

CASE STUDY

INCREASE AP CAPACITY

RECLAIM VALUABLE TIME

INDUSTRIAL

Bridge Industrial Scales AP Capacity Ahead of Rapid Expansion

Preparing to double invoice volume without additional hiring or straining AP team

The Challenge: Supporting a Growing Portfolio without Growing Headcount

Bridge Industrial has over 20 years of experience developing new properties and providing property management services. Ongoing portfolio expansion meant that Bridge Industrial's team will now be radically scaling their business, and transitioning to fully integrated owner/operator of an additional 35 million square feet of properties.

With substantial growth on the horizon, Bridge Industrial's operations team recognized they needed to scale their infrastructure capacity to accommodate growth. Bridge Industrial set their sights on improving AP efficiency to support their lean team in doing more with less.

While AP automation with Yardi Payscan gave coded invoices a streamlined path to approval and payment, the AP team still needed to address persistent inefficiency on the front end of their process: invoice capture.

With the anticipation of doubling their managed portfolio (and doubled invoice volume), Bridge Industrial needed to expand capacity without doubling their team size.

The Solution: PredictAP Unlocks Capacity and Increases Job Satisfaction

Bridge Industrial sought a solution that could address identified barriers to AP efficiency, including time spent on manual data entry, costs associated with relying on third-party accounting services, and both the opportunity cost and turnover risk of having talented AP and PM professionals doing manual coding day-in and day-out.



"Our AP processes were very manual: taking PDF, renaming it, sending it via email to a data entry group just to pre-code to come back. It took 24 hours to get a single invoice coded, with three different people having to touch it. We knew there had to be better way."

BEN BISCHMANN,
SENIOR VICE PRESIDENT OF
OPERATIONS & ASSET MANAGEMENT

3X

FASTER VENDOR PAYOUT



PredictAP's automated invoice ingestion and AI-powered invoice coding was purpose-built to address the barriers to efficiency Bridge Industrial's team was facing. It could capture and index invoices in seconds—without manual data entry—and leverage AI to learn historical coding patterns to code new invoices.

Their team knew they needed a solution that could integrate seamlessly with other tools in their tech stack to build on previous efficiency gains. PredictAP is a Yardi Standard Interface Partner with plug-and-play API integration, requiring no development to start syncing data from Yardi.

"PredictAP is the perfect solution for our instance of Yardi."

BEN BISCHMANN, SENIOR VICE PRESIDENT OF OPERATIONS & ASSET MANAGEMENT

With a time-to-value of weeks rather than months, PredictAP represented an opportunity to replace manual processes, support AP staff, and increase AP invoice volume capacity.

The Result: A Scalable, Resilient Property Accounting Organization

Bridge Industrial was able to fully onboard, train staff, and integrate PredictAP into their existing tech stack in just over three weeks, allowing their team to eliminate time-consuming, error-prone data entry.

Their AP team was able to engage with a perspective shift from data entry to oversight, noting that rather than plugging in numbers, Bridge's talented AP team was instead reviewing the coding work that PredictAP had undertaken for them. This shift allowed team members to engage in more meaningful work, and improved job satisfaction.

Human error was also significantly reduced, meaning that the AP team was able to further improve efficiency with significant data integrity gains, including a significant reduction in duplicate invoices.

With the AP process shortened from days to minutes and fewer touches per invoice, invoices get processed faster, and get vendors paid sooner.



"PredictAP has made preparing for growth at scale possible. Even if we double invoice volume in every market, we'll still be spending less time coding twice as many invoices as we are right now."

BEN BISCHMANN,
SENIOR VICE PRESIDENT OF
OPERATIONS & ASSET MANAGEMENT

Customer Overview

Founded in 2000, Bridge Industrial is a vertically integrated real estate operating company and investment manager focused on the development and acquisition of industrial properties in supply-constrained core markets in the U.S. and the U.K.

25M square feet managed
15K property invoices per year
bridgeindustrial.com