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BNP RESIDENTIAL PROPERTIES INC  
Form 8-K  
January 23, 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 22, 2004  
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BNP Residential Properties, Inc.  
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(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 Identification No.)

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

Registrant's telephone number 704/944-0100

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Total number of pages: 9

Item 7. Financial Statements and Exhibits

(c) Exhibits

99.1 Press Release, dated January 22, 2004, "BNP Residential Properties, Inc. Announces Fourth Quarter and 2003 Operating Results "

Item 12. Disclosure of Results of Operations and Financial Condition

On January 22, 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 year ended December 31, 2003. 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 23, 2004

by: /s/ Pamela B. Bruno

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Pamela B. Bruno  
Vice President and  
Chief Accounting Officer