



## Wylie Economic Development Corporation

Preliminary Term Sheet  
August 13, 2025\* Updated

FINANCING STRUCTURE: Taxable Type A EDC Note

PLACEMENT: Private Placement

### ESTIMATED SOURCES AND USES OF FUNDS:

#### Sources:

Note Proceeds	\$ 6,800,500.00
<b>Total Sources</b>	<b>\$ 6,800,500.00</b>

#### Uses:

Land Purchase	\$ 6,700,000.00
Issuance Costs (0.015)	\$ 100,500.00
<b>Total Uses</b>	<b>\$ 6,800,500.00</b>

\*The issuance cost in the amount of \$100,500.00 has been included in the payment amount, but 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 Filing Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

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

TERM:	10 Years (120 Mthly Pymts)	15 Years (180 Mthly Pymts)	20 Years (240 Mthly Pymts)
INTEREST RATE:	6.475% w/7yr rate adjust	6.475% w/7yr rate adjust	6.475% w/7yr rate adjust
MONTHLY PAYMENT:	\$ 77,131.83	\$ 59,146.23	\$ 50,602.66
MONTHLY PAYMENT:	\$ 75,991.95 (w/out iss. costs)	\$ 58,272.15* (w/out iss. costs)	\$ 79,854.84* (w/out iss. costs)
ESTIMATED CLOSING DATE:	September 2025	September 2025	September 2025
FIRST PAYMENT DATE:	October 2025	October 2025	October 2025

### 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 36<sup>th</sup> 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  
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*The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation. The terms of the proposed financing are being provided solely in response to your specific inquiry and for your professional consideration.*