Kimberly Hargrove

Partner

Washington, D.C.

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Kimberly is admired by her clients as a business-minded lender's attorney who is knowledgeable, industry-aware, and practical. She approaches her practice in a deal-oriented manner while protecting her clients' interests and meeting the business goals of all involved parties.

OVERVIEW

Kim's practice focuses on lender representation in commercial real estate lending transactions, commercial finance, and troubled loan workouts. She represents a number of national, regional, and local banks and nonbank lenders in all aspects of secured and unsecured credit transactions, including real estate acquisition, development, and construction loans for many types of commercial real estate, health care lending transactions with a focus on the senior housing industry, complex loans secured by many types of personal or business assets, community development loans, loans to nonprofit entities, and loan purchases and sales.

Kim is especially known for representing lenders in the senior housing industry, and she proactively works closely with them and borrowers to craft deal terms that position all parties and projects for success.

Kim is acknowledged for her input on complex loan structures, her ability to tackle complicated intercreditor negotiations, and her approach to real estate and title-related issues.

She is a career member of the firm and of the Finance practice and is a member of many internal firm committees.

REPRESENTATIVE MATTERS

- Represented a lender in a series of three cross-defaulted senior, syndicated construction loans in the aggregate amount of $117.8 million to finance the construction of an equity model continuing-care retirement community in Atlanta, GA.
- Represented an agent bank with respect to a $400 million syndicated construction loan for redevelopment of the Southwest Waterfront of Washington, D.C., as a mixed-use development.
- Represented a lender in the refinancing of an existing land loan to $23 million for land development costs in connection with the development of the Innovation Station Metro stop on the Washington, D.C., Metro Silver Line.
- Represented a lender in connection with a $190.5 million term loan and a $30 million operating line of credit financing the acquisition of 37 skilled nursing facilities in 11 states.

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- Represented an agent lender in a $400 million syndicated revolving credit for construction of assisted-living facilities secured by properties in multiple states under a borrowing base structure.
- Represented a lender in a $150 million construction credit facility to an assisted-living provider involving multijurisdictional real estate and construction lending.

AWARDS

- *Best Lawyers in America*®: Real Estate Law (2024-2027)

TOP AREAS OF FOCUS

- Bankruptcy + Restructuring
- Finance + Banking
- Public Finance
- Senior Housing + Skilled Nursing Facility Financing

ALL AREAS OF FOCUS

- Affordable Housing + Community Development
- Bankruptcy + Restructuring
- Commercial Real Estate Lending
- Finance + Banking
- Litigation + Trial
- Mezzanine Lending
- Multifamily Housing Finance
- Public Finance
- Real Estate Investment Trusts (REITs)
- Secured Lender Representation
- Senior Housing + Skilled Nursing Facility Financing
- Syndicated Loans

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Young Lawyers Division, American Bar Association
- Virginia Bar Association

EDUCATION AND CERTIFICATIONS

EDUCATION

- William & Mary Law School, J.D., *Order of the Coif*, 2005, staff member, *William and Mary Law Review*, 2004-2005
- Susquehanna University, B.A., *summa cum laude*, 2001

BAR ADMISSIONS

- Virginia
- Maryland
- District of Columbia