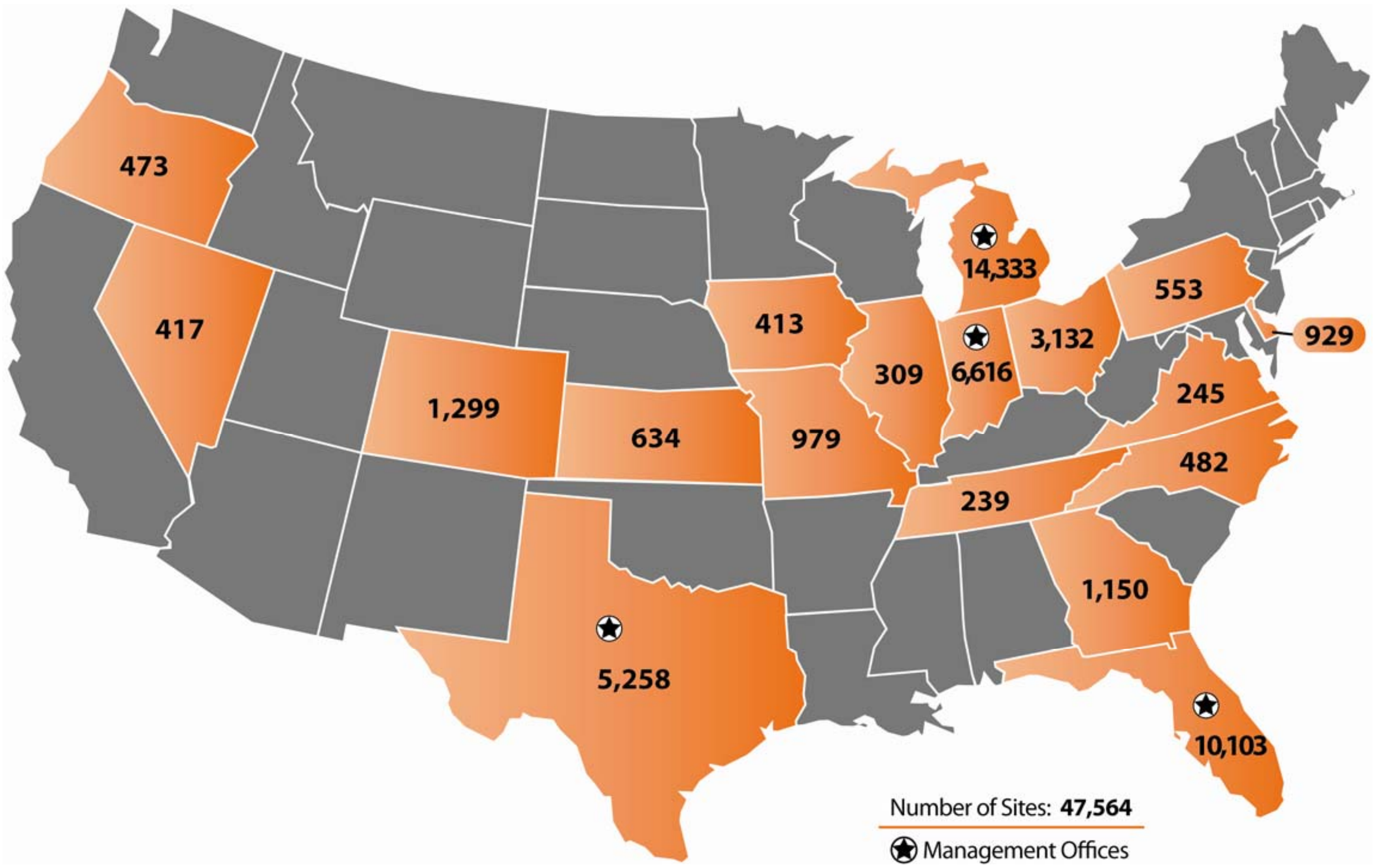
SUN COMMUNITIES, INC.

Supplemental Operating & Financial Data

SECOND QUARTER 2010



Right where you belong.

Table of Contents

SUN COMMUNITIES, INC.

FINANCIAL STATEMENTS

SELECTED FINANCIAL INFORMATION

OTHER INFORMATION

SUN COMMUNITIES, INC.

REASEARCH COVERAGE

Benchmark Capital	William Acheson (212) 312-6737 bacheson@benchmarkcap.com
BMO Capital Markets	Paul Adornato (212) 885-4170 paul.adornato@bmo.com
Green Street Advisors	Andy McCulloch (949) 640-8780 amuculloch@greenstreetadvisors.com
Keefe, Bruyette, & Woods	Haendel St. Juste (212)-887-3842 hstjuste@kbw.com
Wells Fargo	Todd Stender (212) 214-8067 todd.stender@wachovia.com

INQUIRIES

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

At Our Website	www.suncommunities.com
By Phone	(248) 208-2500
By Facsimile	(248) 208-2645
By Mail	Sun Communities, Inc. Investor Relations 27777 Franklin Road, Ste. 200 Southfield, MI 48034

Balance Sheets
(amounts in thousands)

SUN COMMUNITIES, INC.

	Quarter Ended				
	06/30/10	03/31/10	12/31/09	09/30/09	06/30/09
ASSETS:					
Real Estate					
Land	$ 116,266	$ 116,266	$ 116,266	$ 116,266	$ 116,279
Land improvements and buildings	1,186,677	1,184,827	1,183,613	1,184,893	1,182,359
Furniture, fixtures and equipment	35,883	35,579	35,400	34,523	34,230
Rental homes and improvements	203,159	203,337	203,435	199,677	198,233
Land held for future development	26,986	26,986	26,986	26,986	26,986
Gross investment property	1,568,971	1,566,995	1,565,700	1,562,345	1,558,087
Less: Accumulated depreciation	(525,344)	(514,022)	(501,395)	(489,495)	(477,114)
Net investment property	1,043,627	1,052,973	1,064,305	1,072,850	1,080,973
Cash and cash equivalents	5,618	8,054	4,496	5,079	4,625
Notes and other receivables	16,417	22,834	21,829	24,868	28,406
Collateralized receivables, net [(1)]	66,296	55,111	52,201	44,913	36,412
Inventory of manufactured homes	2,457	2,698	3,934	3,683	3,426
Investment in affiliates	69	827	1,646	2,428	3,282
Other assets	32,940	30,832	32,954	35,384	35,106
Discontinued operations assets	-	-	-	-	19
Total assets	$ 1,167,424	$ 1,173,329	$ 1,181,365	$ 1,189,205	$ 1,192,249
LIABILITIES AND STOCKHOLDERS DEFICIT:					
Liabilities					
Lines of credit	$ 85,581	$ 98,525	$ 94,465	$ 88,883	$ 84,322
Secured borrowing [(1)]	66,494	55,283	52,368	45,056	36,541
Mortgage loans payable	1,051,220	1,054,657	1,058,127	1,061,643	1,064,710
Preferred operating units	48,022	48,022	48,947	48,947	48,947
Other liabilities	39,081	35,178	38,766	40,133	39,276
Discontinued operations liabilities	-	-	-	-	78
Total liabilities	1,290,398	1,291,665	1,292,673	1,284,662	1,273,874
Stockholders' Deficit					
Common stock	212	208	206	206	204
Paid in capital	478,810	467,146	463,811	463,608	461,441
Officer's notes	(3,065)	(3,217)	(5,028)	(5,163)	(5,296)
Unrealized loss on interest rate swaps	(2,538)	(2,246)	(1,858)	(2,108)	(1,666)
Distributions in excess of accumulated earnings	(523,292)	(508,890)	(498,370)	(483,666)	(469,928)
Treasury stock at cost	(63,600)	(63,600)	(63,600)	(63,600)	(63,600)
Total SUI stockholders' deficit	(113,473)	(110,599)	(104,839)	(90,723)	(78,845)
Noncontrolling interests	(9,501)	(7,737)	(6,469)	(4,734)	(2,780)
Total stockholders' deficit	(122,974)	(118,336)	(111,308)	(95,457)	(81,625)
Total liabilities and stockholders' deficit	$ 1,167,424	$ 1,173,329	$ 1,181,365	$ 1,189,205	$ 1,192,249
Common OP units outstanding	2,111	2,115	2,140	2,178	2,186
Number of shares outstanding	19,353	18,987	18,833	18,795	18,608

Debt Analysis
(amounts in thousands)

SUN COMMUNITIES, INC.

	Quarter Ended				
	06/30/10	03/31/10	12/31/09	09/30/09	06/30/09
DEBT OUTSTANDING					
Lines of credit	$ 85,581	$ 98,525	$ 94,465	$ 88,883	$ 84,322
Mortgage loans payable	1,051,220	1,054,657	1,058,127	1,061,643	1,064,710
Preferred operating units	48,022	48,022	48,947	48,947	48,947
Secured borrowing (1)	66,494	55,283	52,368	45,056	36,541
Total debt	$ 1,251,317	$ 1,256,487	$ 1,253,907	$ 1,244,529	$ 1,234,520
% FIXED/FLOATING					
Fixed	81.29 %	80.31 %	80.58 %	80.85 %	83.09 %
Floating	18.71 %	19.69 %	19.42 %	19.15 %	16.91 %
Total	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %
WEIGHTED AVERAGE INTEREST RATES					
Lines of credit	2.64 %	2.10 %	2.25 %	2.19 %	2.19 %
Mortgage loans payable	4.79 %	4.78 %	4.78 %	4.81 %	4.90 %
Preferred operating units	6.84 %	6.82 %	6.84 %	6.84 %	6.84 %
Average before secured borrowing	4.72 %	4.64 %	4.66 %	4.70 %	4.79 %
Secured borrowing (1)	11.22 %	11.05 %	10.94 %	10.78 %	10.69 %
Total average	5.06 %	4.92 %	4.92 %	4.92 %	4.96 %
DEBT RATIOS					
Debt/Total Capitalization	69.2 %	70.3 %	75.2 %	73.4 %	81.2 %
Debt/Gross Assets	73.9 %	74.5 %	74.5 %	74.1 %	74.0 %
COVERAGE RATIOS					
EBITDA/ Mortgage Interest (2)	2.0	2.3	2.1	2.1	2.1
EBITDA/Mortgage Interest + Pref. Distributions (2)	1.9	2.2	2.0	2.0	2.0

MATURITIES/PRINCIPAL AMORTIZATION NEXT FIVE YEARS	Jul 2010 - Dec 2010	2011	2012	2013	2014
Lines of credit	$ -	$ 76,581	$ -	$ -	$ -
Mortgage loans payable:					
Maturities	-	103,707	31,577	26,839	480,894
Principal amortization	7,130	13,880	13,033	13,257	8,457
Preferred operating units	370	-	4,300	3,345	4,225
Secured borrowing	1,240	2,681	2,975	3,237	3,535
Total	$ 8,740	$ 196,849	$ 51,885	$ 46,678	$ 497,111

Statements of Operations
(amounts in thousands except for per share data)

SUN COMMUNITIES, INC.

	Quarter Ended				
	06/30/10	03/31/10	12/31/09	09/30/09	06/30/09
REVENUES:					
Income from real property	$ 49,948	$ 52,007	$ 50,751	$ 48,597	$ 48,497
Gross profit from home sales	2,365	1,793	2,439	2,387	2,374
Rental revenues, net	1,458	1,456	1,146	1,198	1,165
Other income (loss)	957	1,475	(545)	446	853
Total revenues	54,728	56,731	53,791	52,628	52,889
EXPENSES:					
Property operating and maintenance	13,105	13,040	12,535	13,249	12,787
Real estate taxes	4,183	4,180	4,387	3,848	4,118
General and administrative	7,480	5,423	6,814	5,577	6,716
Georgia flood damage	-	-	-	800	-
Total expenses	24,768	22,643	23,736	23,474	23,621
EBITDA (3)	29,960	34,088	30,055	29,154	29,268
Interest expense and preferred distributions	(16,274)	(15,922)	(16,177)	(15,948)	(15,574)
Depreciation and amortization	(16,404)	(16,573)	(17,051)	(15,841)	(15,915)
Provision for state income tax	(129)	(132)	(31)	(103)	(146)
Income (loss) from continuing operations	(2,847)	1,461	(3,204)	(2,738)	(2,367)
Income (loss) from discontinued operations	-	-	(72)	177	(160)
NET INCOME (LOSS)	(2,847)	1,461	(3,276)	(2,561)	(2,527)
Noncontrolling interests allocation	398	(124)	391	526	268
NET INCOME (LOSS) ATTRIBUTABLE TO SUI	(2,449)	1,337	(2,885)	(2,035)	(2,259)
Depreciation and amortization	16,808	17,034	17,524	16,329	16,414
Benefit for state income tax	(13)	(11)	(42)	(42)	-
Loss (gain) on disposition of assets, net	(806)	(849)	501	(1,237)	(1,368)
Noncontrolling interests allocation	(398)	124	(391)	(526)	(268)
FUNDS FROM OPERATIONS (3)	13,142	17,635	14,707	12,489	12,519
Equity affiliate adjustment	808	819	443	836	474
Georgia flood damage	-	-	-	800	-
MBT tax adjustment	-	(740)	740	-	-
Origen LLC impairment charge	-	-	322	-	-
ADJUSTED FUNDS FROM OPERATIONS (3)	13,950	17,714	16,212	14,125	12,993
Less: Recurring capital expenditures	(1,874)	(895)	(1,859)	(2,023)	(2,020)
FUNDS AVAILABLE FOR DISTRIBUTION ("FAD")(3)	$ 12,076	$ 16,819	$ 14,353	$ 12,102	$ 10,973
FFO PER SHARE/UNIT - DILUTED (3)	$ 0.62	$ 0.84	$ 0.70	$ 0.60	$ 0.60
ADJUSTED FFO PER SHARE/UNIT – DILUTED (3)	$ 0.66	$ 0.84	$ 0.77	$ 0.68	$ 0.62
FAD PER SHARE/UNIT - DILUTED (3)	$ 0.57	$ 0.80	$ 0.68	$ 0.58	$ 0.53
DISTRIBUTION PER SHARE/UNIT	$ 0.63	$ 0.63	$ 0.63	$ 0.63	$ 0.63
PAYOUT RATIO	110.2 %	78.6 %	92.1 %	108.2 %	119.5 %
WEIGHTED AVG. SHARES/UNITS - BASIC	21,301	20,981	20,973	20,856	20,806
WEIGHTED AVG. SHARES/UNITS - DILUTED	21,312	20,984	20,973	20,856	20,806

Reconciliation of Net Loss to Funds From Operations
(amounts in thousands except for per share data)

SUN COMMUNITIES, INC.

	Three Months Ended		Six Months Ended	
	06/30/10	06/30/09	06/30/10	06/30/09
Net loss	$ (2,847)	$ (2,527)	$ (1,386)	$ (1,546)
Adjustments:				
Depreciation and amortization	16,808	16,414	33,842	33,035
Benefit for state income taxes (4)	(13)	-	(24)	(13)
Gain on disposition of assets, net	(806)	(1,368)	(1,655)	(2,696)
Funds from operations (FFO) (3)	$ 13,142	$ 12,519	$ 30,777	$ 28,780
Weighted average Common Shares/OP Units outstanding:				
Basic	21,301	20,806	21,141	20,752
Diluted	21,312	20,806	21,148	20,752
FFO(3) per weighted average Common Share/OP Unit - Basic	$ 0.62	$ 0.60	$ 1.46	$ 1.39
FFO(3) per weighted average Common Share/OP Unit - Diluted	$ 0.62	$ 0.60	$ 1.46	$ 1.39

The table below adjusts FFO (3) for certain items as detailed below.

	Three Months Ended		Six Months Ended	
	06/30/10	06/30/09	06/30/10	06/30/09
Net loss	$ (2,847)	$ (2,527)	$ (1,386)	$ (1,546)
Michigan Business Tax reversal	-	-	(740)	-
Equity affiliate adjustment	808	474	1,627	375
Adjusted net loss	(2,039)	(2,053)	(499)	(1,171)
Depreciation and amortization	16,808	16,414	33,842	33,035
Benefit for state income taxes (4)	(13)	-	(24)	(13)
Gain on disposition of assets, net	(806)	(1,368)	(1,655)	(2,696)
Adjusted funds from operations (FFO) (3)	$ 13,950	$ 12,993	$ 31,664	$ 29,155
Adjusted FFO (3) per weighted avg. Common Share/OP Unit - Diluted	$ 0.66	$ 0.62	$ 1.50	$ 1.40

Statement of Operations – Same Site
(amounts in thousands except for other information)

SUN COMMUNITIES, INC.

	Three Months Ended				Six Months Ended			
	06/30/10	06/30/09	Change	% Change	06/30/10	06/30/09	Change	% Change
REVENUES:								
Income from real property	$ 47,227	$ 46,051	$ 1,176	2.6 %	$ 96,361	$ 94,490	$ 1,871	2.0 %
PROPERTY OPERATING EXPENSES:								
Payroll and benefits	3,933	3,762	171	4.5 %	7,756	7,455	301	4.0 %
Legal, taxes, & insurance	767	890	(123)	-13.8 %	1,377	1,664	(287)	-17.2 %
Utilities	2,693	3,000	(307)	-10.2 %	6,172	6,509	(337)	-5.2 %
Supplies and repair	2,303	2,057	246	12.0 %	3,603	3,251	352	10.8 %
Other	688	632	56	8.9 %	1,643	1,507	136	9.0 %
Real estate taxes	4,183	4,118	65	1.6 %	8,363	8,302	61	0.7 %
Property operating expenses	14,567	14,459	108	0.7 %	28,914	28,688	226	0.8 %
NET OPERATING INCOME ("NOI")(3)	$ 32,660	$ 31,592	$ 1,068	3.4 %	$ 67,447	$ 65,802	$ 1,645	2.5 %

	As of June 30,		
	2010	2009	Change
OTHER INFORMATION			
Number of properties	136	136	-
Developed sites	47,564	47,594	(30)
Occupied sites (5)	38,369	38,000	369
Occupancy % (5)	84.3 %	83.6 %	0.7 %
Weighted average monthly rent per site (6)	$ 409	$ 399	10
Sites available for development	5,574	5,583	(9)

Rental Program Summary
(amounts in thousands except for *)

	Three Months Ended				Six Months Ended			
	06/30/10	06/30/09	Change	% Change	06/30/10	06/30/09	Change	% Change
REVENUES:								
Rental home revenue	$ 5,052	$ 5,187	$ (135)	-2.6 %	$ 10,131	$ 10,387	$ (256)	-2.5 %
Site rent included in income from real property	7,118	6,673	445	6.7 %	14,134	13,123	1,011	7.7 %
Rental program revenue	12,170	11,860	310	2.6 %	24,265	23,510	755	3.2 %
EXPENSES:								
Payroll and commissions	438	596	(158)	-26.5 %	938	1,379	(441)	-32.0 %
Repairs and refurbishment	1,744	1,977	(233)	-11.8 %	3,348	3,968	(620)	-15.6 %
Taxes and insurance	812	776	36	4.6 %	1,595	1,546	49	3.2 %
Marketing and other	600	673	(73)	-10.8 %	1,336	1,666	(330)	-19.8 %
Rental program operating and maintenance	3,594	4,022	(428)	-10.6 %	7,217	8,559	(1,342)	-15.7 %
NET OPERATING INCOME ("NOI")(3)	$ 8,576	$ 7,838	$ 738	9.4 %	$ 17,048	$ 14,951	$ 2,097	14.0 %

Occupied rental home information as of June 30, 2010 and 2009:				
Number of occupied rentals, end of period*	5,953	5,780	173	3.0 %
Cost of occupied rental homes	$ 190,320	$ 180,967	$ 9,353	5.2 %
Number of sold rental homes*	392	346	46	13.3 %
Weighted average monthly rental rate*	$ 729	$ 726	$ 3	0.4 %

Property Summary
(includes MH and Perm RV's)

SUN COMMUNITIES, INC.

COMMUNITIES	Quarter Ended 06/30/10	03/31/10	12/31/09	09/30/09	06/30/09
MICHIGAN					
Communities	47	47	47	47	47
Sites for development	1,153	1,153	1,153	1,153	1,153
Developed sites	14,333	14,333	14,333	14,333	14,333
Occupied	11,359	11,270	11,220	11,336	11,365
Occupancy %	79.3%	78.6%	78.3%	79.1%	79.3%
FLORIDA (5)					
Communities	19	19	19	19	19
Sites for development	226	240	240	250	250
Developed sites	8,622	8,627	8,614	8,598	8,588
Occupied	8,549	8,550	8,548	8,534	8,521
Occupancy %	99.2%	99.1%	99.2%	99.3%	99.2%
INDIANA					
Communities	18	18	18	18	18
Sites for development	519	519	519	518	518
Developed sites	6,616	6,616	6,616	6,618	6,618
Occupied	4,423	4,405	4,349	4,371	4,386
Occupancy %	66.9%	66.6%	65.7%	66.0%	66.3%
OHIO					
Communities	11	11	11	11	11
Sites for development	135	135	135	135	135
Developed sites	3,132	3,132	3,132	3,132	3,132
Occupied	2,712	2,700	2,692	2,689	2,709
Occupancy %	86.6%	86.2%	86.0%	85.9%	86.5%
TEXAS (5)					
Communities	17	17	17	17	17
Sites for development	3,092	3,092	3,092	3,078	3,078
Developed sites	4,706	4,696	4,688	4,696	4,695
Occupied	4,312	4,262	4,180	4,101	4,091
Occupancy %	91.6%	90.8%	89.2%	87.3%	87.1%
COLORADO					
Communities	4	4	4	4	4
Sites for development	588	588	588	588	588
Developed sites	1,299	1,299	1,299	1,299	1,299
Occupied	1,132	1,125	1,107	1,080	1,072
Occupancy %	87.1%	86.6%	85.2%	83.1%	82.5%

COMMUNITIES	Quarter Ended 06/30/10	03/31/10	12/31/09	09/30/09	06/30/09
OTHER STATES (4)					
Communities	20	20	20	20	20
Sites for development	359	359	359	359	359
Developed sites	6,793	6,788	6,788	6,785	6,788
Occupied	5,882	5,865	5,839	5,843	5,856
Occupancy %	86.6%	86.4%	86.0%	86.1%	86.3%
TOTAL - PORTFOLIO					
Communities	136	136	136	136	136
Sites for development	6,072	6,086	6,086	6,081	6,081
Developed sites	45,501	45,491	45,470	45,461	45,453
Occupied	38,369	38,177	37,935	37,954	38,000
Occupancy %	84.3%	83.9%	83.4%	83.5%	83.6%
SEASONAL RV PORTFOLIO SUMMARY					
States					
Florida	1,481	1,478	1,491	1,505	1,517
Texas	552	562	571	577	583
Delaware	30	35	40	44	41
Total seasonal RV sites	2,063	2,075	2,102	2,126	2,141

Capital Improvements, Development, and Acquisitions

(amounts in thousands except for *)

	Recurring Capital Expenditures Average/Site*	Recurring Capital Expenditures (7)	Lot Modifications (8)	Acquisitions (9)	Expansion & Development (10)	Revenue Producing (11)
2008	$ 162	$ 7,707	$ 3,435	$ -	$ 1,292	$ 825
2009	$ 152	$ 7,241	$ 2,851	$ -	$ 1,057	$ 1,711
As of 6/30/10	$ 58	$ 2,769	$ 1,067	$ -	$ 927	$ 389

Operating Statistics for Manufactured Homes and Permanent RV's

SUN COMMUNITIES, INC.

MARKETS	Resident Move-outs (12)	Net Leased Sites	New Home Sales	Pre-owned Home Sales	Brokered Resales
Michigan	180	139	1	243	16
Florida	28	1	12	21	126
Indiana	60	74	-	81	5
Ohio	21	20	1	56	6
Texas	30	132	4	141	7
Other states	81	68	8	164	20
YTD ended June 30, 2010	400	434	26	706	180

TOTAL FOR YEAR ENDED	Resident Move-outs (12)	Net Leased Sites	New Home Sales	Pre-owned Home Sales	Brokered Resales
2009	1,049	224	71	1,045	348
2008	1,018	(47)	122	843	341
2007	1,200	(148)	76	636	394
2006	1,250	(500)	121	371	539
2005	1,252	103	179	246	593
2004	1,228	(709)	180	357	683
2003	1,437	(895)	257	283	626
2002	1,386	(158)	286	174	592
2001	1,212	171	438	327	584
2000	847	299	416	182	863

PERCENTAGE TRENDS	Resident Move-outs (12)	Resident Resales
As of 06/30/2010	2.1%	5.3%
2009	2.8%	4.9%
2008	2.7%	5.8%
2007	3.2%	6.5%
2006	3.3%	7.7%
2005	3.3%	8.4%
2004	3.3%	8.1%
2003	4.0%	7.8%
2002	3.9%	7.5%
2001	3.4%	7.4%
2000	2.4%	8.6%

(1) This is a transferred asset transaction which has been classified as collateralized receivables and the cash received from this transaction has been classified as a secured borrowing. The interest income and interest expense accrue at the same rate/amount.

(2) The coverage ratios have been adjusted to exclude the equity gain (loss) from affiliate related to our investment in Origen Financial, Inc., Georgia flood damage charges, Michigan Business Tax adjustment, and the Origen LLC impairment charge. See Statement of Operations on page 7 for detailed amounts.

(3) 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. We believe FFO, NOI, EBITDA and FAD are appropriate measures given their wide use by and relevance to investors and analysts. 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 information to evaluate our 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.

Funds from operations ("FFO") is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as net income (loss) computed in accordance with generally accepted accounting principles ("GAAP"), excluding gains (or losses) from sales of depreciable operating property, plus real estate-related depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. FFO is a non-GAAP financial measure that management believes is a useful supplemental measure of our operating performance. Management generally considers FFO to be a useful measure for reviewing comparative operating and financial performance because, by excluding gains and losses related to sales of previously depreciated operating real estate assets and excluding real estate asset depreciation and amortization (which can vary among owners of identical assets in similar condition based on historical cost accounting and useful life estimates), FFO provides a performance measure that, when compared year over year, reflects the impact to operations from trends in occupancy rates, rental rates, and operating costs, providing perspective not readily apparent from net income (loss). Management believes that the use of FFO has been beneficial in improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful.

Because FFO excludes significant economic components of net income (loss) including depreciation and amortization, FFO should be used as an adjunct to net income (loss) and not as an alternative to net income (loss). The principal limitation of FFO is that it does not represent cash flow from operations as defined by GAAP and is a supplemental measure of performance that does not replace net income (loss) 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. FFO only provides investors with an additional performance measure that, when combined with measures computed in accordance with GAAP such as net income (loss), cash flow from operating activities, investing activities and financing activities, provide investors with an indication of our ability to service debt and to fund acquisitions and other expenditures. Management also uses an Adjusted Funds from Operations ("Adjusted FFO") non-GAAP financial measure, which excludes certain gain and loss items that management considers unrelated to the operational and financial performance of our core business. Other REITs may use different methods for calculating FFO and Adjusted FFO and, accordingly, our FFO and Adjusted FFO may not be comparable to other REITs.

NOI is derived from revenues minus property operating expenses and real estate taxes. NOI does not represent cash generated from operating activities in accordance with GAAP and should not be considered to be an alternative to net income (loss) (determined in accordance with GAAP) as an indication of our financial performance or to be an alternative to cash flow from operating activities (determined in accordance with GAAP) as a measure of our liquidity; nor is it indicative of funds available for our cash needs, including its ability to make cash distributions. We believe that net income (loss) is the most directly comparable GAAP measurement to NOI. Because of the inclusion of items such as interest, depreciation, and amortization, the use of net income (loss) as a performance measure is limited as these items may not accurately reflect the actual change in market value of a property, in the case of depreciation and in the case of interest, may not necessarily be linked to the operating performance of a real estate asset, as it is often incurred at a parent company level and not at a property level. We believe that NOI is helpful to investors as a measure of operating performance because it is an indicator of the return on property investment, and provides a method of comparing property performance over time. We use NOI as a key management tool when evaluating performance and growth of particular properties and/

or groups of properties. The principal limitation of NOI is that it excludes depreciation, amortization and non-property specific expenses such as general and administrative expenses, all of which are significant costs, and therefore, NOI is a measure of the operating performance of the properties of the Company rather than of the Company overall.

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 Adjusted FFO minus recurring capital expenditures. Recurring capital expenditures are those expenditures necessary to maintain asset quality, including major road, driveway and pool repairs, and 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 alternatives to net income (loss) (calculated in accordance with GAAP) for purposes of evaluating our operating performance, or cash flows (calculated in accordance with GAAP) as a measure of liquidity. FFO, NOI, EBITDA and FAD as calculated by us may not be comparable to similarly titled, but differently calculated, measures of other REITs or to the definition of FFO published by NAREIT.

(4) The tax benefit for the three and six months ended June 30, 2010 and 2009 represents the reversal of a tax provision for potential taxes payable on the sale of company assets related to the enactment of the Michigan Business Tax. These taxes do not impact FFO and would be payable from prospective proceeds from the sale of such assets.

(5) Includes manufactured housing and permanent recreational vehicle sites, and excludes seasonal recreational vehicle sites.

(6) Average rent relates only to manufactured housing sites, and excludes permanent and seasonal recreational vehicle sites.

(7) 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. The minimum capitalizable amount or project is five hundred dollars. In addition, $2.1 million and $4.8 million for refurbishment costs related to leased homes has been expensed for the six months ended June 30, 2010 and the twelve months ended December 31, 2009, respectively.

(8) Includes capital expenditures which improve the asset quality of the community. These costs are incurred when an existing older home moves out, and the site is prepared for a 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.

(9) 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 mail 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 acquisition costs and although identified during due diligence, they sometimes require six to twelve months after closing to complete.

(10) The Company has invested approximately $0.9 million for the six months ended June 30, 2010, in its development communities consisting primarily of costs necessary to complete home site improvements such as driveways, sidewalks, piers, pads, and runners.

(11) These are capital costs related to revenue generating activities, consisting primarily of 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.

(12) Move outs listed for 2004-6/2010 exclude move outs by finance companies.