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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.  
25  
26

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

**RECEIVER'S ACCOUNTING OF  
COSTS OF SALE OF WEST  
WASHINGTON 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 West Washington Property.

5 As part of its Order Granting Receiver's Motion for Approval of Sale of  
 6 Commercial Property located at 901-905 West Washington Street, San Diego, the  
 7 Court instructed the Receiver to provide a full accounting of sale costs, property  
 8 taxes paid, and the amount ultimately returned to the receivership estate from the  
 9 sale proceeds. Dkt. 568. The summary breakdown of the purchase price proceeds is  
 10 as follows:

11	Sale Price	\$1,910,000.00
12	SFG (lender) Payment	(\$1,441,885.87)
13	Sales Commission	(\$57,300.00)
14	Property Taxes	(\$34,419.48)
15	Closing Costs and Other Expenses	(\$8,874.00)
16	<b>Net Sale Proceeds</b>	<b>\$367,550.65</b>

17  
 18 Dated: March 9, 2021

ALLEN MATKINS LECK GAMBLE  
 MALLORY & NATSIS LLP

19 By: s/Edward G. Fates

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