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MAR 12 2026

DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)
JOSE BELMAN JR.,) No. H-3649 FR
Respondent.) ACCUSATION

The Complainant, RUBEN CORONADO, acting in his official capacity as a
Supervising Special Investigator of the State of California, for this Accusation against JOSE
BELMAN JR. ("Respondent"), is informed and alleges as follows:

1

At all times mentioned herein, Respondent was and is presently licensed and/or
has license rights by the Department of Real Estate ("Department"), under the California
Business and Professions Code ("Code") as a real estate broker, License No. 01847115.

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At all times mentioned, Respondent was the Managing Member and Chief
Executive Officer of Capital Homes Investments, LLC ("CHI").

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Whenever acts referred to below are attributed to Respondent, those acts are alleged to have been done by Respondent, acting by himself, or by and/or through one or more known or unknown agents, associates, and/or co-conspirators.

On or about June 1, 2023, Respondent on behalf of CHI and Rachel K. on behalf of RR Estate Management, LLC ("RREM"), executed a loan agreement where RREM would loan CHI \$30,000.00 to purchase the property located at 14 Belmont Court, Southwest Atlanta, GA 30311 ("Belmont Court"). By the terms of the loan agreement, RREM's loan was to be secured by a deed of trust on Belmont Court. The loan term was for 90 days, and the loan was to be repaid on September 1, 2023, with interest. On or about June 5, 2023, escrow closed and CHI took title to Belmont Court. Respondent failed to record a deed of trust in favor of RREM. No principal or interest payments have been made to RREM.

On or about August 11, 2023, Respondent on behalf of CHI and Kyle K. on behalf of 804 Prime Options, LLC ("Prime"), executed a loan agreement where Prime would loan CHI \$29,000.00 to purchase the property located at 3081 Bonn Street, Wichita, KS 67217 ("Bonn Street"). By the terms of the loan agreement, Prime's loan was to be secured by a deed of trust on Bonn Street. The loan was to be repaid on September 22, 2023, with interest. Respondent failed to record a deed of trust in favor of Prime as CHI did not close escrow and did not purchase Bonn Street. No principal or interest payments have been made to Prime.

On or about October 13, 2023, Respondent on behalf of CHI and Berger Corvaia on behalf of Green Dragon Investments, LLC along with Grant Biggs and James Burke (collectively "the Lenders"), executed a loan agreement where the Lenders would loan CHI \$30,000.00 to acquire and hold title to the property located at 1317 Burbeck Avenue, Richmond, CA 94801 ("Richmond Avenue"). By the terms of the loan agreement, the Lenders'

loan was to be secured by a deed of trust on Richmond Avenue. Respondent failed to record a deed of trust in favor of the Lenders. No principal or interest payments have been made to the lenders.

GROUNDWORK FOR DISCIPLINE

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The acts and/or omissions as described above in Paragraph 1-6 constitute grounds for the suspension or revocation of the license and license rights of Respondents pursuant to Section 10177(j) (fraud or dishonest dealing) of the Code.

COST RECOVERY

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The Department will seek to recover the costs of the investigation and prosecution of this case pursuant to Section 10106 of the Code which provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other provisions of law.

RUBEN CORONADO
Supervising Special Investigator

Dated at Fresno, California,

this 15th day of March, 2026.

1 DISCOVERY DEMAND

2 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
3 Department hereby makes demand for discovery pursuant to the guidelines set forth in the
4 *Administrative Procedure Act*. Failure to provide Discovery to the Department may result in the
5 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
6 Administrative Hearings deems appropriate.