

**STATE OF ALABAMA
ALABAMA SECURITIES COMMISSION**

IN THE MATTER OF:)	
)	
WARRIOR EQUITY GROUP LLC, A/K/A)	ADMINISTRATIVE ORDER
WARRIOREQUNITY.COM,)	NO. CD-2025-0023
ANTHONY DEWAYNE OWENS, and)	
REGINALD DEWAYNE WATTS)	
)	
<u>RESPONDENTS</u>)	

CEASE AND DESIST ORDER

The Alabama Securities Commission (“Commission”), having the authority to administer and provide for the enforcement of all provisions of Title 8, Chapter 6, Code of Alabama 1975, the Alabama Securities Act (“Act”), upon due consideration of the subject matter hereof, has determined as follows:

RESPONDENTS

1. **WARRIOR EQUITY GROUP LLC a/k/a WARRIOREQUNITY.COM** (“**WARRIOR EQUITY**”) is a limited liability company organized in Alabama on June 8, 2018 with its principal place of business in Birmingham, Alabama.

2. **ANTHONY DEWAYNE OWENS (“OWENS”)** during all times relevant was an Alabama resident and a managing member, owner, and an agent and/or officer of **WARRIOR EQUITY**.

3. **REGINALD DEWAYNE WATTS (“WATTS”)** during all times relevant was an Alabama resident and a member, co-owner, and an agent and/or officer of **WARRIOR EQUITY**.

STATEMENT OF FACTS

4. On July 11, 2024, the Commission received a complaint pertaining to **WARRIOR EQUITY, OWENS** and **WATTS**. The complaint stated **WARRIOR EQUITY** was offering

private equity investment opportunities on its website, **warriorequity.com**. Following the complaint, the Commission opened an official investigation.

5. According to the website, **WARRIOR EQUITY** “*finds accredited investors, purchases undervalued multifamily properties, renovate and sell the properties, and distribute the profits to investors*”. The website further explains “*Owner Anthony Owens and Co-Owner Reginald Watts specialize in locating undervalued multi-family properties through bank relationships, distressed sellers and other sources. They purchase the properties for their portfolio and also sell some to investors. Most of their properties are funded by private investors that like to have investments that are secured and backed by assets.*”

6. The website indicates investor funds are pooled to purchase the distressed properties, and it appears the investors receive a fractionalized, secured mortgage. It states: “*Warrior Equity Group, LLC creates real estate syndications by pooling money together to acquire multi-family apartment complexes.*” And, “*We give our investors a secured mortgage against the property.*”

7. Filings with the Alabama Secretary of State reveal **OWENS** and **WATTS** are members of **WARRIOR EQUITY**, a domestic limited liability company formed in 2018 with **OWENS** and **WATTS** as managing members with 50% ownership each. In 2020 **OWENS** and **WATTS** filed an amendment for **WARRIOR EQUITY** which gave **OWENS** 100% ownership and made **WATTS** a member.

8. A search of the U.S. Securities and Exchange Commission’s EDGAR website, conducted on August 27, 2024, disclosed no Regulation D filings relating to **WARRIOR EQUITY**.

9. A review of the Commission's files on August 19, 2024 revealed that **WARRIOR EQUITY GROUP LLC, OWENS, and WATTS** are not registered in any capacity.

CONCLUSIONS OF LAW

10. Pursuant to section 8-6-2(10), Code of Alabama 1975, the definition of a security includes "investment contracts." The investment plans outlined by **OWENS** and **WATTS** on behalf of **WARRIOR EQUITY**, which are available to Alabama residents, indicate the interests in **WARRIOR EQUITY** from which the investor expects profit would be derived from the efforts of **WARRIOR EQUITY** and therefore are securities as defined by the Act.

11. Pursuant to section 8-6-2(2), Code of Alabama 1975, the definition of "agent" includes any individual other than a dealer who represents an issuer in effecting or attempting to effect sales of securities. **OWENS** and **WATTS**, in attempting to effect sales of the **WARRIOR EQUITY** investment contracts, both acted as agents as defined by the Act.

12. Pursuant to section 8-6-3(a), Code of Alabama 1975, it is unlawful for any person to transact business in Alabama as an agent for securities unless such person is registered under the Act. **OWENS** and **WATTS**, by offering the **WARRIOR EQUITY** investment contracts, acted as agents in Alabama without having been registered with the Commission, in violation of the Act.

13. Pursuant to Section 8-6-4, Code of Alabama 1975, it is unlawful for any person to offer or sell any security in this state unless it is registered or exempt from registration under Section 8-6-10; or the transaction is exempt under Section 8-6-11. **RESPONDENTS** offered the **WARRIOR EQUITY** investment contracts, which were neither registered nor subject to a perfected exemption from registration, in violation of the Act.

This Order is appropriate in the public interest for the protection of investors and is consistent with the purposes of the Act.

This Order does not prevent the Commission from seeking such other civil or criminal remedies that may be available to it under the Act.

Additionally, if the allegations set forth herein are found to be true, through either administrative adjudication, failure of the **RESPONDENTS** to make a timely request for hearing, or default of the **RESPONDENTS**, it is the intention of the Commission to impose sanctions upon the **RESPONDENTS**. Such sanctions may include, inter alia, an administrative assessment imposed on **RESPONDENTS**, an additional administrative assessment for investigative costs arising from the investigation of the violations described herein against **RESPONDENTS**, and a permanent order to bar **RESPONDENTS** from participation in any securities-related industry in the State of Alabama.

ACCORDINGLY, IT IS HEREBY ORDERED that **RESPONDENTS CEASE AND DESIST** from further offers or sales of any security into, within or from the State of Alabama.

Entered at Montgomery, Alabama, this 1st day of August, 2025.

ALABAMA SECURITIES COMMISSION
445 Dexter Avenue, Suite 12000
Montgomery, AL 36104
(334) 242-2984

BY: 
AMANDA SENN
Director

