BNP RESIDENTIAL PROPERTIES INC
Form 8-K
January 09, 2004

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): January 7, 2004

BNP Residential Properties, Inc.
(Exact name of registrant as specified in its charter)

Maryland	1-9496	56-1574675
(State of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

301 S. College Street, Suite 3850, Charlotte, NC 28202
(Address or principal executive offices, Zip Code)

Registrant's telephone number 704/944-0100

Total number of pages: 3

Item 7. Financial Statements and Exhibits

(c) Exhibits

99.1 Press Release, dated January 7, 2004, "BNP Residential Properties Announces Tax Characteristics of 2003 Dividends"

Item 9. Regulation FD Disclosure

On January 7, 2004, BNP Residential Properties, Inc. issued a press release announcing the tax characteristics of its 2003 dividends. A copy of this press release is included as Exhibit 99.1 to this report.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

BNP Residential Properties, Inc.
(Registrant)

January 9, 2004

by: /s/ Pamela B. Bruno

Pamela B. Bruno
Vice President and
Chief Accounting Officer