

WATSON CAPITAL PROGRAM

Private Capital Access Facility

Structured capital access for qualified investors, builders, and developers.

Structured access to capital for acquisitions, renovations, construction, bridge, multifamily, rental portfolio growth, and project-level opportunities. Reviewed on an exposure-based basis — not a basic line of credit.

WHO IT'S FOR

- ✓ Qualified investors
- ✓ Qualified builders
- ✓ Qualified developers
- ✓ Active real estate operators

POSSIBLE USES

- ✓ Real estate acquisitions
- ✓ Fix-and-flip & ground-up
- ✓ Bridge & multifamily projects
- ✓ Rental portfolio growth
- ✓ Build-to-rent opportunities
- ✓ Project-level funding access

HOW IT'S REVIEWED

- ✓ Exposure-based review
- ✓ Project-level approvals
- ✓ Underwriting & documentation
- ✓ Collateral & borrower qualification
- ✓ Capital partner approval

GETTING STARTED

- ✓ Submit your scenario for review
- ✓ File review & readiness assessment
- ✓ Structured, packaged submission
- ✓ Coordinated diligence to close

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.