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## BOMI International RPA Capstone Experience Sample Questions (Q100-Q105):

NEW QUESTION # 100

A property manager is reporting on monthly variances to the asset manager of an office building. The annual budget for custodial expenses is \$660,000. Last month, custodial expenses were \$61,000. What is the variance against the budget?

- A. Negative variance of \$599,000
- B. Positive variance of \$599,000
- C. Positive variance of \$6,000
- **D. Negative variance of \$6,000**

**Answer: D**

Explanation:

To calculate the variance, first determine the expected monthly custodial expenses based on the annual budget.

Annual budget = \$660,000

Monthly budget =  $\$660,000 \div 12 = \$55,000$

Now, compare the actual expenses for the month to the expected budget:

Actual expenses = \$61,000

Variance = Actual expenses - Budgeted expenses =  $\$61,000 - \$55,000 = \$6,000$  Since the actual expenses exceed the budget, this is a negative variance of \$6,000.

### NEW QUESTION # 101

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

**Answer: D**

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 # 102

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. Open the building to public tours to display ideas and encourage feedback.
- C. Place an advertisement in the local business press detailing the intentions of the partnership.
- D. Enroll the building in the EPA's Energy Star Program to validate the building's energy efficiency.

**Answer: A**

### NEW QUESTION # 103

An experienced property manager has just begun a job at an asset management firm. This manager wants to focus on safety and create a program that can identify and prevent unsafe practices which can include unsafe wiring, flammable liquids, and boxes stacked too close to sprinklers. What type of program BEST meets this goal?

Options:

- A. Risk transfer
- **B. Loss prevention**
- C. Loss reduction
- D. Separation of loss exposures

**Answer: B**

#### NEW QUESTION # 104

What is the process used to break down a lease into its specific parts to discover any lease components that have an effect on base rent and the rental stream?

- A. Location analysis
- **B. Lease abstract**
- C. Lease buyout
- D. Leasing plan

**Answer: B**

Explanation:

A lease abstract is a summarized version of a lease that breaks it down into its key components, such as base rent, operating expenses, and lease terms. This document helps identify specific details that affect the rental stream and base rent, making it a crucial part of lease analysis.

#### NEW QUESTION # 105

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