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BOMI International RPA Capstone Experience Sample Questions (Q92-Q97):

NEW QUESTION # 92

The owner of a building wants feedback from building occupants regarding building services. What is the MOST effective way for the property manager to collect this information?

- A. Contact tenants on an ad hoc basis.
- B. Conduct a facility condition assessment.
- C. Install a suggestion box in the lobby.
- **D. Implement a tenant satisfaction program.**

Answer: D

Explanation:

Tenant satisfaction programs are structured, consistent, and measurable. It enables the property manager to collect reliable feedback over time, identify patterns, and make data-driven service improvements—unlike informal or one-time methods like a suggestion box or ad hoc contact.

NEW QUESTION # 93

Which of the requested renovations is categorized as tenant improvements?

- A. Restrooms
- B. Lobby
- C. Windows
- **D. Access control system**

Answer: D

Explanation:

From the Scenario:

The scenario mentions:

"The potential occupant will require secured access to their space at all times."

"The potential occupant would like to have the windows restored and two sets of public restrooms totaling 2,000 square feet."

Now let's evaluate:

* A. Access control system—Requested by the tenant for their exclusive use. This is a typical tenant improvement.

Scenario 2

A real estate partnership recently purchased a new property for its portfolio. The property was developed in the 1980s and has not since had a major renovation. It is a 200,000 square foot, three-story office building.

When built, it was a Class A suburban office building in a strong market in one of the nicer business parks in the city.

The partnership typically purchases buildings that are in need of repairs and upgrades. The partnership is focused on sustainability and energy savings. The partnership staff, including asset management, accounting, and finance, are located 1,000 miles away. This is the partnership's first purchase in this marketplace.

During due diligence, the partnership found records were not as complete as expected. There are a variety of lease types, although they all have strong terms and conditions for lease renewals, including exceptions for tenant default. It is the new owner's preference to transition the building to a triple-net (NNN) lease structure. All leases and addenda, past rent rolls, financials, and operating reports are available for inspection and review.

The property is 70% occupied, and 25% of the building is up for renewal during the next two years. An appraisal report shows the capitalization rate for the market for this type of property is 6.5%. The property manager has been asked to prepare an income projection for the coming budget year.

The building has many needs in order to return to its former position in the marketplace, which includes energy and sustainability upgrades using modern technology.

NEW QUESTION # 94

A property manager is required to administer many types of leases. Which of the following leases requires the tenant to pay the MOST expenses?

Options:

- A. Double net
- B. Triple-net (NNN)
- C. Industrial gross
- **D. Absolute net**

Answer: D

Explanation:

An absolute net lease requires the tenant to pay all expenses associated with the property - including property taxes, insurance, maintenance, repairs, and sometimes even structural repairs or roof replacement. This is more extensive than a triple-net (NNN) lease, where the tenant pays taxes, insurance, and maintenance, but not necessarily major capital expenses.

NEW QUESTION # 95

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

Answer: C

Explanation:

#Analysis:

- * A. Prior work relationships are helpful but may introduce bias or overlook better proposals.
- * B. Creating a comparison spreadsheet allows for a structured, objective evaluation of key proposal elements like cost, scope, quality, and experience.
- * C. Automatically retaining a contractor may miss out on better offers or improvements in service.
- * D. Selecting the lowest cost without full analysis risks sacrificing quality and value.

NEW QUESTION # 96

Which type of lease is MOST likely to be executed between the lessor and the law enforcement agency?

- **A. Gross**
- B. Percentage
- C. Triple-net (NNN)
- D. Ground

Answer: A

Explanation:

Based on the Scenario:

From the scenario:

"The owner pays all operating expenses."

This is a key indicator of a Gross Lease, where:

- * The landlord pays for taxes, insurance, and maintenance (i.e., operating expenses).
- * The tenant pays a fixed rent, with no variable expenses added.

Also:

- * A law enforcement agency is a governmental/office-type tenant, and such tenants typically prefer gross leases for budgeting simplicity.
- * Ground leases involve land use and construction - not applicable here.
- * Percentage leases are used in retail, where rent is based on sales - not applicable.
- * Triple-net (NNN) leases require the tenant to pay operating costs - opposite of what the scenario states.

NEW QUESTION # 97

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