

FILED

JAN 24 2018

REAL ESTATE COMMISSION
BY *[Signature]*

BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

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

Case No. 2016-2404

Petitioner,

vs.

NENAD ZIVKOVIC,

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 Nenad Zivkovic ("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 is licensed by the Division as a Salesperson under license number S.0072029, and is currently in active status.

2. Respondent was a salesperson for Marcus & Millichap Real Estate Investment Services of Nevada, Inc. ("Marcus & Millichap"), at the times at issue herein.

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1 3. Perry A. White ("White") was licensed by the Division as a Broker under license
2 number B.0034578.CORP.

3 4. White was the broker for Marcus & Millichap.

4 5. Alvin Mansour ("A. Mansour") holds no broker, broker-salesperson or salesperson
5 license issued by the Division.

6 6. A. Mansour was affiliated with Marcus & Millichap Real Estate Investment Services of
7 California ("M&M") in San Diego, California, was licensed with the California Bureau of Real Estate
8 as a Broker, License No. 01391653, and purportedly held a real estate license in Texas.

9 7. Kevin Mansour ("K. Mansour") holds no broker, broker-salesperson or salesperson
10 license issued by the Division.

11 8. K. Mansour was affiliated with M&M in San Diego, California, and was licensed with
12 the California Bureau of Real Estate as a Salesperson, License No. 01878011.

13 9. The advertising for the offering for sale of a commercial property located at 3059
14 Highway 50 East, Carson City, Nevada ("Dollar General") stated it was being listed by The Mansour
15 Group at M&M, with A. Mansour as President, K. Mansour as Managing Partner, and Respondent as
16 Associate.

17 10. On or about May 3, 2016, A. Mansour, K. Mansour and Respondent received a letter of
18 intent to purchase Dollar General, which listed the purchase price as "\$2,365,000 all cash," from Marc
19 Pollock.

20 11. On or about May 5, 2016, the Mansour Group prepared a "Counter Letter of Intent" for
21 the purchase of Dollar General, which listed the purchase price as \$2,407,988.

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

23 CONCLUSIONS OF LAW

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

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

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