HOOSIER SECURITY

INDUSTRIAL PROPERTY PORTFOLIO RISK SCORECARD

How much time, stress, and risk is your portfolio creating for you?

Most industrial properties have cameras and access control. That doesn't mean they're easy to manage, consistently working, or reducing your workload.

When something happens after hours, when a tenant calls, or when ownership asks questions, you're the one responsible—whether you control the system or not.

This scorecard helps you identify where your portfolio is creating unnecessary headaches, risk, and extra work.

Scoring: Yes = 2 | Partial = 1 | No = 0

1. AFTER-HOURS ISSUES & UNPLANNED CALLS

1. Do you get alerted before a tenant calls about after-hours activity?
2. Can you verify what's happening without going onsite or calling someone?
3. Are your properties actively monitored when no one is there?

2. TENANT, VENDOR & SHARED ACCESS HEADACHES

1. Can you clearly track who accessed shared spaces across tenants and vendors?
2. Is access easy to manage without constant updates or manual coordination?
3. Are access changes handled quickly when tenants move in or out?

3. PORTFOLIO VISIBILITY & CONTROL

1. Can you see what's happening across all properties in one place?
2. Do you get alerts across your portfolio without relying on tenants?
3. Can you quickly pull footage when someone asks for it?

4. "WHAT HAPPENED?" MOMENTS

1. Can you answer "what happened?" within minutes—not hours?
2. Are the right people notified without you coordinating the response?
3. Can you easily provide proof to tenants, owners, or insurance?

5. DAMAGE, DISPUTES & LIABILITY

1. Can you identify who is responsible when damage or theft occurs?
2. Do you have documentation to protect yourself in disputes?
3. Are issues detected early enough to prevent escalation?

6. SYSTEMS THAT ACTUALLY WORK (WITHOUT YOU MANAGING THEM)

1. Do your systems work without constant oversight or troubleshooting?
2. Are problems fixed before you even know about them?
3. Can you trust your system to perform when something happens?

7. VENDOR MANAGEMENT & SERVICE BURDEN

1. Do you spend time coordinating between multiple vendors?
2. Is your provider proactive, or do you have to follow up on issues?
3. Do you feel confident problems will get handled without your involvement?

SCORE INTERPRETATION:

- **0–20: High Risk –** Your portfolio is exposed. Gaps in visibility, response, and system reliability leave you vulnerable to loss and liability.
- **21–40: Gaps Exist –** You have some protection in place, but key risks remain—especially after hours and across multiple sites.
- **41–60: Strong, But Not Fully Protected –** You're ahead of most, but still relying on systems that react after incidents instead of preventing them.
- **60+: Optimized Portfolio Protection –** Your properties are proactively protected, monitored, and managed with confidence.

Next Step: See how modern systems solve these problems in real environments. Schedule a virtual Experience Center session to compare solutions across multiple properties, test real-world scenarios, and walk away with a clear plan to reduce risk across your portfolio.