

FILED

JAN 24 2018

REAL ESTATE COMMISSION  
BY *Ron Adams*

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. 2016-2403

Petitioner,

vs.

KEVIN MANSOUR,

Respondent.

**DECISION**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, December 6, 2017, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada. Respondent Kevin Mansour ("Respondent") did not attend or make himself available to testify at the hearing, but was represented by legal counsel, Jill B. Rowe, Esq. and Scott A. Marquis, Esq. Keith E. Kizer, Senior Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

The matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

**FINDINGS OF FACT**

The Commission, based upon the evidence presented during the hearing, finds that there is substantial evidence in the record to establish each of the following:

1. Respondent has not been licensed by the Division in any capacity.
2. Respondent has never held a Cooperative Certificate from the Division.
3. Respondent was affiliated with Marcus & Millichap Real Estate Investment Services of California ("M&M") in San Diego, California, and was licensed with the California Bureau of Real Estate as a Salesperson, License No. 01878011, at the times at issue herein.

1 4. Alvin Mansour (“A. Mansour”) holds no broker, broker-salesperson or salesperson  
2 license issued by the Division.

3 5. A. Mansour was affiliated with M&M in San Diego, California, was licensed with the  
4 California Bureau of Real Estate as a Broker, License No. 01391653, and purportedly held a real estate  
5 license in Texas.

6 6. The advertising for the offering for sale of a commercial property located at 3059  
7 Highway 50 East, Carson City, Nevada (“Dollar General”) stated it was being listed by The Mansour  
8 Group at M&M, with A. Mansour as President, and Respondent as Managing Partner.

9 7. On or about May 3, 2016, Respondent received a “Letter of Interest to Purchase Dollar  
10 General, located at 3059 Highway 50 East, Carson City, NV 89701,” which listed the purchase price as  
11 “\$2,278,323 (6.50% Cap) – All Cash,” from Allen Lindow.

12 8. On or about May 3, 2016, Respondent and A. Mansour received a letter of intent to  
13 purchase Dollar General, which listed the purchase price as “\$2,365,000 all cash,” from Marc Pollock.

14 9. On or about May 5, 2016, The Mansour Group prepared a “Counter Letter of Intent” for  
15 the purchase of Dollar General, which listed the purchase price as \$2,407,988.

16 10. On or about June 1, 2016, the Division sent Respondent an order to cease and desist  
17 unlicensed activity.

18 11. On or about June 1, 2016, the Division sent A. Mansour an order to cease and desist  
19 unlicensed activity.

20 12. On or about June 14, 2016, A. Mansour applied for a Cooperation Certificate from the  
21 Division.

22 13. On or about June 15, 2016, the Division issued a Cooperation Certificate to A. Mansour.

23 14. On or about July 28, 2016, Dollar General sold for \$2,450,000.

24 **CONCLUSIONS OF LAW**

25 The Commission, based upon the preponderance of the evidence, makes the following legal  
26 conclusions:

27 1. Respondent received proper notice of the hearing pursuant to NRS Chapters 645 and  
28 233B and NAC Chapter 645.

1 2. Respondent violated NRS 645.230(1)(a) and/or NRS 645.235(1)(a) by engaging in the  
2 business of, acting in the capacity of, or advertising or assuming to act as a real estate broker, real estate  
3 broker-salesperson, or real estate salesperson within the State of Nevada without first obtaining the  
4 appropriate license or certificate from the Division.

5 **ORDER**

6 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of \$5,811.79.  
7 The total fine reflects a fine of \$5,000.00 plus \$811.79 for hearing and investigative costs. Respondent  
8 shall pay the total fine to the Division within thirty days of the effective date of this Order. The  
9 Division may institute debt collection proceedings for failure to timely pay the total fine.

10 The Commission retains jurisdiction for correcting any errors that may have occurred in the  
11 drafting and issuance of this Decision.

12 This Order shall become effective on the 25<sup>th</sup> day of February, 2018.

13 DATED this 23 day of January, 2018.

14  
15 REAL ESTATE COMMISSION  
16 STATE OF NEVADA

17  
18 By:  \_\_\_\_\_  
19 President, Nevada Real Estate Commission