



Let us help You **GROW** your investment



Our Pledge

Personalized, Expert Service

Transparent Pricing, No Hidden Fees

Tenants Stay Longer—And That Means Higher Profits



www.cityrootsproperties.com

Call us Today! 312-833-2769





Full- Service Management, without the nickel and diming



- **NO PLACEMENT FEE:** At City Roots Properties, we're committed to helping you grow your investment — starting with real savings. While most agencies charge a full month's rent to place a new tenant, we waive that fee for new clients.
- **NO MONTHLY MINIMUMS:** Most agencies charge high minimum monthly fees — even when your unit is vacant. We believe in fair, performance-based pricing. If you don't get paid, we don't either.
- **NO HIDDEN FEES:** If you're working with another agency, you're likely being charged a variety of add-on fees — from technology and processing fees to year-end 1099 charges and more. At City Roots Properties, we keep it simple. One transparent management fee. No surprises.



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Let go of the Stress — Keep the Investment



Our Services

- **Marketing and Leasing:** Strategic marketing designed to minimize vacancy time and attract high-quality tenants.
- **Tenant Screening:** We take the guesswork out of tenant placement with a thorough and reliable screening process.
- **Rent Collections:** Through our secure online payment system, tenants can pay rent anytime, from anywhere.
- **Maintenance:** Our team is available 24/7 to address all maintenance related requests.
- **Financial Reporting:** We provide clear and detailed reporting to keep you fully informed about your investment's performance.
- **Investment Strategies:** We do more than manage — we can help you grow and refine your real estate portfolio.



Time is
Money



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About Us

Boutique Agency – Specialized Attention

Shawn Swift is a seasoned real estate professional with over a decade of experience in housing finance and property management. He has managed rental units across the Chicago area for more than 10 years, bringing hands-on local expertise to every property. Before founding City Roots Properties, Shawn served as a Senior Underwriter at the U.S. Department of Housing and Urban Development (HUD), where he specialized in complex commercial mortgage deals for new construction and existing apartment buildings — including both market-rate and affordable housing developments with layered subsidies and financing.

During his time at HUD, Shawn gained extensive experience conducting appraisal reviews and detailed market analysis specific to the Chicago area. He also reviewed capital needs assessments of multifamily properties, evaluating long-term maintenance and renovation requirements. His background includes asset management responsibilities such as reviewing financial reports, tracking property performance, and managing budgets. In addition, Shawn is highly knowledgeable in Chicago's landlord-tenant ordinances and fair housing regulations—expertise that ensures City Roots Properties operates with full compliance while protecting both owners and residents.

After serving in the U.S. Air Force, Shawn earned his bachelor's degree from Indiana University Bloomington, followed by a master's degree from Ball State University. He is a licensed real estate broker in Illinois and an active member of the National Association of Realtors, Mainstreet Realtors and the National Association of Residential Property Managers (NARPM).



**Shawn Swift, Founder & Principal
of City Roots Properties**



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