



Financing Proposal

Prepared For



Everman TIRZ #1

March 23, 2026

Submitted By

Government Capital Corporation

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GOVERNMENT CAPITAL
CORPORATION

Everman TIRZ #1

Preliminary Term Sheet
March 23, 2026

FINANCING STRUCTURE: Tax Exempt Note

PLACEMENT: Private Placement

ESTIMATED SOURCES AND USES OF FUNDS:

Sources:

<u>Note Proceeds</u>	<u>\$ 2,035,000.00</u>
Total Sources	\$ 2,035,000.00

Uses:

Facility Improvements	\$ 2,000,000.00
<u>Issuance Costs* (0.0175)</u>	<u>\$ 35,000.00</u>
Total Uses	\$ 2,035,000.00

*The issuance cost in the amount of 1.75% has been included in the payment amount. It can also be paid outside of closing. These fees represent the total issuance costs necessary for closing the transaction as contemplated. Issuance Cost Allocation includes Special Tax Counsel, Private Placement Cost and Documentation Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

SPECIAL TAX COUNSEL: Naman, Howell, Smith & Lee, Austin, Texas

TERM: 10 Years 15 Years

INTEREST RATE: 4.549% 4.686%

ANNUAL PAYMENT: \$ 257,800.88 \$ 191,917.47

ESTIMATED CLOSING DATE: TBD

FIRST PAYMENT DATE: 1 year from signing, annually thereafter.

ADDITIONAL NOTES:

This transaction will be secured by a pledge of revenues only. Government Capital will not require liens on the real estate. Additionally, the traditional real estate closing costs including title policy, appraisal, survey, environmental studies, etc., will not be a contingency of closing for Government Capital.

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.