

# 4PLEX FOR SALE

2211 SHERWOOD MEADOW  
2211 SHERWOOD MEADOW DRIVE

## Baton Rouge, LA 70816



For more information

**MIGUEL CASTRO, JR**

Castro Real Estate Services

(225) 936-7643

miguel@castrorealestateservices

995703492, Louisiana



# Price: \$340,000

### Property Highlights

- 100% OCCUPIED
- Professionally Managed
- No flood zone
- Tenants pay utilities
- Access to I-12
- Gross Monthly Rental Income \$3,911
- Taxes: \$3,260
- Haz Ins: \$4,240

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# PROPERTY SUMMARY

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## Property Summary

Today's Date:	1/30/2026
Price:	\$340,000
Units:	4
Gross Monthly Rents:	\$3,911
Taxes:	\$3,260.89
Haz Ins:	\$4,240.98
Occupancy	100%
Building SF:	5,032
Lot Size:	8,160 SF
Year Built:	1983
Zoning:	R
Price per door:	\$85,000
Today's Date:	1/30/2026

## Property Overview

This is a fully occupied and well managed and maintained 4plex at the intersection of I12 and Sherwood Forest Blvd.

Tenants pay for all their utilities.

## Location Overview

**Ultimate Connectivity:** Enjoy rapid access to the I-12 corridor, making commutes to downtown Baton Rouge or the neighboring Denham Springs area effortless.

**Retail & Dining Hub:** You are minutes away from the Sherwood South Shopping Center and a diverse array of local favorites, ranging from cozy coffee shops to popular international cuisine.

**Outdoor Recreation:** Situated near several community parks and green spaces, offering a peaceful retreat from the hustle and bustle of city life.

**Convenience at Your Doorstep:** Proximity to major medical centers, top-tier grocery stores (including Whole Foods and Costco just a short drive away), and essential service hubs.

# PROPERTY PHOTOS

2211 Sherwood Meadow  
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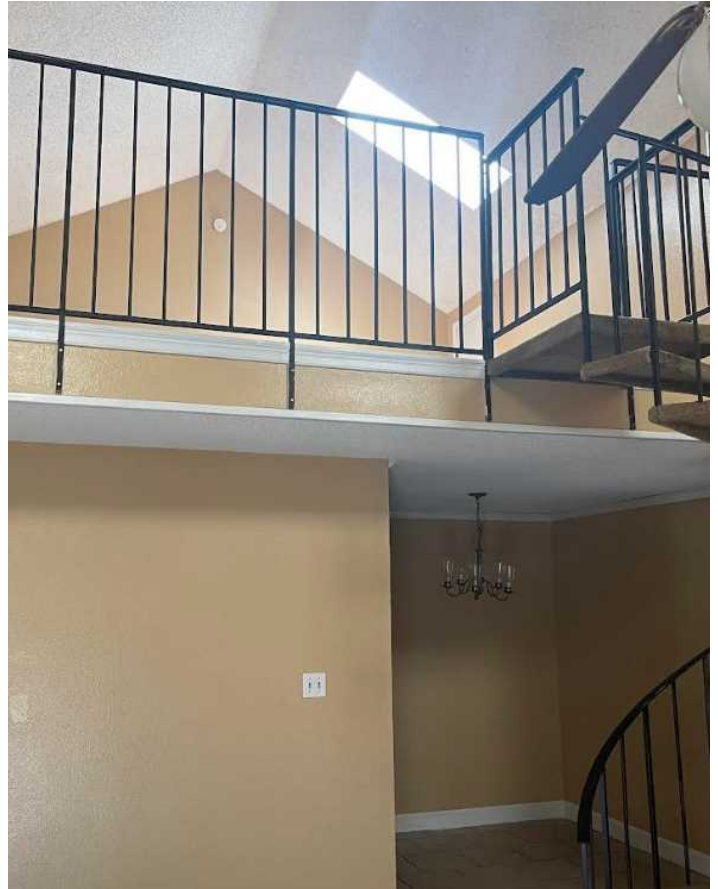
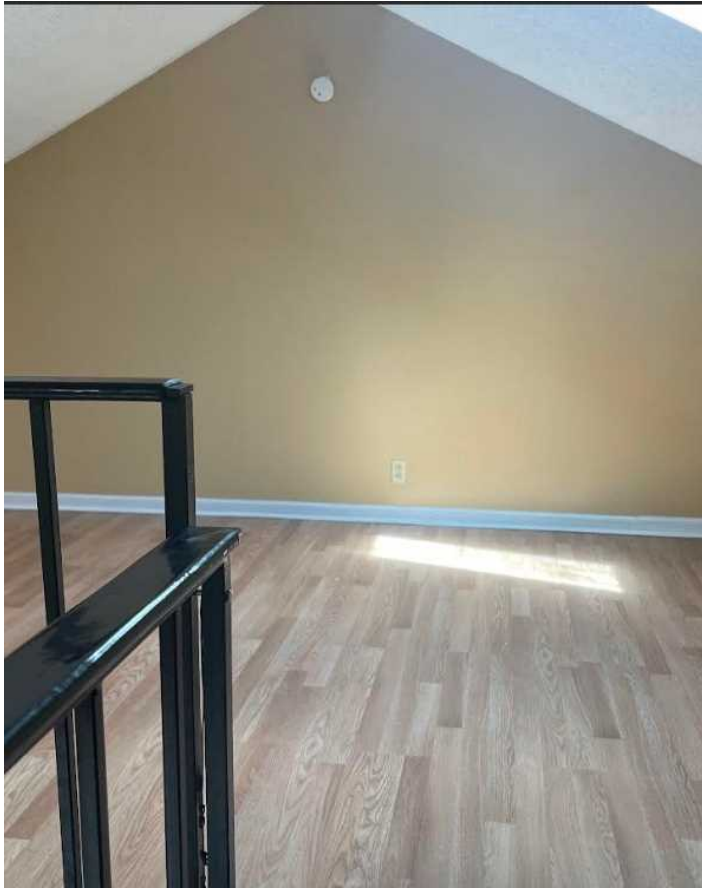




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## PROPERTY PHOTOS

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# ANNUAL PROPERTY OPERATING DATA

2211 Sherwood Meadow  
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Description Year Ending	Year 1 12/2026	Year 2 12/2027	Year 3 12/2028	Year 4 12/2029	Year 5 12/2030
<b>Income</b>					
Rental Income	\$46,932	\$48,340	\$49,790	\$51,284	\$52,822
Water Bill Reimbursement	\$2,820	\$2,905	\$2,992	\$3,081	\$3,174
<b>Gross Scheduled Income</b>	<b>\$49,752</b>	<b>\$51,245</b>	<b>\$52,782</b>	<b>\$54,365</b>	<b>\$55,996</b>
General Vacancy	(\$2,347)	(\$2,417)	(\$2,490)	(\$2,564)	(\$2,641)
<b>Gross Operating Income</b>	<b>\$47,405</b>	<b>\$48,828</b>	<b>\$50,292</b>	<b>\$51,801</b>	<b>\$53,355</b>
<b>Expenses</b>					
Property Manager	(\$4,475)	(\$4,609)	(\$4,748)	(\$4,890)	(\$5,037)
Supplies	(\$1,592)	(\$1,640)	(\$1,689)	(\$1,740)	(\$1,792)
Maintenance	(\$1,673)	(\$1,723)	(\$1,775)	(\$1,828)	(\$1,883)
Labor	(\$2,505)	(\$2,580)	(\$2,658)	(\$2,737)	(\$2,819)
Pest Control	(\$210)	(\$216)	(\$223)	(\$229)	(\$236)
Cleaning	(\$655)	(\$675)	(\$695)	(\$716)	(\$737)
Trash Collection	(\$408)	(\$420)	(\$433)	(\$446)	(\$459)
Water	(\$3,085)	(\$3,178)	(\$3,273)	(\$3,371)	(\$3,472)
Legal	(\$252)	(\$260)	(\$267)	(\$275)	(\$284)
Hazard Insurance	(\$4,240)	(\$4,240)	(\$4,240)	(\$4,240)	(\$4,240)
Property Taxes	(\$3,260)	(\$3,260)	(\$3,260)	(\$3,260)	(\$3,260)
<b>Total Operating Expenses</b>	<b>(\$22,355)</b>	<b>(\$22,801)</b>	<b>(\$23,260)</b>	<b>(\$23,732)</b>	<b>(\$24,219)</b>
<b>Operating Expense Ratio</b>	<b>47.16%</b>	<b>46.70%</b>	<b>46.25%</b>	<b>45.81%</b>	<b>45.39%</b>
<b>Net Operating Income</b>	<b>\$25,050</b>	<b>\$26,027</b>	<b>\$27,033</b>	<b>\$28,069</b>	<b>\$29,136</b>

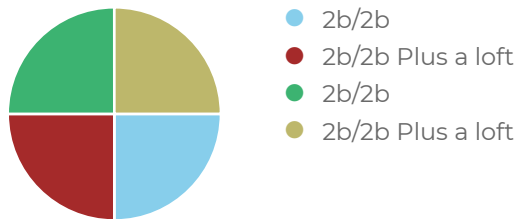
# UNIT MIX REPORT

2211 Sherwood Meadow  
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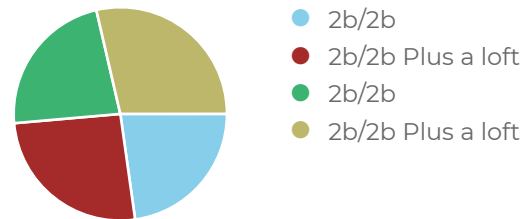
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Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2b/2b	983	\$905	\$905	\$950	\$950
1	2b/2b Plus a loft	1,137	\$1,056	\$1,056	\$1,100	\$1,100
1	2b/2b	983	\$900	\$900	\$950	\$950
1	2b/2b Plus a loft	1,137	\$1,050	\$1,050	\$1,100	\$1,100
<b>4</b>		<b>4,240</b>		<b>\$3,911</b>		<b>\$4,100</b>

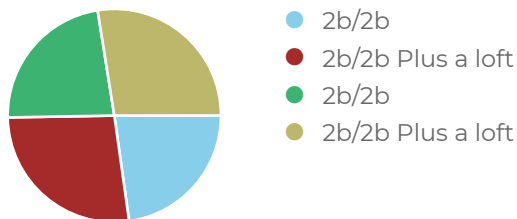
UNIT MIX



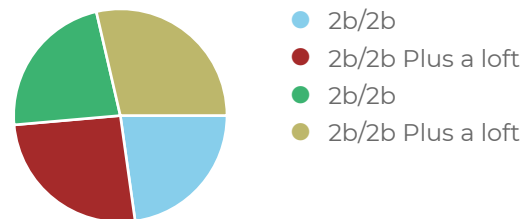
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

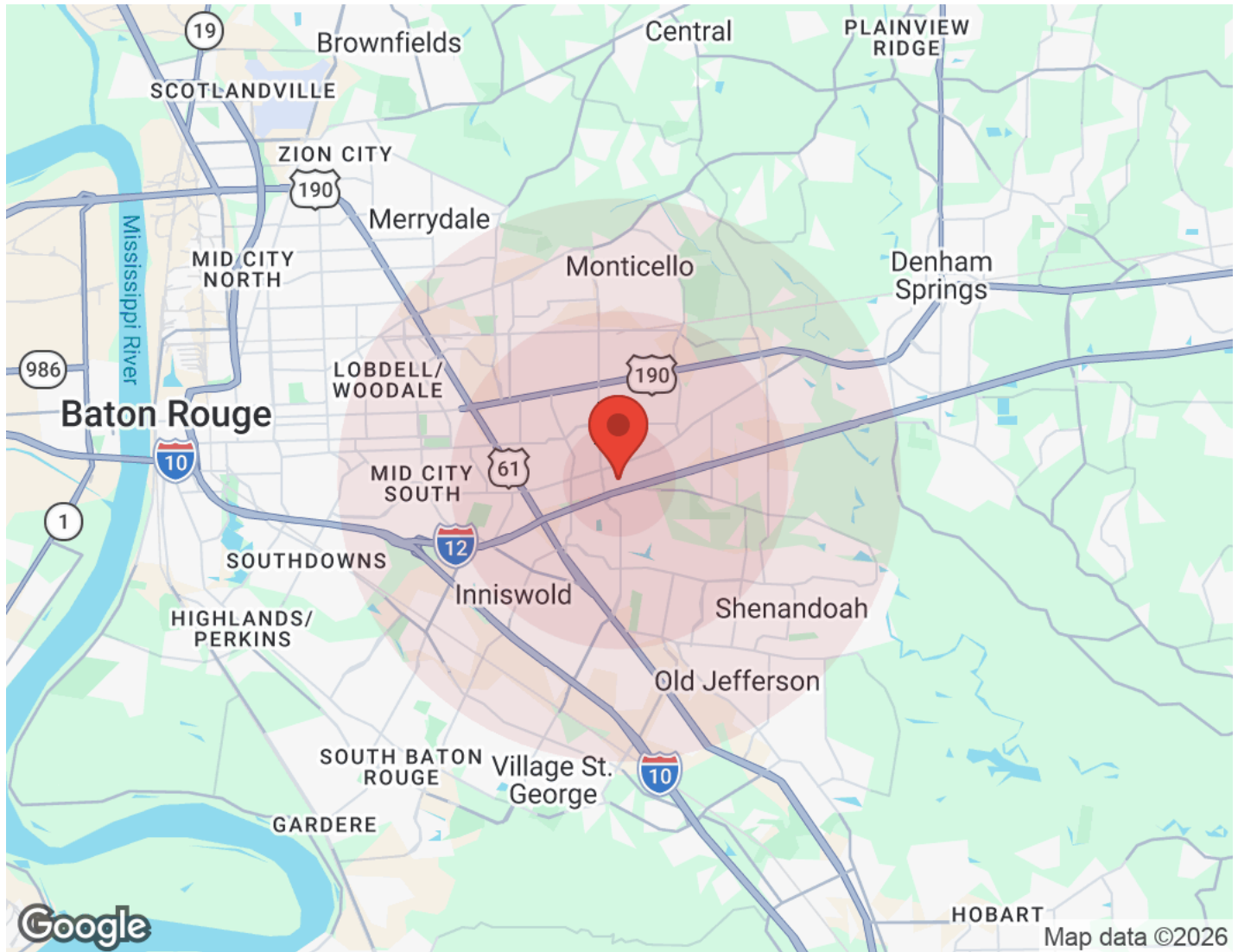




# DETAILED DEMOGRAPHICS

2211 Sherwood Meadow  
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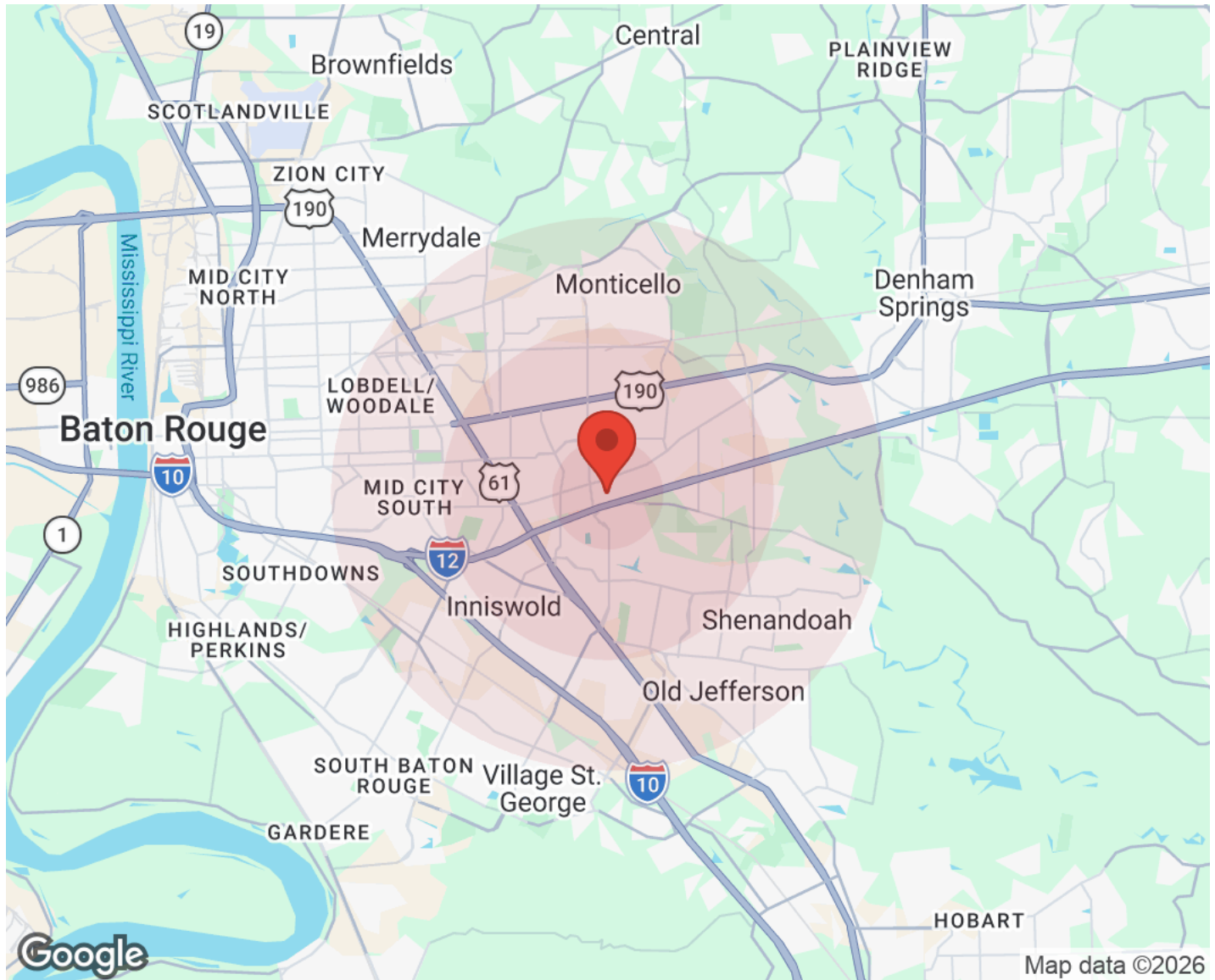


Population	1 Mile	3 Miles	5 Miles
Male	6,432	42,738	84,161
Female	7,083	46,781	91,943
Total Population	13,515	89,520	176,104
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,453	42,189	84,287
Occupied	5,449	36,464	72,652
Owner Occupied	2,307	20,259	40,257
Renter Occupied	3,142	16,205	32,395
Vacant	1,005	5,725	11,635
Race	1 Mile	3 Miles	5 Miles
White	4,415	36,837	74,650
Black	6,530	36,497	73,365
Am In/AK Nat	12	81	176
Hawaiian	3	18	18
Hispanic	1,468	8,943	15,814
Asian	866	5,711	9,263
Multi-Racial	203	1,343	2,642
Other	19	98	176

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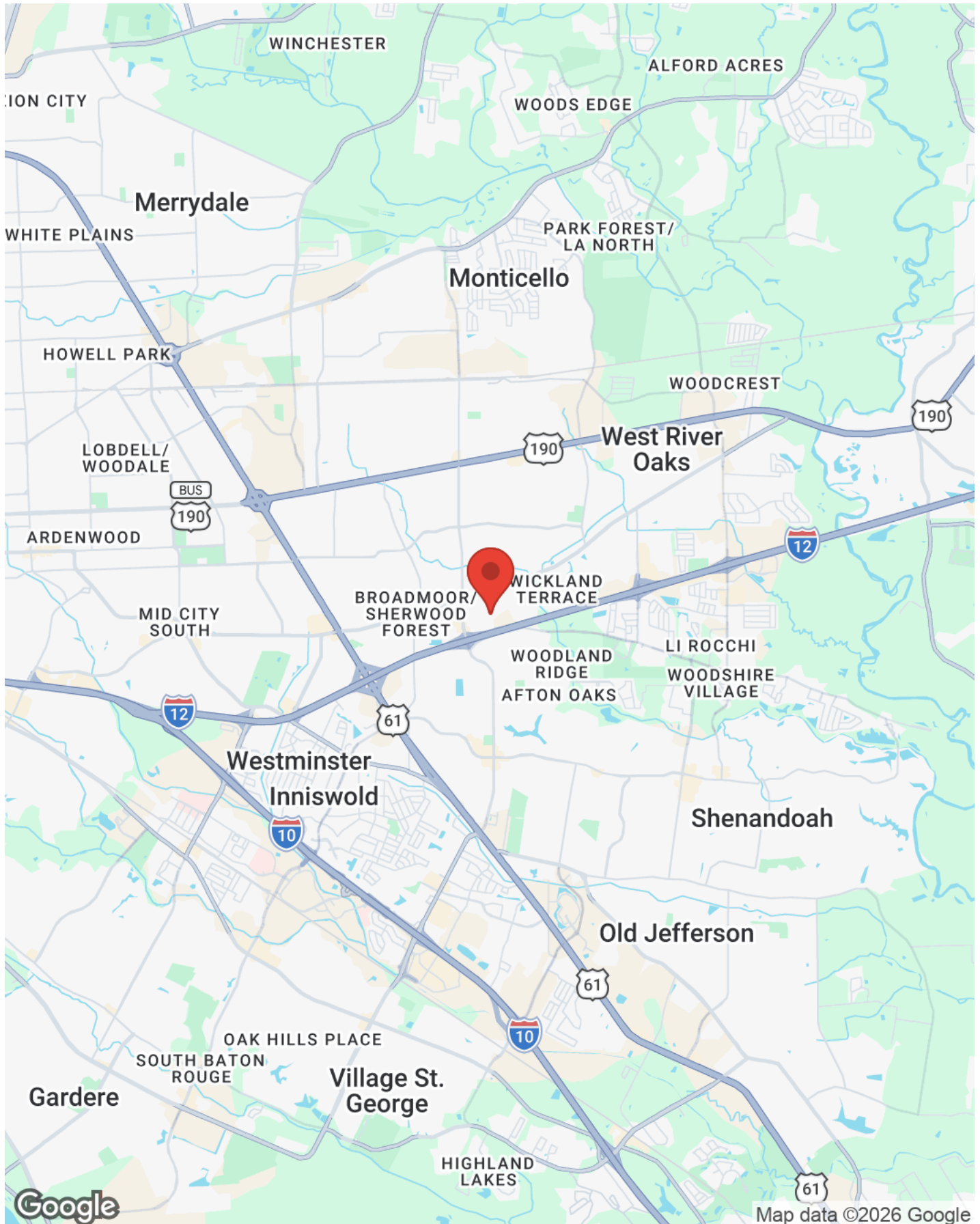


Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	1,044	6,023	11,385	Median	\$56,448	\$68,669	\$68,354
Ages 5-9	932	6,016	11,573	< \$10,000	455	2,147	5,124
Ages 10-14	895	5,579	10,966	\$10,000-\$14,999	149	1,064	2,384
Ages 15-19	765	5,440	10,964	\$15,000-\$19,999	93	759	1,877
Ages 20-24	1,454	7,874	15,047	\$20,000-\$24,999	329	1,314	2,548
Ages 25-29	1,200	6,632	12,838	\$25,000-\$29,999	440	1,621	3,151
Ages 30-34	1,108	6,489	12,279	\$30,000-\$34,999	194	1,462	2,924
Ages 35-39	966	5,847	11,274	\$35,000-\$39,999	369	1,652	2,775
Ages 40-44	860	5,921	11,588	\$40,000-\$44,999	228	1,877	3,306
Ages 45-49	702	4,934	9,871	\$45,000-\$49,999	272	1,585	2,950
Ages 50-54	636	4,529	9,163	\$50,000-\$59,999	302	2,699	5,738
Ages 55-59	571	4,343	8,975	\$60,000-\$74,999	493	3,551	6,373
Ages 60-64	600	4,706	9,594	\$75,000-\$99,999	763	5,274	9,529
Ages 65-69	563	4,477	9,421	\$100,000-\$124,999	448	3,432	6,697
Ages 70-74	423	3,983	8,131	\$125,000-\$149,999	323	2,463	4,341
Ages 74-79	374	3,095	6,109	\$150,000-\$199,999	293	2,677	5,615
Ages 80-84	227	1,985	3,710	> \$200,000	297	2,888	7,320
Ages 85+	194	1,648	3,216				

# REGIONAL MAP

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.



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