



**Western Capital** strives to be the premier lending source for property investors who are looking for an alternative to the traditional conforming credit market.

## Lending Simplified

Finding the right real estate investment deal is hard. Financing it should not be. Whether you are looking to **rehab**, get some cash out on a **short-term loan**, or just settle into **long-term financing** for your rentals, Western Capital aims to simplify the loan process for you.

## Who We Are

Western Capital is a Commercial Real Estate Loan Broker. We partner with several Private and Hard Money lenders nation-wide to offer loans for investment pursuits that have been turned down by traditional lenders. We are able to match your loan needs with the best option because of the number of investors in our portfolio.

## Why Western Capital

Our Core Values - The 3 C's



### Compassion

We care. Our borrower's success is our success. We realize that we are part of our customer's wealth-building strategy so we treat relationships with care.



### Clarity

Our competence and experience comes through in how we communicate with our borrowers through the loan process. We work to reduce confusion and set expectations from the start. No surprises.



### Customer Focused

We want you, our customers, to come back that is why we work hard to build your trust and loyalty by holding ourselves accountable.

## Our Story

We Believe in Lending Simplified

As experienced real estate investors who have bought and sold numerous properties in the last 2 decades, founding partners Travis and Akinyi Williams understand the constant struggle with lining up financing for real estate investment pursuits.



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# Loan Programs

## We Will Find a Program that Fits Your Need

Whether you are looking to fix & flip properties or hold properties for rental income, Western Capital has flexible options that are suited to your needs.



### Rehab Pro

Short-term financing for the purchase & rehab of non-owner occupied properties.

Loans from \$50K to \$5M



### Long-Term Financing

Long-term financing for investors who are holding properties for rental income.

Loans from \$50K to \$25M



### Short-Term Bridge

Short-term financing for residential, commercial & mixed-use properties.

Loans from \$50K to \$25M

### Does Western Capital lend directly?

No. We have a vast portfolio of investors who will leverage their own funds to lend on the real estate transactions.

### Which states do you lend in?

Our portfolio of lenders cover properties nationwide, hence our programs work in all 50 states.

### Do you work with first-time investors?

Yes. We love first-time investors.

### Do you work with foreign nationals or investors who don't live in the USA?

Yes. We do have lenders who will invest in borrowers with certain types of visas as well as green cardholders.

## Interested in Becoming a Referral Partner?

### Perks You Will Enjoy



Our Expertise at your fingertips



Plenty of Lending Options



Our Experience works for you



We Promise Clarify and Communication