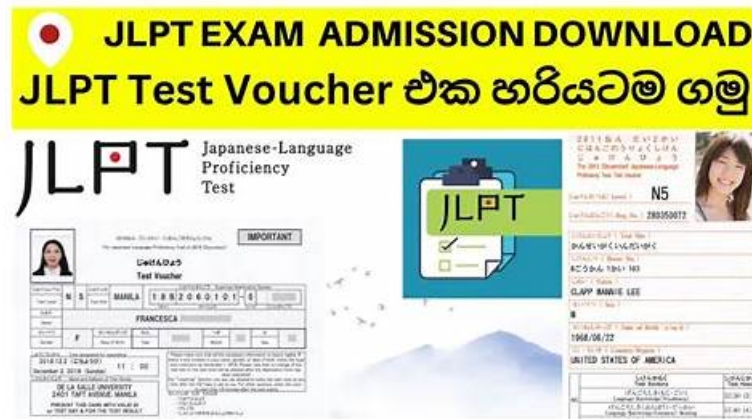


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BOMI International RPA Capstone Experience Sample Questions (Q18-Q23):

NEW QUESTION # 18

An investment firm with an in-house property management department announced plans to build a new Class A commercial office tower. The firm has asked the design architect to consult with the property management team to select a building automation system (BAS). The property manager advised the architect to choose a system that provides the greatest degree of flexibility for hiring service contractors. Which type of BAS achieves this goal?

- A. Open protocol system
- B. Direct digital control (DDC) system
- C. Proprietary system
- D. Local area network (LAN) system

Answer: A

NEW QUESTION # 19

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

Answer: D

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 # 20

A landlord and prospective tenant are negotiating the insurance provisions of a commercial office lease. The lease is a triple-net (NNN) agreement, and the landlord will recapture the tenant's pro-rata share of annual property insurance expenses. The landlord and tenant agree to include a clause stipulating that in the event of a property loss, each party will collect from their own respective insurance policies regardless of fault. What is the appropriate term for this clause?

- A. Mutual waiver of subrogation clause
- B. Errors and omissions clause
- C. Hold-harmless clause
- D. Mutual indemnification clause

Answer: A

Explanation:

A mutual waiver of subrogation clause ensures that both parties' insurance companies will not pursue recovery from each other in the event of a claim, even if one party is at fault. This clause is common in commercial leases to prevent insurance disputes between the landlord and tenant.

NEW QUESTION # 21

In 1983 a developer constructed a high-rise office building in the downtown business district. For most high-rise buildings, lighting is a source of significant energy usage. What type of lighting ballast did the developer MOST likely install in the building?

- A. Energy-efficient ballast
- B. High-output ballast
- C. Standard ballast
- D. Instant-start ballast

Answer: C

Explanation:

In 1983, energy efficiency was not a primary focus in building construction, and standard building practices typically involved the use of standard ballasts. These were the most common at the time before the widespread adoption of more efficient options like electronic or energy-efficient ballasts.

NEW QUESTION # 22

The building owner wants to profit \$150,000 annually on the prospective lease. What is the minimum lease rate required to meet the owner's objectives?

Options:

- A. \$7.14 per square foot

- B. \$14.51 per square foot
- C. \$13.00 per square foot
- D. \$15.14 per square foot

Answer: D

Explanation:

Information from the scenario:

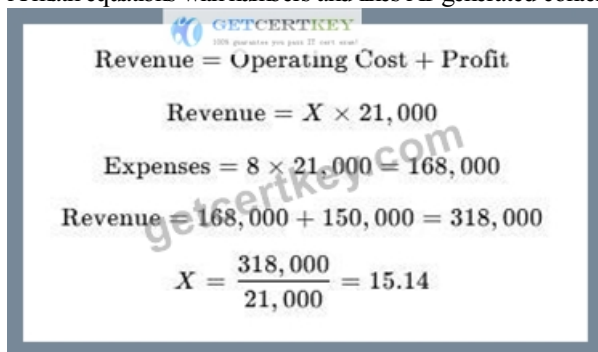
- * Operating cost = \$8.00 per square foot
- * Tenant requests = 21,000 rentable square feet
- * Desired profit = \$150,000 annually

Step-by-Step Calculation:

Let X be the required lease rate per square foot.

We want:

A math equations with numbers and lines AI-generated content may be incorrect.



Revenue = Operating Cost + Profit

$$\text{Revenue} = X \times 21,000$$

$$\text{Expenses} = 8 \times 21,000 = 168,000$$

$$\text{Revenue} = 168,000 + 150,000 = 318,000$$

$$X = \frac{318,000}{21,000} = 15.14$$

NEW QUESTION # 23

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