

INVESTOR LENDING PROGRAM

Ground-Up Construction Financing

Capital for builders and developers building new.

Designed for qualified builders, developers, and investors constructing non-owner-occupied investment properties — from single-family and townhomes to subdivisions, build-to-rent, and infill development.

WHO IT'S FOR

- ✓ Builders and developers
- ✓ Single-family to multifamily projects
- ✓ Build-to-rent & infill development
- ✓ Sponsors with land or land under contract

ELIGIBLE PROJECTS

- ✓ Single-family & townhomes
- ✓ Subdivisions & 2–4 unit
- ✓ Build-to-rent & custom builds
- ✓ Spec builds & infill development

GENERAL PROGRAM FEATURES

- ✓ Up to 85%–90% loan-to-total-cost (select files)
- ✓ Up to 70%–75% LTARV (select files)
- ✓ 12–24 month terms with extension options
- ✓ Interest not charged on undrawn funds (select programs)

REQUIRED DOCUMENTS

- ✓ Land ownership or purchase contract
- ✓ Plans, site plan & permit status
- ✓ Construction budget & scope of work
- ✓ GC / builder information & experience
- ✓ Insurance, survey & exit strategy

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.