Kimco Realty Corporation (NYSE: KIM)
Commercial Real Estate · Retail · Mixed-Use · Nationwide

NetVendor

COMPANY SNAPSHOT

- Founded 1958
- 560+ shopping centers and mixed-use assets
- Top MSAs across United States
- 700+ employees
- 3,000+ vendors managed

THE CHALLENGE

Kimco already had vendor compliance and payment controls in place. The goal was to build a more connected process that streamlined vendor onboarding, improved data accuracy, and reduced manual work through system integrations.

CASE STUDY

Gated Vendor Compliance Across Entire Portfolio

How a publicly traded REIT uses integrations to block non-compliant vendors and stay audit-ready.

SUMMARY

Once Kimco vendors are approved, they are automatically created in MRI overnight through the PMX integration, with a timestamped audit trail that provides clear documentation of the process accepted by their auditors. NetVendor continuously monitors vendor insurance and feeds real-time compliance status updates into Paymode, where invoices from non-compliant vendors are automatically held until coverage is current.





WHY THEY LOVE NETVENDOR

- ✓ Invoices from non-compliant vendors are held automatically
- ✓ Approved vendors sync to MRI overnight, no manual uploads
- ✓ A timestamped audit trail from approval to vendor setup
- ✓ Custom reports they build and schedule themselves
- ✓ Clear tabs and transparent notes, always current
- ✓ One parent account per tax ID, not per remittance address

INTEGRATION: MRI Software · Paymode

THE SOLUTION

Kimco uses NetVendor to qualify new vendors and keep their insurance requirements current. Two integrations turn that data into action. Approved vendors In NetVendor are automatically created in MRI, while NetVendor compliance status controls whether invoices can be released for payment in Paymode.

- Vendors organized by MSA, matching how Kimco structures its portfolio
- Project-specific waivers keep good vendors working without lowering the standard
- An internal user guide and COI checklist helps associates catch errors before it's submitted

THE RESULTS & ROI

90%
Vendor insurance compliance rate

100%
Audit-ready approval trail

180 hrs/year
Time saved by AP/IT teams

100%
Property compliance rate

TESTIMONIAL

"I love the integration between NetVendor, MRI Software, and Paymode. Paired with our Company's proactive approach, these tools allow us to effectively enforce vendor compliance across our national portfolio.

How do we stay close to a 90% vendor insurance compliance rate? **Compliance first. Payment next.**"

— Francesca Reilly, Director of Accounts Payable

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