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BNP RESIDENTIAL PROPERTIES INC

Form 8-K

November 12, 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) November 9, 2004

BNP Residential Properties, Inc.

(Exact name of registrant as specified in its charter)

Maryland	1-9496	56-1574675
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(State of incorporation)	(Commission File Number)	(IRS Employer ID 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: 10

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Item 2.02 Results of Operations and Financial Condition

On November 9, 2004, BNP Residential Properties, Inc. issued a press release announcing the results of operations and financial condition of the company as of and for the quarter and nine months ended September 30, 2004. A copy of this press release is included as Exhibit 99.1 to this report.

Item 9.01 Financial Statements and Exhibits

(c) Exhibits

99.1 Press Release, dated November 9, 2004, "BNP Residential Properties, Inc. Announces Operating Results for the Third Quarter of 2004 "

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)

November 11, 2004

by: /s/ Pamela B. Bruno

Pamela B. Bruno
Vice President, Treasurer and
Chief Accounting Officer