
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 10 - Q

[Mark One]



**QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended March 31, 2004

OR



**TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934**

For the transition period from _____ to _____

Commission File Number: 333-100126 (1933 Act)

**Behringer Harvard Mid-Term Value Enhancement
Fund I LP**

(Exact Name of Registrant as Specified in Its Charter)

Texas

(State or other jurisdiction of incorporation or
organization)

71-0897613

(I.R.S. Employer
Identification No.)

1323 North Stemmons Freeway, Suite 211, Dallas, Texas 75207

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code: (866) 655-1610

Indicate by check mark whether the Registrant: (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports) and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the Registrant is an accelerated filer (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

BEHRINGER HARVARD MID-TERM VALUE ENHANCEMENT FUND I LP
FORM 10-Q
Quarter Ended March 31, 2004

PART I
FINANCIAL INFORMATION

Page

Item 1. Financial Statements.

Consolidated Balance Sheets as of March 31, 2004 and December 31, 2003.....	3
Consolidated Statements of Operations for the three months ended March 31, 2004 and March 31, 2003.....	4
Consolidated Statements of Cash Flows for the three months ended March 31, 2004 and March 31, 2003.....	5
Notes to Consolidated Financial Statements	6

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations 12

Item 3. Quantitative and Qualitative Disclosures About Market Risk..... 16

Item 4. Controls and Procedures 16

PART II
OTHER INFORMATION

Item 1. Legal Proceedings..... 17

Item 2. Changes in Securities and Use of Proceeds 17

Item 3. Defaults Upon Senior Securities..... 17

Item 4. Submission of Matters to a Vote of Security Holders 17

Item 5. Other Information..... 17

Item 6. Exhibits and Reports on Form 8-K..... 17

Signature..... 19

PART I
FINANCIAL INFORMATION

Item 1. Financial Statements.

Behringer Harvard Mid-Term Value Enhancement Fund I LP

Consolidated Balance Sheets

(Unaudited)

	March 31, 2004	December 31, 2003
Assets		
Real estate:		
Land	\$ 786,232	\$ -
Buildings, net	2,221,650	-
Real estate intangibles, net	54,228	-
Total real estate	3,062,110	-
Cash and cash equivalents	968,330	1,986,114
Restricted cash	283,159	75,132
Prepaid expenses and other assets	27,487	31,590
Total assets	<u>\$ 4,341,086</u>	<u>\$ 2,092,836</u>
 Liabilities and partners' capital		
Liabilities		
Accounts payable and accrued liabilities	\$ 41,774	\$ 76,336
Payables to affiliates	16,450	85,521
Distributions payable	52,414	-
Subscriptions for limited partnership units	283,122	75,132
Total liabilities	393,760	236,989
 Commitments and contingencies		
Partners' capital		
Limited partners, 44,000,000 units authorized; 471,107 units and 223,345 units issued and outstanding at March 31, 2004 and December 31, 2003, respectively	3,946,857	1,855,373
General partners	469	474
Total partners' capital	<u>3,947,326</u>	<u>1,855,847</u>
 Total liabilities and partners' capital	<u>\$ 4,341,086</u>	<u>\$ 2,092,836</u>

See Notes to Consolidated Financial Statements.

Behringer Harvard Mid-Term Value Enhancement Fund I LP
Consolidated Statement of Operations
(Unaudited)

	Three months ended March 31, 2004	Three months ended March 31, 2003
Revenue		
Rental revenue	\$ 17,910	\$ -
Expenses		
Property operating expenses	1,280	-
Real estate taxes	3,576	-
General and administrative	50,415	-
Depreciation and amortization	4,434	-
Total expenses	<u>59,705</u>	<u>-</u>
Other income	4,365	-
Net loss	<u>\$ (37,430)</u>	<u>\$ -</u>
Allocation of net loss:		
Net loss allocated to general partners	<u>\$ (5)</u>	<u>\$ -</u>
Net loss allocated to limited partners	<u>\$ (37,425)</u>	<u>\$ -</u>
Weighted average number of limited partnership units outstanding	<u>326,111</u>	<u>-</u>
Net loss per limited partnership unit	<u>\$ (0.11)</u>	<u>\$ -</u>

See Notes to Consolidated Financial Statements.

Behringer Harvard Mid-Term Value Enhancement Fund I LP
Consolidated Statements of Cash Flows
(Unaudited)

	Three months ended March 31, 2004	Three months ended March 31, 2003
Cash flows from operating activities		
Net loss	\$ (37,430)	\$ -
Adjustments to reconcile net loss to net cash flows used in operating activities		
Depreciation and amortization	3,817	
Change in prepaid expenses and other assets	8,102	-
Change in accounts payable and accrued liabilities	(48,110)	-
Cash used in operating activities	<u>(73,621)</u>	<u>-</u>
Cash flows from investing activities		
Purchase of real estate	(3,056,377)	-
Cash used in investing activities	<u>(3,056,377)</u>	<u>-</u>
Cash flows from financing activities		
Limited partners' contributions	2,468,704	-
Offering costs	(287,382)	-
Change in limited partners' subscriptions	207,990	-
Change in restricted cash	(208,027)	-
Change in payables to affiliates	(69,071)	-
Cash provided by financing activities	<u>2,112,214</u>	<u>-</u>
Net change in cash and cash equivalents	(1,017,784)	-
Cash and cash equivalents at beginning of period	1,986,114	600
Cash and cash equivalents at end of period	<u>\$ 968,330</u>	<u>\$ 600</u>
Non-cash financing activities:		
Distributions payable in limited partnership units under distribution reinvestment plan	<u>\$ 24,769</u>	<u>\$ -</u>

See Notes to Consolidated Financial Statements.

Behringer Harvard Mid-Term Value Enhancement Fund I LP
Notes to Consolidated Financial Statements
(Unaudited)

1. Organization

Behringer Harvard Mid-Term Value Enhancement Fund I LP (the “Partnership”) is a limited partnership formed in Texas on July 30, 2002. The general partners of the Partnership are Behringer Harvard Advisors I LP and Robert M. Behringer (the “General Partners”). The Partnership was funded through capital contributions from its General Partners and initial limited partner on September 20, 2002 (date of inception) and is currently offering its limited partnership units pursuant to the public offering which commenced on February 19, 2003 (“the Offering”) and is described below. The Partnership intends to use the proceeds from the Offering, after deducting offering expenses, primarily to acquire institutional quality office and office service center properties, in highly desirable locations in markets with barriers to entry and limited potential for new development.

An advisory board has been established to provide the General Partners with advice and guidance with respect to (i) the identification of assets for acquisition; (ii) general economic and market conditions, general business principles, specific business principles relating to the Partnership’s business plan; (iii) inroads to establishing beneficial strategic partners, customers, and suppliers; (iv) opportunities within and related to the industry; and (v) other assistance as may be determined by the General Partners or their representatives from time to time. The Partnership Agreement provides that it will continue in existence until the earlier of December 31, 2022 or termination of the Partnership by written consent of all the Partners.

The Partnership was in the development stage through March 11, 2004. On March 12, 2004, the Partnership commenced operations with its acquisition of a property in Hopkins, Minnesota, a suburb of Minneapolis, Minnesota.

2. Public Offering

On February 19, 2003, the Partnership commenced the Offering of up to 40,000,000 units of limited partnership interest to be offered at a price of \$10 per unit pursuant to a Registration Statement on Form S-11 filed under the Securities Act of 1933. The Registration Statement also covers up to 4,000,000 units available pursuant to the Partnership’s distribution reinvestment plan at \$10 per unit.

On December 22, 2003, the Partnership satisfied the minimum offering requirement of \$2,000,000 established for its Offering and accepted subscriptions for 202,781 partnership units, from which gross proceeds of \$2,023,365 were distributed to the Partnership. In addition, special escrow accounts were established for subscriptions from residents of New York, Nebraska and Pennsylvania. The minimum offering requirement of \$2,500,000 for the New York escrow account was satisfied on January 26, 2004 and the Partnership accepted subscriptions from the New York residents on February 1, 2004. All additional subscription proceeds are held in escrow until investors are admitted as limited partners. The Partnership admits new investors at least monthly. At that time, subscription proceeds are released to the Partnership from escrow and utilized as consideration for investments and the payment or reimbursement of dealer manager fees, selling commissions, organization and offering expenses and operating expenses. Until required for such purposes, net offering proceeds will be held in short-term, liquid investments.

As of March 31, 2004, the Partnership had accepted subscriptions for 471,107 limited partnership units.

3. Interim Unaudited Financial Information

The accompanying consolidated financial statements should be read in conjunction with the consolidated financial statements and notes thereto included in the Partnership’s Annual Report on Form 10-K for the year ended December 31, 2003, which was filed with the Securities and Exchange Commission (“SEC”). Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles in the United States of America (“GAAP”), have been condensed or

omitted in this report on Form 10-Q pursuant to the rules and regulations of the SEC. In the opinion of management, the disclosures contained in this report are adequate to make the information presented not misleading.

The results for the interim periods shown in this report are not necessarily indicative of future financial results. The accompanying consolidated financial statements of the Partnership as of March 31, 2004 and March 31, 2003 have not been audited by independent accountants. In the opinion of management, the accompanying consolidated financial statements include all adjustments (of a normal recurring nature) necessary to present fairly the financial position of the Partnership as of March 31, 2004 and December 31, 2003 and the consolidated results of its operations and cash flows for the periods ended March 31, 2004 and 2003.

Amounts in previous periods have been reclassified to conform to current period presentation.

4. Summary of Significant Accounting Policies

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect (i) the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and (ii) the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Principles of Consolidation and Basis of Presentation

The consolidated financial statements include the accounts of the Partnership and its wholly owned subsidiary, Behringer Harvard Hopkins, LLC. All intercompany transactions, balances and profits have been eliminated in consolidation.

Cash and Cash Equivalents

The Partnership considers investments in highly-liquid money market funds with maturities of three months or less to be cash equivalents. The carrying amount of cash and cash equivalents reported on the balance sheet approximates fair value.

Restricted Cash

Subscription proceeds are held in escrow until investors are admitted as limited partners. The Partnership admits new limited partners at least monthly. Upon acceptance of limited partners, limited partnership units are issued and subscription proceeds are released to the Partnership from escrow.

Investment Impairment

For real estate directly owned by the Partnership, management monitors events and changes in circumstance indicating that the carrying amounts of the real estate assets may not be recoverable. When such events or changes in circumstances are present, the Partnership assesses potential impairment by comparing estimated future undiscounted operating cash flows expected to be generated over the life of the asset and from its eventual disposition, to the carrying amount of the asset. In the event that the carrying amount exceeds the estimated future undiscounted operating cash flows, the Partnership recognizes an impairment loss to adjust the carrying amount of the asset to estimated fair value.

Purchase Price Allocations

Upon the acquisition of real estate properties, the Partnership allocates the purchase price of those properties to the tangible assets acquired, consisting of land and buildings, and identified intangible assets. Identified intangible assets consist of the fair value of above-market and below-market leases, in-place leases, in-place tenant improvements and tenant relationships.

The fair value of the tangible assets acquired, consisting of land and buildings, is determined by valuing the property as if it were vacant, and the “as-if-vacant” value is then allocated to land and buildings. Land values are derived from appraisals and building values are calculated as replacement cost less depreciation or management’s estimates of the relative fair value of these assets using discounted cash flow analyses or similar methods. The value of the building is depreciated over the estimated useful life of 25 years using the straight-line method.

The Partnership determines the value of above-market and below-market in-place leases for acquired properties based on the present value (using an interest rate which reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to the in-place leases and (ii) management’s estimate of current market lease rates for the corresponding in-place leases, measured over a period equal to the remaining non-cancelable terms of the respective leases. The fair value of above-market and below-market leases are recorded by the Partnership as intangible assets and amortized as an adjustment to rental income over the remaining non-cancelable terms of the respective leases.

The total value of identified real estate intangible assets acquired are further allocated to in-place lease values, in-place tenant improvements and tenant relationships based on management’s evaluation of the specific characteristics of each tenant’s lease and the Partnership’s overall relationship with that respective tenant. The aggregate value for tenant improvements and leasing commissions are based on estimates of these costs incurred at inception of the acquired leases, amortized through the date of acquisition. The aggregate value of in-place leases acquired and tenant relationships is determined by applying a fair value model. The estimates of fair value of in-place leases includes an estimate of carrying costs during the expected lease-up periods for the respective spaces considering current market conditions, and the costs to execute similar leases. In estimating the carrying costs that would have otherwise been incurred had the leases not been in place, management includes such items as real estate taxes, insurance and other operating expenses as well as lost rental revenue during the expected lease-up period based on current market conditions. The estimates of fair value of tenant relationships also include costs to execute similar leases including leasing commissions, legal and tenant improvements as well as an estimate of the likelihood of renewal as determined by management on a tenant-by-tenant basis.

The Partnership amortizes the value of in-place leases and in-place tenant improvements to expense over the initial term of the respective leases. The value of tenant relationship intangibles are amortized to expense over the initial term and any anticipated renewal periods, but in no event does the amortization period for intangible assets exceed the remaining depreciable life of the building. Should a tenant terminate its lease, the unamortized portion of the in-place lease value and tenant relationship intangibles would be charged to expense.

Revenue Recognition

The Partnership recognizes rental income generated from all leases on real estate assets in which it has an ownership interest, either directly or through investments in joint ventures, on a straight-line basis over the terms of the respective leases. Some leases contain provisions for the tenant’s payment of additional rent after certain tenant sales revenue thresholds are met. Such contingent rent is recognized as revenue after the related revenue threshold is met.

Deferred Offering Costs

The General Partners fund all of the organization and offering costs on the Partnership’s behalf and are reimbursed for such organization and offering costs up to 2.5% of cumulative capital raised by the Partnership in its current public offering. Organization and offering costs include items such as legal and accounting fees, marketing, promotional and printing costs, and specifically exclude selling commissions and dealer manager fees. The Partnership is required to repay the General Partners at an amount equal to the lesser of 2.5% of the cumulative capital raised or actual costs incurred by third parties less previous reimbursements paid to the General Partners. All offering costs are recorded as an offset to partners’ capital, and all organization costs are recorded as an expense at the time the Partnership becomes liable for the payment of these amounts.

Cash Flow Distributions

Net cash distributions, as defined in the Partnership Agreement, are to be distributed to the partners as follows:

- a) To the limited partners, on a per unit basis, until each of such Limited Partners have received distributions of net cash from operations with respect to such fiscal year, or applicable portion thereof, equal to eight percent (8.0%) per annum of their net capital contribution;
- b) Then to the limited partners, on a per unit basis, until each limited partner has received or has been deemed to have received one hundred percent (100.0%) of their net capital contribution; and
- c) Thereafter, eighty-five percent (85.0%) to the limited partners, on a per unit basis, and fifteen percent (15.0%) to the General Partners.

Other limitations of allocated or received distributions are defined within the Partnership Agreement.

Income (Loss) Allocations

Net income for each applicable accounting period is allocated to the Partners as follows:

- a) To the Partners to the extent of and in proportion to allocations of net loss as noted below; and
- b) Then, so as to cause the capital accounts of all Partners to permit liquidating distributions to be made in the same manner and priority as set forth in the Partnership Agreement with respect to net cash distributions.

Net loss for each applicable accounting period is allocated to the Partners as follows:

- a) To the Partners having positive balances in their capital accounts (in proportion to the aggregate positive balances in all capital accounts) in an amount not to exceed such positive balance as of the last day of the fiscal year; and
- b) Then, eighty-five percent (85.0%) to the limited partners and fifteen percent (15.0%) to the General Partners.

The Partnership distributes to its General Partners a share of net cash from operations, a 15% distribution after the limited partners have received distributions equal to their net capital contributions plus an 8.0% annual cumulative (noncompounded) return on their net capital contributions; provided, however, that in no event will the General Partners receive more than 10.0% of cash available for distribution.

Income Taxes

The Partnership is not a taxpaying entity and, accordingly, records no income taxes. The Partners are individually responsible for reporting their share of the Partnership's taxable income or loss on their income tax returns.

Certain transactions of the Partnership may be subject to accounting methods for income tax purposes which differ from the accounting methods used in preparing these financial statements in accordance with generally accepted accounting principles. Accordingly, the net income or loss of the Partnership and the resulting balances in the Partners' capital accounts reported for income tax purposes may differ from the balances reported for those same items in the accompanying financial statements.

Concentration of Credit Risk

At March 31, 2004, the Partnership had cash and cash equivalents and restricted cash on deposit in two financial institutions in excess of federally insured levels. The Partnership regularly monitors the financial stability of these financial institutions and believes that it is not exposed to any significant credit risk.

5. Real Estate

Acquisition

On March 12, 2004, the Partnership acquired a one-story office building containing approximately 29,660 of rentable square feet, located on approximately 2.5 acres of land (the “Hopkins Property”). The Hopkins Property is located in Hopkins, Minnesota, a suburb of Minneapolis, Minnesota. The purchase price of the Hopkins Property was \$2,925,000 plus closing costs of approximately \$144,925, less liabilities assumed of approximately \$13,548. The Partnership used proceeds from its public offering to pay the entire purchase price and all closing costs of the acquisition. The Hopkins Property is held by Behringer Harvard Hopkins, LLC, a wholly-owned subsidiary of the Partnership. The purchase price has been allocated to the assets acquired and liabilities assumed as follows:

Description	Allocation	Estimated Useful Life
Land	\$ 786,232	-
Building	2,225,359	25 years
Real estate intangibles	54,334	7.5 years
Prepaid insurance	4,000	-
Prepaid rent	(13,548)	-
Total	<u>\$ 3,056,377</u>	

Pro Forma Results of Operations

The following summary presents the results of operations for the three months ended March 31, 2004 and 2003, on an unaudited pro forma basis, as if the acquisition of the Hopkins Property had occurred as of January 1 of the respective years. The pro forma results are for illustrative purposes only and do not purport to be indicative of the actual results which would have occurred had the transaction been consummated as of January 1, 2003, nor are they indicative of results of operations which may occur in the future.

	Three months ended March 31,		
	2004		2003
Total revenues	\$ 97,814		\$ 99,388
Total expenses	(115,467)		(65,960)
Other income	4,365		-
Net income (loss)	<u>\$ (13,288)</u>		<u>\$ 33,428</u>

6. Partners' Capital

As a result of the Partnership's first real estate acquisition, management announced on March 23, 2004 its intent to initiate monthly distributions to the limited partnership unit holders at an annual rate of 6%. The

Partnership's first distribution was paid on May 3, 2004 to unit holders through March 31, 2004. This first distribution totaling \$52,414 was accrued as of March 31, 2004 and consisted of \$27,645 to be paid in cash and \$24,769 to be paid in limited partnership units in accordance with the Partnership's distribution reinvestment plan. The Partnership records all distributions when announced, except that the limited partnership units issued through the DRIP plan are recorded when the units are actually issued.

7. Related Party Arrangements

The General Partners and certain of their affiliates receive fees and compensation in connection with the Offering, and will receive fees and compensation in connection with the acquisition, management and sale of the assets of the Partnership.

Behringer Securities LP ("Behringer Securities"), the Partnership's affiliated dealer manager, receives commissions of up to 7.0% of gross offering proceeds before reallowance of commissions earned by participating broker-dealers. In addition, up to 2.5% of gross proceeds before reallowance to participating broker-dealers is paid to Behringer Securities as a dealer manager fee; except that this dealer manager fee is reduced to 1.0% of the gross proceeds of purchases made pursuant to the Partnership's distribution reinvestment plan. Behringer Securities reallows all of its commissions of up to 7.0% of gross offering proceeds to participating broker-dealers and may reallow a portion of its dealer manager fee of up to 1.5% of the gross offering proceeds to be paid to such participating broker-dealers as marketing fees, including bona fide conference fees incurred, and due diligence expense reimbursement. During the three months ended March 31, 2004, Behringer Securities' commissions and dealer management fees totaled \$164,514 and \$61,718, respectively and were capitalized as offering costs in "Partners' capital" on the Partnership's balance sheet.

Behringer Advisors I, a general partner of and advisor to the Partnership, or Behringer Advisors I's affiliates may receive up to 2.5% of gross offering proceeds for reimbursement of organization and offering expenses. As of March 31, 2004, \$1,696,029 of organization and offering expenses had been incurred by Behringer Advisors I on behalf of the Partnership, of which \$117,320 had been reimbursed by the Partnership and the balance of \$1,578,709 will be reimbursed at a rate of 2.5% of future equity raised. Of the \$117,320 of organization and offering costs reimbursed by the Partnership as of March 31, 2004, \$115,162 had been capitalized as offering costs in "Partners' capital" on the Partnership's balance sheet and \$2,158 had been expensed as organizational costs. Behringer Advisors I or its affiliates determine the amount of organization and offering expenses owed, based on specific invoice identification as well as an allocation of costs to the Partnership, Behringer Harvard Short-Term Opportunity Fund I LP and Behringer Harvard REIT I, Inc., affiliates of the Partnership, based on anticipated respective equity offering sizes of those entities. Behringer Advisors I or its affiliates receive acquisition and advisory fees of up to 3.0% of the contract purchase price of each asset for the acquisition, development or construction of real property or, with respect to any mortgage loan, up to 3.0% of the funds advanced for the making or purchase of a mortgage loan. Behringer Advisors I or its affiliates also receive up to 0.5% of the contract purchase price of the assets acquired by the Partnership for reimbursement of expenses related to making investments. During the three months ended March 31, 2004, Behringer Advisors I acquisition and advisory fees totaled \$87,750 and \$14,625 reimbursement for related expenses.

For the management and leasing of its properties, the Partnership pays HPT Management, its property manager, property management and leasing fees equal to the lesser of: (A) the amounts charged by unaffiliated persons rendering comparable services in the same geographic area or (B)(1) for commercial properties that are not leased on a long-term net lease basis, 4.0% of gross revenues, plus separate leasing fees of up to 1.5% of gross revenues based upon the customary leasing fees applicable to the geographic location of the properties, and (2) in the case of commercial properties that are leased on a long-term (10 or more years) net lease basis, 1.0% of gross revenues plus a one-time initial leasing fee of 3.0% of gross revenues payable over the first five years of the lease term. The Partnership reimburses the costs and expenses incurred by HPT Management on the Partnership's behalf, including the wages and salaries and other employee-related expenses of all on-site employees of HPT Management who are engaged in the operation, management, maintenance and leasing or access control of Partnership properties, including taxes, insurance and benefits relating to such employees, and legal, travel and

other out-of-pocket expenses that are directly related to the management of specific properties. During the three months ended March 31, 2004 the Partnership incurred \$474 in property management fees payable to HPT Management.

The Partnership pays Behringer Advisors I or its affiliates an annual advisor asset management fee of 0.5% of the aggregate asset value of the Partnership's assets. Any portion of the asset management fee may be deferred and paid in a subsequent year. During the three months ended March 31, 2004, the Partnership accrued \$639 in asset management fees to Behringer Advisors I.

In connection with the sale of the properties of the Partnership, the Partnership will pay to the General Partners or their affiliates a real estate commission in an amount not exceeding the lesser of: (A) 50.0% of the reasonable, customary and competitive real estate brokerage commissions customarily paid for the sale of a comparable property in light of the size, type and location of the property, or (B) 3.0% of the gross sales price of each property, subordinated to distributions to Limited Partners from the sale proceeds of an amount which, together with prior distributions to the Limited Partners, will equal (1) 100.0% of their capital contributions plus (2) a 8.0% annual cumulative (noncompounded) return of their net capital contributions. Subordinated real estate commissions that are not payable at the date of sale, because Limited Partners have not yet received their required minimum distributions, will be deferred and paid at such time as these subordination conditions have been satisfied. In addition, after the limited partners have received a return of their net capital contributions and a 8.0% annual cumulative (noncompounded) return on their net capital contributions, then the General Partners are entitled to receive 15.0% of the remaining residual proceeds available for distribution (a subordinated participation in net sale proceeds and distributions); provided, however, that in no event will the General Partners receive in the aggregate more than 15.0% of sale proceeds remaining after the limited partners have received a return of their net capital contributions.

The Partnership is dependent on Behringer Advisors I, Behringer Securities and HPT Management for certain services that are essential to the Partnership, including the sale of the Partnership's shares of limited partnership units, asset acquisition and disposition decisions, property management and leasing services and other general administrative responsibilities. In the event that these companies were unable to provide the respective services to the Partnership, the Partnership would be required to obtain such services from other sources.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion and analysis should be read in conjunction with the accompanying financial statements of the Partnership and the notes thereto:

Forward-Looking Statements

This quarterly report contains forward-looking statements, including discussion and analysis of Behringer Harvard Mid-Term Value Enhancement Fund I LP's (the "Partnership") financial condition, anticipated capital expenditures required to complete projects, amounts of anticipated cash distributions to the Partnership's limited partners in the future and other matters. These forward-looking statements are not historical facts but are the intent, belief or current expectations of the Partnership's management based on their knowledge and understanding of the business and industry. Words such as "anticipates", "expects", "intends", "plans", "believes", "seeks", "estimates" and variations of these words and similar expressions are intended to identify forward-looking statements. These statements are not guarantees of the future performance and are subject to risks, uncertainties and other factors, some of which are beyond the Partnership's control, are difficult to predict and could cause actual results to differ materially from those expressed or forecasted in the forward-looking statements.

Forward-looking statements that were true at the time made may ultimately prove to be incorrect or false. You are cautioned to not place undue reliance on forward-looking statements, which reflect the Partnership's management's view only as of the date of this Form 10-Q. The Partnership undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results. Factors that could cause actual results to differ materially from any forward-

looking statements made in this Form 10-Q include changes in general economic conditions, changes in real estate conditions, construction costs that may exceed estimates, construction delays, increases in interest rates, lease-up risks, inability to obtain new tenants upon the expiration of existing leases, and the potential need to fund tenant improvements or other capital expenditures out of operating cash flow. The forward-looking statements should be read in light of these factors and the factors identified in the “Risk Factors” section of the Partnership’s Registration Statement on Form S-11, as filed with the Securities and Exchange Commission.

Critical Accounting Policies and Estimates

Management’s discussion and analysis of financial condition and results of operations are based upon the Partnership’s consolidated financial statements, which have been prepared in accordance with accounting principles generally accepted in the United States of America. The preparation of these financial statements requires the Partnership’s management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses, and related disclosure of contingent assets and liabilities. On a regular basis, the Partnership evaluates these estimates, including investment impairment. These estimates are based on management’s historical industry experience and on various other assumptions that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Investment Impairments

For real estate directly owned by the Partnership, management monitors events and changes in circumstance indicating that the carrying amounts of the real estate assets may not be recoverable. When such events or changes in circumstances are present, the Partnership assesses potential impairment by comparing estimated future undiscounted operating cash flows expected to be generated over the life of the asset and from its eventual disposition, to the carrying amount of the asset. In the event that the carrying amount exceeds the estimated future undiscounted operating cash flows, the Partnership recognizes an impairment loss to adjust the carrying amount of the asset to estimated fair value.

Purchase Price Allocation

Upon the acquisition of real estate properties, the Partnership allocates the purchase price of those properties to the tangible assets acquired, consisting of land and buildings, and identified intangible assets. Identified intangible assets consist of the fair value of above-market and below-market leases, in-place leases, in-place tenant improvements and tenant relationships.

The fair value of the tangible assets acquired, consisting of land and buildings, is determined by valuing the property as if it were vacant, and the “as-if-vacant” value is then allocated to land and buildings. Land values are derived from appraisals and building values are calculated as replacement cost less depreciation or management’s estimates of the relative fair value of these assets using discounted cash flow analyses or similar methods. The value of the building is depreciated over the estimated useful life of 25 years using the straight-line method.

The Partnership determines the value of above-market and below-market in-place leases for acquired properties based on the present value (using an interest rate which reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to the in-place leases and (ii) management’s estimate of current market lease rates for the corresponding in-place leases, measured over a period equal to the remaining non-cancelable terms of the respective leases. The fair value of above-market and below-market leases are recorded by the Partnership as intangible assets and amortized as an adjustment to rental income over the remaining non-cancelable terms of the respective leases.

The total value of identified real estate intangible assets acquired are further allocated to in-place lease values, in-place tenant improvements and tenant relationships based on management’s evaluation of the specific characteristics of each tenant’s lease and the Partnership’s overall relationship with that respective tenant. The aggregate value for tenant improvements and leasing commissions are based on estimates of these costs incurred at inception of the acquired leases, amortized through the date of acquisition. The aggregate value of in-place

leases acquired and tenant relationships is determined by applying a fair value model. The estimates of fair value of in-place leases includes an estimate of carrying costs during the expected lease-up periods for the respective spaces considering current market conditions, and the costs to execute similar leases. In estimating the carrying costs that would have otherwise been incurred had the leases not been in place, management included such items as real estate taxes, insurance and other operating expenses as well as lost rental revenue during the expected lease-up period based on current market conditions. The estimates of fair value of tenant relationships also include costs to execute similar leases including leasing commissions, legal and tenant improvements as well as an estimate of the likelihood of renewal as determined by management on a tenant-by-tenant basis.

The Partnership amortizes the value of in-place leases and in-place tenant improvements to expense over the initial term of the respective leases. The value of tenant relationship intangibles are amortized to expense over the initial term and any anticipated renewal periods, but in no event does the amortization period for intangible assets exceed the remaining depreciable life of the building. Should a tenant terminate its lease, the unamortized portion of the in-place lease value and tenant relationship intangibles would be charged to expense.

Results of Operations

The Partnership commenced active operations when it made its first real estate acquisition on March 12, 2004 with the purchase of the Hopkins Property. As a result, the Partnership's results of operations for the three months ended March 31, 2004 are not comparable to the results of operations for the three months ended March 31, 2003.

Rental revenue for the three months ended March 31, 2004 was \$17,910 and was comprised of revenue, including amortization of below-market lease intangibles, from the Hopkins Property from date of acquisition, March 12, 2004 through March 31, 2004. During the three months ended March 31, 2003, the Partnership did not own any real estate.

Property operating expenses for the three months ended March 31, 2004 were \$1,280 and were comprised of operating expenses from the Hopkins Property from date of acquisition, March 12, 2004 through March 31, 2004. During the three months ended March 31, 2003, the Partnership did not own any real estate.

Real estate taxes for the three months ended March 31, 2004 were \$3,576 and were comprised of real estate taxes from the Hopkins Property from date of acquisition, March 12, 2004 through March 31, 2004. During the three months ended March 31, 2003, the Partnership did not own any real estate.

General and administrative expenses for the three months ended March 31, 2004 were \$50,415 and were comprised of general and administrative expenses from the Hopkins Property from date of acquisition, March 12, 2004 through March 31, 2004 and corporate general and administrative expenses including directors' and officers' insurance premiums, organizational expenses, transfer agent fees, auditing fees, and other administrative expenses. During the three months ended March 31, 2003, the Partnership did not own any real estate and had minimal amounts of corporate activity.

Depreciation and amortization expense for the three months ended March 31, 2004 was \$4,434 and was comprised of depreciation and amortization of expenses associated with the Hopkins Property from date of acquisition, March 12, 2004 through March 31, 2004. During the three months ended March 31, 2003, the Partnership did not own any real estate.

Other income for the three months ended March 31, 2004 was \$4,365 and was comprised primarily of interest income associated with funds on deposit with banks. As the Partnership admits new unit holders, subscription proceeds are released to the Partnership from escrow and may be utilized as consideration for investments and the payment or reimbursement of dealer manager fees, selling commissions, organization and offering expenses and operating expenses. Until required for such purposes, net offering proceeds are held in short-term liquid investments and earn interest income. During the three months ended March 31, 2003, the Partnership had lower cash balances on deposits with banks.

Cash Flow Analysis

The Partnership commenced active operations when it made its first real estate acquisition on March 12, 2004 with the purchase of the Hopkins Property. As a result, the Partnership's cash flows for the three months ended March 31, 2004 are not comparable to the cash flows for the three months ended March 31, 2003.

Cash flows from operating activities for the three months ended March 31, 2004 were \$(73,621) and were primarily comprised of the net loss of \$(37,430) and changes in working capital accounts of \$(40,008) and depreciation and amortization of \$3,817. There were no cash flows from operating activities for the three months ended March 31, 2003 due to the lack of real estate investments and corporate activity.

Cash flows from investing activities for the three months ended March 31, 2004 were \$(3,056,377) and were comprised of the Partnership's acquisition of the Hopkins Property. During the three months ended March 31, 2003, the Partnership did not own any real estate investments.

Cash flows from financing activities for the three months ended March 31, 2004 were \$2,112,214 and were comprised primarily of funds received from the issuance of limited partnership units. During the three months ended March 31, 2003, the Partnership had not accepted any subscriptions for limited partnership units.

Liquidity and Capital Resources

The Partnership's principal demands for funds will be for property acquisitions, either directly or through investment interests, for the payment of operating expenses and distributions, and for the payment of interest on the Partnership's outstanding indebtedness and other investments. Generally, cash needs for items other than property acquisitions are expected to be met from operations, and cash needs for property acquisitions are expected to be met from the net proceeds of the Offering. However, there may be a delay between the sale of the Partnership's units and its purchase of properties, which could result in a delay in the benefits to its limited partners, if any, of returns generated from the Partnership's operations. The Partnership expects that at least 84.2% of the money that limited partners invest in the Offering will be used to buy real estate or make other investments and approximately 0.8% of the gross proceeds of the offering will be set aside as initial working capital reserves for such properties. The remaining 15.0% will be used to pay expenses and fees for selling commissions and dealer manager fees, organization and offering expenses, acquisition and advisory fees and acquisition expenses. The General Partners will evaluate potential property acquisitions and will engage in negotiations with sellers on the Partnership's behalf. Investors should be aware that after a contract for the purchase of a property is executed, the property generally will not be purchased until the successful completion of due diligence. During this period, the Partnership may decide to temporarily invest any unused proceeds from the Offering in investments that could yield lower returns than the properties. These lower returns may affect the Partnership's ability to make distributions.

The timing and amount of cash to be distributed to the Partnership's limited partners will be determined by the General Partners and will be dependent on a number of factors, including funds available for payment of distributions, financial condition and capital expenditures.

The Partnership expects to meet its future short-term operating liquidity requirements through net cash provided by the operations of properties to be acquired in the future. Management also expects that the Partnership's properties will generate sufficient cash flow to cover operating expenses and the payment of a monthly distribution. Other potential future sources of capital include proceeds from secured or unsecured financings from banks or other lenders, proceeds from the sale of properties and undistributed funds from operations. If necessary, the Partnership may use financings or other sources of capital in the event of unforeseen significant capital expenditures.

Inflation

The real estate market has not been affected significantly by inflation in the past several years due to the relatively low inflation rate. The majority of the Partnership's leases contain inflation protection provisions applicable to reimbursement billings for common area maintenance charges, real estate tax and insurance

reimbursements on a per square foot basis, or in some cases, annual reimbursement of operating expenses above a certain per square foot allowance.

Item 3. Quantitative and Qualitative Disclosures About Market Risk

The Partnership has limited exposure to financial market risks, including changes in interest rates and other relevant market prices. The Partnership has no investments that would be affected by an increase or decrease in interest rates. The Partnership does not have any foreign operations and thus is not exposed to foreign currency fluctuations.

Item 4. Controls and Procedures.

Within the 90-day period prior to the filing of this report, the management of Behringer Advisors I evaluated, with the participation of its chief executive officer and chief financial officer, the effectiveness of the Partnership's disclosure controls and procedures as of March 31, 2004. Based on that evaluation, the chief executive officer and chief financial officer of Behringer Advisors I have concluded that the Partnership's disclosure controls and procedures were effective as of the end of the period covered by this report. To these officers' knowledge, there were no significant changes in the Partnership's internal controls or in other factors that could significantly affect these controls subsequent to the date of their evaluation.

PART II OTHER INFORMATION

Item 1. Legal Proceedings

No events occurred during the quarter covered by this report that would require a response to this item.

Item 2. Changes in Securities and Use of Proceeds

As of March 31, 2004, the Partnership had sold 471,107 of limited partnership units pursuant to the Offering for gross proceeds of \$4,692,819.

Through March 31, 2004, the Partnership incurred the following expenses in connection with the issuance and distribution of the registered securities pursuant to the Offering:

Type of Expense	Amount
Other expenses to affiliates	\$ 546,162
Other expenses to non-affiliates	8,604
Total expenses	<u>\$ 554,766</u>

The net offering proceeds to the Partnership, after deducting the total expenses paid and accrued described above, are \$4,138,053.

Other expenses to affiliates above include commissions and dealer manager fees paid to Behringer Securities LP, an affiliate of the Partnership, which reallocated all or a portion of the commissions and fees to soliciting dealers.

Through March 31, 2004, the Partnership had used \$3,056,377 of such net offering proceeds to purchase the Hopkins Property. Of the amount used for the purchase of the Hopkins Property, \$102,375 was paid to Behringer Advisors I, an affiliate of the Partnership as acquisition and advisory fees and acquisition expense reimbursement.

Item 3. Defaults upon Senior Securities

No events occurred during the quarter covered by this report that would require a response to this item.

Item 4. Submission of Matters to a Vote of Security Holders

No events occurred during the quarter covered by this report that would require a response to this item.

Item 5. Other Information

No events occurred during the quarter covered by this report that would require a response to this item.

Item 6. Exhibits and Reports on Form 8-K

a) Exhibits

Exhibit 31.1 – Certification of Principal Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002

Exhibit 31.2 – Certification of Principal Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002

Exhibit 32.1 – Certificate of Chief Executive and Financial Officers

b) Reports on Form 8-K

The Partnership filed the following Current Reports on Form 8-K during the first quarter of 2004:

1. On March 18, 2004, the Partnership filed a Current Report on Form 8-K reporting the acquisition of the Hopkins Property.
2. On March 26, 2004, the Partnership filed a Current Report on Form 8-K reporting the distributions to its investors at an annual rate of 6%.

SIGNATURE

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 thereunto duly authorized.

Behringer Harvard Mid-Term Value
Enhancement Fund I LP

By: Behringer Harvard Advisors I LP
Co-General Partner

Dated: May 17, 2004

By: /s/ Gary S. Bresky
Gary S. Bresky
Chief Financial Officer and Treasurer

Index to Exhibits

<u>Exhibit Number</u>	<u>Description</u>
31.1	Certification of Principal Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
31.2	Certification of Principal Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
32.1	Certificate of Chief Executive and Financial Officers

CERTIFICATION OF PRINCIPAL EXECUTIVE OFFICER

I, Robert M. Behringer, Chief Executive Officer of the registrant's co-general partner, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Behringer Harvard Mid-Term Value Enhancement Fund I LP;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this quarterly report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this quarterly report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - c) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Dated this 17th day of May, 2004.

/s/ Robert M. Behringer
Robert M. Behringer
Chief Executive Officer

CERTIFICATION OF PRINCIPAL FINANCIAL OFFICER

I, Gary S. Bresky, Chief Financial Officer and Treasurer of the registrant's co-general partner, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Behringer Harvard Mid-Term Value Enhancement Fund I LP;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this quarterly report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this quarterly report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - c) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Dated this 17th day of May, 2004.

/s/ Gary S. Bresky

Gary S. Bresky

Chief Financial Officer and Treasurer

CERTIFICATE OF CHIEF EXECUTIVE AND FINANCIAL OFFICERS

This Certificate is being delivered pursuant to the requirements of Section 1350 of Chapter 63 (Mail Fraud) of Title 18 (Crimes and Criminal Procedures) of the United States Code and shall not be relied on by any person for any other purpose.

The undersigned, who are the Chief Executive Officer and Chief Financial Officer of Behringer Harvard Advisors I LP, the co-general partner of Behringer Harvard Mid-Term Value Enhancement Fund I LP (the "Partnership"), each hereby certify as follows:

The Quarterly Report on Form 10-Q of the Partnership (the "Report"), which accompanies this Certificate, fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934, and all information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Partnership.

Dated this 17th day of May, 2004.

/s/ Robert M. Behringer

Robert M. Behringer, Chief Executive Officer

/s/ Gary S. Bresky

Gary S. Bresky, Chief Financial Officer and Treasurer

A signed original of this written statement required by Section 906 of the Sarbanes-Oxley Act of 2002 has been provided to the registrant and will be retained by the registrant and furnished to the Securities and Exchange Commission or its staff upon request.