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Educational Course
Real Estate Investment & Finance
April 5th, 6th, 7th | 8:00 AM - 5 PM

Key Topic Areas:

- Asset valuation and enhancement
- Costs and taxes
- Capitalization
- Site and building analysis
- The appraisal process
- Discounted cash flow measurement
- Ownership vehicles
- The basics of lending and current lending practice

Applies to:

- PMFP certificate
- FMA[®] and RPA[®] designations

Course fees:

- \$930 Early Bird Fee
- \$1,030 Regular Registration Fee

*Fee includes a printed copy of the book. This BOMI International course is required for the RPA[®] designation program. If registration is received less than ten (10) days prior to the class start date, a \$100 late fee will be applied to your account.

Course Description

Real Estate Investment and Finance is about understanding real estate investments and the financial value they give to a business. To achieve this understanding, you must learn about such financial statistics as net present values and internal rates of return, among others. The concepts behind capitalization, discounting, lifecycle costing, and value are equally vital. This course will provide you with the basic knowledge necessary to evaluate investment opportunities and to maximize the value of your current properties. To do this, you will learn the basics of investment mathematics.

Register online at bomaoc.org or email events@bomaoc.org.

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BOMI International RPA Capstone Experience Sample Questions (Q94-Q99):

NEW QUESTION # 94

A property management team was just hired to manage a property on behalf of a new client. After the team gathers data, such as long-term capital goals, leasing goals, and ownership goals, what is the BEST course of action to proceed?

Options:

- **A. Summarize in a memo to ownership.**
- B. Summarize information to property management leadership.
- C. Summarize in a certified letter with read receipt.
- D. Summarize information to property management team.

Answer: A

NEW QUESTION # 95

Which of the following is required before a vendor invoice can be paid?

- A. Purchase order
- B. Sufficient funds
- C. Tenant satisfaction
- **D. Property manager approval**

Answer: D

Explanation:

Before a vendor invoice can be paid, property manager approval is typically required to verify that the goods or services were delivered satisfactorily and that the invoice is accurate. This step ensures financial control and accountability in property management operations.

NEW QUESTION # 96

A property manager is reviewing the annual operating budget for a commercial office building. The building's budget for energy costs is projected to be \$200,000, but actual expenses for the year were \$250,000. What action should the property manager take to address this overage?

- A. Reallocate the overage from the building's capital improvements budget.
- B. Reduce the property's reserve fund to cover the additional costs.
- **C. Report the overage in the monthly financial statement and recommend a review of energy efficiency measures.**
- D. Ignore the overage, as it was within the allowable 10% variance.

Answer: C

NEW QUESTION # 97

What is the MOST effective key performance indicator (KPI) used for measuring the cost of custodial cleaning services in a building?

Options:

- A. Hourly wage rates
- B. Average hours spent cleaning one office
- C. Invoice subtotals
- **D. Cost per square foot**

Answer: D

NEW QUESTION # 98

Which environmental and sustainability protocols are institutional owners of Class A buildings MOST likely to seek?

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

Answer: A

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 # 99

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