

INVESTOR LENDING PROGRAM

Bridge Loans

Move fast on time-sensitive opportunities.

Flexible short-term capital for time-sensitive real estate investment transactions — built for speed and disciplined execution. Non-owner-occupied properties; a clear exit strategy is required.

WHO IT'S FOR

- ✓ Time-sensitive acquisitions
- ✓ Investors awaiting permanent financing
- ✓ Stabilization & reposition plays
- ✓ Cash-out where eligible

ELIGIBLE USES

- ✓ Acquisition & refinance bridge
- ✓ Cash-out bridge
- ✓ No-rehab bridge
- ✓ Stabilization & repositioning
- ✓ Bridge-to-bridge (subject to approval)

GENERAL PROGRAM FEATURES

- ✓ Short-term, interest-only structures
- ✓ Up to 75%–80% leverage on select files
- ✓ First-lien position typically required
- ✓ Asset verification / escrows may apply

REQUIRED DOCUMENTS

- ✓ Purchase contract or payoff
- ✓ Property details & valuation support
- ✓ Exit / takeout strategy
- ✓ Bank statements & entity documents
- ✓ Insurance (or quote)

Watson Capital Partners provides capital advisory, funding coordination, business-purpose financing support, and deal-readiness services. Watson Capital does not guarantee funding approval, credit approval, credit score improvement, loan approval, credit facility approval, construction approval, permit approval, down payment funding, or closing. All programs, terms, pricing, fees, retainers, credit facility approvals, and funding options are subject to underwriting, borrower qualification, collateral review, documentation, compliance review, capital partner approval, and applicable law. Business-purpose and investment use only.