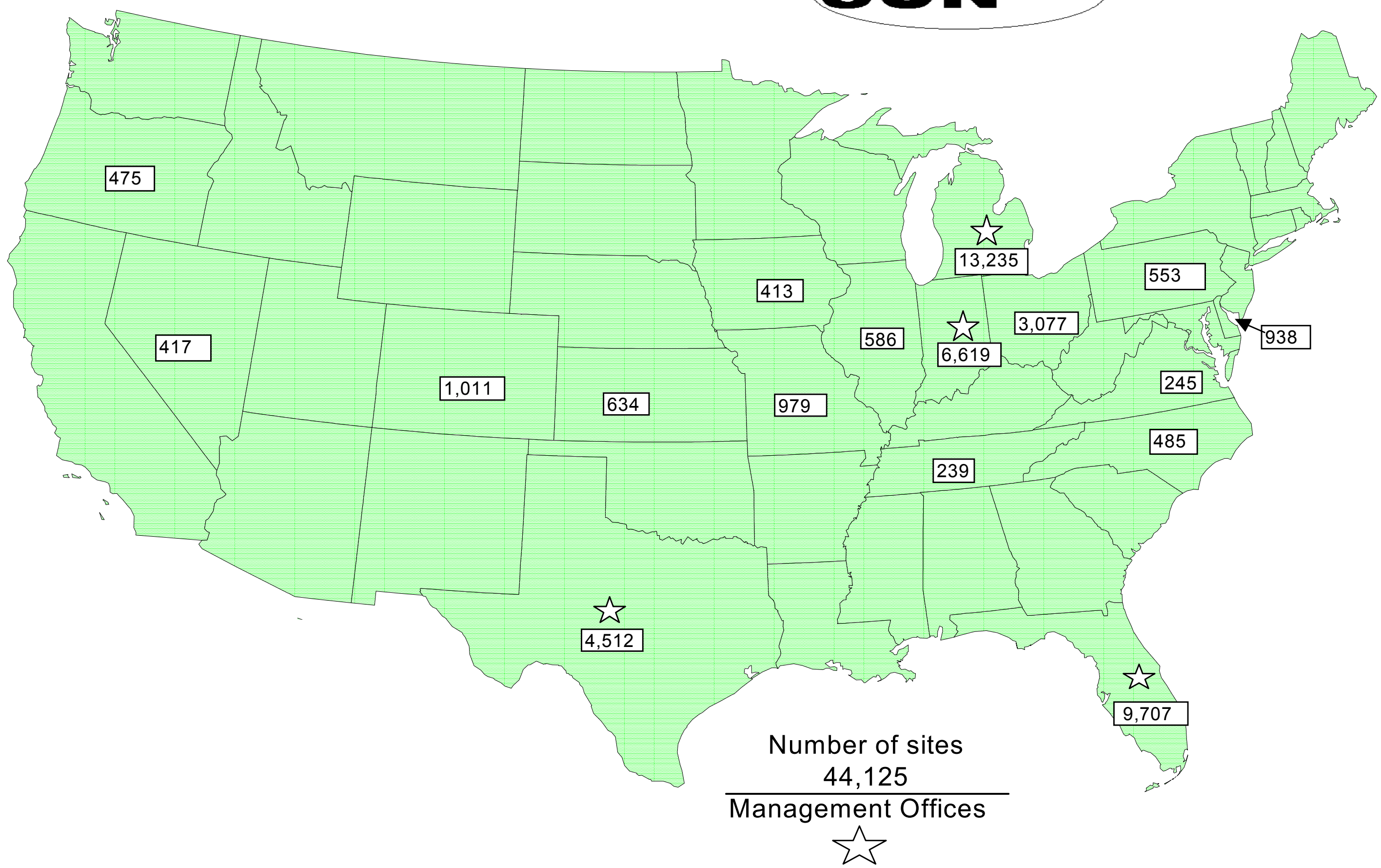
Sun Communities, Inc.

Supplemental Operating and Financial Data

For the Quarter Ended March 31, 2003

Portfolio Overview

SUN



SUN COMMUNITIES, INC.
SUPPLEMENTAL INFORMATION
1st QUARTER 2003

INDEX

Pages

(A) The statements of operations provided in this supplemental information package presents funds from operations, net operating income, EBITDA and funds available for distribution which are REIT industry financial measures that are not calculated in accordance with generally accepted accounting principles (“GAAP”). Please see footnote (1) for a definition of these supplemental performance measures.

FOR FURTHER INFORMATION:

AT THE COMPANY:
Jeffrey P. Jorissen
Chief Financial Officer
(248) 208-2500

FOR IMMEDIATE RELEASE

SUN COMMUNITIES, INC. REPORTS FIRST QUARTER 2003 RESULTS

Southfield, MI, May 2, 2003 - Sun Communities, Inc. (NYSE: SUI), a real estate investment trust (REIT) that owns and operates manufactured housing communities, today reported first quarter results.

For the first quarter ended March 31, 2003, total revenues increased 9.3 percent to $44.7 million, compared with $40.9 million in the first quarter of 2002. Funds from operations (FFO)(1) of $18.8 million increased 4.2 percent, from $18.1 million in the first quarter 2002. On a diluted per share basis, FFO increased to $0.92 compared to $0.90 for the same period in the prior year. Net income for the first quarter 2003 was $6.3 million or $0.35 per diluted common share, compared with $8.1 million, or $0.46 per diluted common share for the same period in the prior year.

For 109 communities owned throughout both years, total revenues increased 3.5 percent and expenses increased 6.2 percent, which caused net operating income (2) to increase by 2.6 percent. Same property occupancy in the manufactured housing sites decreased from 92.0 percent at December 31, 2002 to 91.4 percent at March 31, 2003.

"First quarter portfolio performance was on budget and we expect revenues to increase as we enter the primary sales season" said Gary Shiffman, Chairman and Chief Executive Officer. "With recent news of court approval for CFN to acquire Conseco out of bankruptcy and the pending sale of Clayton Homes and Vanderbilt Mortgage and Finance to Berkshire Hathaway, the industry has been anything but quiet. We view these as solid first steps that should lead to slow steady progress toward more normalized industry conditions," Shiffman added.

During the first quarter, the Company leased 117 sites in its new community development portfolio while losing 209 sites in its stabilized portfolio for a net loss of 92 revenue producing sites or a loss of one-quarter of one percent. In addition, the Company sold 82 new and used homes and brokered 175 sales.

The Company affirms its earnings guidance for 2003 growth in FFO per share of 2.0 percent to 4.0 percent from 2002 FFO per share of $3.40. This results in a range of quarterly FFO per share from $0.85 to $0.88 per share for the remaining quarters of 2003.

A conference call to discuss first quarter operating results can be accessed on May 2, 2003 at 11:00 a.m. EST by calling 800-679-0492 from the Unites States or Canada or 706-643-1615 outside the United States or Canada. A replay will be available following the call until May 16, 2003 and can be accessed by dialing 800-642-1687, ID # 9388674. The conference call will also be available live on Sun Communities' web site, www.suncommunities.com. Replay will also be available on the web site. Additional financial and quantitative data is also available in our Supplemental Operating and Financial Data on our website.

Sun Communities, Inc. is a real estate investment trust (REIT) that currently owns and operates a portfolio of 129 communities comprising nearly 44,125 developed sites and approximately 7,460 sites suitable for development, mainly in the Midwest and Southeast United States.

(1) Funds From Operations ("FFO") is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as "net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property, plus rental property depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures." Industry analysts consider FFO to be an appropriate supplemental measure of the operating performance of an equity REIT primarily because the computation of FFO excludes historical cost depreciation as an expense and thereby facilitates the comparison of REITs, which have different cost bases on their assets. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time, whereas real estate values have instead historically risen or fallen based upon market conditions. FFO does not represent cash flow from operations as defined by GAAP and is a supplemental measure of performance that does not replace net income as a measure of performance or net cash provided by operating activities as a measure of liquidity. In addition, FFO is not intended as a measure of a REIT's ability to meet debt principal repayments and other cash requirements, nor as a measure of working capital. A reconciliation of net income to FFO is provided in the financial statement section of this press release.

(2) Investors in and analysts following the real estate industry utilize net operating income ("NOI") as a supplemental performance measure. NOI provides a measure of rental operations and does not factor in depreciation/amortization and non-property specific expenses such as general and administrative expenses. NOI is defined as income from property of the Company, minus property expenses such as real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses. NOI does not represent cash generated from operating activities in accordance with GAAP and is not necessarily indicative of cash available to fund cash needs, including the repayment of principal on debt and payment of dividends and distributions. NOI should not be considered as a substitute for net income (calculated in accordance with GAAP) as a measure of results of operations or cash flows (calculated in accordance with GAAP) as a measure of liquidity.

For more information about Sun Communities, Inc.,
visit our website at www.suncommunities.com
-FINANCIAL TABLES FOLLOW-

This press release contains various “forward-looking statements” within the meaning of the Securities Act of 1933 and the Securities Exchange Act of 1934, and the Company intends that such forward-looking statements will be subject to the safe harbors created thereby. For this purpose, any statements contained in this press release that relate to prospective events or developments (including our 2003 guidance) are deemed to be forward-looking statements. Words such as “believes,” “forecasts,” anticipates,” “plans,” “expects,” “will” and similar expressions are intended to identify forward-looking statements. These forward-looking statements reflect the Company’s 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 press release. These risks and uncertainties may cause the actual results of the Company to be materially different from any future results expressed or implied by such forward looking statements. Such risks and uncertainties include the national, regional and local economic climates, the ability to maintain rental rates and occupancy levels, competitive market forces, changes in market rates of interest, the ability of manufactured home buyers to obtain financing, the level of repossessions by manufactured home lenders and those referenced under the headings entitled “Factors That May Affect Future Results” or “Risk Factors” contained in the Company’s filings with the Securities and Exchange Commission. The forward-looking statements contained in this press release speak only as of the date hereof and the Company expressly disclaims any obligation to provide public updates, revisions or amendments to any forward-looking statements made herein to reflect changes in the Company’s expectations of future events.

SUN COMMUNITIES, INC.
FINANCIAL RESULTS
FIRST QUARTER AND TWELVE MONTHS ENDED MARCH 31, 2003 AND 2002
(Amounts in thousands, except per share) (Unaudited)

	First Quarter Ended March 31,		Twelve Months Ended March 31,	
	2003	2002	2003	2002
Income from property	$ 41,755	$38,397	$ 154,970	$142,541
Other income	2,942	2,508	11,118	12,608
Total revenues	44,697	40,905	166,088	155,149
Property operating and maintenance	10,217	8,171	35,433	29,781
Real estate taxes	3,026	2,547	11,021	9,791
Property management	754	758	2,498	2,720
General and administrative	1,619	1,319	5,614	4,804
Depreciation and amortization	10,769	9,113	40,087	34,629
Interest	8,760	7,846	33,289	30,482
Total expenses	35,145	29,754	127,942	112,207
Income before equity income (loss) from affiliates, minority interest, discontinued operations, and gain from property dispositions, net	9,552	11,151	38,146	42,942
Equity income (loss) from affiliates	(171)	(222)	(16,576)	(256)
Income before minority interests, discontinued operations, and gain from property dispositions, net	9,381	10,929	21,570	42,686
Less income allocated to minority interests:				
Preferred OP units	2,128	1,919	8,012	8,074
Common OP units	910	1,176	1,737	4,687
Income from continuing operations	6,343	7,834	11,821	29,925
Income (loss) from discontinued operations	—	280	—	237
Gain from property dispositions, net	—	—	—	758
Net income	$ 6,343	$ 8,114	$ 11,821	$ 30,920
Weighted average common shares outstanding:				
Basic	17,789	17,322	17,712	17,248
Diluted	17,915	17,538	17,879	17,419
Basic earnings per share:				
Continuing operations	$ 0.36	$ 0.45	$ 0.67	$ 1.73
Discontinued operations	—	0.02	—	0.02
Property dispositions	—	—	—	0.04
Net income	$ 0.36	$ 0.47	$ 0.67	$ 1.79
Diluted earnings per share:				
Continuing operations	$ 0.35	$ 0.44	$ 0.66	$ 1.72
Discontinued operations	—	0.02	—	0.02
Property dispositions	—	—	—	0.04
Net income	$ 0.35	$ 0.46	$ 0.66	$ 1.78

SUN COMMUNITIES, INC.
RECONCILIATION OF NET INCOME TO FUNDS FROM OPERATIONS
(Amounts in thousands, except per share/OP unit amounts)

	First Quarter Ended March 31,		Twelve Months Ended March 31,	
	2003	**2002**	**2003**	**2002**
Net income	$ 6,343	$ 8,114	$ 11,821	$ 30,920
Adjustments:				
Depreciation of rental property	10,509	9,041	39,730	34,362
Valuation adjustment (1)	214	—	663	—
Allocation of SunChamp losses (2)	850	—	2,165	—
Income allocated to Common OP units	910	1,176	1,737	4,687
Reduction in book value of investments/	—	—	—	—
(Gain) on sale of properties	—	(269)	13,881	(888)
FFO	$ 18,826	$18,062	$ 69,997	$ 69,081
Weighted average common shares/OP units outstanding:				
Basic	20,342	19,921	20,282	19,881
Diluted	20,468	20,137	20,449	20,052
FFO per weighted average common share/ OP Unit – Basic	$ 0.93	$ 0.91	$ 3.45	$ 3.47
FFO per weighted average common share/ OP Unit - Diluted	$ 0.92	$ 0.90	$ 3.42	$ 3.45

(1) The Company entered into three interest rate swaps and an interest rate cap agreement. The valuation adjustment reflects the theoretical noncash profit and loss were those hedging transactions terminated at the balance sheet date. As the Company has no expectation of terminating the transactions prior to maturity, the net of these noncash valuation adjustments will be zero at the various maturities. As any imperfections related to hedging correlation in these swaps is reflected currently in cash as interest, the valuation adjustments are excluded from Funds From Operations. The valuation adjustment is included in interest expense.

(2) The Company acquired the equity interest of another investor in SunChamp in December 2002. Consideration consisted of a long-term note payable at net book value. Although the adjustment for the allocation of the SunChamp losses is not reflected in the accompanying financial statements, management believes that it is appropriate to provide for this adjustment because the Company's payment obligations with respect to the note are subordinate in all respects to the return of the members' equity (including the gross book value of the acquired equity) plus a preferred return. As a result, the losses that are allocated to the Company under generally accepted accounting principles are effectively reallocated to the note for purposes of calculating Funds from Operations.

SUN COMMUNITIES, INC.
SELECTED BALANCE SHEET DATA
(Amounts in thousands)

	March 31, 2003	December 31, 2002
Real Estate before Accumulated Depreciation	$ 1,181,545	$1,174,837
Total Assets	$ 1,167,041	$1,163,976
Total Debt	$ 672,333	$ 667,373
Total Minority Interests and Stockholders' Equity	$ 471,098	$ 472,022

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(Amounts in thousands)

	First Quarter Ended March 31,		Twelve Months Ended December 31,	
	2003	2002	2003	2002
Net Income	$ 6,343	$ 8,114	$ 11,821	$ 30,920
Unrealized losses on interest rate swaps	(439)	—	(2,290)	—
Comprehensive Income	$ 5,904	$ 8,114	$ 9,531	$ 30,920

RESEARCH COVERAGE

AG EDWARDS	ART HAVENER (314) 955-3436
DEUTSCHE BANK SECURITIES, INC.	LOUIS TAYLOR (212) 469-4912
	SCOTT O'SHEA (212) 469-7190
CREDIT SUISSE FIRST BOSTON	THIERRY PERREIN (212) 538-8618
LEHMAN BROTHERS	DAVID SHULMAN (212) 526-3413
MAXCOR	RICHARD ANDERSON (646) 346-7077
RBC CAPITAL MARKETS	JAY LEUPP (415) 633-8585
	DAVID RONCO (415) 633-8566
SALOMON SMITH BARNEY	JORDAN SADLER (212) 816-0438

EARNINGS ANNOUNCEMENTS

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
EARNINGS ANNOUNCEMENTS	05/02/03	07/31/03	10/30/03	02/26/04
DIVIDEND DECLARATIONS	04/01/03	07/01/03	10/01/03	01/01/04

INQUIRIES

Sun Communities welcomes questions or comments from stockholders, analysts, investment managers, media or any prospective investor. Please address all inquires to Ms. Carol Petersen of our investor relations department.

AT OUT WEBSITE →	www.suncommunities.com
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BY FACSIMILE →	(248) 208-2641
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COMPANY OVERVIEW AND INVESTOR INFORMATION
FOR THE QUARTER ENDED MARCH 31, 2003

COMPANY OVERVIEW

Sun Communities, Inc. is a national real estate company that owns and operates 129 manufactured housing communities in 17 states. A manufactured housing community consists of sites which the company leases to residents who acquire homes and place them on the sites. The residents pay a monthly land rental and lease their site generally on a month to month basis. The resident is responsible for the maintenance of their home and site while the Company maintains the common areas and amenity package which may include a clubhouse, swimming pool, playground, golf course, tennis court, etc. The Company's portfolio totals 44,125 developed sites as well as 7,463 sites suitable for development. The Company is headquartered in Southfield, Michigan.

STRUCTURE OF THE COMPANY

The Company is qualified as a real estate investment trust ("REIT"). As a REIT the Company does not pay federal income tax. The Company's operations are conducted through an operating partnership of which it is the sole general partner owning approximately an 88% interest, excluding preferred OP Units. The operating partnership units are referred to as OP Units and are convertible into shares of common stock. This structure is known as an Upreit. The operating partnership owns a 95% economic interest in Sun Home Services whose primary activities are the sale and rental of homes in the Company's communities. Sun Home Services has elected to be taxed as a taxable REIT Subsidiary ("TRS").

GROWTH STRATEGIES

The Company seeks to maximize shareholder value through a combination of internal and external growth of its funds from operations ("FFO") and cash flow. Internal growth results from increases in rental rates, leasing vacant sites, selling new homes, brokering the resale of existing homes, and expanding communities through the development of additional sites on parcels of land contiguous to existing communities. External growth comes from acquisitions which are annually targeted at between $60 and $100 million and from the development of new communities.

SUN COMMUNITIES

BALANCE SHEETS

(in thousands)

	Quarter Ended March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
ASSETS					
Real Estate					
Land	$ 103,590	$ 101,926	$ 87,256	$ 86,602	$ 86,596
Land Improvements and Buildings	1,006,500	999,540	892,466	880,097	874,099
Furniture, Fixtures and Equipment	26,517	26,277	24,254	23,299	22,604
Land Held for Future Development	33,343	34,573	16,953	16,941	16,938
Property Under Development	11,595	12,521	30,041	29,007	20,036
Gross Real Estate Investment	1,181,545	1,174,837	1,050,970	1,035,946	1,020,273
Less Accumulated Depreciation	(184,352)	(175,477)	(163,172)	(155,258)	(147,651)
Net Real Estate Investment	997,193	999,360	887,798	880,688	872,622
Cash and Cash Equivalents	3,339	2,664	1,948	11,080	4,725
Notes and Other Receivables	56,768	56,329	121,434	67,097	71,459
Investments in and Advances to Affiliates	72,405	67,719	75,635	65,222	47,845
Other Assets	37,336	37,904	27,250	33,071	29,095
Total Assets	$ 1,167,041	$ 1,163,976	$ 1,114,065	$ 1,057,158	$ 1,025,746
LIABILITIES AND EQUITY					
Liabilities					
Line of Credit	$ 76,500	$ 63,000	$ 75,000	$ 48,000	$ 125,000
Mortgage Loans Payable	253,028	254,935	222,448	185,374	83,893
Senior Unsecured Notes	285,000	285,000	285,000	285,000	285,000
Bridge Note	48,000	48,000	-	-	-
Collateralized Lease Obligations	9,805	16,438	25,575	25,735	25,891
Accounts Payable and Accrued Liabilities	13,809	16,120	17,945	18,337	18,385
Deposits and Other Liabilities	9,801	8,461	7,206	8,495	10,002
Total Liabilities	695,943	691,954	633,174	570,941	548,171
Minority Interests- Preferred OP Units	108,148	103,978	98,458	98,458	98,458
Minority Interests - Common OP Units and others	47,709	48,512	47,696	48,353	48,821
	155,857	152,490	146,154	146,811	147,279
Stockholders' Equity					
Preferred Stock	-	-	-	-	-
Common Stock	183	183	183	182	179
Paid in Capital	420,599	420,683	417,367	413,674	401,702
Officers' Notes	(10,632)	(10,703)	(10,775)	(10,846)	(10,970)
Deferred Compensation	(8,301)	(8,622)	(8,942)	(6,483)	(6,747)
Unrealized (losses) on interest rate swaps	(2,290)	(1,851)	(1,344)	-	-
Distributions in Excess of Net Income	(77,934)	(73,774)	(55,368)	(50,737)	(47,484)
Treasury Stock at Cost	(6,384)	(6,384)	(6,384)	(6,384)	(6,384)
Total Stockholders' Equity	315,241	319,532	334,737	339,406	330,296
Total Liabilities and Stockholders' Equity	$ 1,167,041	$ 1,163,976	$ 1,114,065	$ 1,057,158	$ 1,025,746
Common OP Units Outstanding	2,552	2,552	2,583	2,590	2,590

SUN COMMUNITIES

DEBT ANALYSIS
(in thousands)

	Quarter Ended				
	March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
DEBT OUTSTANDING					
Line of Credit	$ 76,500	$ 63,000	$ 75,000	$ 48,000	$ 125,000
Mortgage Loans Payable	253,028	254,935	222,448	185,374	83,893
Senior Unsecured Notes	285,000	285,000	285,000	285,000	285,000
Bridge Note	48,000	48,000	-	-	-
Collateralized Lease Obligations (note a)	9,805	16,438	25,575	25,735	25,891
Total Debt	$ 672,333	$ 667,373	$ 608,023	$ 544,109	$ 519,784
% FIXED/FLOATING					
Fixed	55.77%	57.23%	64.73%	72.48%	75.95%
Floating (b)	44.23%	42.77%	35.27%	27.52%	24.05%
Total	100.00%	100.00%	100.00%	100.00%	100.00%
AVERAGE INTEREST RATES					
Line of Credit	2.14%	2.27%	2.66%	2.84%	2.91%
Mortgage Loans Payable	3.89%	4.47%	4.12%	4.50%	7.14%
Senior Unsecured Notes	7.55%	7.55%	7.55%	7.55%	7.55%
Bridge Note	4.23%	2.62%			
Collateralized Lease Obligations (note a)	5.51%	5.74%	5.87%	5.87%	5.87%
Total Average	5.29%	5.48%	5.62%	6.19%	6.29%
DEBT RATIOS					
Debt/Total Market Cap	44.1%	43.6%	41.4%	35.8%	36.5%
Debt/Gross Assets	50%	50%	47%	44%	44%
COVERAGE RATIOS					
EBITDA/Interest	3.3	3.0	3.1	3.1	3.3
EBITDA/Interest + Preferred Distributions	2.6	2.4	2.5	2.6	2.7

	31-Mar-04	31-Mar-05	31-Mar-06	31-Mar-07	31-Mar-08
MATURITIES					
Line of Credit	$ -	$ -	$ -	$ 76,500	$ -
Mortgage Loans Payable	1,832	22,760	1,628	13,439	39,738
Senior Unsecured Notes	85,000	-	65,000	-	35,000
Bridge Note	48,000	-	-	-	-
Collateralized Lease Obligations (note a)	9,804	-	-	-	-
Total	$ 144,636	$ 22,760	$ 66,628	$ 89,939	$ 74,738

Note:

(a) Of the collateralized lease obligations at March, 2003, $9,500,000 are convertible into Series B Parity Preferred Sun Communities Operating Limited Partnership (SPOP) Units at Holder's election at the end of the lease terms at $100 Par Amount for each SPOP per unit. SPOP Units will be entitled to distributions ranging from 7.5% to 8.0% per annum for up to 15 years and are not convertible into Common Operating Partnership Units.

(b) The Company has executed $75 million of interest rate swaps to fix rates effective April 2003. When these are effective, floating rate debt will be approximately 31.5%.

SUN COMMUNITIES

STATEMENT OF OPERATIONS
(in thousands)

	Quarter Ended				
	March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
REVENUES					
Income from property	$ 41,755	$ 37,330	$ 38,152	$ 37,733	$ 38,397
Equity earnings (loss) from affiliates	(171)	(107)	(1,457)	(960)	(222)
Other income	2,942	3,197	2,691	2,288	2,508
Total revenues	44,526	40,420	39,386	39,061	40,683
EXPENSES					
Property operating and maintenance	10,217	8,887	8,612	7,717	8,171
Real estate taxes	3,026	2,841	2,577	2,577	2,547
Property management	754	646	541	557	758
General and administrative	1,619	1,620	1,130	1,151	1,319
Total expenses	15,616	13,994	12,860	12,002	12,795
EBITDA (1)	28,910	26,426	26,526	27,059	27,888
Interest expense	(8,760)	(8,541)	(8,266)	(7,722)	(7,846)
Preferred distributions	(2,128)	(1,986)	(1,951)	(1,947)	(1,919)
Corporate depreciation	(72)	(47)	(72)	(72)	(72)
Other adjustments, net (see Notes A and B)	876	1,277	487	-	-
NOTE: See FFO reconcilation on following page					
FFO contributed by continued operations (1)	18,826	17,129	16,724	17,318	18,051
FFO contributed by discontinued operations (1)	-	-	-	-	11
FUNDS FROM OPERATIONS ("FFO") (1)	18,826	17,129	16,724	17,318	18,062
Depreciation and amortization	(10,509)	(10,349)	(9,589)	(9,283)	(9,041)
Reduction in book value of equity investment		(13,881)	-	-	-
Other adjustments, net (see Notes A and B)	(1,064)	(1,277)	(487)	-	-
Minority interests	(910)	1,052	(846)	(1,033)	(1,176)
Income (loss) from continuing operations	6,343	(7,326)	5,802	7,002	7,845
Income from discontinued operations net of contribution to funds from operations	-	-	-	-	269
NET INCOME (LOSS)	6,343	(7,326)	5,802	7,002	8,114
FUNDS FROM OPERATIONS (1)	18,826	17,129	16,724	17,318	18,062
Less recurring capital expenditures	(990)	(2,214)	(2,335)	(1,541)	(1,012)
FUNDS AVAILABLE FOR DISTRIBUTION ("FAD") (1)	17,836	14,915	14,389	15,777	17,050
FFO PER SHARE/UNIT (see note page 14) (1)	$0.93	$0.84	$0.82	$0.86	$0.91
FAD PER SHARE/UNIT (1)	$0.88	$0.73	$0.71	$0.78	$0.86
DISTRIBUTION PER SHARE/UNIT	$0.61	$0.58	$0.58	$0.58	$0.58
DILUTED FFO PER SHARE/UNIT (see note pg 14)	$0.92	$0.84	$0.82	$0.85	$0.90
PAYOUT RATIO	65.6%	69.0%	70.7%	67.4%	63.7%
WEIGHTED AVERAGE SHARES/UNITS	20,342	20,329	20,323	20,133	19,921

SUN COMMUNITIES, INC.
RECONCILIATION OF NET INCOME TO FUNDS FROM OPERATIONS
(Amounts in thousands, except per share/OP unit amounts)

	First Quarter Ended March 31,		Twelve Months Ended March 31,	
	2003	2002	2003	2002
Net income	$ 6,343	$ 8,114	$ 11,821	$ 30,920
Adjustments:				
Depreciation of rental property	10,509	9,041	39,730	34,362
Valuation adjustment (1)	214	—	663	—
Allocation of SunChamp losses (2)	850	—	2,165	—
Income allocated to Common OP units	910	1,176	1,737	4,687
Reduction in book value of investments/	—	—	—	—
(Gain) on sale of properties	—	(269)	13,881	(888)
FFO	$ 18,826	$18,062	$ 69,997	$ 69,081
Weighted average common shares/OP units outstanding:				
Basic	20,342	19,921	20,282	19,881
Diluted	20,468	20,137	20,449	20,052
FFO per weighted average common share/ OP Unit – Basic	$ 0.93	$ 0.91	$ 3.45	$ 3.47
FFO per weighted average common share/ OP Unit - Diluted	$ 0.92	$ 0.90	$ 3.42	$ 3.45

(1) The Company entered into three interest rate swaps and an interest rate cap agreement. The valuation adjustment reflects the theoretical noncash profit and loss were those hedging transactions terminated at the balance sheet date. As the Company has no expectation of terminating the transactions prior to maturity, the net of these noncash valuation adjustments will be zero at the various maturities. As any imperfections related to hedging correlation in these swaps is reflected currently in cash as interest, the valuation adjustments are excluded from Funds From Operations. The valuation adjustment is included in interest expense.

(2) The Company acquired the equity interest of another investor in SunChamp in December 2002. Consideration consisted of a long-term note payable at net book value. Although the adjustment for the allocation of the SunChamp losses is not reflected in the accompanying financial statements, management believes that it is appropriate to provide for this adjustment because the Company's payment obligations with respect to the note are subordinate in all respects to the return of the members' equity (including the gross book value of the acquired equity) plus a preferred return. As a result, the losses that are allocated to the Company under generally accepted accounting principles are effectively reallocated to the note for purposes of calculating Funds from Operations.

SUN COMMUNITIES

STATEMENT OF OPERATIONS
AS A % OF TOTAL REVENUES

	Quarter Ended				
	March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
REVENUES					
Income from property	93.8%	92.4%	96.9%	96.6%	94.4%
Equity earnings (loss) from affiliates	-0.4%	-0.3%	-3.7%	-2.5%	-0.5%
Other income	6.6%	7.9%	6.8%	5.9%	6.1%
Total revenues	100.0%	100.0%	100.0%	100.0%	100.0%
EXPENSES					
Property operating and maintenance	22.9%	22.0%	21.9%	19.8%	20.1%
Real estate taxes	6.8%	7.0%	6.5%	6.6%	6.3%
Property management	1.7%	1.6%	1.4%	1.4%	1.9%
General and administrative	3.7%	4.0%	2.9%	2.9%	3.2%
Total expenses	35.1%	34.6%	32.7%	30.7%	31.5%
EBITDA (1)	64.9%	65.4%	67.3%	69.3%	68.5%
Interest expense	-19.7%	-21.1%	-21.0%	-19.8%	-19.2%
Preferred distributions	-4.8%	-4.9%	-5.0%	-5.0%	-4.7%
Corporate depreciation	-0.2%	-0.1%	-0.2%	-0.2%	-0.2%
Other FFO adjustments (see page 12)	2.0%	3.1%	1.2%	0.0%	0.0%
FFO contributed by continued operations (1)	42.2%	42.4%	42.3%	44.3%	44.4%
FFO contributed by discontinued operations (1)	0.0%	0.0%	0.0%	0.0%	0.0%
FUNDS FROM OPERATIONS (1)	42.2%	42.4%	42.3%	44.3%	44.4%
Depreciation and amortization	-23.6%	-25.6%	-24.3%	-23.8%	-22.2%
Reduction in book value of equity investment	0.0%	-34.3%	0.0%	0.0%	0.0%
Other adjustments, net (see page 12)	-2.4%	-3.2%	0.0%	0.0%	0.0%
Minority interests	-2.0%	2.6%	-2.1%	-2.6%	-2.9%
Income (loss) from continuing operations	14.2%	-18.1%	14.7%	17.9%	19.3%
Income from discontinued operations net of contribution to funds from operations	0.0%	0.0%	0.0%	0.0%	0.7%
NET INCOME (LOSS)	14.2%	-18.1%	14.7%	17.9%	20.0%

SUN COMMUNITIES

STATEMENT OF OPERATIONS
PER SHARE

	Quarter Ended				
	March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
REVENUES					
Income from property	$ 2.05	$ 1.84	$ 1.88	$ 1.87	$ 1.93
Equity earnings (loss) from affiliates	-	(0.01)	(0.07)	(0.04)	(0.01)
Other income	0.14	0.16	0.13	0.11	0.12
Total revenues	2.19	1.99	1.94	1.94	2.04
EXPENSES					
Property operating and maintenance	0.50	0.44	0.42	0.38	0.41
Real estate taxes	0.15	0.14	0.13	0.13	0.13
Property management	0.04	0.03	0.03	0.03	0.04
General and administrative	0.08	0.08	0.05	0.06	0.06
Total expenses	0.77	0.69	0.63	0.60	0.64
EBITDA (1)	1.42	1.30	1.31	1.34	1.40
Interest expense	(0.43)	(0.42)	(0.41)	(0.38)	(0.39)
Preferred distributions	(0.10)	(0.10)	(0.10)	(0.10)	(0.10)
Corporate depreciation	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
Other FFO adjustments (see page 12)	0.04	0.06	0.02	-	-
FFO contributed by continued operations (1)	0.93	0.84	0.82	0.86	0.91
FFO contributed by discontinued operations (1)	-	-	-	-	-
FUNDS FROM OPERATIONS ("FFO") (1)	0.93	0.84	0.82	0.86	0.91
Depreciation and amortization	(0.52)	(0.51)	(0.47)	(0.46)	(0.45)
Reduction in book value of equity investment	-	(0.68)	-	-	-
Other adjustments, net (see page 12)	(0.05)	(0.06)	-	-	-
Minority interests	(0.05)	0.05	(0.04)	(0.05)	(0.06)
Income (loss) from continuing operations	0.31	(0.36)	0.29	0.35	0.40
Income from discontinued operations net of contribution to funds from operations	-	-	-	-	0.01
NET INCOME (LOSS)	$ 0.31	$ (0.36)	$ 0.29	$ 0.35	$ 0.41
WEIGHTED AVERAGE SHARES/UNITS	20,342	20,329	20,323	20,133	19,921

NOTE:

Basic FFO Per Share/Unit: $\frac{\text{FFO}}{\text{Wtd Avg. Shrs + Units}} = \frac{18,826}{20,342}$ $0.93

Diluted FFO Per Share/Unit: $\frac{\text{FFO}}{\text{Wtd Avg. Shrs/Units+Net Shrs from Stk Options+Deferred Comp}}$

$\frac{18,826}{20,342 + 114 + 12} =$ $0.92

Preferred Units Conversion: Certain Preferred Operating Units (POP) are convertible to common shares at $68 per share.

SUN COMMUNITIES
RETURN ON EQUITY AND NET ASSET VALUE

RETURN ON EQUITY
2001 THROUGH 03/31/2003
(in thousands)

	YEAR ENDED		
	12/31/2001	12/31/2002	03/31/2003
Funds From Operations (1)	$ 68,086	$ 69,233	$ 69,997
Average Annual Equity:			
Common	$ 391,401	$ 404,440	$ 408,603
Minority Interests	51,122	48,484	48,218
Cash Dist. > Income	(42,313)	(54,660)	(61,059)
Accumulated Depreciation	126,741	156,464	165,182
	$ 526,951	$ 554,728	$ 560,944
RETURN ON EQUITY	**12.9%**	**12.5%**	**12.5%**

NET ASSET VALUE
2001 THROUGH 03/31/2003
(in thousands)

	PERIOD ENDED		
	12/31/2001	12/31/2002	03/31/2003
Property NOI (1)	$ 100,344	$ 108,340	$ 110,131
Add 6% Growth	6,021	6,500	6,608
Less Recurring Cap Ex.	(6,400)	(6,600)	(6,600)
	$ 99,965	$ 108,240	$ 110,139
Cap Rate of 8%	$ 1,249,563	$ 1,353,000	$ 1,376,738
Fee & Home Sale Income x 5 or Book Value	12,646	67,495	72,181
Tangible Assets	124,489	83,186	83,565
Property Under Development x 1.10%	17,355	13,773	12,755
Vacant Newly Developed Sites @ $25,000	24,275	63,600	58,000
Future Phase Land @ Cost	16,810	34,573	33,343
	1,445,138	1,615,627	1,636,582
Less:			
Liabilities (see note a)	(596,201)	(795,932)	(804,121)
NET ASSETS	$ 848,937	$ 819,695	$ 832,461
Fully Diluted Shares/Units	20,419	20,459	20,473
NAV Per Share/Unit	**$ 41.58**	**$ 40.07**	**$ 40.66**

Note (a): Includes preferred OP Units of $108,148 for 2003, $103,978 for 2002 and $93,957 for 2001.

SUN COMMUNITIES

STATEMENT OF OPERATIONS
SAME PROPERTY
(in thousands)

		Quarter Ended		12 Months Ended	
		March 31, 2003	March 31, 2002	December 31, 2002	December 31, 2001
REVENUES					
Income from Property		$ 36,011	$ 34,799	$ 128,953	$ 123,170
EXPENSES					
Real Estate Taxes		2,733	2,495	9,790	9,258
Payroll		2,555	2,458	9,148	8,180
Repairs and Maintenance		1,071	962	4,613	4,579
Utilities, Net		2,002	2,045	6,294	6,686
Other		1,153	1,002	4,096	3,702
Total Expenses		9,514	8,962	33,941	32,405
NET OPERATING INCOME ("NOI") (1)		$ 26,497	$ 25,837	$ 95,012	$ 90,765
NUMBER OF COMMUNITIES	(a)	109	109	103	103
NUMBER OF DEVELOPED SITES	(a)	38,984	38,905	36,748	36,482
NUMBER OF OCCUPIED SITES	(a)	34,986	35,729	33,217	33,586
OCCUPANCY PERCENTAGE	(b)	91.4%	93.9%	92.2%	94.2%
WEIGHTED AVERAGE RENT	(b)	$ 322	$ 308	$ 318	$ 303
SITES AVAILABLE FOR DEVELOPMENT		2,015	2,056	2,153	2,364
SITES IN DEVELOPMENT		96	87	20	257

For quarters ending March 2003 and 2002 and years ending December 2002 and 2001
(a) Includes MH and RV Sites
(b) Includes MH sites only

SUN COMMUNITIES

STATEMENT OF OPERATIONS
SAME PROPERTY -- PERCENTAGE GROWTH

	Quarter Ended	12 Months Ended	
	March 31, 2003	December 31, 2002	December 31, 2001
NUMBER OF COMMUNITIES	109	103	90
REVENUES			
Income from Property	3.5%	4.7%	5.4%
EXPENSES			
Real Estate Taxes	9.6%	5.8%	8.6%
Payroll	4.0%	11.8%	-4.0%
Repairs and Maintenance	11.4%	0.7%	8.2%
Utilities, Net	-2.1%	-5.9%	3.8%
Other	15.1%	10.6%	-0.1%
Total Expenses	6.2%	4.7%	3.2%
NET OPERATING INCOME ("NOI") (1)	2.6%	4.7%	6.1%
Revenue per Occupied Site	5.7%	5.9%	5.9%
Expense per Occupied Site	8.4%	5.9%	3.7%
NOI per Occupied Site	4.7%	5.9%	6.6%

NOTE: The difference between the nominal dollar NOI growth percents in the middle of the page and the per occupied site NOI growth at the bottom of the page is primarily attributable to revenues and expenses related to the change in net leased sites during the period.

Sun Communities

Capital Improvements, Development, and Acquisitions
(in thousands)

NNotes	Recurring Cap Ex. Average Per Site	A Recurring Cap Ex.	B Lot Mods	C Acq.	D Expansions & Dev.	E Revenue Producing
2001	$119	$4,824	$1,988	$62,775	$28,970	$3,855
2002	$ 168	$7,102	$2,630	$70,653	$24,500	$7,833
Through 3/31/2003	$23	$ 990	$414	$178	$4,699	$977

A. Includes capital expenditures necessary to maintain asset quality, including purchasing and replacing assets used to operate the community. These capital expenditures include major road, driveway, and pool repairs, clubhouse renovations, and adding or replacing street lights, playground equipment, signage, maintenance facilities, manager housing and property vehicles. Minimum capitalizable amount or project is $1,000.

B. Includes capital expenditures which improve the asset quality of the community. These costs are incurred when an existing older home (usually a smaller single-sectional home) moves out, and the site is prepared for a larger new home, more often than not, a multi-sectional home. These activities which are mandated by strict manufacturer's installation requirements and State building code include new foundations, driveways, and utility upgrades. The new home will be in the community for 30 to 40 years and these costs are depreciated over a 30 year life.

C. Acquisitions represent the purchase price of existing operating communities and land parcels to develop expansions or new communities. Acquisitions also include deferred maintenance identified during due diligence and those capital improvements necessary to bring the community up to Sun's standards. These include upgrading clubhouses, landscaping, new street light systems, new mailing delivery systems, pool renovation including larger decks, heaters, and furniture, new maintenance facilities, and new signage including main signs and internal road signs. These are considered as acquisition costs and while identified during due diligence, it sometimes requires six to twelve months after closing to complete.

D. These are the costs of developing expansions and new communities.

E. These are capital costs related to revenue generating activities, consisting primarily of cable TV, garages, sheds, and sub-metering of water and sewer. Occasionally, a special capital project requested by residents and accompanied by an extra rental increase will be classified as revenue producing.

SUN COMMUNITIES

PROPERTY SUMMARY

	Quarter Ended				
	March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
STABILIZED COMMUNITIES					
MICHIGAN					
Communities	43	43	43	43	43
Sites for Development	332	332	404	404	339
Developed Sites	13,091	13,091	13,019	13,019	13,019
Occupied	12,027	12,136	12,306	12,295	12,309
Occupancy %	91.9%	92.7%	94.5%	94.4%	94.5%
FLORIDA					
Communities	15	15	15	15	15
Sites for Development	602	605	612	622	631
Developed Sites	5,610	5,609	5,602	5,592	5,581
Occupied	5,473	5,467	5,461	5,451	5,431
Occupancy %	97.6%	97.5%	97.5%	97.5%	97.3%
INDIANA					
Communities	17	17	17	17	17
Sites for Development	422	422	422	422	427
Developed Sites	6,361	6,361	6,361	6,361	6,361
Occupied	5,464	5,498	5,663	5,672	5,736
Occupancy %	85.9%	86.4%	89.0%	89.2%	90.2%
OHIO					
Communities	10	10	10	10	10
Sites for Development	-	-	-	-	-
Developed Sites	2,917	2,917	2,917	2,917	2,917
Occupied	2,608	2,635	2,665	2,665	2,669
Occupancy %	89.4%	90.3%	91.4%	91.4%	91.5%
TEXAS					
Communities	6	6	6	6	6
Sites for Development	-	-	-	-	-
Developed Sites	1,492	1,488	1,488	1,488	1,488
Occupied	1,444	1,446	1,462	1,469	1,471
Occupancy %	96.8%	97.2%	98.3%	98.7%	98.9%
OTHER STATES					
Communities	15	15	15	15	15
Sites for Development	106	106	106	106	106
Developed Sites	5,814	5,814	5,814	5,814	5,813
Occupied	5,378	5,421	5,509	5,528	5,544
Occupancy %	92.5%	93.2%	94.8%	95.1%	95.4%

PROPERTY SUMMARY (continued)

	Quarter Ended				
	March 31, 2003	December 31, 2002	September 30, 2002	June 30, 2002	March 31, 2002
TOTAL--MH STABILIZED PORTFOLIO					
Communities	106	106	106	106	106
Sites for Development	1,462	1,465	1,544	1,554	1,503
Developed Sites	35,285	35,280	35,201	35,191	35,179
Occupied	32,394	32,603	33,066	33,080	33,160
Occupancy %	91.8%	92.4%	93.9%	94.0%	94.3%
NEW COMMUNITY DEVELOPMENT					
Communities	19	19	7	7	7
Sites for Development	6,001	6,177	2,714	2,714	2,872
Developed Sites	3,718	3,552	1,067	1,067	901
Occupied	2,418	2,301	722	683	562
Occupancy %	65.0%	64.8%	67.7%	64.0%	62.4%
RV PORTFOLIO SUMMARY					
Communities	12	12	12	12	12
Sites	5,122	5,127	5,126	5,147	5,148
Permanent	2,995	3,032	3,024	3,019	2,980
Seasonal	2,127	2,095	2,102	2,128	2,168
States					
Florida	4,097	4,098	4,097	4,118	4,119
Texas	868	872	872	872	872
Delaware	157	157	157	157	157

Note: "Development Communites" include three communities acquired from Trident and ten developed communities acquired through the SunChamp transaction during 2002.

Note: "Communities" as listed above, include only those communities which are open for occupancy while "Sites for Development" include additional communities for development which do not currently have available sites.

Note: Communities total to more than 129 because certain communities have manufactured home and recreational vehicle components and are counted in each category and certain communities have both stabilized and development components.

SUN COMMUNITIES

DEVELOPMENT SUMMARY

Summary of 2003 Program

Community	Sites to be Developed
River Ridge	79
Water Oak	17
Meadowbrook	38
East Fork Crossing	38
	172

Summary of Sites Developed

Year	Sites Developed
2002	1,312
2001	768
2000	751
1999	1,391
1998	1,217
1997	919
Total developed 1997 - 2002	6,358

SUN COMMUNITIES

SUMMARY OF ACQUISITION ACTIVITY
FOR THE YEAR 2003
(PURCHASE PRICE IN MILLIONS)

COMMUNITY	*LOCATION*	*SITES*	*Occupancy %*	*Cap Rate*	*PURCHASE PRICE*

FIRST QUARTER 2003

NO NEW ACQUISITIONS

SUN COMMUNITIES

OPERATING STATISTICS
YEAR TO DATE

MARKETS	***GROSS LEASED SITES***	***MOVE OUTS***	***NET LEASED SITES***	***NEW HOME SALES***	***USED HOME SALES***	***BROKERED RESALES***
Michigan	2	100	(98)	9	10	28
Florida	12	6	6	12	4	114
Indiana	32	71	(39)	1	11	4
Ohio	(3)	24	(27)	4	5	8
Texas	75	23	52	2	-	4
Other States	68	54	14	2	12	5
RV Communities	n/m	n/m	n/m	8	2	12
First Quarter 2003	186	278	(92)	38	44	175
For the Year						
2002	1,084	1,256	(172)	286	174	592
2001	1,322	1,108	214	438	327	584
2000	1,140	720	366	416	182	863
1999	2,258	974	756	648	152	766
1998	1,881	883	998	682	188	642
1997	1,500	702	798	584	118	555

	MOVE OUTS	**RESALES**
1st Q 2003	3.4%	6.8%
2002	3.8%	7.1%
2001	3.2%	7.4%
2000	2.4%	8.6%
1999	3.1%	8.5%
1998	3.0%	8.6%
1997	2.8%	8.5%
1996	2.8%	8.9%

SUN COMMUNITIES, INC.
DEVELOPMENT MODEL
QUARTERLY IRR CALCULATION
450 SITE DEVELOPMENT

	DEV PERIOD QTR 1	DEV PERIOD QTR 2	DEV PERIOD QTR 3	DEV PERIOD QTR 4	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6
AVG SITES-QTR					12	26	38	50	62	74
SITES,EOQ,CUM					18	30	42	54	66	78
RENT					$325	$325	$325	$325	$338	$338
RENTAL REVENUE					11,700	25,350	37,050	48,750	62,868	75,036
OTHER REVENUE					720	1,560	2,280	3,000	3,720	4,440
POM/RET					(30,000)	(30,000)	(30,000)	(30,000)	(23,306)	(27,817)
NOI					(17,580)	(3,090)	9,330	21,750	43,282	51,659
SHS					16,000	16,000	16,000	16,000	16,000	16,000
SALES PROCEEDS-8.0%										
TOTAL RETURN					(1,580)	12,910	25,330	37,750	59,282	67,659
CAPITAL OUTLAY	**3,420,000**	**822,500**	**822,500**	**822,500**	**48,000**	**56,000**	**48,000**	**48,000**	**48,000**	**48,000**
NET RETURN	(3,420,000)	(822,500)	(822,500)	(822,500)	(49,580)	(43,090)	(22,670)	(10,250)	11,282	19,659
QUARTERLY IRR	3.247%									
ANNUALIZED IRR	**12.987%**									

DEVELOPMENT COSTS BY QUARTER

	DEV PERIOD QTR 1	DEV PERIOD QTR 2	DEV PERIOD QTR 3	DEV PERIOD QTR 4	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6
LAND	1,800,000									
PRE-DEVELOPMENT	225,000									
SITE INFRASTRUCTURE		556,250	556,250	556,250						
TAP FEES	1,125,000									
AMENITIES										
LANDSCAPING		85,000	85,000	85,000						
ENGINEERING	270,000									
SITE FINISH					48,000	56,000	48,000	48,000	48,000	48,000
CONSTRUCTION MGMT		81,250	81,250	81,250						
CONTINGENCY		100,000	100,000	100,000						
TOTAL	3,420,000	822,500	822,500	822,500	48,000	56,000	48,000	48,000	48,000	48,000

DEVELOPMENT MODEL
QUARTERLY IRR CALCULATION
450 SITE DEVELOPMENT

	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13	QTR 14	QTR 15	QTR 16
AVG SITES-QTR	86	98	110	122	134	146	158	170	182	194
SITES,EOQ,CUM	90	102	114	126	138	150	162	174	186	198
RENT	$338	$338	$352	$352	$352	$352	$366	$366	$366	$366
RENTAL REVENUE	87,204	99,372	116,002	128,656	141,311	153,966	173,285	186,446	199,607	212,768
OTHER REVENUE	5,160	5,880	6,600	7,320	8,040	8,760	9,480	10,200	10,920	11,640
POM/RET	(32,327)	(36,838)	(42,911)	(47,592)	(52,273)	(56,954)	(54,830)	(58,994)	(63,158)	(67,322)
NOI	60,037	68,414	79,691	88,385	97,078	105,772	127,936	137,652	147,369	157,086
SHS	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
SALES PROCEEDS-8.0%										
TOTAL RETURN	76,037	84,414	95,691	104,385	113,078	121,772	143,936	153,652	163,369	173,086
CAPITAL OUTLAY	**48,000**	**48,000**	**48,000**	**1,623,000**	**1,623,000**	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**
NET RETURN	28,037	36,414	47,691	(1,518,615)	(1,509,922)	73,772	95,936	105,652	115,369	125,086

DEVELOPMENT COSTS BY QUARTER

LAND										
PRE-DEVELOPMENT										
SITE INFRASTRUCTURE				834,375	834,375					
TAP FEES										
AMENITIES				405,000	405,000					
LANDSCAPING				63,750	63,750					
ENGINEERING										
SITE FINISH	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000
CONSTRUCTION MGMT				121,875	121,875					
CONTINGENCY				150,000	150,000					
TOTAL	48,000	48,000	48,000	1,623,000	1,623,000	48,000	48,000	48,000	48,000	48,000

SUN COMMUNITIES, INC.
DEVELOPMENT MODEL
QUARTERLY IRR CALCULATION
450 SITE DEVELOPMENT

	QTR 17	QTR 18	QTR 19	QTR 20	QTR 21	QTR 22	QTR 23	QTR 24	QTR 25	QTR 26	QTR 27	QTR 28
AVG SITES-QTR	206	218	230	242	254	266	278	290	302	314	326	338
SITES,EOQ,CUM	210	222	234	246	258	270	282	294	306	318	330	342
RENT	$380	$380	$380	$380	$395	$395	$395	$395	$411	$411	$411	$411
RENTAL REVENUE	234,966	248,653	262,341	276,028	301,304	315,539	329,774	344,009	372,573	387,377	402,182	416,986
OTHER REVENUE	12,360	13,080	13,800	14,520	15,240	15,960	16,680	17,400	18,120	18,840	19,560	20,280
POM/RET	(74,198)	(78,520)	(82,842)	(87,164)	(94,963)	(99,450)	(103,936)	(108,423)	(109,394)	(113,741)	(118,088)	(122,434)
NOI	173,128	183,213	193,299	203,384	221,581	232,049	242,518	252,986	281,299	292,477	303,654	314,831
SHS	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
SALES PROCEEDS-8.0%												
TOTAL RETURN	189,128	199,213	209,299	219,384	237,581	248,049	258,518	268,986	297,299	308,477	319,654	330,831
CAPITAL OUTLAY	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**	**1,154,250**	**1,154,250**	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**
NET RETURN	141,128	151,213	161,299	171,384	189,581	(906,201)	(895,732)	220,986	249,299	260,477	271,654	282,831

DEVELOPMENT COSTS BY QUARTER

LAND												
PRE-DEVELOPMENT												
SITE INFRASTRUCTURE						834,375	834,375					
TAP FEES												
AMENITIES												
LANDSCAPING												
ENGINEERING												
SITE FINISH	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000
CONSTRUCTION MGMT						121,875	121,875					
CONTINGENCY						150,000	150,000					
TOTAL	48,000	48,000	48,000	48,000	48,000	1,154,250	1,154,250	48,000	48,000	48,000	48,000	48,000

SUN COMMUNITIES, INC.
DEVELOPMENT MODEL
QUARTERLY IRR CALCULATION
450 SITE DEVELOPMENT

	QTR 29	QTR 30	QTR 31	QTR 32	QTR 33	QTR 34	QTR 35	QTR 36	QTR 37	QTR 38	QTR 39	QTR 40
AVG SITES-QTR	350	362	374	386	398	410	422	427	428	428	428	428
SITES,EOQ,CUM	354	366	378	390	402	414	426	428	428	428	428	428
RENT	$428	$428	$428	$428	$445	$445	$445	$445	$463	$463	$463	$463
RENTAL REVENUE	449,062	464,458	479,855	495,251	531,073	547,085	563,098	569,770	593,948	593,948	593,948	593,948
OTHER REVENUE	21,000	21,720	22,440	23,160	23,880	24,600	25,320	25,620	25,680	25,680	25,680	25,680
POM/RET	(131,617)	(136,130)	(140,642)	(145,155)	(155,387)	(160,072)	(164,757)	(166,709)	(173,496)	(173,496)	(173,496)	(173,496)
NOI	338,444	350,048	361,652	373,256	399,566	411,614	423,661	428,680	446,132	446,132	446,132	446,132
SHS	16,000	16,000	16,000	16,000	16,000	16,000	16,000					
SALES PROCEEDS-8.0%								**22,306,609**				
TOTAL RETURN	354,444	366,048	377,652	389,256	415,566	427,614	439,661	22,735,289				
CAPITAL OUTLAY	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**	**112,000**				
NET RETURN	306,444	318,048	329,652	341,256	367,566	379,614	391,661	22,623,289				

DEVELOPMENT COSTS BY QUARTER

LAND												1,800,000
PRE-DEVELOPMENT												225,000
SITE INFRASTRUCTURE												5,006,250
TAP FEES												1,125,000
AMENITIES												810,000
LANDSCAPING												382,500
ENGINEERING												270,000
SITE FINISH	48,000	48,000	48,000	48,000	48,000	48,000	48,000	112,000				1,800,000
CONSTRUCTION MGMT												731,250
CONTINGENCY												900,000
TOTAL	48,000	48,000	48,000	48,000	48,000	48,000	48,000	112,000				13,050,000

SUN COMMUNITIES, INC.
FOOTNOTES TO SUPPLEMENTAL DATA

(1) Investors in and analysts following the real estate industry utilize funds from operations ("FFO"), net operating income ("NOI"), EBITDA and funds available for distribution ("FAD") as supplemental performance measures. While the Company believes net income (as defined by GAAP) is the most appropriate measure, it considers FFO, NOI, EBITDA and FAD, given their wide use by and relevance to investors and analysts, appropriate supplemental measures. FFO, reflecting the assumption that real estate values rise or fall with market conditions, principally adjusts for the effects of GAAP depreciation/amortization of real estate assets. NOI provides a measure of rental operations and does not factor in depreciation/amortization and non-property specific expenses such as general and administrative expenses. EBITDA provides a further tool to evaluate ability to incur and service debt and to fund dividends and other cash needs. FAD provides a further tool to evaluate ability to fund dividends. In addition, FFO, NOI, EBITDA and FAD are commonly used in various ratios, pricing multiples/yields and returns and valuation calculations used to measure financial position, performance and value.

FFO is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as "net income (computed in accordance with generally accepted accounting principles) excluding gains (or losses) from sales of property, plus rental property depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures." Industry analysts consider FFO to be an appropriate supplemental measure of the operating performance of an equity REIT primarily because the computation of FFO excludes historical cost depreciation as an expense and thereby facilitates the comparison of REITs which have different cost bases in their assets. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time, whereas real estate values have instead historically risen or fallen based upon market conditions. FFO does not represent cash flow from operations as defined by GAAP and is a supplemental measure of performance that does not replace net income as a measure of performance or net cash provided by operating activities as a measure of liquidity. In addition, FFO is not intended as a measure of a REIT's ability to meet debt principal repayments and other cash requirements, nor as a measure of working capital. Please see the Reconciliation of Net Income to Funds from Operations set forth above.

NOI is defined as income from property of the Company, minus property expenses such as real estate taxes, repairs and maintenance, property management, utilities, insurance and other expenses. NOI includes NOI from discontinued operations.

EBITDA is defined as NOI plus other income, plus (minus) equity earnings (loss) from affiliates, minus general and administrative expenses. EBITDA includes EBITDA from discontinued operations.

FAD is defined as FFO minus recurring capital expenditures. Recurring capital expenditures are those expenditures necessary to maintain asset quality, including major road, driveway and pool repairs, clubhouse renovations and adding or replacing street lights, playground equipment, signage and maintenance facilities.

FFO, NOI, EBITDA and FAD do not represent cash generated from operating activities in accordance with GAAP and are not necessarily indicative of cash available to fund cash needs, including the repayment of principal on debt and payment of dividends and distributions. FFO, NOI, EBITDA and FAD should not be considered as substitutes for net income (calculated in accordance with GAAP) as a measure of results of operations or cash flows (calculated in accordance with GAAP) as a measure of liquidity. FFO, NOI, EBITDA and FAD as calculated by the Company may not be comparable to similarly titled, but differently calculated, measures of other REITs or to the definition of FFO published by NAREIT.