



NATIONAL ROOFING PARTNERS™

CASE STUDY

Large Upscale Shopping Center REIT

Portfolio Size: 1000+ Roof Sections

Portfolio Footprint: 30+ States

Roof Services

Full Building Envelope Services, including Leak Response, Roof Replacement and Roof Restoration

Problem

Unpredictable leak response costs and contingency-draining capital projects created financial volatility across the roof portfolio. A reliance on reactive repairs limited visibility into overall asset condition and obscured long-term funding requirements.

As a result, leadership needed clarity on how to:

- Stabilize monthly roofing spend
- Improve budget accuracy through data-backed capital planning
- Shift from reactive expense control to proactive portfolio strategy

NRP Solution

Operating Expense Stabilization

- Established a capped monthly program to limit OpEx exposure
- Shifted from reactive leak response to structured preventative maintenance
- Reduced repeat leaks and emergency repair volume

Capital Planning Consistency

- Established nationwide square-foot pricing for standard replacement and recover systems
- Included defined contingency allowances to eliminate budget surprises

Data-Driven Asset Strategy

- Leveraged historical leak frequency and performance data
- Categorized roofs by condition and risk profile
- Enabled informed repair vs. replacement decisions aligned with financial goals

Results

24 Months. \$1MM+ Savings. Predictable Spend.

- Consistent monthly roofing spend with improved OpEx forecasting
- Increased replacement and recover projects completed within annual capital allocation
- Contingency dollars reallocated to landscaping, lighting, and property upgrades
- Portfolio-wide roof condition visibility
- By-tenant leak tracking aligned with accounting and property management systems

