

SECURITIES AND EXCHANGE COMMISSION

FORM NT 10-Q

Notice under Rule 12b25 of inability to timely file all or part of a form 10-Q or 10-QSB

Filing Date: **2004-05-18** | Period of Report: **2004-03-31**
SEC Accession No. **0000736908-04-000009**

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FILER

BRAUVIN REAL ESTATE FUND LP 4

CIK: **736908** | IRS No.: **363304339** | State of Incorpor.: **DE** | Fiscal Year End: **1231**
Type: **NT 10-Q** | Act: **34** | File No.: **000-13402** | Film No.: **04814382**
SIC: **6500** Real estate

Mailing Address
*BRAUVIN REAL ESTATE
FUNDS
30 N LASALLE ST STE 3100
CHICAGO IL 60602*

Business Address
*BRAUVIN REAL ESTATE
FUNDS
30 N LASALLE ST STE 3100
CHICAGO IL 60602
3124430922*

presented to the Limited Partners.

Part IV - Other Information

- (1) Name and telephone number of person to contact in regard to this notification

Tom Murphy
(Name)

(312) 759-7660
(Telephone Number)

- (2) Have all other periodic reports required under section 13 or 15(d) of the Securities Exchange Act of 1934 or section 30 of the Investment Company Act of 1940 during the preceding 12 months or for such shorter period that the registrant was required to file such report(s) been filed? If the answer is no, identify report(s). Yes No

- (3) Is it anticipated that any significant change in results of operations from the corresponding period for the last fiscal year will be reflected by the earnings statements to be included in the subject report or portion thereof?
 Yes No

If so: attach an explanation of the anticipated change, both narratively and quantitatively, and, if appropriate, state the reasons why a reasonable estimate of the results cannot be made.

Brauvin Real Estate Fund L.P. 4
(Name of Registrant as specified in the charter)

has caused this notification to be signed on its behalf by the undersigned thereunto duly authorized.

Date: May 17, 2004

By: /s/ Jerome J. Brault
Jerome J. Brault
Brauvin Ventures, Inc.
President