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BNP RESIDENTIAL PROPERTIES INC

Form 5

February 21, 2003

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D. C. 20549

FORM 5

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Sec
Public Utility Holding Company Act of 1935 or Section 30(f) of the Investment

() Check here if no longer subject to Section 16. Form 4 or Form 5 obligations may continue.
() Form 3 Holdings Reported (X) Form 4 Transactions Reported

1 Name and Address of Reporting Person *			2 Issuer Name and Ticker/Trading Symbol		
Bruno	Pamela	B.	BNP Residential Properties, Inc. BNP		
(Last)	(First)	(Middle)			
301 S. College Street, Suite 3850			3 IRS or Social Security Number of Reporting Person		
(Street 1)			4 Statement for Month/Year		
			12/03		
(Street 2)			5 If Amendment, Date of Original (Month/Year)		
Charlotte	NC	28202			
(City)	(State)	(Zip)			

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1 Title of Security (Instruction 3)	2 Trans- action Date (Month/Day/Year)	3 Trans- action Code (Instr 8)	4 Securities Acquired (A) or Disposed of (D) (Instructions 3, 4, 5)	5 Amount of Securities Beneficially Owned at End of Month (Instrs 3, 4)	6
Common Stock, \$0.01 par value	2/15/00	J	75.617 A 10.25		
Common Stock, \$0.01 par value	5/16/00	J	88.896 A 8.98		
Common Stock, \$0.01 par value	8/15/00	J	95.046 A 8.69		
Common Stock, \$0.01 par value	11/15/00	J	100.625 A 8.50		
Common Stock, \$0.01 par value	2/15/01	J	92.528 A 9.58		
Common Stock, \$0.01 par value	5/15/01	J	90.456 A 10.12		
Common Stock, \$0.01 par value	8/15/01	J	90.695 A 10.40		
Common Stock, \$0.01 par value	11/15/01	J	94.877 A 10.24		
Common Stock, \$0.01 par value	2/15/02	J	86.272 A 11.60		
Common Stock, \$0.01 par value	5/15/02	J	84.988 A 12.09		

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Common Stock, \$0.01 par value	8/15/02	J		95.113	A	11.08	
Common Stock, \$0.01 par value	11/15/02	J		107.367	A	10.09	3601.993

Reminder: Report on a separate line for each class of securities beneficially owned directly or
 * If the form is filed by more than one reporting person, see Instruction 4(b)(v).

FORM 5 (Continued)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
 (Puts, Calls, Warrants, Options, Convertible Securities)

1 Title of Derivative Security (Instr 3)	2 Conversion or Exercise Price	3 Transaction Date (Month/Day/Year)	4 Transaction Code (Instr 8)	5 Number of Derivative Securities Acquired (A) or Disposed of (D) (Instrs 3, 4, 5)	6 Date Exercisable and Expiration Date (Month/Day/Year)	7 Title and Amount of Underlying Securities (Instructions 3, 4)	8 Amount or Number of Shares
None							

Explanation of Responses:

Shares purchased through reinvestment of dividends.

/s/ Pamela B. Bruno

** Signature of Reporting Person

** Intentional misstatement or omissions of facts constitute Federal Criminal Violations.
 See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: Transmit one copy of this Form to EDGAR, using a typed signature.
 If space is insufficient, see Instruction 6 for procedure.