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Department of Business & Industry
NV Real Estate Division LV MAIL

Nevada Real Estate Division
3300 W. Sahara Avenue Suite #350
Las Vegas, NV. 89102

FILED

MAY 09 2025

REAL ESTATE COMMISSION
BY 

Nevada Attorney General Office
1 State of Nevada Way Suite #100
Las Vegas, NV. 89119

May 5, 2025

Respondent, Dane Brooks Written Answer to:

Case #2024-364
Case #2024-540
Case #2024-1012

Complainants:

Carolyn McClanahan
Akira Yoshimura
Dale Rausch
Glenn Jurkowich
Lina Phu
Shell and Matthew Brewer
Michelle Wong
Richard Sweeney
Yingbo and Yu Zhang
John Zhiyong Wang
Valerie Jahner
Perry Soriropoulos

Statement of Fact

During the 2019 pandemic, and the 2020 shut down across the United States, property managers and landlords were required to maintain rental units regardless of loss of tenant rent or income. A majority of our landlords did not have reserves on file to cover such repairs or expenses. The task of owner contributions became part time collections. We also found Many of our landlords listed their property for sale or changed management firms with owing balances. During this period, we carried a portfolio of about 175 properties. We have identified 39 out of the 175 properties as being in arrears with our firm totaling \$88,250.63 This has a significant impact on the Owner's Trust Account, the same account used to pay out owners. We have identified those properties and included each owner's ledger showing the arrears.

We've carried these arrears until taking action. Action includes sending their account to a recovery agency. Upon recovery, the agency is to pay those property owners who have filed complaints with the Division for loss of rent and or deposit monies. We have also filed action in Court in the form of small claims lawsuits. Attached is a case where we successfully recovered \$4,394.53 in monies owed to the Owner's Trust Account. Our attempt and efforts to recover accounts in arrears will continue until each complainant is made whole.

Regarding the issue of reconciliation of Trust Accounts, we have submitted our report in a timely manner as prescribed by law. Each year the accounts were reviewed by the Division and we never notified of a problem.

Respectfully submitted,



Dane Brooks

**JUSTICE COURT, NORTH LAS VEGAS
TOWNSHIP
CLARK COUNTY NEVADA**

Name: VALLEYWIDE PROPERTIES
Address: 6671 S. LAS VEGAS BLVD #210
LAS VEGAS, NV 89119

PLAINTIFF(S),

CASE NO. 21AN000113

VS

DEPT NO. 2

Name: SMART LLC
Address: 2149 DALEY ST
NORTH LAS VEGAS, NV 89030

DEFENDANT(S).

**NOTICE OF
DEFAULT JUDGMENT**

A complaint was filed in this case demanding 4,394.53 plus court costs. It appearing from the records on file with this Court in the above-entitled action that said Defendant (s) named herein was duly served with a Summons on MAY 5, 2022 in the County of Clark, State of Nevada. The Defendant (s) failed to appear for trial and no defense having been made on August 31, 2022, the Default of said Defendant (s) was entered and a judgment against the Defendant (s) was Ordered. Any appeal must be filed within five (5) judicial days.

DATE: August 31, 2022

CLARK COUNTY JUSTICE COURT
NORTH LAS VEGAS TOWNSHIP

By: EVA GARCIA
DEPUTY CLERK

CERTIFICATE OF MAILING

This is to certify that a copy of this document was mailed to the Defendant (s) on August 31, 2022 to the address shown on the

records of the Court.
CERTIFIED COPY
I certify this to be a true and exact copy of the original
document on file and of record in Justice Court of North
Las Vegas Township, in and for the County of Clark,
State of Nevada

By: EVA GARCIA
DEPUTY CLERK

By: _____
Date: SEP 1 2022