



GOVERNMENT CAPITAL
CORPORATION

Wylie Economic Development Corporation

Preliminary Term Sheet
March 10, 2026

FINANCING STRUCTURE: Taxable Type A EDC Note

PLACEMENT: Private Placement

ESTIMATED SOURCES AND USES OF FUNDS:

Sources:

<u>Note Proceeds</u>	<u>\$ 9,600,000.00</u>
Total Sources	\$ 9,600,000.00

Uses:

<u>Land Purchase</u>	<u>\$ 9,600,000.00</u>
Total Uses	\$ 9,600,000.00

*The issuance cost in the amount of \$144,000.00 has not been included in the financed amount for the project or the payment amount and will need to 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 Filing Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

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

TERM: 20 Years (240 Mthly Pymts)

INTEREST RATE: 6.56% w/7yr rate adjust

MONTHLY PAYMENT: \$ 71,940.74

ESTIMATED CLOSING DATE: March 2026

FIRST PAYMENT DATE: April 2026

ADDITIONAL NOTES:

This transaction will be secured by a pledge of sales tax 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.

This transaction will be fully callable on any payment date after the 36th monthly payment (3 years).

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.

Stephanie Cates

Stephanie Cates
Client Services
Main: 817-421-5400