

Property Owners Are Leaving Their Managers and Switching to MF CashFlow Property Management?

If you're tired of poor communication, surprise fees, or watching your cash flow disappear—you're not alone.

Most property managers are reactive. **We're proactive.**

At MF CashFlow, we help Chicago landlords **grow their rental income**, **protect their properties**, and finally stop chasing answers or worrying about ***mismanagement***. It's not any one thing, it's the multiple fees that add up to Cashflow deficiency.

Here's how we're **different**:

- ✓ No onboarding fees
- ✓ No hidden admin or hidden lease renewal charges
- ✓ You keep 100% of your late fees and pet rent
- ✓ Monthly owner reports you can actually understand
- ✓ Section 8 onboarding and compliance handled start to finish with no fees
- ✓ 24/7 maintenance hotline—yes, really.

We don't just collect rent. We maximize your returns, handle your headaches, and put you back in control—with **ZERO NONSENSE!**

Here's how we compare to other top property management companies in the area—and why more owners are switching to MF Cashflow Property Management;

FEE/SERVICE	MF CASHFLOW	Landmark	GC Realty	Chicago Style	Marblestone Property Group
Onboarding Fee	\$0	\$300/unit	\$0	\$250 per building + \$75/occupied unit	\$0
Leasing Fee	1 month's rent (\$2,000/unit)	1 month's rent (\$2,000/unit)	1 month's rent (\$2,000/unit)	1 month's rent (\$2,000/unit)	1 month's rent (\$2,000/unit)
Monthly Management Fee	Single Family: \$125 or 8% (\$160) = \$160; Multifamily: \$85/unit	6-8% (\$125 min) = \$160	5-9% (\$100-\$180, assume \$140)	8% (\$99 min) = \$160	8-10% (\$99 min) = \$160 (8% for 5+ properties)

FEE/SERVICE	MF CASHFLOW	Landmark	GC Realty	Chicago Style	Marblestone Property Group
Lease Renewal Fee	\$175/unit	\$299/unit	10-25% (\$200-\$500, assume \$350)	\$450/unit	\$499/unit
Technology/Admin Fee	\$95/year (\$7.92/month)	\$99/year (\$8.25/month) Per Property	\$5/month (\$60/year)	\$36/per unit monthly	\$0
Cancellation Fee	\$0 cancellation fee; *If all terms and conditions of the property management agreement are followed	\$0	\$350 (first 6 months)	Flexible (per agreement)	Flexible (per agreement)
Year-End Reporting (1099)	\$0	N/A (assume \$0)	\$125/year Each Property	\$129/year	\$129/property
Key Services	Maint Reserve \$500. Update website to show Maintenance Reserve	8-point screening, \$2000 eviction/pet guarantees	Fraud Blocker, pet screening, eviction assistance	Enhanced screening, legal compliance	Rent Butter screening, Buildium marketing, Bitcoin payments
Enhanced Marketing	MLS and 80+ other website	MLS	Yes	Yes	
24/7 Maintenance hotline	Yes	Yes	Yes	Yes	Yes
Bookkeeping	Yes			\$36. Monthly/ Annual Reports	Year end Reporting \$129
Bill Pay Fee	None	Yes		\$25. setup fee/\$5 each	
Late fees, pet rent, lease fine fees	Fees go to the Owner Client			Chicago Style keeps these fees	
Municipal Code Compliance	Yes	Yes	Yes		
Eviction Assistance	Yes		Yes		
Utility management	Yes	Yes	Yes		
Cancelation fee	\$0	\$350-\$500	\$350. First 6 months		
Rental license Admin	Yes	Yes	Yes		
Rental License Inspection	Yes		Yes		

FEE/SERVICE	MF CASHFLOW	Landmark	GC Realty	Chicago Style	Marblestone Property Group
Eviction guarantee	No	2000	No	No	No
Google Review Star Rating	4.8	4.8	4.6	4.5	4.8
Pricing Page	https://www.mfcashflow.com/pricing	https://www.chicagospropertymanagement.com/pricing	https://www.gcrealtyinc.com/pricing	https://www.chicagostylemanagement.com/pricing	https://mpghousing.com/pricing/

Ready to Stop Wasting Time and Money?

We'll review your portfolio, answer your questions, and show you exactly how much more your properties could be making—with **NO PRESSURE** and **NO SALES GIMMICK!**

👉 **Schedule your FREE 15-minute Call NOW** to see how MF CashFlow can deliver *real results*.

[Click here to Book a Call on Mike's Calendar](#)

Or Choose a convenient date and time on the Calendar below.

Disclaimer:

The information provided in this comparison is based on publicly available data as of the time of publication and is intended for general informational purposes only. While we strive for accuracy, MF CashFlow Property Management makes no guarantees regarding the completeness or accuracy of third-party pricing, policies, or services listed. Property owners are encouraged to independently verify all information and conduct their own due diligence before making decisions. MF CashFlow Property Management shall not be held liable for any reliance placed on the information presented herein.