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12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT
14 SOUTHERN DISTRICT OF CALIFORNIA

15
16 SECURITIES AND EXCHANGE
COMMISSION,
17 Plaintiff,
18 v.
19 GINA CHAMPION-CAIN and ANI
20 DEVELOPMENT, LLC,
21 Defendants,
22 AMERICAN NATIONAL
INVESTMENTS, INC.,
23 Relief Defendant.

Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF THE SWELL
COFFEE RESTAURANT PROPERTY
AND ASSOCIATED PERSONAL
PROPERTY**

Chambers: 3B
Mag. Judge: Hon. Allison H. Goddard

1 Krista Freitag ("Receiver"), the Court-appointed permanent receiver for
 2 Defendant ANI Development, LLC, Relief Defendant American National
 3 Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"),
 4 hereby submits this accounting of costs of sale of The Swell Coffee Restaurant
 5 property and associated personal property.

6 As part of its order approving the sale of personal property and assignment of
 7 commercial lease associated with The Swell Coffee Restaurant, the Court instructed
 8 the Receiver to provide a full accounting of the costs of sale. Dkt. 315. The
 9 Receiver paid a total of \$4,970.50 for title, recording, transfer, and other fees
 10 associated with this sale. The summary breakdown of the purchase price proceeds is
 11 as follows:

Sale Price	\$825,000.00
First Choice Bank Payment	(\$610,630.23)
Property Taxes	\$531.99
Sales Commission	(\$20,625.00)
Closing Costs	(\$4,970.50)
CDC Bank Loan Payoff	(\$60,000.00)
Net Sales Proceeds	\$129,306.26

20 Dated: June 22, 2020

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By: s/Edward G. Fates

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28