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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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26  
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Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF  
COSTS OF SALE OF 812 SAN  
RAFAEL PLACE 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 812 San Rafael Place Property.

5 As part of its Order Granting Receiver's Motion for approval of Sale of Real  
 6 Property located at 812 San Rafael Place, San Diego, the Court instructed the  
 7 Receiver to provide a full accounting of sale costs, property taxes paid, and the  
 8 amount ultimately returned to the receivership estate from the sale proceeds.  
 9 Dkt. 511. The summary breakdown of the purchase price proceeds is as follows:

|                              |                       |
|------------------------------|-----------------------|
| 10 Sale Price                | \$1,622,000.00        |
| 11 Sales Commission          | (\$52,550.00)         |
| 12 Property Taxes            | (\$8,382.11)          |
| 13 Closing Costs             | (\$8,273.20)          |
| 14 <b>Net Sales Proceeds</b> | <b>\$1,552,794.69</b> |

15  
 16 Dated: January 19, 2021

ALLEN MATKINS LECK GAMBLE  
 MALLORY & NATSIS LLP

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 18 By:           s/Edward G. Fates          

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