CASE STUDY COMPARISON

NetVendor

From Manual Chaos to Audit-Ready Confidence

How NetVendor solves vendor compliance across commercial and multifamily real estate

NSA Storage (now part of Public Storage)

Commercial & Self-Storage Real Estate

COMPANY SNAPSHOT

1,500+ locations · 37 states ·1,900 employees · Founded 2013

SUMMARY

NSA Storage's self-storage portfolio outgrew spreadsheets, email chains, and manual documentation years ago. NetVendor helped NSA replace its manual vendor tracking with an automated record system for vendor compliance with automated vendor onboarding, centralized tracking, and a trusted vendor network across their entire national footprint.

THE CHALLENGE

Rapid growth outpaced NSA's manual process. COIs and W-9s went stale without anyone noticing, and visibility across hundreds of scattered locations disappeared. An audit confirmed what the team feared: real compliance gaps, created by a system that couldn't be fixed by working harder.

THE SOLUTION

NetVendor automated onboarding, credentialing, and renewal tracking, giving NSA a single source of truth for vendor compliance across every location, updated in real time, without manual follow-up.

- W-9 and TIN verification, plus background checks
- COI collection and renewals, including outreach to insurance agents
- Automated expiration tracking for every vendor profile
- Dedicated support for onboarding and vendor questions

THE RESULTS & ROI

62.5% Compliance workload reduced	**1,100+** Properties audit-ready
1-person Runs compliance	**100%** Would recommend NetVendor

> It was so hard to believe it could be this easy because it was such a struggle for us. The impact is huge, and the risk is massive if you don't have something like this
>
> Would you recommend NetVendor?
> **One hundred percent yes.**

NSA STORAGE — Jennifer, Accounts Payable Manager

Horizon Realty Advisors

Multifamily & Student Housing Real Estate

COMPANY SNAPSHOT

16,500+ units · 15 states ·200+ employees · Founded 2001

SUMMARY

Horizon Realty Advisors's seamlessly integrated its property management system, Entrata, with NetVendor for vendor management and compliance. NetVendor closed the compliance gaps a manual process couldn't catch, giving Horizon one real-time view of vendor risk inside the system it already runs on.

THE CHALLENGE

Without automation, collecting a single COI or W-9 took twice as long. With no background checks and no centralized system, Horizon's team had no way to flag non-compliant vendors across a dispersed portfolio spread over 15 states.

THE SOLUTION

INTEGRATION: Entrata

NetVendor's compliance platform connects directly to Entrata, so Horizon's team sees vendor status without leaving the system it already uses every day.

- Real-time compliance visibility, no switching systems
- Pre-vetted alternatives through NetVendor's vendor network when a vendor falls short on insurance
- Customized vendor notifications for a fast, frictionless rollout
- 100% site-level enforcement across every property

THE RESULTS & ROI

$30K+ Annual labor savings	**99%** Risk reduction
30 hrs Time saved per week	**100%** Site-level enforcement

> The benefits go beyond the time savings and risk mitigation for your properties. The NetVendor & Entrata integration isn't just helpful—it's critical. It gives us visibility into vendor compliance while eliminating the hassle of switching between systems.
> **There is no downside.**

HORIZON — Courtney Conover, Horizon Realty Advisors

No matter where you leverage vendors at. We've got you covered. netvendor.com/demo