

BBH REAL ESTATE ENHANCED VALUE FUND I, L.P.

FORM D

(Small Company Offering and Sale of Securities Without Registration)

Filed 12/03/21

Address 140 BROADWAY
 NEW YORK, NY, 10005
Telephone 212-493-8896
CIK 0001896687

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

| OMB APPROVAL |
|---|
| OMB Number: 3235-0076 |
| Estimated Average burden hours per response: 4.0 |

FORM D

Notice of Exempt Offering of Securities

1. Issuer's Identity

CIK (Filer ID Number)

0001896687

Name of Issuer

BBH Real Estate Enhanced Value

Fund I, L.P.

Jurisdiction of

Incorporation/Organization

DELAWARE

Previous Name(s) None

Entity Type

- Corporation
- Limited Partnership
- Limited Liability Company
- General Partnership
- Business Trust
- Other

Year of Incorporation/Organization

- Over Five Years Ago
- Within Last Five Years (Specify Year) **2021**
- Yet to Be Formed

2. Principal Place of Business and Contact Information

Name of Issuer

BBH Real Estate Enhanced Value Fund I, L.P.

Street Address 1

Street Address 2

140 Broadway

City

New York

State/Province/Country

NEW YORK

ZIP/Postal Code

10005

Phone No. of Issuer

212-493-8896

3. Related Persons

| | | |
|---|---|-----------------------------------|
| Last Name BBHRE EV Associates I, LLC | First Name N/A | Middle Name |
| Street Address 1 140 Broadway | Street Address 2 | |
| City New York | State/Province/Country NEW YORK | ZIP/Postal Code 10005 |
| Relationship: <input checked="" type="checkbox"/> Executive Officer | <input type="checkbox"/> Director | <input type="checkbox"/> Promoter |

Clarification of Response (if Necessary)

General Partner of the Issuer

| | | |
|---|---|--|
| Last Name Brown Brothers Harriman & Co. | First Name N/A | Middle Name |
| Street Address 1 140 Broadway | Street Address 2 | |
| City New York | State/Province/Country NEW YORK | ZIP/Postal Code 10005 |
| Relationship: <input checked="" type="checkbox"/> Executive Officer | <input type="checkbox"/> Director | <input checked="" type="checkbox"/> Promoter |

Clarification of Response (if Necessary)

Sole Member of the General Partner

| | | |
|---|---|-----------------------------------|
| Last Name Levine | First Name Martin | Middle Name S. |
| Street Address 1 c/o Brown Brothers Harriman & Co. | Street Address 2 140 Broadway | |
| City New York | State/Province/Country NEW YORK | ZIP/Postal Code 10005 |
| Relationship: <input checked="" type="checkbox"/> Executive Officer | <input type="checkbox"/> Director | <input type="checkbox"/> Promoter |

Clarification of Response (if Necessary)

President of the General Partner

| | | |
|---|---|-----------------------------------|
| Last Name Heffernan | First Name Patrick | Middle Name E. |
| Street Address 1 c/o Brown Brothers Harriman & Co. | Street Address 2 140 Broadway | |
| City New York | State/Province/Country NEW YORK | ZIP/Postal Code 10005 |
| Relationship: <input checked="" type="checkbox"/> Executive Officer | <input type="checkbox"/> Director | <input type="checkbox"/> Promoter |

Clarification of Response (if Necessary)

Vice President of the General Partner

| | | | |
|--|---|-----------------------------------|-----------------------------------|
| Last Name Schreiber | First Name Charles | Middle Name H. | |
| Street Address 1 c/o Brown Brothers Harriman & Co. | Street Address 2 140 Broadway | | |
| City New York | State/Province/Country NEW YORK | ZIP/Postal Code 10005 | |
| Relationship: | <input checked="" type="checkbox"/> Executive Officer | <input type="checkbox"/> Director | <input type="checkbox"/> Promoter |

Clarification of Response (if Necessary)

Vice President of the General Partner

4. Industry Group

| | | |
|--|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Health Care | <input type="checkbox"/> Retailing |
| <input type="checkbox"/> Banking & Financial Services | <input type="checkbox"/> Biotechnology | <input type="checkbox"/> Restaurants |
| <input type="checkbox"/> Commercial Banking | <input type="checkbox"/> Health Insurance | Technology |
| <input type="checkbox"/> Insurance | <input type="checkbox"/> Hospitals & Physicians | <input type="checkbox"/> Computers |
| <input type="checkbox"/> Investing | <input type="checkbox"/> Pharmaceuticals | <input type="checkbox"/> Telecommunications |
| <input type="checkbox"/> Investment Banking | <input type="checkbox"/> Other Health Care | <input type="checkbox"/> Other Technology |
| <input checked="" type="checkbox"/> Pooled Investment Fund | Travel | |
| <input type="checkbox"/> Hedge Fund | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Airlines & Airports |
| <input type="checkbox"/> Other Investment Fund | <input type="checkbox"/> Real Estate | <input type="checkbox"/> Lodging & Conventions |
| <input checked="" type="checkbox"/> Private Equity Fund | <input type="checkbox"/> Commercial | <input type="checkbox"/> Tourism & Travel Services |
| <input type="checkbox"/> Venture Capital Fund | <input type="checkbox"/> Construction | <input type="checkbox"/> Other Travel |
| *Is the issuer registered as an investment company under the Investment Company Act of 1940? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Banking & Financial Services | <input type="checkbox"/> REITS & Finance | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Other Real Estate | <input type="checkbox"/> Residential | <input type="checkbox"/> Other Real Estate |
| <input type="checkbox"/> Business Services | <input type="checkbox"/> Other | |
| Energy | | |
| <input type="checkbox"/> Coal Mining | | |
| <input type="checkbox"/> Electric Utilities | | |
| <input type="checkbox"/> Energy Conservation | | |
| <input type="checkbox"/> Environmental Services | | |
| <input type="checkbox"/> Oil & Gas | | |
| <input type="checkbox"/> Other Energy | | |

5. Issuer Size

| | |
|---|---|
| Revenue Range | Aggregate Net Asset Value Range |
| <input type="checkbox"/> No Revenues | <input type="checkbox"/> No Aggregate Net Asset Value |
| <input type="checkbox"/> \$1 - \$1,000,000 | <input type="checkbox"/> \$1 - \$5,000,000 |
| <input type="checkbox"/> \$1,000,001 - \$5,000,000 | <input type="checkbox"/> \$5,000,001 - \$25,000,000 |
| <input type="checkbox"/> \$5,000,001 - \$25,000,000 | <input type="checkbox"/> \$25,000,001 - \$50,000,000 |
| <input type="checkbox"/> \$25,000,001 - \$100,000,000 | <input type="checkbox"/> \$50,000,001 - \$100,000,000 |
| <input type="checkbox"/> Over \$100,000,000 | <input type="checkbox"/> Over \$100,000,000 |
| <input checked="" type="checkbox"/> Decline to Disclose | <input type="checkbox"/> Decline to Disclose |
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Not Applicable |

6. Federal Exemption(s) and Exclusion(s) Claimed (select all that apply)

- Rule 504(b)(1) (not (i), (ii) or (iii)) Rule 505
- Rule 504 (b)(1)(i) Rule 506(b)
- Rule 504 (b)(1)(ii) Rule 506(c)
- Rule 504 (b)(1)(iii) Securities Act Section 4(a)(5)
- Investment Company Act Section 3(c)
 - Section 3(c)(1) Section 3(c)(9)
 - Section 3(c)(2) Section 3(c)(10)
 - Section 3(c)(3) Section 3(c)(11)
 - Section 3(c)(4) Section 3(c)(12)
 - Section 3(c)(5) Section 3(c)(13)
 - Section 3(c)(6) Section 3(c)(14)
 - Section 3(c)(7)

7. Type of Filing

- New Notice Date of First Sale **2021-11-19** First Sale Yet to Occur
- Amendment

8. Duration of Offering

Does the Issuer intend this offering to last more than one year? Yes No

9. Type(s) of Securities Offered (select all that apply)

- Pooled Investment Fund Interests Equity
- Tenant-in-Common Securities Debt
- Mineral Property Securities Option, Warrant or Other Right to Acquire Another Security
- Security to be Acquired Upon Exercise of Option, Warrant or Other Right to Acquire Security Other (describe)

10. Business Combination Transaction

Is this offering being made in connection with a business combination transaction, such as a merger, acquisition or exchange offer? Yes No

Clarification of Response (if Necessary)

11. Minimum Investment

Minimum investment accepted from any outside investor **\$ 8000 USD**

12. Sales Compensation

Recipient

Recipient CRD Number

None

(Associated) Broker or Dealer

None

(Associated) Broker or Dealer CRD
Number

None

Street Address 1

Street Address 2

City

State/Province/Country

ZIP/Postal Code

State(s) of Solicitation

All States

13. Offering and Sales Amounts

| | | |
|----------------------------|------------------|-------------------------------------|
| Total Offering Amount | \$ 205988000 USD | <input type="checkbox"/> Indefinite |
| Total Amount Sold | \$ 205988000 USD | |
| Total Remaining to be Sold | \$ 0 USD | <input type="checkbox"/> Indefinite |

Clarification of Response (if Necessary)

14. Investors

Select if securities in the offering have been or may be sold to persons who do not qualify as accredited investors,
Number of such non-accredited investors who already have invested in the offering

Regardless of whether securities in the offering have been or may be sold to persons who do not qualify as accredited investors, enter the total number of investors who already have invested in the offering: **579**

15. Sales Commissions & Finders' Fees Expenses

Provide separately the amounts of sales commissions and finders' fees expenses, if any. If the amount of an expenditure is not known, provide an estimate and check the box next to the amount.

Sales Commissions \$ 0 USD Estimate

Finders' Fees \$ 0 USD Estimate

Clarification of Response (if Necessary)

16. Use of Proceeds

Provide the amount of the gross proceeds of the offering that has been or is proposed to be used for payments to any of the persons required to be named as executive officers, directors or promoters in response to Item 3 above. If the amount is unknown, provide an estimate and check the box next to the amount.

\$ 0 USD Estimate

Clarification of Response (if Necessary)

Signature and Submission

Please verify the information you have entered and review the Terms of Submission below before signing and clicking SUBMIT below to file this notice.

Terms of Submission

In submitting this notice, each Issuer named above is:

- Notifying the SEC and/or each State in which this notice is filed of the offering of securities described and undertaking to furnish them, upon written request, the information furnished to offerees.
- Irrevocably appointing each of the Secretary of the SEC and, the Securities Administrator or other legally designated officer of the State in which the Issuer maintains its principal place of business and any State in which this notice is filed, as its agents for service of process, and agreeing that these persons may accept service on its behalf, of any notice, process or pleading, and further agreeing that such service may be made by registered or certified mail, in any Federal or state action, administrative proceeding, or arbitration brought against it in any place subject to the jurisdiction of the United States, if the action, proceeding or arbitration (a) arises out of any activity in connection with the offering of securities that is the subject of this notice, and (b) is founded, directly or indirectly, upon the provisions of: (i) the Securities Act of 1933, the Securities Exchange Act of 1934, the Trust Indenture Act of 1939, the Investment Company Act of 1940, or the Investment Advisers Act of 1940, or any rule or regulation under any of these statutes, or (ii) the laws of the State in which the issuer maintains its principal place of business or any State in which this notice is filed.
- Certifying that, if the issuer is claiming a Regulation D exemption for the offering, the issuer is not disqualified from relying on Rule 504 or Rule 506 for one of the reasons stated in Rule 504(b)(3) or Rule 506(d).

Each Issuer identified above has read this notice, knows the contents to be true, and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

For signature, type in the signer's name or other letters or characters adopted or authorized as the signer's signature.

| Issuer | Signature | Name of Signer | Title | Date |
|---|-----------------------|-------------------|---------------------------------------|------------|
| BBH Real Estate Enhanced Value Fund I, L.P. | /s/ Patrick Heffernan | Patrick Heffernan | Vice President of the General Partner | 2021-12-02 |