



Curtis King

"I grew up with the company."

A magna cum laude graduate of Boston College, with a BS in Finance and Economics, Curtis was searching for an opportunity to build his career in finance when HJ Sims welcomed Curtis to our Fairfield, Connecticut office more than 11 years ago. Curtis is now located in the Austin, Texas office serving as Senior Vice President.

Curtis is a Chartered Financial Analyst (CFA) charterholder and a member of the CFA Society of Austin.

Curtis King has completed more than 75 senior living and long-term care financings totaling over \$750 million, including more than \$450 million in equity and subordinate debt. His experience includes first mortgage, mezzanine loan, preferred equity, limited partner equity and general partner equity in both senior living and skilled nursing facilities. Curtis provides structuring, analysis and valuation for Sims' priority originations including acquisitions, recapitalizations, expansions and new development.

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Curtis is most proud of supporting the growth of his clients as they pursue their goals of enriching the lives of senior residents through providing housing and care. Curtis is also proud of the creative financing solutions that he, along with his team, develops for clients. The high quality of Curtis' work earns him a wealth of repeat business and long-standing client relationships. Some of Curtis' clients have been with him since Day One!

A few of Curtis's greatest professional achievements include the creation of the Sims HUD Plus® program, a mezzanine debt program, and his work on Sims "stretch" senior loans – high-leverage, first-mortgage debt. These financing programs were born from a need to solve a problem for a client and a creatively structured solution to meet their needs. Sims HUD Plus® is now recognized across the industry for its ingenuity.

Curtis is driven by the challenge of solving a problem for a client, especially those clients with complex business plans or unique situations. Curtis first takes the time to understand his client's goals and then works diligently to structure and execute a solution that meets the challenge – he believes each client is unique and their financing solutions often need to be just as unique. In fact, as a direct provider of capital, this is a differentiator of HJ Sims and the team's approach, and what makes them a successful player in the industry.



Curtis King – *continued*

Curtis is widely known for being approachable, down-to-earth and humorous. Curtis grew up in Pembroke, New Hampshire. His interests include traveling, spending time with his girlfriend, Courtnea, and their pets: Dane, a 13.5-year-old Boston Terrier; Luna Roo, a 3-year-old Pug; and Anchovy, a 3-month-old kitten. Curtis is a self-professed “foodie” and one of his passions is experiencing cultural cuisine. During his travel adventures, he enjoys meeting people from around the world and easily makes new friends everywhere he goes.

Some of his favorite excursions and destinations include a safari in South Africa; Florence and Venice, Italy; San Sebastian, Spain; Amsterdam; scuba diving in Mexico; Argentina; and flying hawks in Ireland. Curtis has planned an upcoming adventure to Argentina, where he expects to sample the delicious food, visit the Perito Moreno Glacier and make new friends.