

Taxable Loan Agreement Sale Overview

Wolfforth EDC

April 27, 2026



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

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Sale Overview

- Specialized Public Finance, Inc. (“SPFI”) bid directly to banks a Taxable Loan Agreement.
- The proceeds of the Loan will fund \$4,262,781.60 for a property acquisition.
- The Loan will mature on March 1, 2041. However, if the Property is sold, the Loan will be repaid with proceeds from the sale at that time.
- The EDC received four (4) bids on the Loan. All bids are outlined on the following slides.
- Loan approval is scheduled for April 27th with the concurrent meeting being held with City Council and EDC.
- Closing is scheduled for May 14th, when loan proceeds will be available to the EDC for land purchase.

Overview of Received Bids

	Bids Received:	Interest Rate:	Est. Annual Payments:	Conforming Bid?
1.	PlainsCapital Bank <u>Prepayment:</u> Anytime without penalty. <u>Other Fees:</u> None.	5.75% ⁽¹⁾	\$ 492,804	Yes
2.	American Bank of Commerce (ABC Bank) <u>Prepayment:</u> Anytime without penalty. <u>Other Fees:</u> Borrower to pay passthrough fee (undetermined amount) for attorney prepared documents as well as a 0.50% origination fee (\$24,650).	6.50% ⁽²⁾	\$ 524,139	Yes
3.	Texas Regional Bank <u>Prepayment:</u> Beginning on March 1, 2031, the EDC shall have the right to prepay the Loan in whole or part without penalty. <u>Other Fees:</u> \$5,000 legal fee for Lender's counsel.	5.54%	\$ 484,922	No <i>(Change to the Prepayment Feature)</i>
4.	Webster Bank <u>Prepayment:</u> Anytime with a 1% penalty through 2/28/2031 and no penalty thereafter. <u>Other Fees:</u> None.	5.555%	\$ 485,931	No <i>(Change to the Prepayment Feature)</i>

(1) Wall Street Journal Prime minus 1.00%. Fixed and adjustable at the end of every 5th year.

(2) Option 1: WSJP - 0.25% (6.50%) fixed for 3 years and adjusting every 3 years thereafter for the life of the loan. Floor of 5.00% and ceiling of 7.50% for the life of the loan.

Option 2: With Full Deposit Relationship: WSJP - 0.75% (6.00%) fixed for 3 years, with adjustments every 3 years thereafter for the life of the loan. Floor of 5.00% and ceiling of 7.50% for the life of the loan.

Loan Agreement – Annual Debt Service (Subject to Change)

PlainsCapital Bank Bid

FYE 9/30	Loan Agreement (Illustrative Purposes)			
	Dated: May '26		Net Debt Service	
	Principal	Rate	Interest	Service
2026	\$ -		\$ -	\$ -
2027	133,000	5.75%	359,804	492,804
2028	227,000	5.75%	266,139	493,139
2029	240,000	5.75%	252,713	492,713
2030	255,000	5.75%	238,481	493,481
2031	270,000	5.75%	223,388	493,388
2032	286,000	5.75%	207,403	493,403
2033	303,000	5.75%	190,469	493,469
2034	320,000	5.75%	172,558	492,558
2035	339,000	5.75%	153,611	492,611
2036	360,000	5.75%	133,515	493,515
2037	381,000	5.75%	112,211	493,211
2038	403,000	5.75%	89,671	492,671
2039	427,000	5.75%	65,809	492,809
2040	452,000	5.75%	40,538	492,538
2041	479,000	5.75%	13,771	492,771
	\$ 4,875,000		\$ 2,520,079	\$ 7,395,079

Assumes 5.75% interest rate for each reset period, every 5 years.

Loan Agreement – Annual Debt Service (Subject to Change)

American Bank of Commerce (ABC Bank) Bid

FYE 9/30	Loan Agreement (Illustrative Purposes)			
	Dated: May '26			Net Debt Service
	Principal	Rate	Interest	
2026	\$ -		\$ -	\$ -
2027	112,000	6.50%	412,139	524,139
2028	218,000	6.50%	306,150	524,150
2029	232,000	6.50%	291,525	523,525
2030	248,000	6.50%	275,925	523,925
2031	265,000	6.50%	259,253	524,253
2032	283,000	6.50%	241,443	524,443
2033	302,000	6.50%	222,430	524,430
2034	322,000	6.50%	202,150	524,150
2035	344,000	6.50%	180,505	524,505
2036	367,000	6.50%	157,398	524,398
2037	391,000	6.50%	132,763	523,763
2038	418,000	6.50%	106,470	524,470
2039	446,000	6.50%	78,390	524,390
2040	476,000	6.50%	48,425	524,425
2041	507,000	6.50%	16,478	523,478
	\$ 4,931,000		\$ 2,931,442	\$ 7,862,442

Note: Includes the Bank's Loan Origination fee

Assumes 6.50% interest rate for each reset period, every 3 years.

Loan Agreement – Sources and Uses of Funds

Proposed; Loan Agreement	
Total Sources of Funds	
Loan Amount	\$4,875,000
Total Sources	\$4,875,000
Total Uses of Funds	
Costs of Issuance	\$118,500
Deposit to Debt Service Reserve Fund (DSRF)	493,515
Deposit to Project Construction Fund	4,262,782
Project Contingency	203
Total Uses	\$4,875,000