



Brett Edwards

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A graduate of the McCombs School of Business at the University of Texas at Austin, Brett earned his Bachelor of Business Administration degree with a major in finance and a minor in management information systems. As a student, Brett was drawn to the tangible nature of real estate and interned for a number real estate firms before joining HJ Sims upon earning his degree.

Located in the Austin, Texas office, Brett began his career with HJ Sims as a member of the non-profit investment banking team, working primarily on tax-exempt bond issuances and the placement of senior bank loans. Brett transitioned to HJ Sims' private lending group, focusing on providing preferred equity, mezzanine debt and high-leverage first mortgage loans to proprietary senior housing and healthcare organizations. Brett specializes in credit analysis, financial modeling, due diligence and underwriting of proposed financings.

Since joining Sims, Brett has been directly involved in more than 80 transactions totaling in excess of \$2.2 billion. Brett draws on his background working with non-profit clients to evaluate new subordinate debt and preferred equity opportunities.

Brett finds that it is helpful to understand the perspective of different stakeholders throughout the capital stack. He explains that compared to senior debt, subordinate debt and preferred equity involve a higher degree of risk, which entails greater scrutiny, and Brett enjoys performing this type of detailed credit analysis.

Brett finds the senior living sector to be a rewarding field in which to work. He enjoys the community-like nature of the industry, which he believes provides the opportunity for deeper relationships with clients and partners. Additionally, Brett enjoys touring communities and meeting staff and residents, adding: "I find it rewarding to visit a community and witness first-hand, that in some small way, my efforts have a positive impact on the health and well-being of the residents who live there."

Brett enjoys many interests outside of work, including sports (Hook 'em Horns!), golfing, barbecuing, entertaining and traveling. A proud Texas native, Brett grew up in Willis, TX, a small town north of Houston. Brett and his wife Candice live in Austin, TX with their twin girls, Emilia and Mabel, and cat, Ruby Sue.