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

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF 4829 BELLA
PACIFIC ROW 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 4829 Bella Pacific Row
 5 Property

6 As part of its Order Granting Receiver's Motion for Approval of Sale of
 7 4829 Bella Pacific Row Property, the Court instructed the Receiver to provide a full
 8 accounting of sale costs, property tax credits received and/or property taxes paid, the
 9 precise release price paid to Seattle Funding Group, and the amount ultimately
 10 returned to the receivership estate from the sale proceeds. Dkt. 481. The summary
 11 breakdown of the purchase price proceeds is as follows:

12	Sale Price	\$490,000.00
13	Seller Credit	(\$8,329.03)
14	Lender Payment (Seattle Funding Group)	(\$414.153.02)
15	Broker Commission	(\$19,600.00)
16	Property Taxes	(\$1,963.00)
17	Closing Costs	(\$4,793.94)
18	Net Sales Proceeds	\$41,161.01

19
 20 Dated: December 11, 2020

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 22 By: s/Edward G. Fates

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