**Complaint to the Internal Revenue Service (IRS) - Financial Crimes Unit**

**Filed by:** Brittanie Costa

**Summary of Allegations**

Mohammad Azadzoi, operating under Elite REO Brokers (CA License #01786757) and multiple corporate entities, has engaged in fraudulent financial activities, including tax fraud, money laundering, and financial misrepresentation. His real estate dealings involve illegal transfers of funds, undeclared income, and tax evasion through undisclosed corporate transactions.

**Violations and Financial Crimes**

1. **Tax Fraud and Evasion**
   * Failed to report income from multiple fraudulent real estate transactions.
   * Used corporate entities to conceal financial gains and avoid tax liabilities.
   * Engaged in structured transactions to avoid IRS detection.
2. **Money Laundering and Fraudulent Transfers**
   * Transferred properties between corporations he owns without disclosure to mislead investors and evade taxes.
   * Used investor funds, including my $350,000 investment, for personal gain rather than the intended real estate project.
   * Paid his associate, Essa Rassool, a $50,000 "finder’s fee" using misappropriated funds.
   * Used fraudulent loan applications and straw buyers to secure mortgages under different identities.
3. **Unreported Financial Transactions and Shell Companies**
   * Moved money through shell corporations to obscure financial activity and evade tax obligations.
   * Used his wife, Zarmina, to hold assets under a separate name while concealing their financial ties.
   * Allegedly laundered funds through property sales and undeclared real estate profits.
4. **Falsified Documentation and Wire Fraud**
   * Impersonated another individual on corporate and loan documents to secure funding fraudulently.
   * Submitted false documents to lenders and financial institutions, violating federal fraud laws.
   * Conducted wire transfers of fraudulent funds across state lines, constituting federal wire fraud.

**Evidence Provided**

* **Loan and corporate documents** with forged signatures under a stolen identity.
* **Title records and property transfer history** showing undisclosed transactions.
* **Financial transaction records** indicating misappropriation of funds.
* **Statements from multiple victims** detailing similar fraudulent financial activities.
* **Screenshots of communications** confirming financial deception and fraudulent dealings.

**Request for Investigation and Action**

Given the severity of these violations, I respectfully request the IRS to:

1. **Investigate Mohammad Azadzoi and his related entities** for tax fraud, money laundering, and financial crimes.
2. **Conduct an audit of his financial activities** to determine the extent of unreported income and tax evasion.
3. **Coordinate with the FBI and other law enforcement agencies** to prosecute criminal financial violations.
4. **Seize assets acquired through fraudulent means** to recover losses incurred by victims.

I appreciate your prompt attention to this matter and am available to provide additional documentation or testimony as needed.

**Sincerely,** Brittanie Costa