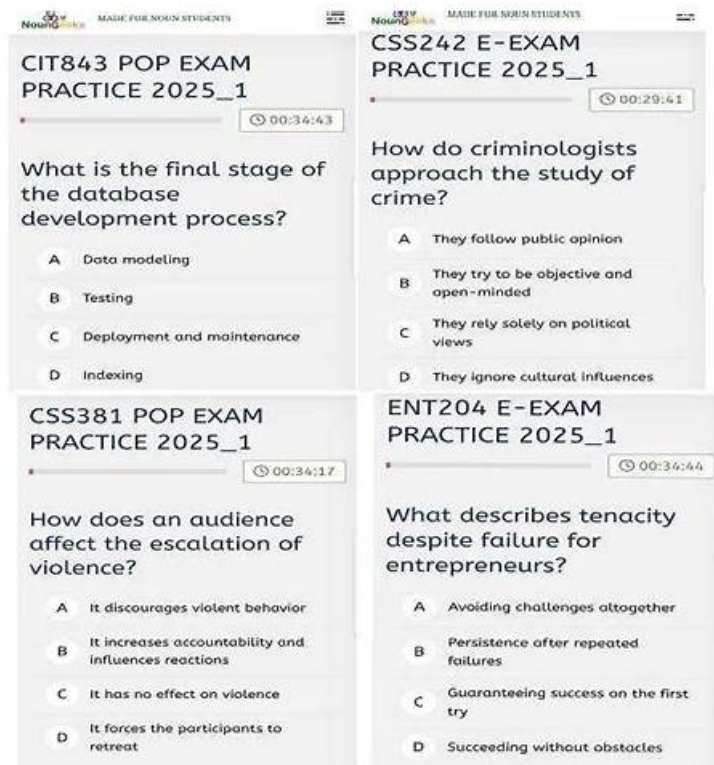


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BOMI International RPA Capstone Experience Sample Questions (Q64-Q69):

NEW QUESTION # 64

A yoga studio rents a space in a building and their lease is coming to an end. Originally, the studio paid base rent covering all charges owed. However, with the installment of their new showering space, the maintenance and bill has increased significantly. The property manager wants to adjust the rent to cover the increased expenses. Which type of lease would BEST suit this change?

- A. Triple-net (NNN)
- **B. Modified gross lease**
- C. Single-net lease
- D. Gross lease

Answer: B

Explanation:

A modified gross lease allows flexibility by letting landlords shift certain operating expenses (e.g., maintenance, utilities) to tenants while keeping a base rent. It's ideal when expenses increase due to tenant-specific changes like new amenities. This setup benefits both parties and is the best option for adapting to increased costs.

NEW QUESTION # 65

The partnership plans to address the requirements to return the asset to its former position in the marketplace. What is the FIRST step to help achieve this goal?

Options:

- **A. Host a broker open house to introduce the partnership's plans for the building.**
- B. Enroll the building in the EPA's Energy Star Program to validate the building's energy efficiency.
- C. Open the building to public tours to display ideas and encourage feedback.
- D. Place an advertisement in the local business press detailing the intentions of the partnership.

Answer: A

NEW QUESTION # 66

To minimize the negative effect of building materials on an occupant's indoor environmental quality, the Environmental Protection Agency (EPA) recommends closely monitoring renovation projects. Which of the following is recommended by the EPA?

Options:

- A. Integrate work areas with heating, ventilating, and air-conditioning (HVAC) systems.
- **B. Partner with indoor air quality (IAQ) consultants.**
- C. Select low-cost products and materials.
- D. Educate tenants on renovation projects.

Answer: B

Explanation:

The EPA emphasizes improving indoor environmental quality (IEQ) during renovations, particularly by managing the selection and installation of materials that affect air quality. Partnering with IAQ consultants ensures that proper monitoring, testing, and material selection are in line with EPA recommendations, helping protect occupant health.

NEW QUESTION # 67

A property manager is evaluating vendors, suppliers, and contractors to perform routine building maintenance operations. Which of the following is MOST important when choosing between competing proposals?

- A. Retain current contractor if prices remain flat.
- **B. Develop a spreadsheet to compare proposals.**
- C. Consider prior work relationship.
- D. Select lowest cost option.

Answer: B

Explanation:

Analysis:

- * A. Considering past work relationships may introduce bias and overlook better options.
- * B. #Creating a comparison spreadsheet ensures an objective, side-by-side analysis of cost, scope, quality, and contractor qualifications - helping to make an informed decision.
- * C. Retaining a contractor based solely on stable pricing may not consider service quality or value.
- * D. Lowest cost doesn't always mean best value; quality, scope, and service must also be factored in.

NEW QUESTION # 68

A property manager is working with an architect who is designing a green building using the U.S. Green Building Council's (USGBC) Sustainable Building Technical Manual. During which phase of the green design process would the cost be established?

- A. Construction
- **B. Design**
- C. Occupancy
- D. Bid

Answer: B

Explanation:

Analysis:

- * A. Bid: Bidding is when contractors estimate the cost based on already established specs - not where the cost is originally determined.
- * B. Construction: By this point, the cost has already been set and contracts awarded.
- * C. Design: This is where project specifications are created, and initial cost estimates are established. Decisions made here significantly impact overall cost.
- * D. Occupancy: This is post-construction and not related to cost estimation.

NEW QUESTION # 69

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