SURMOUNT

ABSOLUTE NNN LEASE | LEADING DESIGNER & MANUFACTURER OF INJECTED MOLDED PRODUCTS | 2% ANNUAL BUMPS | 94,400 SQ FT | PRICED BELOW REPLACEMENT COST

5 Wickers Drive
Wolfeboro, NH 03894

Offering Memorandum
Exclusive Net-Lease Offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties (dba) SURMOUNT and Bang Realty-New England, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties (dba) SURMOUNT and Bang Realty-New England, Inc have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties (dba) SURMOUNT and Bang Realty-New England, Inc's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties (dba) SURMOUNT and Bang Realty-New England, Inc and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Offering Memorandum

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Bang Realty-New England, Inc
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Content

PSI Molded Plastics

Investment Overview

LIST PRICE

$7,995,000

CAP RATE

7.41%

Net Operating Income	$592,472
Rent / SF	$6.27
Price / SF	$84.69

Street	5 Wickers Drive	**Estimated Building SF**	94,400	**Lease Expiration**	5/8/2032
City, State Zip	Wolfeboro, NH 03894	**Estimated Lot Size**	8.66	**Lease Term Remaining**	6.0
Type of Ownership	Fee Simple	**Credit Type**	Corporate	**Lease Type**	Triple Net (NNN)
Property Type	Industrial	**Guarantor**	PSI Molded Plastics	**Landlord Responsibilities**	None
Property Subtype	Manufacturing	**Original Lease Term**	20	**Rental Increases**	2.00% Annually
Year Built	1980 / 2017 / 2020	**Rent Commencement**	5/9/2013	**Renewal Options**	4, 5-Year Options

PSI Molded Plastics

Investment Overview

PSI Molded Plastics

Surmount is pleased to present the Offering Memorandum for a PSI Molded Plastics located at 5 Wickers Drive, Wolfeboro, NH 03894. The site consists of roughly 94,400 rentable square feet of building space on an estimated 8.66-acre parcel of land. This PSI Molded Plastics is subject to a 20-year Triple Net (NNN) lease, which commenced 5/9/2013. The current annual rent is $592,472 and has scheduled increases of 2.00% annually.

Street	5 Wickers Drive
City, State Zip	Wolfeboro, NH 03894
Type of Ownership	Fee Simple
Year Built	1980 / 2017 / 2020
Estimated Lot Size	8.66
Estimated Building SF	94,400

Priced Well Below Replacement Cost | 94,400 Square-Foot Building | 8.66-Acre Lot | ~$84/SF

The subject property is a 94,400 square-foot building constructed in 1980 and most recently renovated in 2020. The property spans 8.66 acres. The property is priced at $84.69/ft, well below its replacement cost.

Steady Population Growth | Strong Workforce Base | 2.80% Population Growth From '20 - '24 Within A Three (3)-Mile Radius

The property benefits from strong and growing population growth in the immediate to provide a consistent workforce for the subject tenant.

Close Proximity To Major Cities Of New England | ~56 Miles Away From Portland, ME | ~100 Miles Away From Boston, MA

The property is strategically located with convenient access to major transportation routes and nearby cities within the New England market.

Wolfeboro Named Second-Best 'Small Lake Town' in America (Travel + Leisure)

The town of Wolfeboro is a desirable place to reside, and has been nationally ranked numerous times for its natural beauty and plethora of outdoor activities.

Lease Corporately Guaranteed By PSI Molded Plastics | Headquartered In Wolfeboro, NH | Locations In Marion, SC & South Bend, IN | U.S.-Based Leading Custom Injection Molding Company That Offers A Full Spectrum Of Plastic Molding, Finishing, & Assembly Capabilities

The business specializes in producing both small and large, highly aesthetic and engineered plastic parts using processes such as standard injection molding, structural foam, gas assist/gas counter-pressure molding, along with extensive post-molding services (painting, EMI/RFI shielding, finishing, assembly, graphics). Its end markets include automotive, healthcare, appliance, material handling, filtration, industrial, sports and leisure, and lawn & garden.

PSI Molded Plastics

Financial Summary

LIST PRICE
$7,995,000

CAP RATE
7.41%

ANNUAL RENT
$592,472

PRICE PER SF
$84.69

RENT PER SF
$6.27

Lease Year	Annual Rent	Monthly Rent	Increases
Current - 05/08/2027	**$592,472**	**$49,373**	**2.00%**
05/09/2027 - 05/08/2028	$604,322	$50,360	2.00%
05/09/2028 - 05/08/2029	$616,408	$51,367	2.00%
05/09/2029 - 05/08/2030	$628,736	$52,395	2.00%
05/09/2030 - 05/08/2031	$641,311	$53,443	2.00%
05/09/2031 - 05/08/2032	$654,137	$54,511	2.00%
Option 1: 05/09/2032 - 05/08/2033	$667,220	$55,601	2.00%
Option 2: 05/09/2033 - 05/08/2034	$680,564	$56,713	2.00%
Option 3: 05/09/2034 - 05/08/2035	$694,175	$57,847	2.00%
Option 4: 05/09/2035 - 05/08/2036	$708,058	$59,004	2.00%

PSI Molded Plastics

Lease Summary

Property Type	Industrial
Property Subtype	Manufacturing
Credit Type	Corporate
Tenant	PSI Molded Plastics
Guarantor	PSI Molded Plastics
Original Lease Term	20
Rent Commencement	5/9/2013
Lease Expiration	5/8/2032
Lease Term Remaining	6.0
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	2.00% Annually
Renewal Options Remaining	4, 5-Year Options

Rare Absolute Triple-Net (NNN) Industrial Lease | Zero (0) Landlord Responsibilities

The lease of the subject property is a true absolute triple-net with zero landlord responsibilities, offering a prospective landlord with truly passive income which is rare for an industrial asset.

Two Percent (2.00%) Rental Increases | Potential Hedge Against Inflation

The lease of the subject property features two percent rental increases annually, offering a future landlord with a potential hedge against inflation.

Original Twenty (20)-Year Sale Leaseback | Approximately 6.5 Years Of Lease Term Remaining | Four (4), Five (5)-Year Options

The subject property was an original sale leaseback organized by the current tenant. showing a strong commitment to the site. There are approximately 6.5 years of lease term remaining on the original twenty-year lease.

Strong Corporate Guarantee | Three (3) Injection Molding Businesses Merged To Form PSI Molded Plastics In 2017

GI Plastek Corp., Precision Southeast Inc. and its subsidiary Plastic Solutions Inc. merged to form PSI Molded Plastics in 2017. Gladstone Investment Corp., which owned the individual companies, is the owner of PSI Molded Plastics.

Heavily Specialized & Capital-Intensive Equipment | End-to-End Manufacturing Integration | Specialized Workforce | Quality & Certification Anchored To The Facility

The subject property's plastic injection molding presses (220—2,100 tons) are not only expensive to purchase, but costly to relocate. Moving them requires disassembly, rigging, transportation, recalibration, and reinstallation which creates a major economic barrier to leaving. PSI's Wolfeboro does not just mold parts—their services include: Engineering + product development, Multiple molding techniques (structural foam, gas assist, etc.), Finishing, painting, EMI shielding, and Assembly, printing, & packaging. This full-service, vertically integrated model creates interdependencies across departments. Relocating would mean rebuilding significant infrastructure, not just moving machines.

PSI Molded Plastics

Concept Overview

About the Tenant

PSI Molded Plastics is a U.S.-based custom injection molding company that offers a full spectrum of plastic molding, finishing, and assembly capabilities. Headquartered in Wolfeboro, New Hampshire, the company operates manufacturing plants in New Hampshire, Indiana (South Bend), and South Carolina (Marion and Myrtle Beach area). The business specializes in producing both small and large, highly aesthetic and engineered plastic parts using processes such as standard injection molding, structural foam, gas assist/gas counter-pressure molding, along with extensive post-molding services (painting, EMI/RFI shielding, finishing, assembly, graphics). Its end markets include automotive, healthcare, appliance, material handling, filtration, industrial, sports and leisure, and lawn & garden.

About the Company

Gladstone Investment Corporation (NASDAQ: GAIN) is a publicly traded private equity fund focused on acquiring mature, lower middle market companies with attractive fundamentals and strong management teams. Gladstone has no partnership end-of-life deadlines and can structure investments in line with the long-term needs of the businesses they invest in. By providing truly patient, long-term capital, Gladstone is a value-added partner to the companies which they invest in.

Gladstone focuses on manufacturing, consumer products, and business/consumer services sectors, targeting small and mid-sized companies based in the United States; this places them as a strategic and experienced partner in PSI Molded Plastics' business initiative. In fiscal year 2025, Gladstone Investment's revenue was $93.66 million, an increase of 7.28% compared to the prior year. Total assets reached approximately $1.2 billion as of December 31, 2025, up roughly $92 million from the prior quarter—continuing a sustained growth trend. Earlier in fiscal 2026, the jump to $1.1 billion was driven by a new buyout investment and net appreciation across the portfolio. The company maintains a strong and liquid balance sheet, with $174 million in availability under its credit facility, providing meaningful capacity to support future growth opportunities.

GLADSTONE INVESTMENT

PSI Molded Plastics

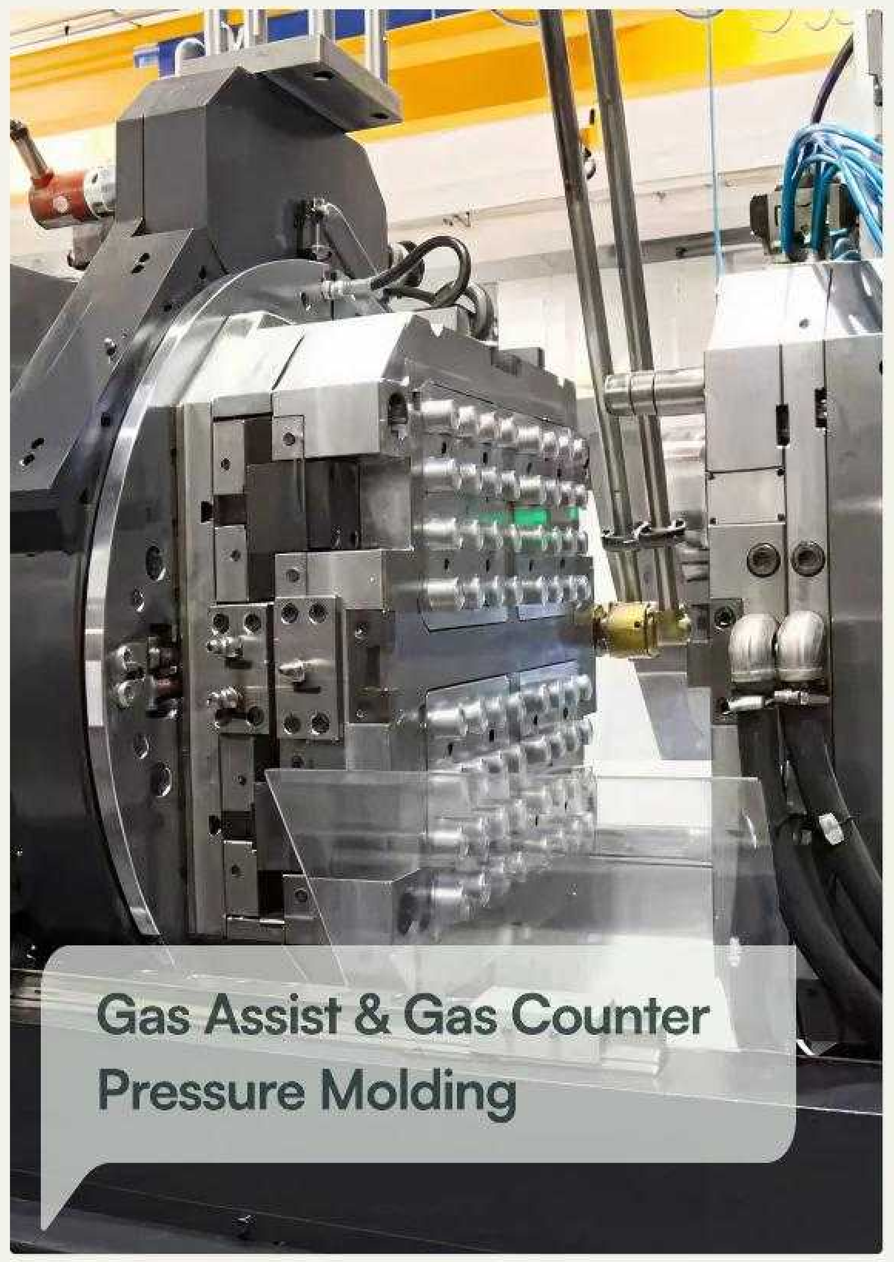
PSI East Location (Wolfeboro, Company HQ) Site Capabilities

PSI Wolfeboro has plastic injection molding presses ranging from 220 to 2,100 tons. Additional in-house services include product development, engineering, assembly, painting, EMI shielding, applied graphics, and printing. We will work directly with you, or through your design firm, to ensure your product is optimally designed.

Core capabilities include standard injection molding, structural foam molding, gas assist and gas counter pressure molding, finishing, painting, EMI shielding, assembly, and graphics.

From product design and rapid prototyping, complex injection molds or production gages and fixtures, PSI East is a full service resource. They offer a full compliment of secondary processing capabilities including sonic and heat welding, collar insertion, pad and hot stamp decorating, packaging and kitting.

PSI East specializes in large to medium, complex molded products while providing many post-molding services not typically found in one facility. To ensure the highest levels of quality for their plastic components, the PSI East facility is ISO 9001:2015 registered.



PSI Molded Plastics

PSI’s Wolfeboro Location IS ISO 9001:2015 Certified

The ISO 9001:2015 certification is an international standard that specifies certain requirements that a business must satisfy within their quality management system (QMS). It recognizes that an organization has implemented a quality management system (QMS) meeting the requirements of the international ISO 9001 standard. The process typically takes a minimum of one to two years to achieve, requiring companies to fully understand the standard, assess gaps, document processes, implement a plan and undergo an audit to ensure they meet the standard's requirements for consistent quality and customer satisfaction.

Business benefits include:

Customer confidence: The standard ensures that organizations have robust quality control processes in place, leading to increased customer trust and satisfaction.

Effective complaint resolution: ISO 9001 offers guidelines for resolving customer complaints efficiently, contributing to timely and satisfactory problem-solving.

Process improvement: The standard helps identify and eliminate inefficiencies, reduce waste, streamline operations, and promote informed decision-making, resulting in cost savings and better outcomes.

Ongoing optimization: Regular audits and reviews encouraged by ISO 9001 enable organizations to continually refine their quality management systems, stay competitive, and achieve long-term success.

PSI Molded Plastics

Plastic Injection Molding Market Size To Cross USD $17.65 Billion By 2034

(Precedence Research, October 2025)

The global plastic injection molding market size was valued at $12.45 billion in 2024 and is **anticipated to reach around $17.65 billion by 2034, growing at a compound annual growth rate (CAGR) of 3.55% over the forecast period from 2025 to 2034** per a study published by Towards Chemical and Materials a sister firm of Precedence Research.

According to Towards Chemical and Materials, the global plastic injection molding market is experiencing rapid growth, with volumes expected to increase from 155.64 million tons in 2025 to 227.7 million tons by 2034, **representing a robust CAGR of 4.32%** over the forecast period. The rising demand for lightweight, durable and cost-effective plastic components in automotive and consumer electronics is driving the growth of the market.

The plastic injection molding is a crucial segment within the broader plastics industry, widely adopted across sectors such as automotive, electronics, packaging, healthcare, and consumer goods. The process enables efficient mass production of complex plastic parts with high repeatability, cost effectiveness, and material versatility. **Driven by rapid industrialization, rising demand for lightweight components, and growing usage of plastic in daily goods and infrastructure, the injection molding segment holds a prominent position in the plastics value chain.** It is supported by the dominance of petrochemical derived polymers in raw material supply, while demand for sustainable and bio-based polymers is starting to gain traction. Injection molding plays a major role as a backbone of modern plastic manufacturing.

PSI Molded Plastics

U.S. Plastics Market Size To Hit $131.34 Billion By 2034

(Yahoo! Finance, September 2025)

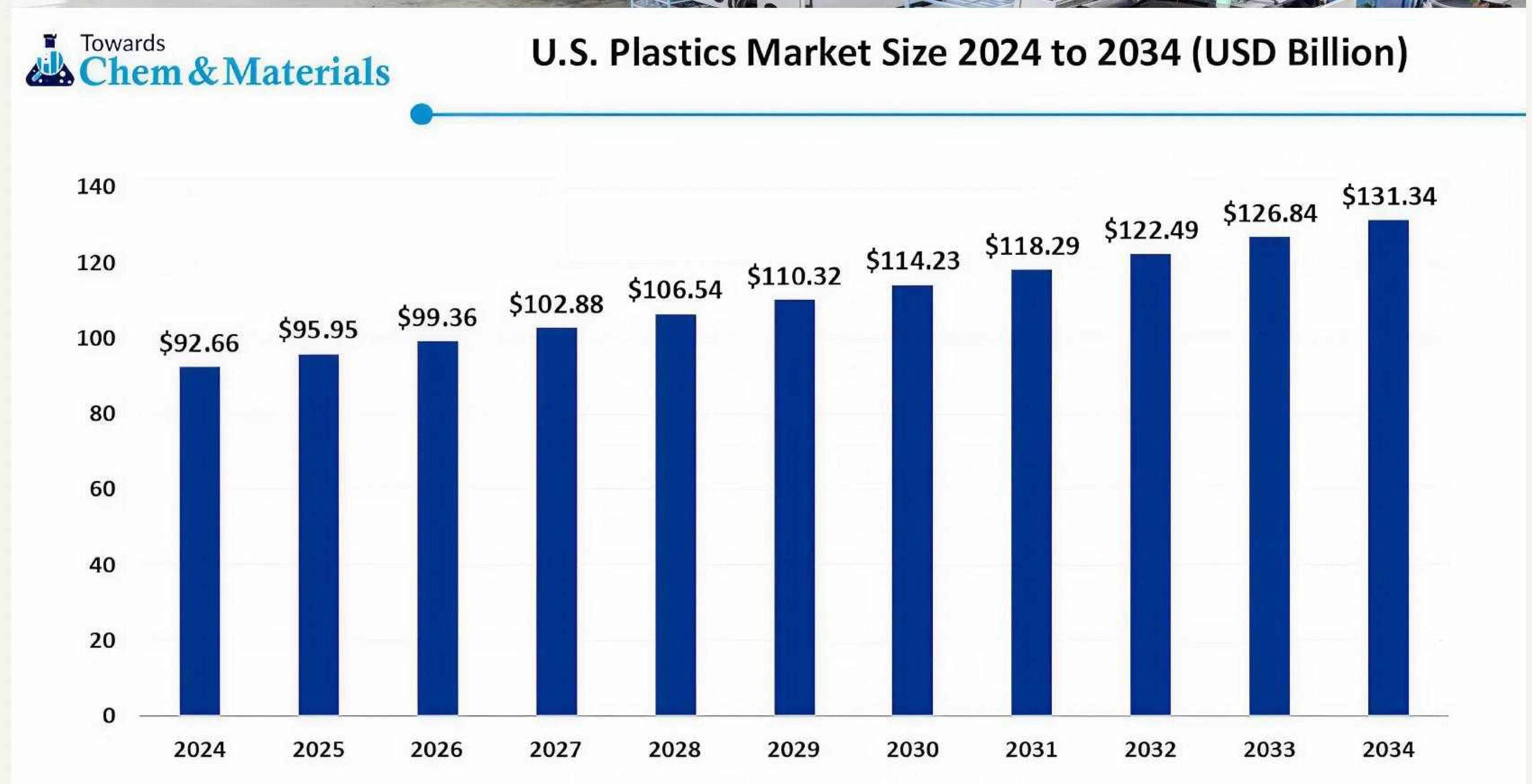
According to Towards Chemical and Materials, the U.S. plastics market size was estimated at $92.66 billion in 2024 and is **expected to hit around $131.34 billion by 2034, growing at a compound annual growth rate (CAGR) of 3.55%** over the forecast period from 2025 to 2034. The growth of the market is driven by the increasing demand for sustainable and recyclable plastic materials is driving the growth of the market per a study published by Towards Chemical and Materials a sister firm of Precedence Research.

By polymer type, the polyethylene segment held approximately a 30% share in the U.S. plastics market in 2024 due to the ease of processing.

By source, the petrochemical-based plastics segment held approximately 85% share in the market in 2024 due to the high availability of feedstocks. PSI Molded Plastics operates in the plastics manufacturing value chain and uses commodity (petrochemical-based) resins.

By processing technology, the injection molding segment held approximately 35% share in the market in 2024 due to the growing mass production. PSI Molded Plastics operates in the injection molding segment.

By end-use industry, the packaging & consumer goods segment held approximately 42% share in the market in 2024 due to the rise in online shopping. PSI Molded Plastics also operates in the packaging & consumer goods segment.




Boston, MA (100 Miles Away)
Brewster Heath Preserve
25 Hospital Beds
Huggins Hospital
Huggins Hospital is a non-profit, community-based acute-care hospital located in the picturesque town of Wolfeboro, New Hampshire—often called "The Oldest Summer Resort in America." Serving the Eastern Lakes Region, the hospital provides high-quality, compassionate healthcare that blends advanced medical services with a strong focus on personal connection and community well-being.
#2 Small Lake Town In America (Travel + Leisure)
Lake Wentworth
Lake Wentworth, located in Wolfeboro, NH, is approximately 3,097 acres with a surface area of about 4.87 square miles. It is the seventh-largest lake entirely in New Hampshire and features a 20-mile shoreline and 21 named islands.
NH 109
ADTC: 11,876
NH-109
350 Students
Brewster Academy
Brewster Academy, founded in 1820 and located in Wolfeboro, New Hampshire, is an independent, co-educational boarding and day school serving grades 9-12 (and postgraduate options). The campus sits on about 80 acres by the scenic shore of Lake Winnipesaukee, offering a mix of rigorous academics, immersive community living, and outdoor-rich New England life.Their educational approach emphasises "team-based" teaching (called The Brewster Model®) where small groups of students and teachers collaborate closely, supporting each learner's strengths and growth.
Dunkin' Donuts
Walgreens
Wolfeboro Public Works
The Country Sweep
Whole Hearted Senior Home Care
Sewall Woods
M&T Bank
Hancock Lumber
ADTC: 3,441
Pine Hill Rd
Subject Property
PSI Molded Plastics
Portland, Maine (56 Miles Away)

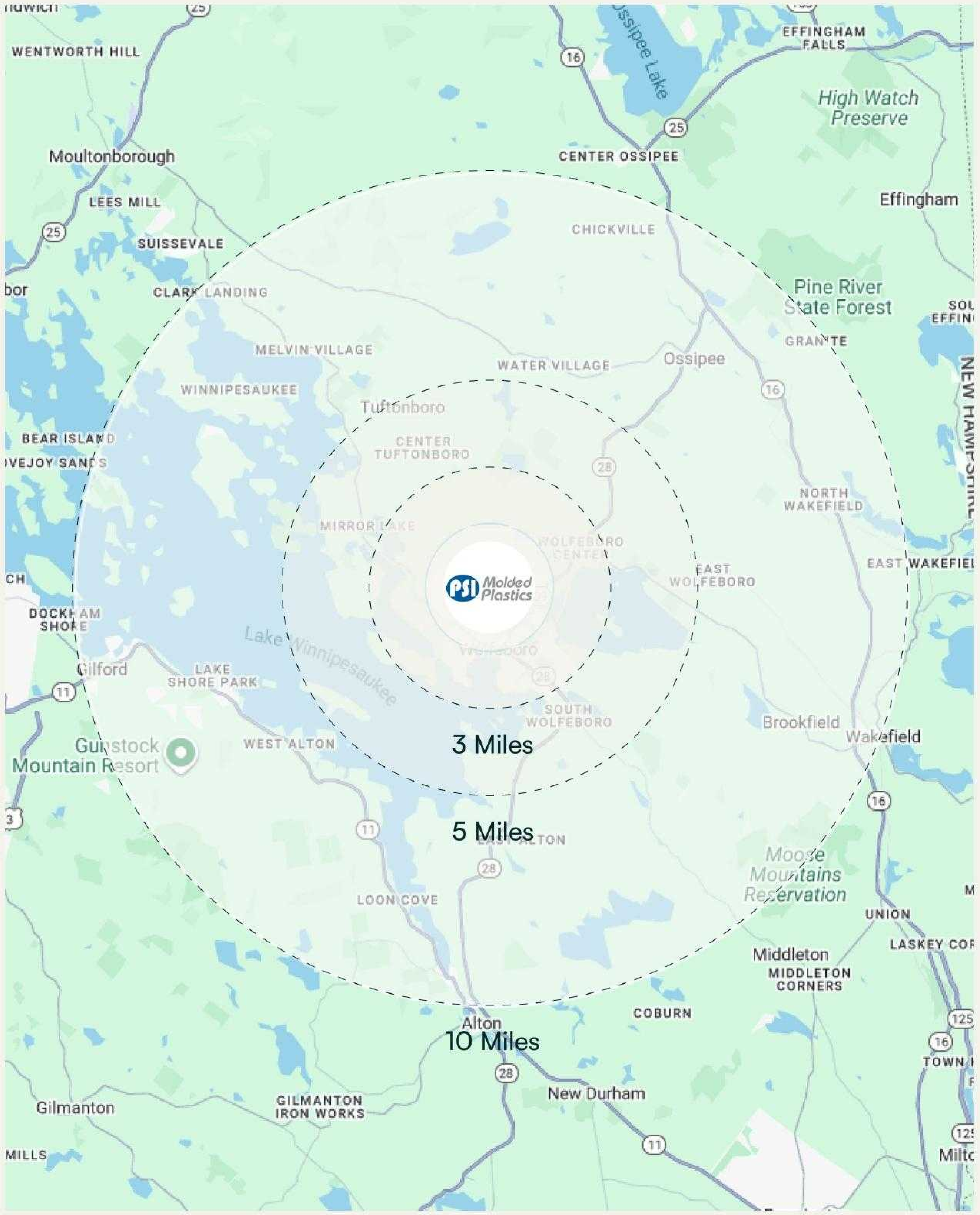
PSI Molded Plastics

Location Overview

The subject property is a PSI Molded Plastics industrial property located in Wolfeboro, New Hampshire. Wolfeboro is strategically situated in close proximity to two major cities in New England - Boston, MA and Portland, ME. Population growth in and around Wolfeboro has been steady, fueled by in-migration from southern New Hampshire and Massachusetts residents seeking affordable real estate, high quality of life, and access to the state's tax advantages. The surrounding Lakes Region has experienced consistent residential development, providing a stable workforce base and continued demand for industrial and flex properties. Industrial users are drawn to the area due to its available land, lower operating costs compared to southern New Hampshire, and the town's pro-business approach to zoning and permitting. The town's utility infrastructure, access to major state routes such as NH-28 and NH-16,

The average household income within a ten-mile radius of the subject property exceeds $107,900, and there are over 10,800 households within a ten-mile radius, offering an ample workforce pool for industrial manufacturers.

	3 Miles	5 Miles	10 Miles
Population Trends			
2020 Population	4,381	7,863	22,070
2024 Population	4,869	8,499	24,491
2029 Population	5,380	9,332	26,642
Growth '20 - '24	**2.80%**	**2.00%**	**2.70%**
Growth '24 - '29	2.10%	2.00%	1.80%
Household Trends			
2020 Households	2,023	3,551	9,754
2024 Households	2,255	3,842	10,819
2029 Households	2,487	4,211	11,748
Growth '20 - '24	2.00%	1.80%	1.00%
Growth '24 - '29	2.10%	1.90%	1.70%
Household Income			
Avg HH Income	$85,340	$96,966	$107,968
Median HH Income	$54,703	$69,938	$88,343



PSI Molded Plastics

Wolfeboro, New Hampshire Named The Second-Best 'Small Lake Town' In America (Travel + Leisure)

(August 2023)

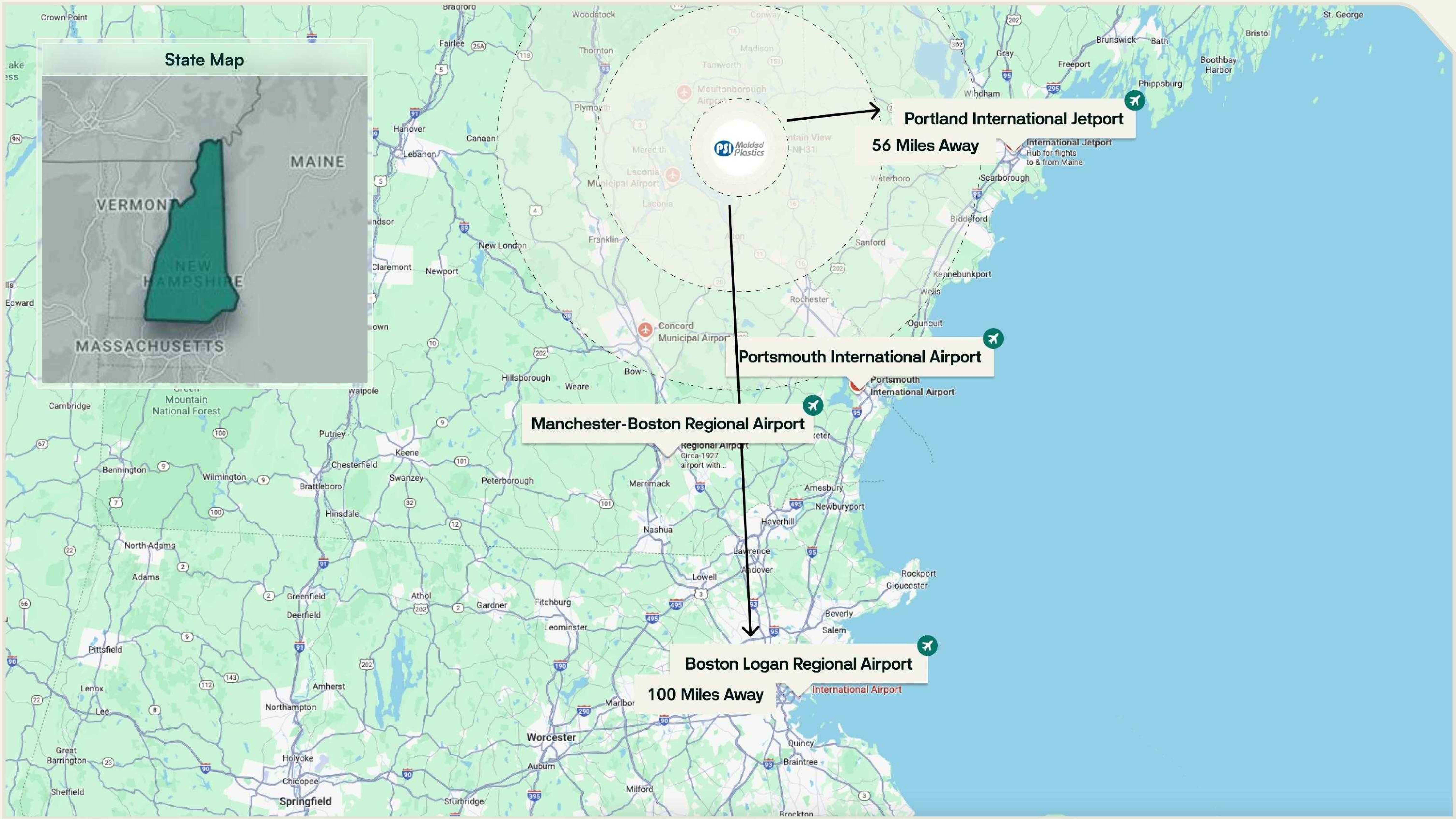
Travel + Leisure recently recognized Wolfeboro, New Hampshire, as the runner-up for Best Small Lake Town in America in its 2023 ranking of the nation's Best Small Towns. The publication described Wolfeboro as a quintessential New England destination, where "wood-clad Chris Craft speedboats bob by the docks in summer, colorful ice-fishing huts dot the lake in winter, and the surrounding trees turn gold and red against the village scenery each autumn." Known as "the oldest summer resort in the United States," Wolfeboro sits between Lake Winnipesaukee and Lake Wentworth and has attracted visitors and residents alike since the colonial era.

Wolfeboro combines small-town character with an exceptional quality of life that continues to draw year-round residents. The town attributes its enduring appeal to "unmatched scenic beauty and its small-town New England charm." **This sustained year-round population has strengthened the local labor base, creating a stable workforce that supports both the tourism and manufacturing sectors. For industrial users such as PSI Molded Plastics, Wolfeboro's growing population, high quality of life, and balanced seasonal economy provide access to a consistent and skilled labor pool, a valuable factor for long-term operational stability in the region.**


Boston, MA (100 Miles Away)
Wolfeboro Public Works
The Country Sweep
Whole Hearted Senior Home Care
Hancock Lumber
ADTC: 3,441
Pine Hill Rd
Subject Property
Portland, Maine (56 Miles Away)


Wolfeboro Named Second-Best 'Small Lake Town' in America (August 2023)


North Branch Construction
Harriman Hill Phase III Celebrates Groundbreaking in Wolfeboro, New Hampshire For 30 New Homes (October 2025)


State Map
VERMONT
MAINE
NEW HAMPSHIRE
MASSACHUSETTS
Portland International Jetport
56 Miles Away
Portsmouth International Airport
Manchester-Boston Regional Airport
Boston Logan Regional Airport
100 Miles Away

PSI Molded Plastics

Market Overview

Wolfeboro, New Hampshire, known as the “Oldest Summer Resort in America,” is a vibrant and economically stable community located in Carroll County along the eastern shore of Lake Winnipesaukee. While historically recognized for tourism and its scenic lakefront setting, Wolfeboro has evolved into a year-round community with a diverse economic base and growing industrial presence. The town benefits from a highly skilled labor force drawn from both Carroll and Belknap Counties, supported by strong infrastructure and access to regional highways that connect it efficiently to larger commercial hubs. Wolfeboro is approximately 45 miles northeast of Concord, 55 miles north of Manchester, 75 miles from Portland, Maine, and roughly 100 miles from Boston—making it strategically positioned for light manufacturing, distribution, and regional logistics.

Population growth in and around Wolfeboro has been steady, fueled by in-migration from southern New Hampshire and Massachusetts residents seeking affordable real estate, high quality of life, and access to the state’s tax advantages. The surrounding Lakes Region has experienced consistent residential development, providing a stable workforce base and continued demand for industrial and flex properties. Industrial users are drawn to the area due to its available land, lower operating costs compared to southern New Hampshire, and the town’s pro-business approach to zoning and permitting. The town’s utility infrastructure, access to major state routes such as NH-28 and NH-16, and proximity to Interstate 93 and Interstate 95 corridors make Wolfeboro a practical and cost-effective location for manufacturing and distribution companies serving the broader New England market.

SURMOUNT™

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