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BNP RESIDENTIAL PROPERTIES INC  
Form 8-K  
November 19, 2003

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 17, 2003  
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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: 6

Item 7. Financial Statements and Exhibits

(c) Exhibits

- 99.1 Shareholder report, mailed November 17, 2003, announcing the results of operations and financial condition of BNP Residential Properties, Inc. for the three and nine months ended September 30, 2003.

Item 12. Disclosure of Results of Operations and Financial Condition

On November 17, 2003, BNP Residential Properties, Inc. issued a shareholder report announcing the results of operations and financial condition of the company as of and for the quarter and nine months ended September 30, 2003. A copy of this report 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)

November 18, 2003

by: /s/ Pamela B. Bruno

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