

1 DAVID R. ZARO (BAR NO. 124334)
NORMAN M. ASPIS (BAR NO. 313466)
2 ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP
3 865 South Figueroa Street, Suite 2800
Los Angeles, California 90017-2543
4 Phone: (213) 622-5555
Fax: (213) 620-8816
5 E-Mail: dzaro@allenmatkins.com
naspis@allenmatkins.com

6 EDWARD G. FATES (BAR NO. 227809)
7 ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP
8 One America Plaza
600 West Broadway, 27th Floor
9 San Diego, California 92101-0903
Phone: (619) 233-1155
10 Fax: (619) 233-1158
E-Mail: tfates@allenmatkins.com

11 Attorneys for Receiver
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
23 INVESTMENTS, INC.,

24 Relief Defendant.
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26
27
28

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

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF 7565-7571
UNIVERSITY AVENUE PROPERTY**

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 7565-7571 University Avenue
 5 Property.

6 As part of its Order (1) Granting Request to Approve Sale of 7565-7571
 7 University Avenue to Winning Bidder; and (2) Granting in Part and Denying in Part
 8 Motion for Approval of Sale of 7565-7571 University Avenue Property ("Sale
 9 Approval Order"), the Court instructed the Receiver to provide a full accounting of
 10 sale costs, property taxes paid, the precise amount used to pay off the loans to SFG
 11 Income Fund VI and Home Assistance Service, Inc., and the amount ultimately
 12 returned to the receivership estate from the sale proceeds. Dkt. 482. The Receiver
 13 paid a total of \$7,369.77 for title, recording, transfer, and other fees associated with
 14 this sale. The summary breakdown of the purchase price proceeds is as follows:

15	Sale Price	\$1,400,000.00
16	Buyer Credit	(\$25,000.00)
17	Total Lender Payments	(\$1,047,394.17)
18	Sales Commission	(\$28,000.00)
19	Property Taxes	(\$16,278.42)
20	Liens	(\$14,540.00)
21	Closing Costs and Other Expenses	(\$7,369.77)
22	Net Sales Proceeds	\$261,417.64

24 Dated: November 11, 2020

ALLEN MATKINS LECK GAMBLE
 MALLORY & NATSIS LLP

26 By: s/Edward G. Fates

27 DAVID R. ZARO
 EDWARD G. FATES
 NORMAN M. ASPIS
 Attorneys for Receiver
 KRISTA FREITAG