



FEDERAL BUREAU OF INVESTIGATION

Date of entry 10/13/2023

██████████, phone number ██████████, home address ██████████, ██████████, was interviewed via Microsoft Teams videoconferencing by United States Postal Inspection Service Inspector ██████████, United States Attorney's Office Special Agent ██████████, and Federal Bureau of Investigation Special Agent ██████████. Also present for the interview was ██████████, legal counsel to ██████████. After being advised of the identity of the interviewing Agents and the nature of the interview, ██████████ provided the following information:

██████████ is not currently employed and supports herself with proceeds from the sale of an insurance agency approximately two years ago. ██████████ frequently travels internationally for tourism.

Pre-Investment Background // Investment Promotion

██████████ was introduced to ██████████ by a mutual friend, ██████████, who ██████████ has known since ██████████ was approximately 14 years old. ██████████ recruited ██████████ to be "sold off" to Jeffrey Epstein. ██████████ lives in ██████████ and her phone number is ██████████. ██████████ is associated with individuals who may be involved in violent criminal activity, including ██████████ boyfriend at the time, First Name Unknown (FNU) Last Name Unknown (LNU) (hereinafter "██████████ boyfriend").

[Agent Note: ██████████ inquired about the confidentiality of her interview statements and expressed concern about "retribution" against her by unidentified individuals if her cooperation with federal investigators was made public. No further information.]

A little over one year ago, ██████████ promoted an investment opportunity to ██████████ involving ██████████ and ██████████ real estate business that involved buying, renovating, and re-selling ("flipping") properties. ██████████ told ██████████ that ██████████ was involved and associated with celebrities and that ██████████ was offering a great investment opportunity. ██████████ told ██████████ ██████████ had invested with ██████████.

Investigation on 10/12/2023 at ██████████, ██████████, United States (Other (Videoconference))

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[REDACTED] met [REDACTED] approximately one year ago, amidst [REDACTED] relentless promotion of the investment opportunity with [REDACTED]. At the time, [REDACTED] was living at her current home address and maintained a residence at [REDACTED].

[REDACTED] met [REDACTED] in [REDACTED] office in [REDACTED], [REDACTED]. [REDACTED] was escorted by car to that first meeting with [REDACTED] from [REDACTED] house by [REDACTED] boyfriend. [REDACTED] showed [REDACTED] around [REDACTED] office while talking with [REDACTED] about the real estate deals in which [REDACTED] wanted [REDACTED] to invest. [REDACTED] boyfriend was the only other person in that first meeting between [REDACTED] and [REDACTED]. At the end of the first meeting [REDACTED] did not sign any paperwork and instead wanted to do some due diligence and think more about the investment opportunity.

[REDACTED] harassed [REDACTED] for approximately one month before [REDACTED] agreed to invest with [REDACTED]. [REDACTED] met [REDACTED] a second time along with [REDACTED] boyfriend at the time, [REDACTED]. [REDACTED] visited with [REDACTED] the properties [REDACTED] wanted [REDACTED] to invest in and flip, including [REDACTED], [REDACTED] (hereinafter "the [REDACTED] [REDACTED]"), and [REDACTED], [REDACTED] (hereinafter "the [REDACTED] [REDACTED]"), and together with the [REDACTED] [REDACTED], "the Investment Properties"). The [REDACTED] had ongoing construction/renovation at the time [REDACTED] visited the property.

[Agent Note: [REDACTED] refers to the property with the street address [REDACTED], [REDACTED].]

[REDACTED] and [REDACTED] both pressured [REDACTED] to invest with [REDACTED], often flaunting [REDACTED] celebrity connections including Snoop Dogg, DJ ENVY, and others, to help legitimize [REDACTED] business ventures.

[Agent Note: RAASHAUN CASEY is the individual known as DJ ENVY, a nationally syndicated disc jockey and radio personality based out of [REDACTED] City.]

[REDACTED] did not attend any real estate seminars prior to investing with [REDACTED]. [REDACTED] discussed the opportunity with her financial advisors at WEALTHSPIRE ADVISORS. WEALTHSPIRE ADVISORS advised against the investment with [REDACTED].

[Agent Note: WEALTHSPIRE ADVISORS is a national investment advisory firm with approximately \$20 billion assets under management, according to its public website, www.wealthspire.com.]

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(U) Interview of [REDACTED] on October
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[REDACTED] searched briefly for legal counsel related to the investment with [REDACTED] but was turned off by the large associated expense. [REDACTED] offered his own lawyer, ANTHONY VARGAS, to meet with [REDACTED]. [REDACTED] agreed and met with [REDACTED] for a third time, along with VARGAS. VARGAS promoted the investment opportunity to [REDACTED], telling [REDACTED] it was a "privilege" for [REDACTED] to invest with [REDACTED]. To help convince [REDACTED] to invest with [REDACTED], [REDACTED] offered a personal guarantee on [REDACTED] investment. VARGAS told [REDACTED] VARGAS never saw [REDACTED] offer a personal guarantee like the one offered to [REDACTED].

VARGAS was the same lawyer who drafted the agreements executed by [REDACTED] and [REDACTED], including joint venture agreements for the Investment Properties and the personal guarantee of [REDACTED] investment by [REDACTED] and [REDACTED] wife, [REDACTED] [REDACTED] ("[REDACTED]").

[Agent Note: [REDACTED] is also known as [REDACTED] [REDACTED] or [REDACTED] [REDACTED].]

[REDACTED] helped [REDACTED] create a limited liability company to be used as the legal entity through which [REDACTED] would invest with [REDACTED]. [REDACTED] insisted the entity, [REDACTED], be registered in [REDACTED] rather than in [REDACTED]. [REDACTED] is the sole member of [REDACTED] and [REDACTED]. [REDACTED] has not been engaged in any other business activity other than that described below with [REDACTED]. [REDACTED] does not intend to further utilize [REDACTED] for investment or other purposes.

Prior and subsequent to [REDACTED] entering into investment agreements with [REDACTED], [REDACTED] communicated with [REDACTED] mostly via text message. [REDACTED] texted [REDACTED] at two different numbers [REDACTED] had for [REDACTED]: [REDACTED] and [REDACTED]. [REDACTED] may have also had email communication with [REDACTED].

[REDACTED] Investments with FROM START 2 FLIPPING LLC and [REDACTED] and [REDACTED] Personal Guarantee Thereof

[Agent Note: at this point in the interview Special Agent [REDACTED] displayed Exhibits A, B, and C to the civil complaint filed on May 15, 2023 by [REDACTED], through [REDACTED], against [REDACTED], [REDACTED], and [REDACTED] business, FROM START 2 FLIPPING, LLC. Exhibit A is a Joint Venture Agreement between FROM START 2 FLIPPING LLC and [REDACTED] regarding the [REDACTED] [REDACTED], dated September 9, 2022 and signed by [REDACTED] and [REDACTED]. Exhibit B is a Joint Venture Agreement between FROM START TO FLIPPING LLC and [REDACTED] regarding the [REDACTED], dated September 9,

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2022 and signed by [REDACTED] and [REDACTED] with notarization by [REDACTED]. [REDACTED]. Exhibit C is a Personal Guarantee of an investment of \$500,000 from [REDACTED] signed by [REDACTED] and [REDACTED], dated September 9, 2022. These agreements are attached hereto and will be maintained in the 1A section of the case file. Exhibits A and B are collectively referred to as "the Joint Venture Agreements."]

[REDACTED] agreed to invest \$500,000 with [REDACTED], \$250,000 for the renovation and resale of the [REDACTED] and \$250,000 for the renovation and resale of the [REDACTED]. [REDACTED] signed both Joint Venture Agreements in [REDACTED] presence. Per the Joint Venture Agreements, [REDACTED] was to provide [REDACTED] for each investment an interest payment of \$50,000, or a 20% return, after five months.

[Agent Note: both joint venture agreements state in Section III.C that the total return to [REDACTED] would be \$360,000; [REDACTED] and [REDACTED] stated this was most likely a typo in the agreement and the understanding was that [REDACTED] would receive \$300,000 from [REDACTED] after five months. Interviewing Agents flagged for [REDACTED] that the second page of Exhibit A seems to be a copy of the same second page for Exhibit B. [REDACTED] will follow up with the correct second page for the [REDACTED] Joint Venture Agreement.]

[REDACTED] witnessed [REDACTED] sign the personal guarantee. [REDACTED] told [REDACTED] [REDACTED] had Power of Attorney for [REDACTED] but [REDACTED] did not recall if she witnessed [REDACTED] sign for [REDACTED]. [REDACTED] only saw [REDACTED] on one occasion, when [REDACTED] was berating [REDACTED] at [REDACTED] office during [REDACTED] first meeting with [REDACTED].

[REDACTED] did not witness notarization of either the Joint Venture Agreements or the Personal Guarantee but [REDACTED] told [REDACTED] that [REDACTED] had a notary in the office.

At the time of [REDACTED] investment with [REDACTED], [REDACTED] stated he owned the Investment Properties. [REDACTED] did not identify any other investors in the Investment Properties or any mortgages or liens on the Investment Properties. [REDACTED] relied on [REDACTED] representations and did not conduct her own independent due diligence. [REDACTED] provided [REDACTED] with her \$500,000 capital contribution via wire transfer from [REDACTED] account held with Charles Schwab to the account [REDACTED] identified in wire payment instructions [REDACTED] sent [REDACTED] via text message. [REDACTED] sourced the \$500,000 via a margin loan against her brokerage account at Charles Schwab.

As of the date of this interview, [REDACTED] has received only \$30,000

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out of the \$600,000 promised in the Joint Venture Agreements. Leading up to the Joint Venture Agreements' investment maturity date [REDACTED] sent text messages to [REDACTED] to ask about how and when she would receive her investment back. [REDACTED] stalled in his response to [REDACTED] and "kicked the can down the road." [REDACTED] was patient with [REDACTED] as she learned [REDACTED] father had recently passed away. Eventually [REDACTED] needed some money to help pay her bills. [REDACTED] sent a \$30,000 wire transfer to [REDACTED] bank account with Chase Bank after the five-month investment maturity date came and went and only after [REDACTED] specifically requested the partial payment during a phone call from [REDACTED] to [REDACTED].

[REDACTED] engaged recently over social media with the social media influencer known as TONY THE CLOSER. [REDACTED] discussed with TONY THE CLOSER her investment with [REDACTED] and [REDACTED] failure to return [REDACTED] investment. Following that event [REDACTED] received several private messages on Instagram from individuals identifying themselves as victims of [REDACTED] fraudulent investment scheme.

[Agent Note: [REDACTED] will follow up with interviewing Agents, through [REDACTED], regarding the identities of other victims who contacted her on Instagram.]

[REDACTED] knew [REDACTED] received a settlement related to her involvement with JEFFREY EPSTEIN. [REDACTED] is a "psychopath" who manipulated [REDACTED] with, amongst other things, promises of joining [REDACTED] on a forthcoming documentary with "50 Cent."