

FILED

DEC - 1 2020

DEPT. OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of:) DRE No. H-41785 LA
)
 WIN WIN INVESTMENT, INC., and)
)
 YI-WEN YANG,)
)
 individually and as designated officer of)
)
 Win Win Investment, Inc.,)
)
 Respondent(s).)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on November 4, 2020, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondents, WIN WIN INVESTMENT, INC., and YI-WEN YANG ("Respondents"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondents.

FINDINGS OF FACT

1.

On May 20, 2020, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondents' last known mailing address on file with the Department on September 22, 2020.

2.

On November 4, 2020, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondents' default was entered herein.

3.

Respondent WIN WIN INVESTMENT, INC., presently has license rights under the Real Estate Law, Part 1 of Division 4 of the Code, as a corporate real estate broker.

4.

Respondent YI-WEN YANG presently has license rights as a real estate broker and designated officer of WIN WIN INVESTMENT, INC.

5.

To date, the Department has incurred investigation costs of \$2,352.95.

6.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on September 22, 2020, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation, incorporated herein by reference in Paragraph 6, above, are in violation of Code sections 10145, 10148, and 10176(e) and Regulations sections 2831, 2832, and 2835 and constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent WIN WIN INVESTMENT, INC., under the Real Estate Law pursuant to the provisions of Code sections 10176(e), 10177(d), and 10177(g).

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2.

The allegations contained in the Accusation, incorporated herein by reference in Paragraph 6, above, are in violation of Code section 10159.2 and Regulations section 2725 and constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent YI-WEN YANG under the Real Estate Law pursuant to the provisions of Code sections 10177(d), 10177(g), and 10177(h).

3.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent WIN WIN INVESTMENT, INC., and Respondent YI-WEN YANG under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on December 31, 2020.

DATED: 11.23.20.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley

FILED

NOV - 4 2020

DEPT. OF REAL ESTATE

By 

1 Department of Real Estate
2 320 West Fourth St. Ste 350
3 Los Angeles, CA, 90013
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7

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA


10 * * *

11 In the Matter of the Accusation of) DRE NO. *H-41785 LA*
12 WIN WIN INVESTMENT, INC., and)
13 YI-WEN YANG,) DEFAULT ORDER
14 individually and as designated officer of)
15 Win Win Investment, Inc.,)
16 Respondents.)

17 Respondent WIN WIN INVESTMENT, INC. and Respondent
18 YI-WEN YANG, having failed to file a Notice of Defense within the time required by
19 Section 11506 of the Government Code, are now in default. It is, therefore, ordered that a
20 default be entered on the record in this matter.

21 IT IS SO ORDERED November 4, 2020.

22 DOUGLAS R. McCAULEY
23 REAL ESTATE COMMISSIONER

24
25 By: 
26 CHIKA SUNQUIST
27 Assistant Commissioner