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22 UNITED STATES DISTRICT COURT
 23 SOUTHERN DISTRICT OF CALIFORNIA

24 SECURITIES AND EXCHANGE
 25 COMMISSION,

26 Plaintiff,

27 v.

28 GINA CHAMPION-CAIN and ANI
 DEVELOPMENT, LLC,

Defendants,

AMERICAN NATIONAL
 INVESTMENTS, INC.,

Relief Defendant.

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

**RECEIVER'S ACCOUNTING OF
 COSTS OF SALE OF 3415 MISSION
 BOULEVARD 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 3415 Mission Boulevard Property.

5 As part of its order approving the sale of 3415 Mission Boulevard Property
 6 Free and Clear of Federal Tax Lien, the Court instructed the Receiver to provide a
 7 full accounting of the costs of sale. Dkt. 425. The Receiver paid a total of
 8 \$7,322.50 for title, recording, transfer, and other fees associated with this sale. The
 9 summary breakdown of the purchase price proceeds is as follows:

10	Sale Price	\$1,550,000.00
11	Pacific Premier Bank Payment	(\$1,212,627.42)
12	Property Taxes	(\$2,438.92)
13	Sales Commission	(\$46,500.00)
14	Closing Prorations (Security deposits, August rents – 15 for apartment units)	(\$7,300.00)
16	Closing Costs	(\$7,322.50)
17	Net Sales Proceeds	\$273,811.16

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 19 Dated: August 21, 2020

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 21 By: s/Edward G. Fates

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