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Department of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013

(213) 576-6982

FILED

MAR 23 2021

DEPT. OF REAL ESTATE

By *[Signature]*

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	JUSTIN COCHRANE, individually and dba 805 PROPERTY MANAGEMENT and any other names or fictitious names used by Justin Cochrane) No. H-41946 LA) ORDER TO) DESIST AND REFRAIN) (B&P Code Section 10086)))))))
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The Commissioner ("Commissioner") of the California Department of Real Estate ("Department" or "DRE") caused an investigation to be made of the activities of JUSTIN COCHRANE ("COCHRANE") and 805 PROPERTY MANAGEMENT ("805"). Based on that investigation, the Commissioner has determined that COCHRANE, 805 and/or any other fictitious business names used by COCHRANE and 805, have engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code"), including violating Code Section 10130 by engaging in the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California within the meaning of: Code Section 10131(b), by leasing or renting or offering to lease or rent, or placing for rent, or soliciting listings of places to rent, or soliciting for prospective tenants, or negotiating the sale, purchase or exchanges of leases on real property, or

ORDER TO DESIST & REFRAIN: JUSTIN COCHRANE

1 on a business opportunity, or collecting rent from real property, or improvements thereon, or
2 from business opportunities ("property management"). Based on the findings of that
3 investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact,
4 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the
5 Code.

6 Whenever acts referred to below are attributed to JUSTIN COCHRANE, those
7 acts are alleged to have been done by COCHRANE, acting by himself, or by and/or through one
8 or more agents, associates, affiliates, and/or co-conspirators, including but not limited to 805
9 PROPERTY MANAGEMENT and using the name "805 Property Management," or other names
10 or fictitious names unknown at this time.

11 Whenever acts referred to below are attributed to 805 PROPERTY
12 MANAGEMENT, those acts are alleged to have been done by 805, acting by itself, or by and/or
13 through one or more agents, associates, affiliates, and/or co-conspirators, including but not
14 limited to JUSTIN COCHRANE and using the name "805 Property Management," or other
15 names or fictitious names unknown at this time.

16 **FINDINGS OF FACT**

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18 1. JUSTIN COCHRANE ("COCHRANE") has never been licensed by the
19 Department in any capacity.

20 2. 805 PROPERTY MANAGEMENT ("805") is not presently licensed by the
21 Department in any capacity. According to the Department's records, "805 Property Management"
22 was previously licensed under the Real Estate Law (Part 1 of Division 4 of the Code) as a licensed
23 DBA under real estate broker Wacy Armstrong, Jr. (DRE license ID 00464620) from May 1 2013
24 to August 25, 2014.

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1 3. 805 has on file with the Santa Barbara County Clerk's Office a Fictitious
2 Business Name ("FBN") Statement, filed October 30, 2017, FBN number 2017002999. The FBN
3 Statement indicated that the business would be conducted by an individual and that COCHRANE
4 is the registered owner/registrant. 805's mailing address is listed as P.O. Box 838, Summerland,
5 CA 93067.

6
7 4. According to a November 7, 2019 of printout
8 of <https://www.805propertymanagement.com>, 805 advertises itself on the internet as a property
9 management business, with pages on its website dedicated to "Available Listings" and
10 "Endorsements" written by tenants and property owners touting COCHRANE's property
11 management services.

12 Property Management Services Provided by 805

13 5. According to property owner Debra R. ("Owner"), COCHRANE provided
14 property management services for her from July 2013 to July 2018, including collecting rent and
15 late fees, advertising units for rent, entering into rental agreements with tenants and responding to
16 maintenance requests.

17 6. On or about August 20, 2013, COCHRANE signed a Property Management
18 Agreement ("PMA") on 805 letterhead as "Founder." Pursuant to the PMA, 805 was to perform
19 property management activities on behalf of Owner at real property located at 7630 Hollister #242
20 in Goleta, California ("Property"). According to the PMA, 805's enumerated duties were
21 managing, operating, maintaining, leasing and renting the Property, including, but not limited to:
22 investigating prospective tenants, negotiating and executing leases and rental agreements, and
23 collecting and accounting for rentals received, for a property management fee to 805 of five percent
24 (5%) of the gross rental revenues actually collected from the Property.

25 7. According to a Rental Lease Agreement ("RLA") provided by Owner, tenants
26 Kamal and Khavla N. were to rent the Property from November 19, 2013 to November 19, 2014,
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1 with monthly rent payments to be mailed to "Debra R.," % 805 Property Management, P.O. Box
2 838, Summerland, CA 93067.

3 CONCLUSIONS OF LAW

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5 8. Based on the findings of fact contained in paragraphs 1 through 7, JUSTIN
6 COCHRANE, acting by himself or by and/or through one or more agents, associates,
7 representatives, and/or co-conspirators, including but not limited to 805 PROPERTY
8 MANAGEMENT, and using the name "805 Property Management" or other names or fictitious
9 names unknown at this time, leased or rented or offered to lease or rent, or placed for rent, or
10 solicited listings of places to rent, or solicited for prospective tenants, or negotiated the sale,
11 purchase or exchanges of leases on real property, or on a business opportunity, or collected rent
12 from real property, or improvements thereon, or from business opportunities, which acts require
13 a real estate broker license under Section 10131(b) of the Code, during a period of time when
14 JUSTIN COCHRANE was not licensed by the Department as a real estate broker, in violation of
15 Section 10130 of the Code.

16 9. Based on the findings of fact contained in paragraphs 1 through 7, 805
17 PROPERTY MANAGEMENT, acting by itself or by and/or through one or more agents,
18 associates, representatives, and/or co-conspirators, including but not limited to JUSTIN
19 COCHRANE, and using the name "805 Property Management" or other names or fictitious
20 names unknown at this time, leased or rented or offered to lease or rent, or placed for rent, or
21 solicited listings of places to rent, or solicited for prospective tenants, or negotiated the sale,
22 purchase or exchanges of leases on real property, or on a business opportunity, or collected rent
23 from real property, or improvements thereon, or from business opportunities, which acts require
24 a real estate broker license under Section 10131(b) of the Code, during a period of time when
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DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, JUSTIN COCHRANE and 805 PROPERTY MANAGEMENT, whether doing business under their own names or any other name(s) or fictitious name(s), including but not limited to: 805 Property Management, IS HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular, he is ORDERED TO DESIST AND REFRAIN from:

1. engaging in the business of property management activities, as described in Code Section 10131(b), individually and under any fictitious business name, unless and until they obtain the required license from the Department and is in compliance with Business and Professions Code Section 10130; and
2. performing any acts within the State of California for which a real estate broker license is required, unless they are so licensed.

DATED: 3-9-21 2020

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."

cc: JUSTIN COCHRANE, 805 PROPERTY MANAGEMENT

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