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BOMI International RPA Capstone Experience Sample Questions (Q85-Q90):

NEW QUESTION # 85
What is the BEST way to identify loss exposures related to a building's mechanical, electrical, and plumbing systems?

- A. Security inspection
- B. Legal document inspection
- C. Physical property inspection
- D. Deed inspection

Answer: C

NEW QUESTION # 86
A property manager was recently hired to oversee a portfolio of properties. The property manager would like to become familiar with the terms of the leases and is reviewing the lease abstracts for this information. The previous property manager is a former colleague and someone who the current property manager knows quite well. What is best practice when assuming the role of a property manager to determine theMOSTaccurate lease terms?

- A. Compare the lease abstract to the rent roll.
- B. Compare the lease to the budget.
- C. Compare the rent roll to the tenant rent invoice.
- D. Compare the lease abstract to the lease.

Answer: D

Explanation:
The best practice for determining the most accurate lease terms is to compare thelease abstractto thelease itself, as it will provide the most direct and accurate information.

NEW QUESTION # 87
An investment firm recently purchased an office building and hired a property manager to operate the building. The property manager is evaluating whether to recommend replacement of single-pane windows with new energy-efficient windows for the entire building. The investment firm's desired rate of return is
12.5%, the project will cost $1,250,000, and the property manager estimates that the new windows will save
$125,000 in energy costs per year.
What is the payback period, and how much will the value of the building increase if the project is implemented?

- A. The payback period is 10 years, and the increase in value is $156,250.
- B. The payback period is 10 years, and the increase in value is $1,000,000.
- C. The payback period is 12.5 years, and the increase in value is $15,625.
- D. The payback period is 12.5 years, and the increase in value is $1,000,000.

Answer: D

NEW QUESTION # 88
Which environmental and sustainability protocols are institutional owners of Class A buildingsMOSTlikely to seek?

- A. FitWel and Green Globes
- B. BOMA 360 and Building Research Establishment Environmental Assessment Method (BREEAM)
- C. Leadership in Energy and Environmental Design (LEED) and Energy Star
- D. Local and state building codes

Answer: C

Explanation:
Institutional owners of Class A buildings typically pursue prestigious and globally recognized certifications to demonstrate their commitment to sustainability, energy efficiency, and tenant health. LEED and Energy Star are the most commonly sought certifications in this category:
* LEED is an internationally recognized green building certification system.
* Energy Star is a government-backed program for energy efficiency.
These certifications add value, improve marketability, and often lead to operational cost savings.

NEW QUESTION # 89
Which of the following is the BEST way to ensure tenant improvement project negotiations remain within a feasible budget and schedule for the landlord and tenant?

- A. Due diligence
- B. Facility assessment
- C. Operational checklist
- D. Space planning

Answer: D

NEW QUESTION # 90
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