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## **BOMI International RPA Capstone Experience Sample Questions (Q90-Q95):**

### **NEW QUESTION # 90**

Property managers keep a database of all tenant and property reports. There is a potential tenant looking for a new space in a property manager's building, as well as a current tenant who wants to move into a larger vacant space within the same building. Which report BEST supports the property manager's decision based on available square footage, expiration dates, and vacancies?

- **A. Rent roll**
- B. Lease expiration report
- C. Tenant profile
- D. Stepped rent report

**Answer: A**

Explanation:

A rent roll provides a comprehensive snapshot of a property's leasing status, including square footage, current tenants, lease start and end dates, and vacant units. It is the best tool to support space planning and leasing decisions for both new and existing tenants.

### **NEW QUESTION # 91**

What is the name of the report the property manager should review monthly in order to verify that all tenants have fully paid and have zero account balances?

- A. Vacancy report
- B. Income statement
- C. Rent roll
- **D. Delinquency report**

**Answer: D**

Explanation:

A delinquency report lists tenants who have outstanding balances or have not paid rent on time. Reviewing this report monthly helps the property manager ensure all accounts are current and take action on overdue payments if needed.

### **NEW QUESTION # 92**

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 # 93**

A property manager is working with the building's owner to develop, execute, and complete a project. The owner's vision of the exact project scope or budget is unclear. What project delivery method is BEST for the property manager to suggest to complete the project?

- A. Design-build approach
- B. Multiple projects approach
- C. Design-bid-build approach
- **D. Construction management approach**

**Answer: D**

Explanation:

Analysis:

Construction management approach-#This approach is flexible and well-suited when the project scope or budget is not clearly defined. It allows the construction manager to assist the owner during planning, design, and construction, providing guidance throughout the entire process.

#### **NEW QUESTION # 94**

A new tenant will be paying for 100% of its improvement costs. The property manager wants to recommend a project delivery method that combines the planning and construction phases and encourages collaboration. Which of the following project delivery methods BEST aligns with these objectives?

- A. Design-bid-build
- B. Construction management-at-risk
- C. Multiple prime contracts
- **D. Design-build**

**Answer: D**

Explanation:

Analysis:

- \* A. Construction management-at-risk- Offers some collaboration, but design and construction are still typically handled separately.
- \* B. Design-bid-build- A linear approach with separated design and construction phases. Not collaborative.
- \* C. Design-build-#Combines design and construction under one contract, streamlining planning and execution, and fosters collaboration between parties. Ideal for tenant-funded projects.
- \* D. Multiple prime contracts- Adds complexity and coordination challenges, which is not ideal for tenant-funded improvements.

#### **NEW QUESTION # 95**

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