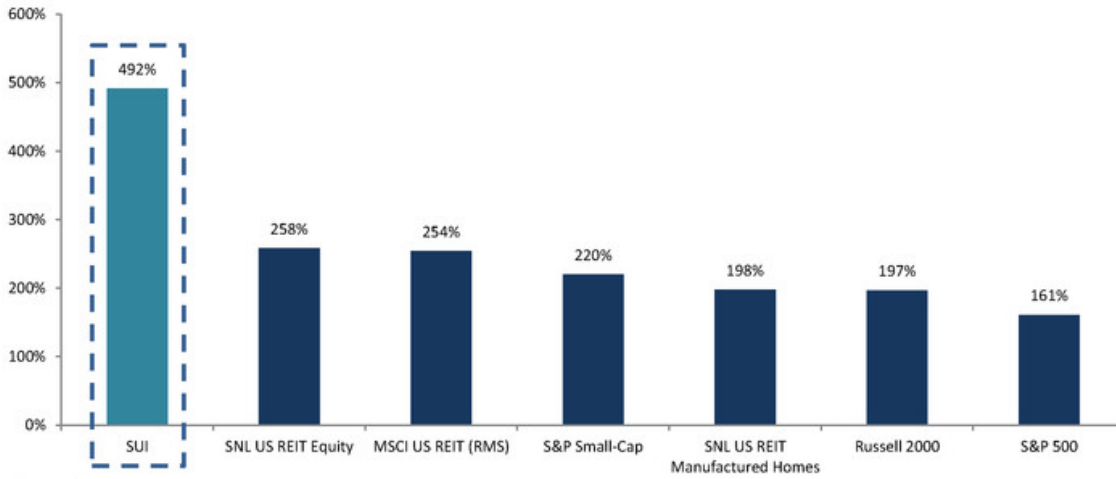
Rainbow RV Resort - Frostproof, FL



Community Photos from: Gwynn's Island RV Resort - Gwynn, VA

PERFORMANCE VS. INDICES

5-year Total Returns by Index as of 3/31/2014



Source: SNL

- SUI has significantly outperformed many major market indices since the market crash in 2009.

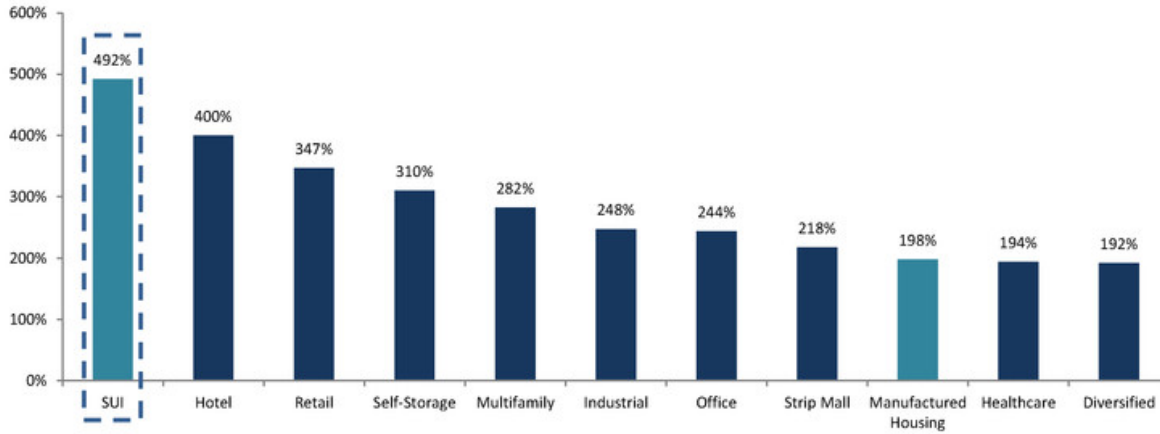




Community Photos from: Indian Creek - Fort Myers Beach, FL

PERFORMANCE VS. REIT SECTORS

5-year Total Returns by REIT Sector as of 3/31/2014



Source: SNL

- SUI has outperformed most major REIT sector indices over a 5 year period

