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

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF 3816 MISSION
BLVD. 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 3816 Mission Blvd. Property.

5 As part of its Order Granting Receiver's Motion for Approval of Sale of 3816
 6 Mission Blvd. Property, the Court instructed the Receiver to provide a full
 7 accounting of sale costs, property taxes paid, the precise amount used to pay off the
 8 loan to Axos Bank, and the amount ultimately returned to the receivership estate
 9 from the sale proceeds. Dkt. 670. The summary breakdown of the purchase price
 10 proceeds is as follows:

11	Sale Price	\$1,360,000.00
12	Axos Bank Payment	(\$485,616.77)
13	Sales Commission	(\$40,800.00)
14	Rent Proration	(\$933.33)
15	Property Taxes	\$1,011.83
16	Closing Costs	(\$6,737.00)
17	Total	\$826,924.73

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 19 Dated: June 15, 2021

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 21 By: s/Edward G. Fates

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