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**FILED**

APR 10 2026

DEPT. OF REAL ESTATE

By: 

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8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

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12 In the Matter of the Accusation of ) No. H-43226 LA  
13 )  
14 S S D C MANAGEMENT INC and ) ACCUSATION  
15 SHEGUN ESHIMIABINO ALABI, )  
16 doing business as Beaula Funding and )  
17 Victory Realty Group )  
18 individually and as designated officer of )  
19 S S D C Management Inc, )  
20 Respondents. )  
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25 The Complainant, Ray Dagnino, a Supervising Special Investigator of the State  
26 of California, for cause of Accusation against S S D C MANAGEMENT INC and SHEGUN  
27 ESHIMIABINO ALABI, doing business as Beaula Funding and Victory Realty Group,  
individually and as designated officer of S S D C Management Inc, ("Respondents"), is  
informed and alleges as follows:

1.

The Complainant, Ray Dagnino, acting in his official capacity as a Supervising  
Special Investigator of the State of California, makes this Accusation against Respondents  
S S D C MANAGEMENT INC and SHEGUN ESHIMIABINO ALABI.

Accusation of S S D C MANAGEMENT INC and SHEGUN ESHIMIABINO ALABI



1 PRIOR LICENSE DISCIPLINE

2 6.

3 On or about March 9, 2023, the Real Estate Commissioner in Case  
4 No. H-42148 LA adopted as his Decision effective on or about April 12, 2023, a Stipulation  
5 and Agreement entered on or about February 4, 2023, by Respondent S S D C  
6 MANAGEMENT and Danielle Latrice Thompson and the Department where S S D C  
7 MANAGEMENT and Danielle Latrice Thompson stipulated to the acts and omissions in the  
8 Accusation as grounds for disciplinary action in that: S S D C MANAGEMENT violated Code  
9 sections 10145, 10159.5, 10148, and 10161.8 and Regulations sections 2726, 2731, 2752, 2831,  
10 2831.2, and 2832.

11 BROKERAGE

12 S S D C MANAGEMENT INC

13 7.

14 At all times mentioned, in the City of Los Angeles, County of Los Angeles,  
15 Respondent S S D C MANAGEMENT acted as a real estate broker, conducting licensed  
16 activities within the meaning of Code section 10131(b) (leases or rents real property for others).

17 AUDIT

18 S S D C MANAGEMENT INC

19 8.

20 On October 17, 2025, the Department completed audit examinations of the  
21 books and records of Respondent S S D C MANAGEMENT pertaining to the activities  
22 described in Paragraph 7 which require a real estate license. The audit examinations covered a  
23 period of time from May 1, 2023, to March 31, 2025. The audit examinations revealed  
24 violations of the Code and the Regulations as set forth in the following paragraphs, and as more  
25 fully discussed in Audit Report LA240083 and the exhibits and workpapers attached to said  
26 audit report.

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Accusation of S S D C MANAGEMENT INC and SHEGUN ESHIMIABINO ALABI

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9.

Respondent S S D C MANAGEMENT accepted or received funds in trust (“trust funds”). Thereafter, Respondent made deposits and or disbursements of such trust funds. During the examination period described in Paragraph 8 above, Respondent deposited or maintained trust funds in the following bank accounts:

Trust Account 1: Wells Fargo Bank account ending in 149.

AUDIT VIOLATIONS OF THE REAL ESTATE LAW

10.

In the course of activities described in Paragraph 7 above and during the examination period described in Paragraph 8 above, Respondents S S D C MANAGEMENT and ALABI acted in violation of the Code and the Regulations in that:

10(a) Respondent S S D C MANAGEMENT did not maintain a complete and accurate separate record of all trust funds received and disbursed for each beneficiary in connection with S S D C MANAGEMENT’S broker activities, in violation of Code section 10145 and Regulations section 2831.1.

10(b) The address maintained by Respondent S S D C MANAGEMENT with the Department was 9595 Wilshire Blvd Ste 900, Beverly Hills, CA 90212, but S S D C MANAGEMENT stopped using this address in November 2024. S S D C MANAGEMENT moved to 15115 Roxford Street #104, Sylmar, CA 91342, but S S D C MANAGEMENT did not inform the Real Estate Commissioner of the change in address until October 16, 2025, in violation of Code section 10162.

10(c) Respondent S S D C MANAGEMENT used the unlicensed fictitious business names “SSDC MGMT INC”, in violation of Code section 10159.5 and Regulations section 2731.

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12.

Code section 10148(b) provides, in pertinent part, that the Real Estate Commissioner shall charge a real estate broker for the cost of any audit if the Commissioner has found in a final decision, following a disciplinary hearing, that the broker has violated Code section 10145 or a Regulation or rule of the Commissioner interpreting said Code section.

13.

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, 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 the licenses, license endorsements, and license rights of Respondents S S D C MANAGEMENT INC and SHEGUN ESHIMIABINO ALABI under the Real Estate Law, for the cost of audit, investigation, and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California  
this 2nd day of April, 2026



Ray Dagnino  
Supervising Special Investigator

cc: S S D C MANAGEMENT INC  
SHEGUN ESHIMIABINO ALABI  
Ray Dagnino  
Sacto.  
Audits

Accusation of S S D C MANAGEMENT INC and SHEGUN ESHIMIABINO ALABI