

HENDRICKS COMMERCIAL PROPERTIES

Hendricks Commercial Properties uses SITE Technologies to accelerate due diligence and surface condition analysis across its national portfolio. The platform replaces manual contractor coordination with fast, expert-reviewed data that improves visibility and reduces budget risk.

With detailed insights into pavement and roofing conditions, SITE empowers teams to identify liabilities early, reforecast capital plans, and streamline acquisition decisions. The result is faster underwriting, fewer surprises, and better resource alignment—without added site visits or quoting delays.

The Problem

Hendricks Commercial Properties needed a faster, more reliable way to assess pavement and roofing conditions during pre-acquisition due diligence.

Relying on brief walk-throughs and chasing down multiple contractor quotes slowed their process, introduced inconsistencies, and left critical cost exposures undetected.

Evaluating exterior conditions across large or remote properties strained team capacity and added thousands in travel and coordination costs.

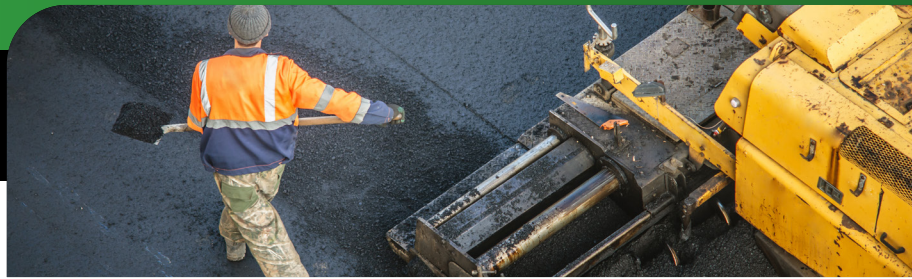
With tight acquisition timelines and increasing pressure to forecast accurately, Hendricks needed a more objective, scalable, and efficient solution to identify infrastructure risks early and eliminate the guesswork from surface-level capital planning.

The Solution

SITE has revolutionized how Hendricks conducts exterior due diligence, equipping their team with fast, expert-reviewed data on pavement and roofing conditions. With one scan, they gain a clear view of asset health—eliminating the need for vendor walk-throughs, subjective quotes, or extended delays. With SITE, Facilities and Development teams now:

- **Work Smarter, Not Harder:** Aerial scans and digital reports replace 3 contractor visits—cutting travel and coordination by 75% and saving up to 7.5 hours per acquisition.
- **Take Control of Costs:** SITE identified \$400K+ in repair liabilities, helping Hendricks reforecast CapEx by 25% and strengthen deal underwriting.
- **Streamline Communication:** Standardized scoring and 5-year plans reduce back-and-forth and enable faster, more confident project decisions.

By integrating SITE into their pre-acquisition process, Hendricks eliminated quoting delays, reduced cost surprises, and freed up internal teams to focus on higher-priority work—unlocking greater speed, predictability, and capital clarity across every deal.



Outcomes:

Cut site visits by

75%

from 4 to 1 — saving time, travel costs, and team capacity

Reforecasted CapEx by

25%

Identifying \$400K+ in near-term repair liabilities

Saved

7.5+

labor hours per acquisition
by avoiding contractor walk-throughs
(3 vendors x 2.5 hrs each)

Eliminated

2–4 weeks

of quoting delays

Saved

\$1.5k–\$2k+

per distant site

SITE has revolutionized how Hendricks conducts due diligence for large commercial properties, giving their team fast, bias-free surface data to inform capital planning and reduce surprises. With SITE, Facilities and Development leads now gain:



Streamlined Efficiency:

Aerial scans eliminate the need for manual walk-throughs, saving time and internal labor during high-stakes acquisitions.



Substantial Time Savings: 7.5+ hours saved per property by avoiding 3 separate contractor walk-throughs (2.5 hours each).



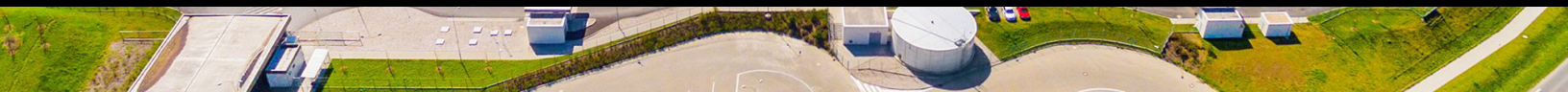
Smarter Decision-Making:

Early insight into surface conditions supports stronger underwriting and clearer, faster project planning.

“If you’re looking at a property and want a full picture of the pavement before you buy—it’s a no-brainer. Give SITE a shot.”



Brent Silha
SVP of Facilities
Hendricks Commercial Properties





The Result

With SITE, Hendricks gained a new level of predictability, speed, and control over the due diligence process. They no longer lose hours coordinating contractor walk-throughs or waiting weeks for cost estimates. The team is now freed up to focus on the interior systems and higher-priority work, while SITE owns the exterior. From a one-time tool to a managed service, SITE has become Hendricks' default for pre-acquisition surface assessments.



"Parking lot and roofing issues can blow up a budget—but getting ahead of them with better data is essential. The software was impressive—the filters and views gave us a level of detail we've never had before. The whole process was fast, super clear, and the communication was on point from start to finish. Having a full understanding of pavement conditions and CapEx needs—backed by a 5-year plan—completely changed how we underwrite deals. Minimizing surprises is key to sticking to a budget. SITE gives us confidence from day one."

— Brent Silha

See more with SITE

- Request a live demo: www.sitetechnologies.io/intro
- Watch a quick demo: <https://bit.ly/siteinventoryai>
- Contact us: info@sitetechnologies.io
(760) 636-2695
- Follow us on [Linkedin](#)

Learn more at www.sitetechnologies.io

