

986 East 51st Street Los Angeles, CA 90011

Craftsman-Influenced California Bungalow Duplex in South LA
3 Miles from USC and Exposition Park | VACANT 1-Bdrm. Unit

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About the Property

986 East 51st Street | South Los Angeles | 90011

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- **986 East 51st St presents a charming Craftsman-influenced California bungalow duplex in South Los Angeles, offered at \$749,000.**
- Built in 1912, the property totals approx. 1,937 SF, with a downstairs 3-bdrm/2-bath residence and an upstairs 1-bdrm/1-bath unit.
- The **vacant 1-bdrm. unit** creates flexibility for an owner-user, first-time buyer, or small-income investor seeking market-rent leasing optionality.
- The downstairs 3-bdrm./2-bath unit has been updated with **lamine wood-style flooring, updated kitchen cabinetry, granite countertops, kitchen tile flooring, and central A/C.**
- A rear carport, on-site parking area, and private yard space add practical day-to-day functionality.
- The location sits near neighborhood-serving corridors including Central Ave, Avalon Blvd, Vernon Ave, and nearby access to the 110 Freeway.
- The property is approx. **3 miles east of USC, Exposition Park, USC Village, BMO Stadium, the LA Memorial Coliseum, The Shrine Auditorium, and nearby museums and public spaces.**
- **986 East 51st Street offers a character-rich duplex with immediate flexibility, giving buyers a practical entry point into real estate ownership and long-term portfolio building.**



Offering Price	Unit Mix	Vacancies	Bldg. Size	Lot Size	Monthly Income
\$749,000	(1) 3+2 & (1) 1+1	(1) 1+1	1,937 SF	4,476 SF	\$3,100

Exterior Photography

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Interior Photography

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Neighborhood Overview

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About South Central

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A Neighborhood Defined by History and Movement

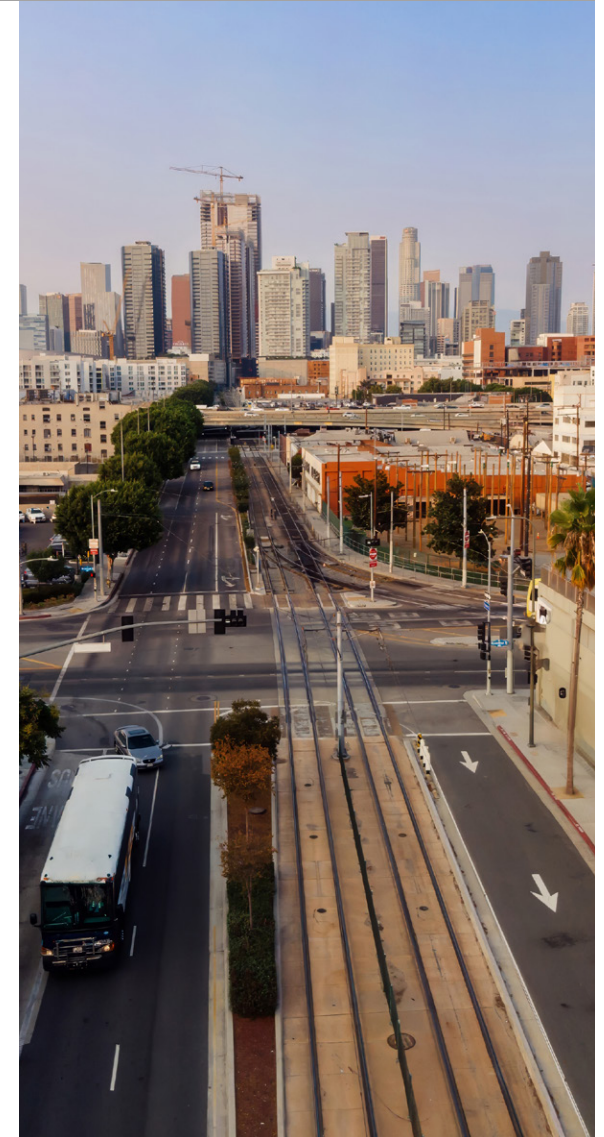
964 E Jefferson Blvd is located in Historic South Central, approx. 1.3 miles east of the University of Southern California and just south of Downtown Los Angeles. It is a part of the city where history, culture, education, and access sit close together, giving the location a more layered story than proximity alone. South Central has long been shaped by Black and Latino communities, local businesses, schools, churches, civic institutions, and generations of residents who helped define the character of South Los Angeles.

For future residents, the immediate area offers practical access to some of LA's most active educational, cultural, entertainment, and retail destinations. USC, USC Village, The Shrine Auditorium, Figueroa Street retail, BMO Stadium, and more, are all part of the broader neighborhood setting. Together, these institutions create a strong daily-use and destination-driven location story, with access to campus life, museums, sports, concerts, employment centers, public gathering places, and everyday retail.

Just north of the subject property, Downtown's Fashion District continues to evolve from its long-standing role as a wholesale and garment hub into a more mixed-use urban environment shaped by housing, adaptive reuse, creative businesses, retail, hospitality, and street-level activity.

The strength of this location is not only that it sits near USC, Exposition Park, and DTLA. It is that it sits within South Central, a neighborhood with cultural weight, deep roots, and a clear place in LA's past and future.

For multifamily investors, that context creates a more complete story: access to major city anchors, connection to transit and employment, and a setting that carries real local history as LA continues to grow around it.



Nearby Hotspots

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1) Mercado La Paloma

Mercado La Paloma brings food, small business, and community gathering together along the Figueroa Corridor. Rooted in local entrepreneurship, it gives the area a warm neighborhood anchor near USC and Exposition Park without losing its South LA identity.

2) Exposition Park

Exposition Park is one of LA's most layered civic campuses, bringing museums, gardens, sports, and public space into one setting. With the California Science Center, Natural History Museum, the Coliseum, and the Lucas Museum, it keeps culture and daily activity close.

3) University of Southern California

USC sits approx. 1.3 miles west of 964 E Jefferson and remains one of South LA's defining institutional anchors. Its campus, research activity, events, retail, and daily student and employee movement help shape the rhythm of University Park and the Figueroa Corridor.

4) The Shrine Auditorium & Expo Hall

The Shrine Auditorium adds history and event energy just beside USC. With its 6,300-seat auditorium and 54,000 SF expo hall, the venue brings **concerts, award shows, and conventions**.

5) BMO Stadium

BMO Stadium anchors the southern edge of Exposition Park with soccer, concerts, and major public events. Home to LAFC and Angel City FC, the 22,000-seat venue adds steady regional draw while reinforcing the area's role as a sports and entertainment destination.

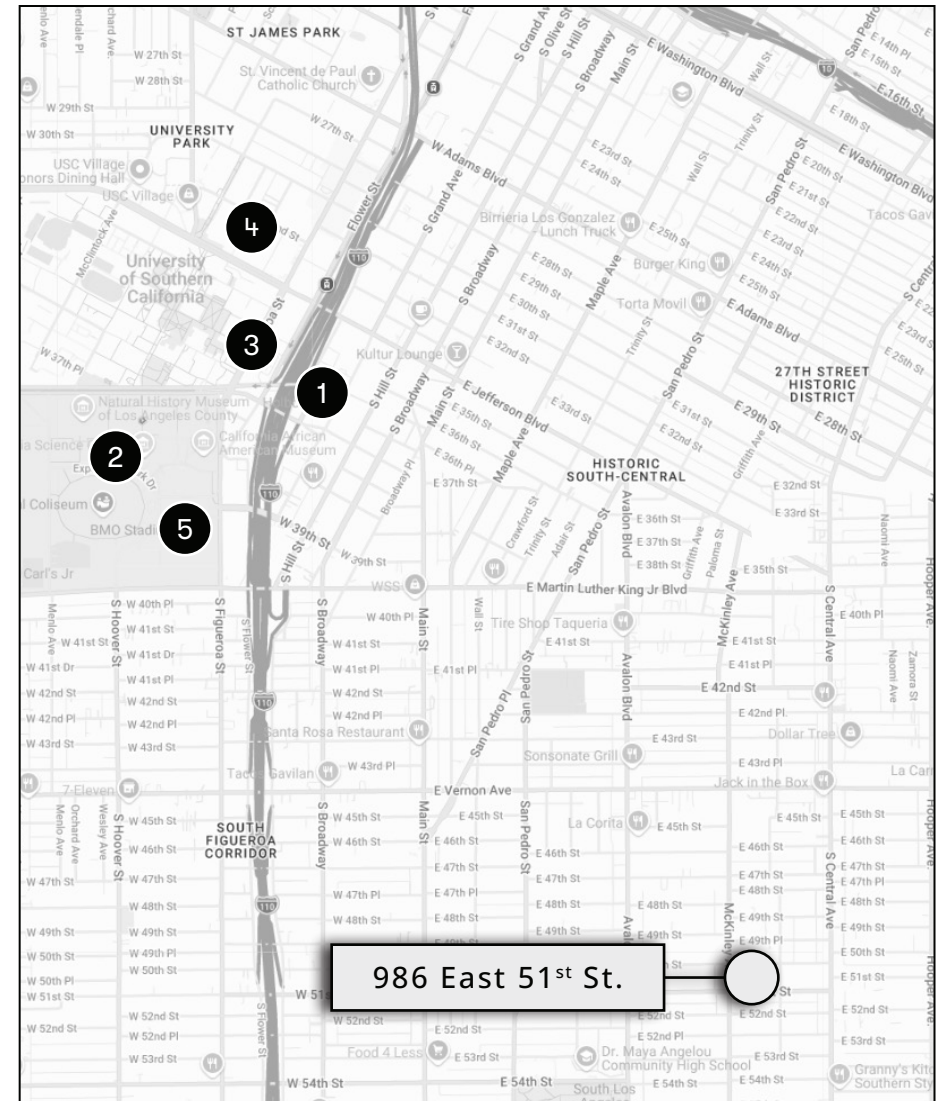


Nearby Hotspots Map

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Nearby Hotspot:	Distance:	Notes:
Mercado La Paloma	Approx. 2.7 Miles	A South LA food and community hub rooted in local entrepreneurship and gathering.
Exposition Park	Approx. 2.6 Miles	A major civic campus with museums, gardens, sports venues, and public space.
University of Southern California	Approx. 3.1 Miles	A major education and employment anchor shaping daily activity around South LA.
The Shrine Auditorium & Expo Hall	Approx. 2.8 Miles	A historic USC-adjacent venue for concerts, award shows, conventions, and events.
BMO Stadium	Approx. 2.9 Miles	A major Exposition Park venue for soccer, concerts, public events, and regional draw.



Nearby Developments

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1) 3602 Crawford St.

The proposed project would add a 3-story building with (19) 1-bed units designated for affordable housing. The project also **received \$500,000 in funding from the Roy and Patricia Disney Foundation.**

2) 161 W. 35th St.

The proposed project features a 5-story mixed-use project featuring **11 live/work apartments averaging 900 SF**, 372 SF of ground-floor commercial space, and 8 parking spaces on a corner lot near USC, the 110 Freeway, and a former Pacific Electric right-of-way.

3) 306 E. Washington Blvd.

This 7-story Hollywood Community Housing project taking shape near the Metro A Line, with **104 studio, 1-bed, 2-bed, and 3-bed apartments for renters earning 30% to 60% of AMI**, plus 1,581 SF of ground-floor commercial space and 49 parking spaces.

4) 400 E. Adams Blvd.

This project by Markwood will add **84 studio and 1-bed units**, with 42 parking spaces and a rooftop amenity deck. 8 units are set aside for extremely low-income renters, while **modular installation moved the structure to full height in approx. five days.**

5) Los Angeles Trade & Technical College

The **\$80M LATTC Design and Media Arts Building** is rising directly south of the A Line's Grand Station. The 3-story, approx. 90,000 SF facility will house classrooms, labs, lounges, gallery space, and design/media programs, with **opening targeted for 2027.**

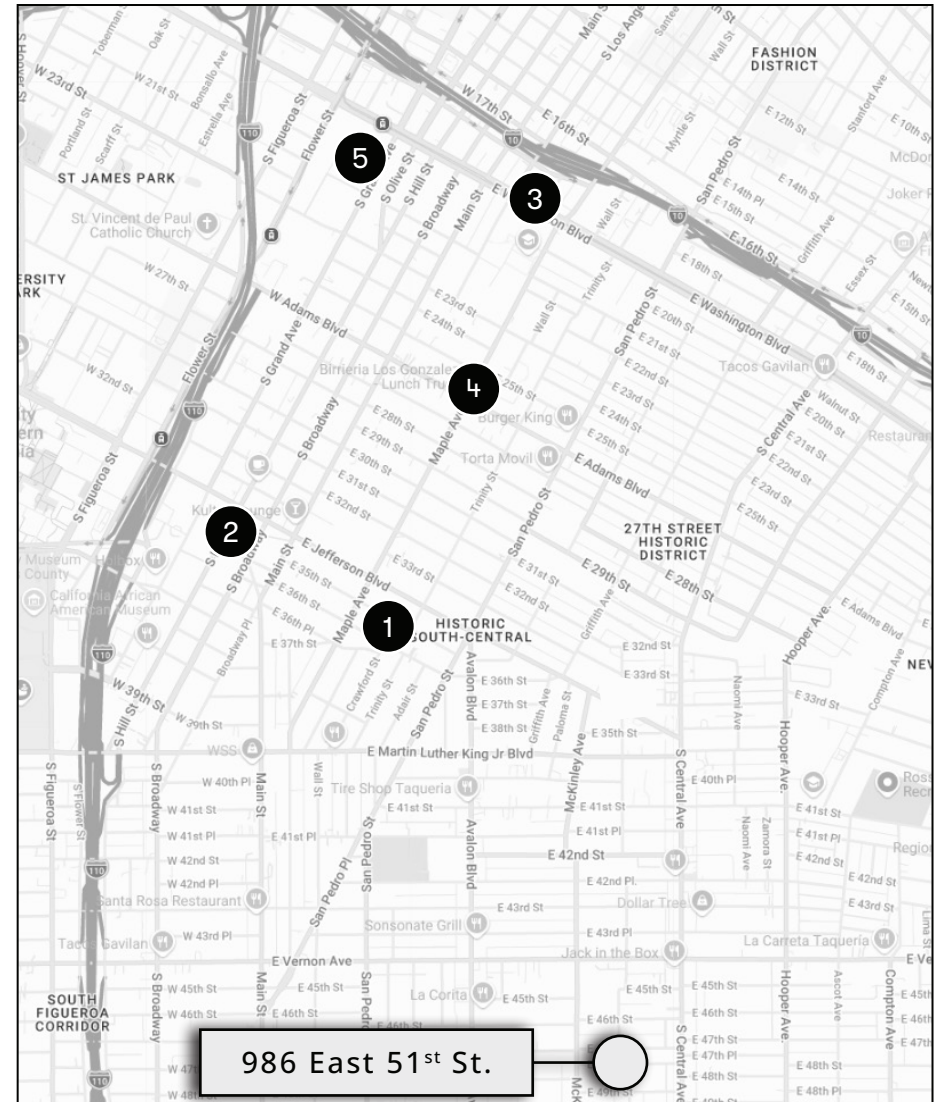


Nearby Developments Map

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Nearby Hotspot:	Distance:	Notes:
3602 Crawford St.	Approx. 1.9 Miles	A proposed 19-unit affordable housing project adding low- and moderate-income apartments to Historic South-Central.
161 W. 35 th St.	Approx. 2.4 Miles	A small mixed-use infill project with live/work apartments and ground-floor commercial space near USC and the 110 Freeway.
306 E. Washington Blvd.	Approx. 3.3 Miles	A 104-unit affordable housing project near the Metro A Line with family-sized units and ground-floor commercial space.
400 E. Adams Blvd.	Approx. 2.5 Miles	An 84-unit modular apartment project with studio and 1-bed units, affordable set-asides, and a rooftop amenity deck.
LATTC Design & Media Building	Approx. 3.1 Miles	An \$80M campus expansion bringing new classrooms, labs, gallery space, and creative programs to Washington Blvd and Grand Ave.



Financials & Comparables

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Offering Price	\$749,000
Number of Units	2
Unit Mix	(1) 3+2 & VACANT (1) 1+1
Price per Unit	\$374,500
Bldg. Size	1,937 SF
Price per Foot	\$387
Year Built	1912
Lot Size	4,476 SF
Monthly Income	\$3,100

Sales Comparables

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Address:	Sale Date:	Price:	# of Units:	Year Built:	Price per Unit:	Bldg. Size	Price per SF:	Unit Mix:	
986 E. 51 st Street	Subject Property	\$749,000	2	1912	\$347,500	1,937 SF	\$387	(1) 3+2 & (1) 1+1	
1375 E. 46 th Street	10/21/25	\$815,000	2	1909	\$407,500	1,803 SF	\$452	(1) 3+1 & (1) 1+1	
5123 S. San Pedro Street	01/16/26	\$775,000	2	1937	\$387,500	2,517 SF	\$308	(1) 4+2 & (1) 3+1	
1139 E. 43 rd Street	10/06/25	\$699,000	2	1907	\$349,500	2,056 SF	\$340	(1) 3+1 & (1) 2+1	

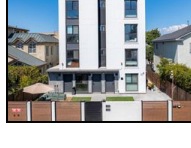


Rental Comparables

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	Address:	Rental Amount:	Unit Type & Size:	Lease Date
	731 E. 33 rd St. Unit #1/2	\$3,610	3+2 950 SF	02/17/26
	5325 Latham Unit #1	\$3,350	3+2 984 SF	05/04/26
	1348 E. Vernon Ave.	\$3,200	3+2 1,200 SF	05/01/26
	750 E. 40 th Pl. Unit #750	\$3,200	3+2 1,000 SF	02/27/26
	4710 E. Wall St.	\$1,875	1+1 700 SF	02/03/26
	402 E. 43 rd Pl.	\$2,150	1+1 660 SF	07/24/26
	222 E. Vernon Ave.	\$1,750	1+1 550 SF	06/08/26

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Clear Thinking, Honest Guidance, and an Owner's Perspective.
If you are interested in 986 East 51st St, please contact Max Berger.



Max Berger

Principal

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9454 Wilshire Blvd.

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