

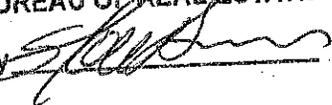
1 Bureau of Real Estate  
320 West 4th Street, Suite 350  
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982

**FILED**

AUG 25 2016

BUREAU OF REAL ESTATE

By 

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 To: ) No. H- 40354 LA  
12 )  
12 INVESTREE, INC. doing business ) ORDER TO DESIST AND  
13 as House Escrow "Non-Independent ) REFRAIN  
13 Broker Escrow"; and JASON ) (B&P Code Section 10086)  
14 JIHOON KIM. )  
14 )

15  
16 The Commissioner ("Commissioner") of the California Bureau of Real Estate  
17 ("Bureau") caused an investigation to be made into the activities of INVESTREE, INC. doing  
18 business as House Escrow "Non-Independent Broker Escrow" ("INVESTREE") and JASON  
19 JIHOON KIM ("KIM"). Based on that investigation, the Commissioner has determined that  
20 INVESTREE and KIM have violated the exemption for real estate brokers performing in house  
21 escrows for their own brokered sales and loans pursuant to California Financial Code Section  
22 17006(a)(4). Furthermore, based on the investigation, the Commissioner hereby issues the  
23 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the  
24 authority of Business and Professions Code ("Code") Section 10086.

25 Whenever acts referred to below are attributed to INVESTREE and KIM, those  
26 acts are alleged to have been done by INVESTREE and KIM, acting by themselves, or by and/or  
27 through one or more agents, associates, affiliates, and/or co-conspirators, including, but not

1 limited to real estate brokers Kenneth Chung, and Dream Realty Asset Mgt., Inc., or other names  
2 or fictitious names unknown at this time.

3 FINDINGS OF FACT

4 1. INVESTREE has been licensed by the Bureau as a corporate real estate broker  
5 since February 22, 2014. Since that date and continuing to the present KIM has been the  
6 Designated Officer and 100% owner of INVESTREE.

7 2. KIM has been licensed by the Bureau as a real estate broker since July 21,  
8 2004.

9 3. At all times herein relevant, INVESTREE and KIM engaged in the business of  
10 real estate brokers conducting licensed activities within the meaning of Code Section 10131(a),  
11 and Financial Code Section 17006(a)(4) engaging in residential resale and in-house escrow.

12 4. On September 25, 2015, the Bureau completed an audit examination of the  
13 books and records of INVESTREE's broker-controlled escrow activities. The audit  
14 examination covered the period of time from February 21, 2014, to February 27, 2015. The  
15 audit examination revealed numerous violations of the Code; in particular that INVESTREE  
16 conducted third party escrows for at least four transactions in which INVESTREE was not an  
17 agent or party to the transaction:

<u>Property</u>	<u>Escrow Number</u>
612 Emerald St.	14-1121-JK
9049 Alcott St. #103	14-1131-JK
2541 Evelyn St.	15-1134-JK
252 W. Spazier Ave. #E	15-1143-JK

23 CONCLUSIONS OF LAW

24 5. Based on the Findings of Fact contained in Findings 1 through 4,  
25 INVESTREE, INC. doing business as House Escrow "Non-Independent Broker Escrow", and  
26 JASON JIHOON KIM, acting by themselves, or by and/or through one or more agents,  
27 associates, affiliates, and/or co-conspirators, including, but not limited to real estate brokers

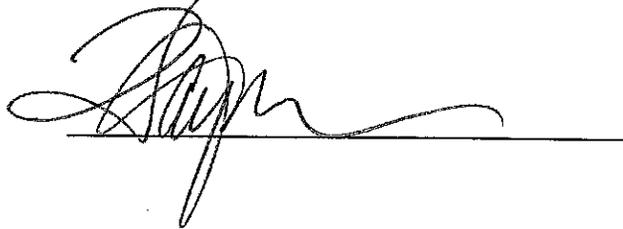
1 Kenneth Chung, and Dream Realty Asset Mgt., Inc., or other names or fictitious names unknown  
2 at this time conducted broker-controlled escrow services through INVESTREE, INC.'s escrow  
3 division. Said escrow services were not conducted incidental to a real estate transaction where  
4 the broker was a party or agent and where the broker was performing acts for which a real estate  
5 license is required, in violation of Financial Code Section 17006(a)(4).

6 DESIST AND REFRAIN ORDER

7 Based on the Findings of Fact and Conclusions of Law stated herein, you,  
8 INVESTREE, INC. doing business as House Escrow "Non-Independent Broker Escrow", and  
9 JASON JIHOON KIM, whether doing business under your own name, or any other names or  
10 fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from performing  
11 any acts requiring a real estate license in California unless and until you are in compliance with  
12 California Financial Code Section 17006(a)(4).

13 DATED: 8/14/2016

14 WAYNE S. BELL  
15 REAL ESTATE COMMISSIONER

16  
17   
18

19 cc: INVESTREE, INC.  
20 4502 Dyer Street, Suite 101  
21 La Crescenta, CA 91214

22 JASON JIHOON KIM  
23 4502 Dyer Street, Suite 101  
24 La Crescenta, CA 91214  
25  
26  
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