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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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27
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Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF 4030-4034
RANDOLPH STREET 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 4030-4034 Randolph Street
 5 Property.

6 As part of its Order Granting Receiver's Motion for approval of Sale of Real
 7 Property Located at 4030-4034 Randolph Street, San Diego, the Court instructed the
 8 Receiver to provide a full accounting of sale costs, property tax credits received
 9 and/or property taxes paid, the loan payoff amount paid to Axos Bank, and the
 10 amount ultimately returned to the receivership estate from the sale proceeds.
 11 Dkt. 494. The summary breakdown of the purchase price proceeds is as follows:

12 Sale Price	\$1,650,000.00
13 Axos Bank Payment	(\$1,087,149.95)
14 Broker Commission	(\$66,000.00)
15 Rent/Security Deposit Prorations	(\$13,156.67)
16 Property Taxes	(\$8,636.34)
17 Closing Costs	(\$7,754.00)
18 Net Sales Proceeds	\$467,303.04

19
 20 Dated: December 11, 2020

ALLEN MATKINS LECK GAMBLE
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21 By: s/Edward G. Fates

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