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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 140 KELLER
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 140 Keller Street Property.

5 As part of its Order Granting Receiver's Motion for Approval of Sale of 140
 6 Keller Street Property, the Court instructed the Receiver to provide a full accounting
 7 of sale costs, the precise amount used to pay off the SFG mortgage, property taxes
 8 paid (if any), and the amount ultimately returned to the receivership estate from the
 9 sale proceeds. Dkt. 649. The summary breakdown of the purchase price proceeds is
 10 as follows:

11	Sale Price	\$2,600,000.00
12	SFG (lender) Payment	(\$1,121,422.62)
13	Sales Commission	(\$104,000.00)
14	Property Taxes	\$3,720.86
15	Security Deposits	(\$7,900.00)
16	Adam Lewis Construction Mechanic's Lien	(\$82,587.17)
17	Closing Costs (includes buyer/seller prorations)	(\$15,702.39)
18	Net Sale Proceeds	\$1,272,108.68

19
 20 Dated: May 13, 2021

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 22 By: s/Edward G. Fates

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