FORM 10QSB

Optional form for quarterly and transition reports of small business issuers under section 13 or 15(d)

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FILER

BRAUVIN INCOME PROPERTIES LP 6
CIK:**793066**| IRS No.: **361276801** | State of Incorp.:**DE** | Fiscal Year End: **1231**
Type: **10QSB** | Act: **34** | File No.: **000-16857** | Film No.: **04814383**
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
3127597660

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

FORM 10-QSB

[X] Quarterly Report Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

For the three months 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 0-16857________________

Brauvin Income Properties L.P. 6____________
(Name of small business issuer as specified in its charter)

Delaware	36-1276801________
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)

30 North LaSalle Street, Chicago, Illinois	60602______
(Address of principal executive offices)	(Zip Code)

(312) 759-7660_______________________
(Issuer's telephone number)

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Name of each exchange on which registered
None	None__________

Securities registered pursuant to Section 12(g) of the Act:
Limited Partnership Interests______________
(Title of class)

Check whether the issuer (1) filed all reports required to be filed by Section 13 or 15(d) of the Exchange Act during the past 12 months (or for such shorter period that the issuer was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.
Yes X No .

BRAUVIN INCOME PROPERTIES L.P. 6
(a Delaware limited partnership)

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PART I

BRAUVIN INCOME PROPERTIES L.P. 6

(a Delaware limited partnership)

PART I - FINANCIAL INFORMATION

ITEM 1. Consolidated Financial Statements

The following Consolidated Statement of Net Assets in Liquidation as of March 31, 2004 (Liquidation Basis), Consolidated Statement of Changes in Net Assets in Liquidation for the period January 1, 2004 to March 31, 2004 (Liquidation Basis), Consolidated Statement of Changes in Net Assets in Liquidation for the period January 1, 2003 to March 31, 2003 (Liquidation Basis) and Consolidated Statements of Operations for the three months ended March 31, 2004 and March 31, 2003 (Liquidation Basis) for Brauvin Income Properties L.P. 6 (the "Partnership") are unaudited but reflect, in the opinion of the management, all adjustments necessary to present fairly the information required. All such adjustments are of a normal recurring nature.

These financial statements should be read in conjunction with the financial statements and notes thereto included in the Partnership's 2003 Annual Report on Form 10-KSB.

BRAUVIN INCOME PROPERTIES L.P. 6
(a Delaware limited partnership)

CONSOLIDATED STATEMENT OF NET ASSETS IN LIQUIDATION AS OF
MARCH 31, 2004 (LIQUIDATION BASIS)
(Unaudited)

ASSETS	
Real estate held for sale	$ 810,250
Cash and cash equivalents	1,192,828
Rent receivable	55,775
Total Assets	2,058,853
LIABILITIES	
Accounts payable and accrued expenses	128,989
Deferred gain on sale of property	9,849
Reserve for liquidation costs	121,170
Due to affiliate	383
Venture partner's share of joint venture	580,000
Tenant security deposits	7,620

Total Liabilities	848,011
Net Assets in Liquidation	$1,210,842

See accompanying notes to consolidated financial statements.

BRAUVIN INCOME PROPERTIES L.P. 6
(a Delaware limited partnership)

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS IN LIQUIDATION
(LIQUIDATION BASIS) FOR THE PERIOD
JANUARY 1, 2004 TO MARCH 31, 2004
(Unaudited)

Net assets at January 1, 2004	$1,214,618
Loss from operations	(3,776)
Net assets in liquidation at March 31, 2004	$1,210,842

See accompanying notes to consolidated financial statements.

BRAUVIN INCOME PROPERTIES L.P. 6
(a Delaware limited partnership)

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS IN LIQUIDATION
(LIQUIDATION BASIS) FOR THE PERIOD
JANUARY 1, 2003 TO MARCH 31, 2003
(Unaudited)

Net assets at January 1, 2003	$1,157,817
Loss from operations	(107,685)
Net assets in liquidation at March 31, 2003	$1,050,132

See accompanying notes to consolidated financial statements.

BRAUVIN INCOME PROPERTIES L.P. 6
(a Delaware limited partnership)

CONSOLIDATED STATEMENTS OF OPERATIONS
(LIQUIDATION BASIS)
FOR THE THREE MONTHS ENDED MARCH 31, 2004 and 2003
(Unaudited)

	2004	2003
INCOME		
Rental	$ 19,125	$164,989
Interest	1,907	300
Other, primarily tenant expense reimbursements	19,724	57,485
Total income	40,756	222,774
EXPENSES		
Interest	--	182,211
Real estate taxes	16,233	38,572
Repairs and maintenance	--	6,948
Management fees (Note 5)	2,348	10,395
Other property operating	--	39,808
General and administrative	13,647	48,606
Total expenses	32,228	326,540
Net income (loss) before joint venture partner's share	8,528	(103,766)
Joint venture partner's share	(12,304)	(3,919)
Net loss	$ (3,776)	$(107,685)
Net loss allocated to the General Partners	$ (38)	$ (1,077)
Net loss allocated to the Limited Partners	$ (3,738)	$(106,608)
Net loss per Limited Partnership Interest (7,842.5 units outstanding)	$ (0.48)	$ (13.59)

See accompanying notes to consolidated financial statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(1) ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

ORGANIZATION

Brauvin Income Properties L.P. 6 (the "Partnership") is a Delaware limited partnership organized for the purpose of acquiring, operating, holding for investment and disposing of commercial properties consisting principally of existing shopping centers and, to a lesser extent, office and industrial buildings. The General Partners of the Partnership are Brauvin 6, Inc. and Jerome J. Brault. On August 8, 1997, Mr. Cezar M. Froelich resigned as a Individual General Partner effective 90 days from August 14, 1997. Brauvin 6, Inc. is owned by the A.G.E. Realty Corporation Inc.(50%) and by Messrs. Brault (beneficially) (25%) and Froelich (25%). A.G. Edwards & Sons, Inc. and Brauvin Securities, Inc., affiliates of the General Partners, were the selling agents of the Partnership. The Partnership is managed by an affiliate of the General Partners.

The Partnership was formed in April 1986. The Partnership filed a Registration Statement on Form S-11 with the Securities and Exchange Commission which became effective on May 30, 1986. The offering was terminated on August 31, 1987 having sold $7,842,500 in limited partnership interests.

The Partnership had acquired Delchamps Plaza North Shopping Center ("Delchamps"), Shoppes on the Parkway ("Shoppes") and a Ponderosa Restaurant ("Ponderosa").

On July 19, 2002, Delchamps was sold to an unaffiliated third party for $3,050,000. After repayment of the mortgage note and costs related to the sale the Partnership received approximately $288,000 in net proceeds.

On May 13, 2003, Shoppes was sold to an unaffiliated third party for $6,157,000. After repayment of the mortgage note and costs related to the sale the Partnership received approximately $449,000 in net proceeds.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Management's Use of Estimates

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

Basis of Presentation

As a result of the July 12, 1999 authorization by a majority of the Limited Partners to sell the Partnership's properties, the Partnership had begun the liquidation process and, in accordance with generally accepted accounting principles, the Partnership's financial statements for periods subsequent to July 12, 1999 are prepared on the liquidation basis of accounting. Accordingly, the carrying values of assets are presented at estimated net realizable amounts and liabilities are presented at estimated settlement amounts, including estimated costs associated with carrying out the liquidation. Preparation of the financial statements on the liquidation basis of accounting requires significant assumptions by management, including the estimate of liquidation costs and the resolution of any contingent liabilities. There may be differences between the assumptions and the actual results because events and circumstances frequently do not occur as expected. Those differences, if any, could result in a change in the net assets recorded in the statement of net assets as of March 31, 2004.

Accounting Method

The accompanying consolidated financial statements have been prepared using the accrual method of accounting.

Federal Income Taxes

Under the provisions of the Internal Revenue Code, the Partnership's income and losses are reportable by the partners on their respective income tax returns. Accordingly, no provision is made for Federal income taxes in the consolidated financial statements.

Principles of Consolidation

The Partnership had one affiliate, Brauvin/Shoppes on the Parkway L.P., which was owned 99% by the Partnership and 1% by an affiliate of the General Partners. The accounts of the Partnership have been consolidated with its majority owned subsidiary in the accompanying financial statements. All significant intercompany balances and transactions have been eliminated upon consolidation.

Distributions from the subsidiary were made to the General Partner in an amount equal to: (a) any tax liability caused by its allocation of Profits or income; and (b) any filing fees or accounting fees incurred in connection herewith; and then to the Limited Partner until it receives an amount equal to the value of its Capital Contribution plus an annual compounded return on its original investment of 25% per annum and; thereafter, in accordance with their respective partnership interests.

On May 13, 2003, Shoppes was sold and the majority of the remaining cash has been transferred to the Partnership.

On February 18, 2003, the Partnership sold a two-thirds undivided interest in the Ponderosa Restaurant property for a sales price of $600,000. Pursuant to the terms of the agreement, the Partnership maintains the control of both the sales process and the management of the property and the holder of the two-thirds interest is entitled to the first $580,000 of sales proceeds and its allocable share of the rent collected from the tenant and is not required to fund any operating deficits. Additionally, if the property is not sold within one year, the Partnership is required to pay the buyer a monthly return on the purchase price of 10% per annum for 6 months and 12% per annum for an additional 12 months at the end of which time if the property has not been sold, the Partnership is required to repurchase the interest for a total consideration of $580,000. Accordingly, the Partnership's financial statements continue to include the Ponderosa property and the results of its operations with the purchaser's share shown as Venture partner's share.

Real Estate Held for Sale

Prior to the conversion from the going concern basis to the liquidation basis of accounting, the Partnership's rental properties were stated at cost including acquisition costs. Depreciation was recorded on a straight-line basis over the estimated economic lives of the properties which approximate 31.5 years.

Subsequent to the adoption of the liquidation basis of accounting (see Note 2), the Partnership adjusted its investments in real estate to estimated net realizable value, which is recorded as real estate held for sale. Additionally, the Partnership suspended recording any further depreciation expense.

In July 2001, the FASB issued Statement of Financial Accounting Standards No. 141, "Business Combinations" ("SFAS 141"). SFAS 141 requires the purchase method of accounting for business combinations initiated after June 30, 2001 and eliminates the pooling-of-interests method. In July 2001, the FASB issued Statement of Financial Accounting Standards No. 142, "Goodwill and Other Intangible Assets" ("SFAS 142"), which is effective January 1, 2002. SFAS 142 requires, among other things, the discontinuance of goodwill amortization. In addition, the standard includes provisions for the reclassification of certain existing intangibles reassessment of the useful lives of existing intangibles, reclassification of certain intangibles out of previously reported goodwill and the identification of reporting units for purposes of assessing potential future impairments of goodwill.

Application of the statements to future acquisitions, if any, could result in the recognition, upon acquisition of additional intangible assets (acquired in-place lease origination costs and acquired above market leases) and liabilities (acquired below market leases), which would be amortized over the remaining terms of the acquired leases.

The Partnership has adopted Statement of Financial Accounting Standards No. 143, "Accounting for Asset Retirement Obligations" ("SFAS 143"), which is effective for years beginning after June 15, 2002. SFAS 143 requires recognition of a liability and associated asset for the fair value of costs arising from legal obligations associated with the retirement of tangible long-lived assets. The asset is to be allocated to expense over its estimated useful life.

In August 2001, the FASB issued Statement of Financial Accounting Standards

No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets" ("SFAS 144"), which was effective for fiscal years beginning after December 15, 2001. SFAS 144 supersedes FASB Statement No. 121, "Accounting for the Impairment of Long-Lived Assets and Long-Lived Assets to Be Disposed Of" ("SFAS 121"). SFAS 144 retains the recognition and measurement requirements of SFAS 121, but resolves significant SFAS 121 implementation issues. In addition, it applies to a segment of a business accounted for as a discontinued operation.

SFAS 143 and SFAS 144 have not had a significant impact on the Partnership's financial statements.

Cash and Cash Equivalents

Cash and cash equivalents include all highly liquid debt instruments with an original maturity within three months of purchase.

Rent Receivable

Rent receivable is comprised of billed but uncollected amounts due for monthly rents and other charges. Receivables are recorded at management's estimate of the amounts that will ultimately be collected.

Estimated Fair Value of Financial Instruments

Disclosure of the estimated fair value of financial instruments is made in accordance with the requirements of Statement of Financial Accounting Standards No. 107, "Disclosures About Fair Value of Financial Instruments". The estimated fair value amounts have been determined by using available market information and appropriate valuation methodologies. However, considerable judgment is necessarily required in interpreting market data to develop estimates of fair value.

The fair value estimates presented herein are based on information available to management as of March 31, 2004, but may not necessarily be indicative of the amounts that the Partnership could realize in a current market exchange. The use of different assumptions and/or estimation methodologies may have a material effect on the estimated fair value amounts.

In connection with the adoption of the liquidation basis of accounting, assets were adjusted to estimated net realizable value and liabilities were adjusted to estimated settlement amounts, which approximates their fair value at March 31, 2004.

Derivatives and Hedging Instruments

In June 1998, the Financial Accounting Standards Board ("FASB") issued Statement of Financial Accounting Standards No. 133, "Accounting for Derivative Instruments and Hedging Activities" ("SFAS 133"), which requires that all derivatives be recognized as assets and liabilities in the balance sheet and be measured at fair value. SFAS 133 also requires changes in fair value of derivatives to be recorded each period in current earnings or comprehensive income depending on the intended use of the derivatives. In June, 2000, the FASB issued SFAS 138, which amends the accounting and reporting standards of SFAS 133 for certain derivatives and certain hedging activities. SFAS 133 and SFAS 138 were adopted by the Partnership effective January 1, 2001. The Partnership had no derivatives in 2004 and 2003.

Recent Accounting Pronouncements

In April 2002, FASB issued Statement of Financial Accounting Standards No. 145, "Rescission of FASB Statements No. 4, 44, Amendment of FASB No. 13, and Technical Corrections" ("SFAS 145"). Generally, the rescission of FASB No. 4, "Reporting Gains and Losses from Extinguishment of Debt" would require that debt extinguishment costs are to no longer be treated as extraordinary items. The amendment to FASB No. 13, "Accounting for Leases" requires sale-leaseback accounting for certain lease modifications that have the economic effects that are similar to sale-leaseback transactions. This statement is generally effective for the year ending December 31, 2003.

In November 2002, FASB issued FASB Interpretation No. 45, "Guarantor's Accounting and Disclosure Requirements for Guarantees, Including Indirect Guarantees of Indebtedness of Others" (FIN 45). FIN 45 elaborates on the disclosures to be made by a guarantor in its interim and annual financial statements about its obligations under certain guarantees that it has issued and clarifies that a guarantor is required to recognize, at inception of the guarantee, a liability for the fair value of the obligation undertaken in issuing the guarantee. The initial recognition and measurement provisions of FIN 45 are applicable to guarantees issued or modified after December 31, 2002. The disclosure requirements of FIN 45 are effective for periods ending after December 15, 2002.

In January 2003, FASB issued interpretation No. 46, "Consolidation of Variable Interest Entities" (FIN 46). FIN 46 addresses consolidation by business enterprises of certain variable interest entities in which the equity investors do not have the characteristics of a controlling financial interest or do not have sufficient equity at risk for the entity to finance its activities without additional subordinated financial support from other parties.

This interpretation was revised in December 2003 and shall, for calendar year end entities, be effective as of December 31, 2003 for "special purpose entities" (as defined) and as of December 31, 2004 for all other entities. The Partnership does not own any "special purpose entities."

In May 2003, FASB issued Statement of Financial Accounting Standards No. 150, "Accounting for Certain Financial Statements with the Characteristics of both Liabilities and Equity" (SFAS 150"), which is effective for all financial instruments entered into or modified after May 31, 2003, and is otherwise effective beginning July 1, 2003. SFAS 150 establishes standards for how an issuer classifies and measures certain financial instruments with characteristics of both liabilities and equity.

The adoption of SFAS 145 and SFAS 150 and FIN 45 and FIN 46 has not had a significant impact on the Partnership's financial statements.

<2) ADJUSTMENT TO LIQUIDATION BASIS

On July 12, 1999, in accordance with the liquidation basis of accounting, assets were adjusted to estimated net realizable value and liabilities were adjusted to estimated settlement amounts, including estimated costs associated with carrying out the liquidation.

As a result of the contract for sale of Shoppes (see Notes 4 and 6) the Partnership's investment in real estate held for sale and the deferred gain on the sale of real estate were each reduced $1,784,500 in the first quarter of 2003. In May 2003 the Partnership's investment in real estate held for sale and the deferred gain on sale of real estate were reduced by $5,997,000 and $368,638, respectively, as a result of the Shoppes sale.

(3) PARTNERSHIP AGREEMENT

The restated Limited Partnership Agreement (the "Agreement") provides that 99% of the net profits and losses from operations of the Partnership for each fiscal year of the Partnership shall be allocated to the Limited Partners and 1% of the net profits and losses from operations during each of said fiscal years shall be allocated to the General Partners.

All Operating Cash Flow, as such term is defined in the Agreement, during any calendar year shall be distributed 99% to the Limited Partners and 1% to the General Partners. The receipt by the General Partners of such 1% of Operating Cash Flow shall be subordinated to the receipt by the Limited Partners of Operating Cash Flow equal to a 10% per annum, cumulative, non-compounded return on Adjusted Investment, as such term is defined in the Agreement (the "Preferential Distribution"). In the event the full Preferential Distribution is not made in any year (herein referred to as a "Preferential Distribution Deficiency") and Operating Cash Flow is available in following years in excess of the Preferential Distribution for said years, then the Limited Partners shall be paid such excess Operating Cash Flow until they have been paid any unpaid Preferential Distribution Deficiency from prior years. For subscribers who were admitted as Limited Partners during 1986, the term "Preferential Distribution" shall mean a 12% per annum, cumulative, non-compounded return on Adjusted Investment.

No distribution was paid in 2004. The Preferential Distribution Deficiency equaled $7,172,753 at March 31, 2004.

(4) MORTGAGE NOTES PAYABLE

On April 6, 1995, the Partnership obtained a first mortgage loan in the amount of $6,100,000 (the "First Mortgage Loan") secured by Shoppes from Morgan Stanley Mortgage Capital, Inc. (the "Successor Lender"). The First

Mortgage Loan bore interest at the rate of 9.55% per annum, amortized over a 25-year period, required monthly payments of principal and interest of approximately $53,500 and was scheduled to mature on May 1, 2002. The lender and the Partnership had executed an extension of the maturity to December 31, 2002.

Subsequent to December 31, 2002, the Partnership stopped making payments to the lender and was in default under the terms of the mortgage. However, in the second quarter of 2003, the lender agreed to an extension of the mortgage loan until June 30, 2003, subject to the payment of all unpaid payments and late fees for the period from January 1, 2003 to June 30, 2003 (approximately $200,000) and the payment of an extension fee of approximately $27,000. On April 10, 2003, the Partnership made these payments to the lender and the default was cured.

On May 13, 2003, Shoppes was sold to an unrelated third party, for a gross purchase price of $6,157,500 and the balance of its mortgage was paid.

(5) TRANSACTIONS WITH AFFILIATES

Fees and other expenses incurred or paid to the General Partners or their affiliates for the three months ended March 31, 2004 and 2003 were as follows:

	2004	2003
Management fees (based upon 6% of "gross receipts" (as defined))	$ 2,348	$ 10,395
Reimbursable office expenses	18,825	26,025

The Partnership had made all payments to affiliates, except for $383 for management fees, as of March 31, 2004.

(6) PROPERTY SALE

On May 13, 2003, Shoppes was sold to an unaffiliated third party for $6,157,000. After repayment of the mortgage note and costs related to the sale, the Partnership received approximately $449,000 in net proceeds. In addition, the Partnership received approximately $479,000 from the mortgage holder as a release of escrow deposits.

Item 2. Management's Discussion and Analysis of Plan of Operation.

General

Certain statements in this Quarterly Report that are not historical fact constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Without limiting the foregoing, words such as "anticipates", "expects", "intends", "plans" and similar expressions are intended to identify forward-looking statements. These statements are subject to a number of risks and uncertainties. Actual results could differ materially from those projected in the forward-looking statements. The Partnership undertakes no obligation to update these forward-looking statements to reflect future events or circumstances.

Liquidity and Capital Resources

The Partnership intends to satisfy its short-term liquidity needs through cash reserves and cash flow from the properties.

The General Partners expect to distribute proceeds from operating cash flow, if any, and from the sale of real estate to Limited Partners in a manner that is consistent with the investment objectives of the Partnership. Management of the Partnership believes that cash needs may arise from time to time, which will have the effect of reducing distributions to Limited Partners to amounts less than would be available from refinancing or sale proceeds. These cash needs include, among other things, maintenance of working capital reserves in compliance with the Agreement as well as payments for major repairs, tenant improvements and leasing commissions in support of real estate operations.

In 1999, the General Partners determined it was an appropriate time to pursue the disposition of the Partnership's assets. Additionally, in 1999, the Partnership solicited and received the votes of the Limited Partners to approve a sale of all of the Partnership's properties, either on an individual or group basis, and to subsequently liquidate the Partnership. The solicitation, which was approved by the Limited Partners in the third quarter of 1999, stated that the Partnership's properties may be sold individually or in any combination provided that the total sales price for the properties included in the transaction equals or exceeds 70% of the aggregate appraised value for such properties, which valuation was conducted by an independent third party appraisal firm.

As a result of the July 12, 1999 authorization by a majority of the Limited Partners to sell the Partnership's properties, the Partnership began the liquidation process and, in accordance with generally accepted accounting principles, the Partnership's financial statements for periods subsequent to July 12, 1999 have been prepared on a liquidation basis. Accordingly, the carrying value of the assets is presented at estimated net realizable amounts and all liabilities are presented at estimated settlement amounts, including estimated costs associated with carrying out the liquidation. Preparation of the financial statements on a liquidation basis requires significant assumptions by management, including the ability to extend or refinance current debt maturities, the estimate of liquidation costs and the resolution of any contingent liabilities. There may be differences between the assumptions and the actual results because events and circumstances frequently do not occur as expected. Those differences, if any, could result in a change in the net assets recorded in the consolidated statement of net assets in liquidation as of March 31, 2004.

Shoppes on the Parkway

On April 6, 1995, the Partnership obtained a first mortgage loan in the amount of $6,100,000 (the "First Mortgage Loan") secured by Shoppes from Morgan Stanley Mortgage Capital, Inc. The First Mortgage Loan bears interest at the rate of 9.55% per annum, amortizes over a 25-year period, required monthly payments of principal and interest of approximately $53,000 and matured on December 31, 2002. The outstanding mortgage balance encumbered by this property was $5,440,867 at December 31, 2002. Subsequent to December 31, 2002, the Partnership stopped making payments to the lender and was in default under the terms of the mortgage. However, in the second quarter of 2003, the lender agreed to an extension of the mortgage loan until June 30, 2003, subject to the payment of all unpaid payments and late fees for the period from January 1, 2003 to March 31, 2003 (approximately $200,000) and the payment of an extension fee of approximately $27,000. On April 10, 2003, the Partnership made these payments to the lender and the default was cured.

During the fourth quarter of 2002, the Partnership entered into a contract to sell the property for $8,350,000 less: 1) the costs of the renovation of the new anchor tenant space; 2) the cost of moving two tenants that must be moved to accommodate the anchor tenant; and 3) the implied cost of the down time of the anchor tenant during its build out period. This sale was premised on the 21,000 anchor tenant accepting the lease and the major modifications as detailed above.

On May 13, 2003, Shoppes was sold to an unrelated third party, net of the costs of the detailed in the proceeding paragraph, for a sale price of $6,157,500.

Ponderosa

The Ponderosa Restaurant property is the smallest asset owned by the Partnership and it does not have any debt associated with it. In the third quarter of 2001, Metromedia Steakhouses Company L.P., the parent of Ponderosa and the original tenant under the lease, sublet the premises to an area franchisee through the term of the existing lease (September, 2003).

In the third quarter of 2002, the Partnership executed a new lease with the Ponderosa franchisee currently operating the property. The new lease commenced in September 2002 and has a fifteen year term. The lease has minimum rental payments of $75,000 per year, with annual increases of 2% per year. The Partnership will also receive percentage rent payments equal to 5% above the natural breakpoint. The lease is "triple net" to the Partnership which will require the tenant to pay all operating expenses, taxes and maintenance of the property. The Partnership is also required to make a $50,000 contribution towards a material renovation of the property, plus three months of free rent. The new rental payments are significantly lower than those of the previous lease. However, management believes that the new terms are consistent with the prevailing rental market. In addition, the new fifteen year term and the material renovation of the property will make the asset more salable. The operator has commenced the renovation of the property and is scheduled to be complete by March 31, 2004. Since the renovation is not complete, the property has been more difficult to sell.

In the fourth quarter of 2002, the Partnership entered into an agreement for the sale of the property to an unaffiliated buyer for $885,000, less the $50,000 required for future renovations of the property. Subsequently, the prospective purchaser terminated the sale agreement.

On February 18, 2003, the Partnership sold a two-thirds undivided interest in the Ponderosa Restaurant property for a sales price of $600,000. Pursuant to the terms of the agreement, the Partnership maintains the control of both the sales process and the management of the property and the holder of the two-thirds interest is entitled to the first $580,000 of sales proceeds and its allocable share of the rent collected from the tenant and is not required to fund any operating deficits. Additionally, if the property is not sold within one year, the Partnership is required to pay the buyer a monthly return on the purchase price of 10% per annum for 6 months and 12% per annum for an additional 12 months at the end of which time if the property has not been sold, the Partnership is required to repurchase the interest for a total consideration of $580,000. Accordingly, the Partnership's financial statements continue to include the Ponderosa property and the results of its operations with the purchaser's share shown as Venture partner's share.

In addition, in the first quarter of 2003, the Partnership received an expression of interest from a potential purchaser of this property for a sale price of $935,000 less the $50,000 required for the future property renovations. However, a contract was never fully executed and the potential purchaser has decided not to pursue this transaction. In the third quarter of 2003, the Partnership entered into a sale contract for the property for $925,000, less the $50,000 for future renovation. However, the contract was terminated by the potential purchaser during the due diligence period.

In March of 2004, the Partnership entered a letter of intent for the sale of the property for $900,000, less the $50,000 in renovation costs. The completion of the transaction was subject to documentation and the buyer's due diligence. This contract was also terminated during the due diligence period. The Partnership continues to market the property for sale.

The operator has made substantial progress in the completion of the renovation of the property. The operator anticipates a grand reopening in the second quarter of 2004. During the renovation, the operator has made timely rental payments, however, the payments of real estate taxes and tax escrow payments have not been made. The Partnership has given notice to the lessee of non-payment and the Partnership is currently evaluating its alternatives.

Results of Operations

The Partnership's revenue and expenses are affected primarily by the operations of the properties. Property operations, and in particular the components of income, demand for space and rental rates are, to a large extent, determined by local and national market conditions.

The General Partners conduct an in-depth assessment of each property's physical condition as well as a demographic analysis to assess opportunities for increasing occupancy and rental rates and decreasing operating costs. In all instances, decisions concerning restructuring of loan terms, reversions and subsequent operation of the property are made with the intent of maximizing the potential proceeds to the Partnership and, therefore, return of investment and income to Limited Partners.

In certain instances and under limited circumstances, management of the Partnership entered into negotiations with lenders for the purpose of restructuring the terms of loans to provide for debt service levels that could be supported by operations of the properties. When negotiations are unsuccessful, management of the Partnership considers the possibility of reverting the properties to the first mortgage lender. Foreclosure proceedings may require 6 to 24 months to conclude.

An affiliate of the Partnership and the General Partners is assigned responsibility for day-to-day management of the properties. The affiliate receives a combined management and leasing fee, which cannot exceed 6% of gross revenues generated by the properties. Management fee rates are determined by the extent of services provided by the affiliate versus services that may be provided by third parties, i.e., independent leasing agents. In all instances, fees paid by the Partnership to the property management affiliate are, in the General Partners' opinion, comparable to fees that would be paid to independent third parties.

Results of Operations (Liquidation Basis) - Three months ended March 31, 2004 and 2003

As a result of the Partnership's adoption of the liquidation basis of accounting, and in accordance with generally accepted accounting principles, the Partnership's financial statements for periods subsequent to July 12, 1999 have been prepared on a liquidation basis.

The Partnership generated a net loss of $4,000 for the three months ended March 31, 2004 as compared to net loss of $108,000 for the same period in 2003. The $104,000 decrease in net loss is primarily a result of a decrease in total expenses of $294,000 offset by a decrease in total income of $182,000 and an increase in the venture partner's share of income of $8,000.

Total income for the three months ended March 31, 2004 was $41,000 as compared to $223,000 for the same period in 2003. The $182,000 decrease in total income was primarily a result of a $146,000 decrease in rental income, a decrease in other income of $38,000 and an increase in interest income of $2,000. Rental and other income decreased primarily as a result of the May 13, 2003 sale of Shoppes on the Parkway.

Total expense for the three months ended March 31, 2004 was $32,000 as compared to $327,000 for the same period in 2003. The $294,000 decrease in total expense was primarily a result of a decrease in interest expense of $182,000, a decrease in operating expense of $40,000, a decrease of $35,000 in general and administrative expense, a decrease in real estate taxes of $22,000, a decrease in repairs of $8,000 and a decrease in management fees of $8,000. The decreases in the above expense items relate primarily to the sale of the Shoppes on the Parkway.

Results of Operations (Liquidation Basis) - Three months ended March 31, 2003 and 2002

The Partnership generated a net loss of $108,000 for the three months ended March 31, 2003 as compared to net loss of $89,000 for the same period in 2002. The $18,000 increase in net loss is primarily a result of a decrease in total income of $99,000 offset by a decrease in total expenses of $84,000.

Total income for the three months ended March 31, 2003 was $223,000 as compared to $322,000 for the same period in 2002. The $99,000 decrease in total income was primarily a result of a $74,000 decrease in rental income. Rental income decreased primarily as a result of the sale of DelChamps and a decline in average occupancy at Shoppes on the Parkway.

Total expense for the three months ended March 31, 2003 was $327,000 as compared to $411,000 for the same period in 2002. The $84,000 decrease in total expense was primarily a result of a $59,000 decrease in general and administrative expense, a $15,000 decrease in operating expense, a $13,000 decrease in interest expense, and a $9,000 decrease in management fees. These decreases were offset by a $7,000 increase in real estate tax expense and a $5,000 increase in repairs and maintenance expense. The decrease in general and administrative expense was primarily the result of a $17,000 decrease in expenses related to transferring certain expenses to reduce the reserve for estimated costs during liquidation, a $15,000 decrease in bad debt expense, and an $18,000 decrease in repairs and maintenance expense. The decrease in bad debt expense is the result of write-offs at Shoppes during the first quarter of 2002. The decrease in repairs and maintenance is the result of the repairs at Shoppes during the first quarter of 2002.

Item 3. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

The Chief Executive Officer and Chief Financial Officer of the corporate general partner have reviewed and evaluated the effectiveness of the Partnership's disclosure controls and procedures (as defined in Exchange Act Rules 240.13a-14(c) and 15d-14(c)) as of a date within 90 days before the filing date of this quarterly report. Based on that evaluation, the Chief Executive Officer and Chief Financial Officer have concluded that the

Partnership's current disclosure controls and procedures are effective and timely, providing all material information relating to the Partnership required to be disclosed in reports filed or submitted under the Exchange Act.

Changes in Internal Controls

There have not been any 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. The Chief Executive Officer and Chief Financial Officer are not aware of any significant deficiencies or material weaknesses, therefore no corrective actions were taken.

PART II - OTHER INFORMATION

ITEM 1. Legal Proceedings.

None.

ITEM 2. Changes in Securities.

None.

ITEM 3. Defaults Upon Senior Securities.

None.

ITEM 4. Submission of Matters To a Vote of Security Holders.

None.

ITEM 5. Other Information.

None.

ITEM 6. Exhibits and Reports on Form 8-K.

Exhibit 99. Certificate of the Chief Executive Officer and the Certificate of the Chief Financial Officer.

SIGNATURES

In accordance with the requirements of the Exchange Act, the registrant caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

BY: Brauvin 6, Inc.

Corporate General Partner of
Brauvin Income Properties L.P. 6

BY: /s/ Jerome J. Brault
Jerome J. Brault
Chairman of the Board of
Directors and President

DATE: May 17, 2004

BY: /s/ Thomas E. Murphy
Thomas E. Murphy
Chief Financial Officer and
Treasurer

DATE: May 17, 2004

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER
OF
BRAUVIN 6, INC.
CORPORATE GENERAL PARTNER
OF
BRAUVIN INCOME PROPERTIES L.P. 6

I, Jerome J. Brault, Chief Executive Officer of the Company, certify that:

1. I have reviewed this quarterly report on Form 10-QSB of Brauvin Income Properties L.P. 6;

2. Based on my knowledge, this quarterly report does not contain any untrue statement of 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 report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the consolidated financial condition, results of operations and statement of changes in net assets in liquidation of the small business issuer as of, and

for, the periods presented in this report;

4. The small business issuer'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)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)for the small business issue 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 small business issuer, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this quarterly report is being prepared;

b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles

c) Evaluated the effectiveness of the small business issuer'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

d) Disclosed in this report any change in the small business issuer's internal control over financial reporting that occurred during the small business issuer's most recent fiscal quarter (the small business issuer's fourth quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the small business issuer's internal control over financial reporting; and

5. The small business issuer's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the small business issuer's auditors and the audit committee of small business issuer's board of directors (or persons performing the equivalent function):

a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to aversely affect the small business issuer'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 small business issuer's internal controls over financial reporting.

BY: /s/Jerome J. Brault
Jerome J. Brault

Chairman of the Board of Directors,
President and Chief Executive Officer

DATE: May 17, 2004

CERTIFICATE OF THE CHIEF FINANCIAL OFFICER
OF
BRAUVIN 6, INC.
CORPORATE GENERAL PARTNER
OF
BRAUVIN INCOME PROPERTIES L.P. 6

I, Thomas E. Murphy, Chief Financial Officer of the Company, certify that:

1. I have reviewed this quarterly report on Form 10-QSB of Brauvin Income Properties L.P. 6;

2. Based on my knowledge, this quarterly report does not contain any untrue statement of 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 report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the consolidated financial condition, results of operations and statement of changes in net assets in liquidation of the small business issuer as of, and for, the periods presented in this report;

4. The small business issuer'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)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)for the small business issue 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 small business issuer, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this quarterly report is being prepared;

b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles

c) Evaluated the effectiveness of the small business issuer'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

d) Disclosed in this report any change in the small business issuer's internal control over financial reporting that occurred during the small business issuer's most recent fiscal quarter (the small business issuer's fourth quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the small business issuer's internal control over financial reporting; and

5. The small business issuer's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the small business issuer's auditors and the audit committee of small business issuer's board of directors (or persons performing the equivalent function):

a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to aversely affect the small business issuer'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 small business issuer's internal controls over financial reporting.

BY: /s/ Thomas E. Murphy
Thomas E. Murphy
Chief Financial Officer and Treasurer

DATE: May 17, 2004

Exhibit 99

SECTION 906 CERTIFICATION

The following statement is provided by the undersigned to accompany the Quarterly Report on Form 10-QSB for the quarter ended March 31, 2004, pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 and shall not be deemed filed pursuant to any provisions of the Securities Exchange Act of 1934 or any other securities law:

Each of the undersigned certifies that the foregoing Report on Form 10-QSB fully complies with the requirements of Section 13(a) of the Securities Exchange Act of 1934 (15 U.S.C. 78m) and that the information contained in the Form 10-QSB fairly presents, in all material respects, the financial condition and results of operations of Brauvin Income Properties L.P. 6.

BY: Brauvin 6, Inc.
Corporate General Partner of
Brauvin Income Properties L.P. 6

BY: /s/ Jerome J. Brault
Jerome J. Brault
Chairman of the Board of Directors,
President and Chief Executive Officer

DATE: May 17, 2004

BY: /s/ Thomas E. Murphy
Thomas E. Murphy
Chief Financial Officer and Treasurer

DATE: May 17, 2004