



22 E ELM STREET

Gold Coast Mixed-Use Investment Offering

CARRIE
M^cCORMICK
LUXURY GROUP

Carrie McCormick | 312-961-4612 | Carrie@atproperties.com

Investment Summary

Asking Price	\$7,995,000
Zoning	DX-3
Building Size	Approx. 5,800 SF
Lot Size	2,300 SF
Power	600 AMP Service
Utilities	Tenant-Paid (Gas, Electric, Water)

Rent Roll

Space	Use	Monthly Rent	Annual Rent	Notes
Commercial (Floors 1 & 2)	HOUSE 22 Luxury Salon & \$20,000	\$20,000	\$240,000	Stable Tenant
Penthouse Residence	4BR/3BA + Terrace	\$18,500+	\$222,000+	Annual, Exec, or STR Capable

Revenue Strategy Comparison

Strategy	Monthly	Annual	Profile
Annual Lease	\$18,500	\$222,000	Stable, Low Maintenance
Executive Furnished	\$22,000–\$28,000	\$264,000–\$336,000	Corporate / Long-Stay
STR / Airbnb (Conservative)	\$1,250–\$1,450/night	\$300,000–\$380,000	Seasonal Occupancy
STR / Airbnb (High-Season)	\$1,700–\$2,200+/night	\$450,000–\$620,000+	Optimized Revenue