

1 1. The Complainant, Maria Suarez, acting in her
2 official capacity as a Deputy Real Estate Commissioner of the
3 State of California, makes this Accusation against CAPITAL REALTY
4 ADVISORS, INC., and REBECCA FLORENCE LURY.

5 2. CAPITAL REALTY ADVISORS, INC., and REBECCA FLORENCE
6 LURY individually and as designated officer of Capital Realty
7 Advisors, Inc. (hereinafter referred to as "Respondents") are
8 presently licensed and/or have license rights under the Real
9 Estate Law (Part 1 of Division 4 of the Business and Professions
10 Code, hereinafter Code).

11 3. From December 20, 2007, through December 19, 2011,
12 Respondents CAPITAL REALTY ADVISORS, INC., and REBECCA FLORENCE
13 LURY were licensed as real estate brokers. On August 27, 2014,
14 Respondents renewed their license with an expiration date of
15 August 26, 2018.

16 4. From December 20, 2011, through August 26, 2014,
17 Respondents engaged in the business of, acted in the capacity of,
18 advertised or assumed to act as real estate brokers in the State
19 of California within the meaning of Section 10131(b) of the Code
20 including soliciting owners and renters, negotiating the lease
21 and rental of real property, and collecting rents from real
22 property.

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1 5. The conduct, acts and/or omissions of Respondents
2 CAPITAL REALTY ADVISORS, INC., and REBECCA FLORENCE LURY, as
3 alleged above, subjects their real estate licenses and license
4 rights to suspension or revocation pursuant to Sections 10130,
5 10177(d) and 10177(j) of the Code.

6 COST RECOVERY

7 Code Section 10106 provides, in pertinent part, that in
8 any order issued in resolution of a disciplinary proceeding
9 before the bureau, the commissioner may request the
10 administrative law judge to direct a licensee found to have
11 committed a violation of this part to pay a sum not to exceed the
12 reasonable costs of the investigation and enforcement of the
13 case.

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondents
5 CAPITAL REALTY ADVISORS, INC., and REBECCA FLORENCE LURY
6 individually and as designated officer of Capital Realty
7 Advisors, Inc. under the Real Estate Law (Part 1 of Division 4 of
8 the Business and Professions Code), for the cost of investigation
9 and enforcement as permitted by law, and for such other and
10 further relief as may be proper under other applicable provisions
11 of law.

12 Dated at Los Angeles, California

13 this 12th day of March, 2015.

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16 MARIA SUAREZ
17 Deputy Real Estate Commissioner
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23 cc: Capital Realty Advisors, Inc.
24 Rebecca Florence Lury
25 Maria Suarez
26 Sacto.
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