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**BRONX MAN SENTENCED TO FOUR YEARS IN PRISON FOR
SCAMMING PROSPECTIVE APARTMENT RENTERS OUT OF \$80,000**
Defendant Posed as a Real Estate Broker

Bronx District Attorney Darcel D. Clark today announced that a Bronx man was sentenced to four years in prison for Attempted Burglary and Scheme to Defraud, as part of a months-long scheme, in which, posing as a real estate broker, he scammed 18 prospective renters out of \$80,000.

District Attorney Clark said, “This defendant acting out of pure greed pretended to be a real estate broker, showing vacant apartments to people looking to rent. He was not authorized to show these properties and took approximately \$80,000 from the victims who believed the money they were giving him was for application fees, security deposits and rent. With this sentence, justice has been served.”

District Attorney Clark said the defendant, Juan Valoy, 47, of the Bronx, was sentenced today to four years in prison by Bronx Supreme Court Justice Darlene Goldberg. On July 2, Valoy pleaded guilty to two counts of Attempted Burglary in the second-degree and two counts of first-degree Scheme to Defraud.

According to the investigation, from late 2023 until February 2025, Valoy posed as a real estate broker and advertised his fraudulent services through Facebook Marketplace and third-party referrals. After establishing contact with the prospective renters, the defendant arranged tours via video or in person of newly renovated apartments. Valoy then accepted thousands of dollars in payments from victims, often in cashier’s checks payable to Milian Services Corp., a business registered to Valoy, for what he claimed were application fees, security deposits and first months’ rent. The defendant did not own these properties and did not have permission from the actual owners to enter or show them.



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In one case, the victim had to leave his young daughters and return to Florida because he lost his remaining money to the defendant for an apartment he was attempting to rent to reunite his family.

In another instance, the defendant told a 10-year-old boy in front of his mother that the apartment they were viewing on a day that happened to be the child's birthday would be his birthday present. The woman promptly went to the bank so she could pay Valoy. When the young family tried to move into the Bronx apartment that she believed she had rented from Valoy, she learned that it was already occupied.

The case was prosecuted by Senior Investigative Counsel Deborah Seidenberg and Assistant District Attorney Diana Mitchell of the Financial Frauds Bureau, under the supervision of Supervisors Eugene Bykov and Pia Freedman of the Financial Frauds Bureau, Michelle Milanes, Deputy Chief of the Financial Frauds Bureau, Herman Wun, Chief of the Financial Frauds Bureau, and under the overall supervision of Denise Kodjo, Deputy Chief of the Investigations Division, and Wanda Perez-Maldonado, Chief of the Investigations Division.

District Attorney Clark thanked Trial Preparation Assistant Cindy Sinani, Trial Preparation Supervisor Diane Morgan and former Trial Preparation Assistant Mame Djigal for their assistance in the case.

District Attorney Clark thanked the NYPD Bronx Grand Larceny Squad and Detective Ivellis Flores their work in the investigation.

District Attorney Clark also thanked the Bronx District Attorney's Interpreters for their assistance communicating with the victims, most of whom testified in Spanish.

District Attorney Clark also thanked Manhattan District Attorney Alvin Bragg's Office, in particular Assistant District Attorneys Luis Morales, Chief of the Immigrant Affairs Unit, and Hannah Stambaugh of the Housing