

INVESTOR LENDING PROGRAM

Multifamily Financing

Acquisition, refinance, bridge, and value-add.

Designed for qualified investors and sponsors seeking financing for multifamily investment properties — from small-balance to larger bridge transactions. Sponsor net worth, liquidity, and experience are important.

WHO IT'S FOR

- ✓ Multifamily acquirers & operators
- ✓ Value-add & reposition sponsors
- ✓ Refinance & stabilization scenarios
- ✓ Experienced apartment investors

ELIGIBLE USES

- ✓ Multifamily acquisition & refinance
- ✓ Multifamily bridge financing
- ✓ Stabilized & value-add financing
- ✓ Small-balance to larger bridge

GENERAL PROGRAM FEATURES

- ✓ 5+ and 10+ unit review (program-dependent)
- ✓ Up to 75% LTV / 80% LTC on select files
- ✓ 18–36 month terms with extensions
- ✓ Stabilized DSCR & debt yield reviewed

REVIEW FACTORS

- ✓ Rent roll, lease audit & collections
- ✓ NOI, DSCR & debt yield
- ✓ Sponsor experience, liquidity & net worth
- ✓ Market strength, condition & 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.