

OFFERING MEMORANDUM

Net Leased Industrial | Tupelo, MS



2341 Graham Drive, Tupelo, MS

CONTENTS

03	The Offering
04	Investment Summary
05	Tenant Summary
06	Property Overview
07	Area Map
08	Property Photos
17	Regional Map
18	Market Snapshot

Exclusively Listed By:

Dean Copans

Managing Director

650 465 3993

Dean@stream-cp.com

MS Lic: 24178

Bradley Sowell

Senior Vice President

936 320 9083

Bradley@stream-cp.com

Lic: 475.202822

Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **2341 Graham Drive, Tupelo, MS**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement. Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.

THE OFFERING

STREAM Capital Partners is pleased to present the Premier Countertops property (the “Property”) for sale. The 26,800-square-foot facility is 100% leased to Premier Countertops under an absolute triple net lease with approximately 8.5 years of term remaining. The lease features 2% annual rent increases throughout the initial term as well as five 5-year renewal options, providing long-term income growth and stability.

Founded more than 20 years ago and headquartered in Tupelo, Mississippi, Premier Countertops is a trusted fabricator and installer of custom countertops serving both residential and commercial clients. The lease is corporately guaranteed by West Group Holdings, LLC.

Property Address	Building SF	Acres	NOI (Effective 6/1/26)	Purchase Price	Cap Rate	Price PSF
2341 Graham Drive, Tupelo, MS	26,800	2.00	\$171,000	\$2,300,000	7.45%	\$85.82



INVESTMENT SUMMARY



Lease Details

Tenant:	Premier Countertops
Corporate Guarantee:	West Group Holdings, LLC
Lease Type:	Absolute NNN
Initial Lease Term:	12 Years
Remaining Lease Term:	~8.5 Years
Lease Term:	1/3/23 - 1/31/35
Landlord Responsibilities:	None
Rent Increases:	2.0% Annual
Renewal Options:	5 x 5 Year



Investment Highlights

- **Absolute Net Lease:** 8.5 years of remaining term
- **Attractive Economics:** Low rent (\$6.38 PSF) and favorable pricing (\$85.82 PSF)
- **Built-In Growth:** 2% annual rent escalations through term and renewal options
- **Flexible Extension:** Five (5), 5-year renewal options
- **Proven Operator:** 20+ years of established operating history



TENANT SUMMARY



Premier Countertops, based in Tupelo, Mississippi, is a trusted provider of custom countertop fabrication and installation services for both residential and commercial spaces. With over 20 years of industry experience, the company has built a strong reputation for quality craftsmanship and personalized service. Their showroom features an extensive selection of materials, including granite, marble, quartz, quartzite, and butcher block, catering to a wide range of design preferences and project needs. As an authorized dealer of Cambria quartz surfaces, Premier Countertops offers access to premium materials backed by expert guidance throughout the design and installation process.

The company is known for its hands-on approach, ensuring each project—whether a kitchen remodel, bathroom upgrade, or outdoor kitchen installation—is handled with precision and care. Premier Countertops works closely with homeowners, contractors, and designers to bring custom visions to life, offering both in-stock and special-order materials. With a focus on customer satisfaction, detailed craftsmanship, and efficient service, Premier Countertops continues to be a go-to choice in the Northeast Mississippi region for high-quality surface solutions.

ELEVATING CLIENT'S COUNTERTOPS SINCE 2005



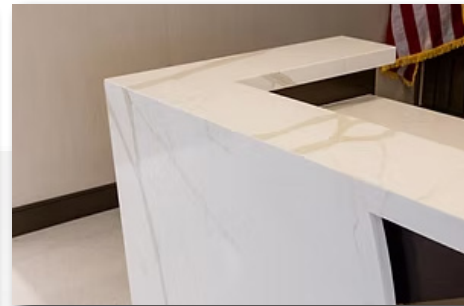
FABRICATION

Premier Countertops specializes in custom countertop fabrication, crafting each piece with precision and attention to detail to meet each client's unique design needs. The company's team uses high-quality materials to ensure lasting beauty and durability.



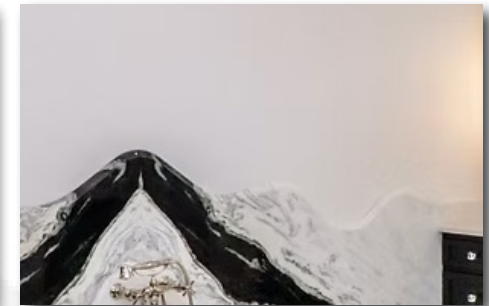
RESIDENTIAL

Premier Countertops transforms homes with stunning countertops that blend style and functionality. Whether for a kitchen, bathroom, or custom project, Premier Countertops provides expert service tailored to each client's personal vision.



COMMERCIAL

The company offers commercial countertop solutions designed to elevate any business space, from offices to retail environments. Premier Countertops provides durable, professional-grade surfaces that balance aesthetics with long-lasting performance.



REMODELING

Premier Countertops offers remodeling services that refresh and revitalize existing kitchens, bathrooms, or commercial spaces. The team works closely with clients to select and install countertops that enhance both design and functionality.



PROPERTY OVERVIEW

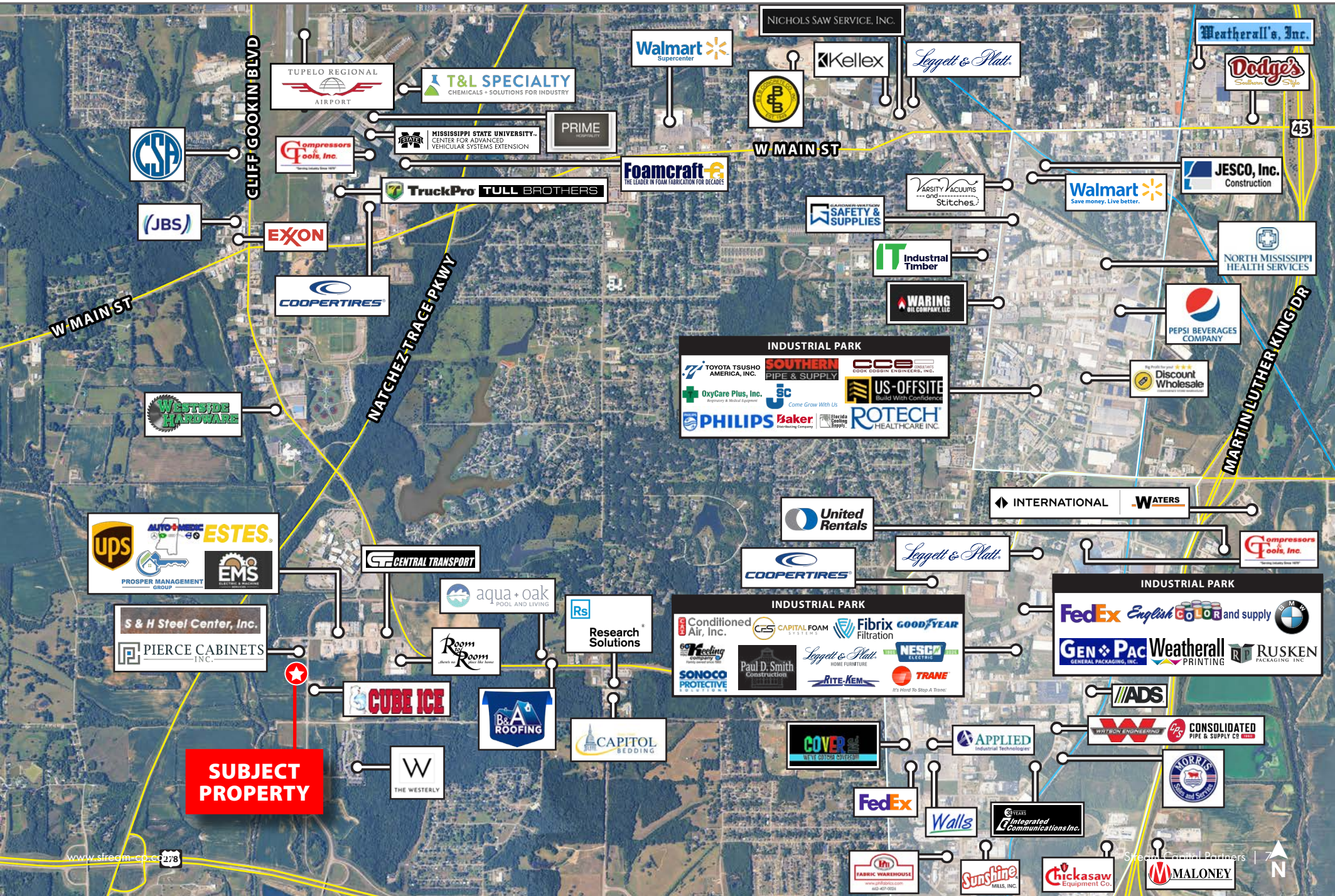
2341 Graham Drive, Tupelo, Mississippi



Property Specifications

Building Size: 26,800 SF **Land Size:** 2.0 Acres **Year Built:** 2006

AREA MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



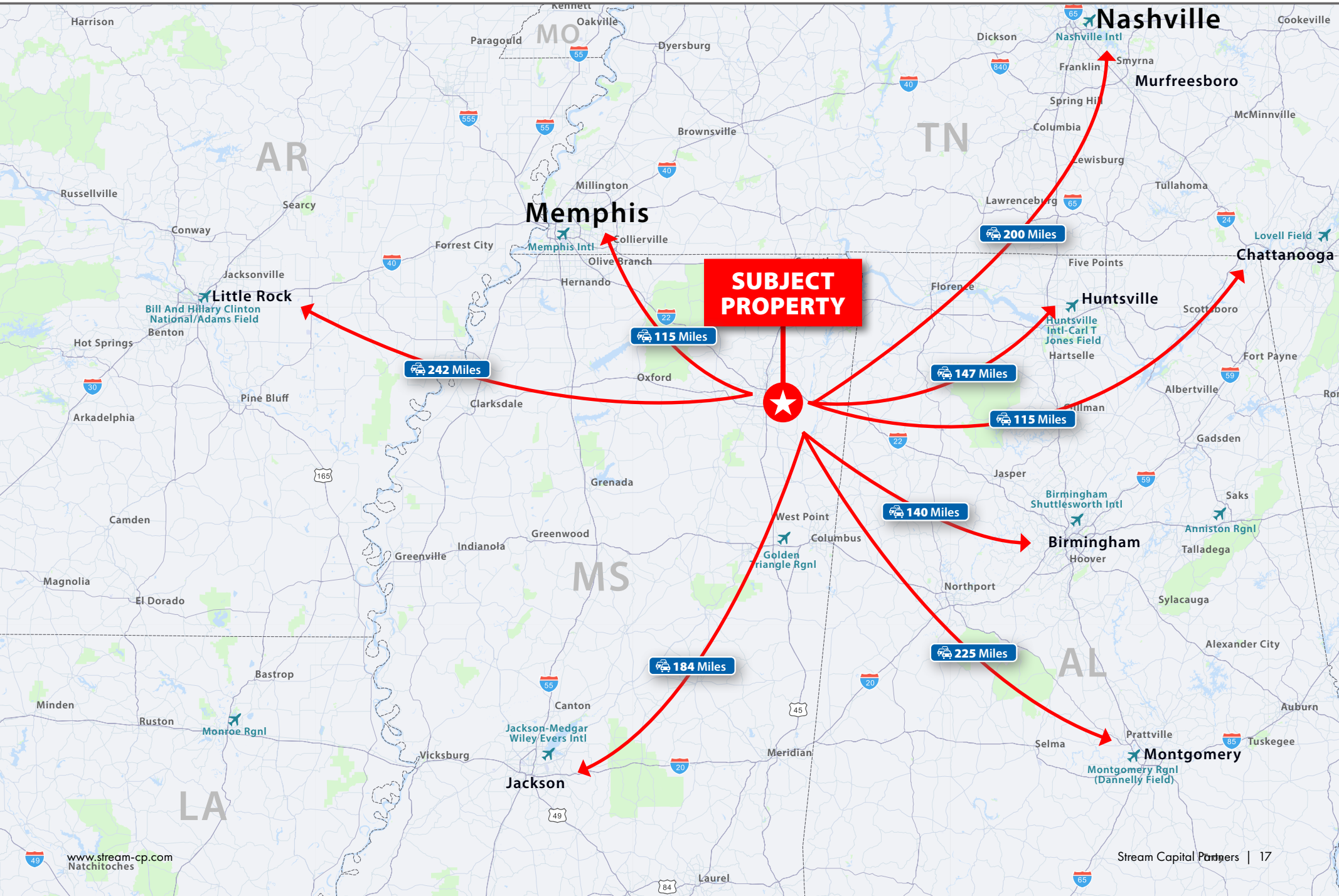
PROPERTY PHOTOS



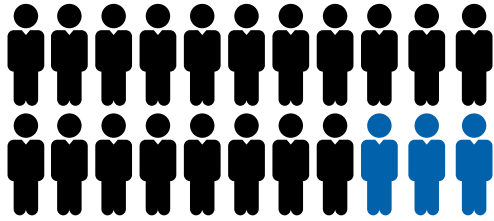
PROPERTY PHOTOS



REGIONAL MAP



TUPELO, MISSISSIPPI MARKET SNAPSHOT



132,000+

Total Tupelo MSA population. Tupelo is the seventh most populous city in the State of Mississippi.



30

Colleges & universities within 80 miles of Indianapolis



Tupelo is anchored by the **North Mississippi Medical Center (NMMC)**—a 640-bed, private not-for-profit hospital located just 1.3 miles from the city center. It's the **largest non-metropolitan hospital** in the U.S., serving over 730,000 residents across 24 counties spanning northern Mississippi, northwest Alabama, and parts of Tennessee. NMMC also holds a Level II trauma center designation, one of only three such facilities in the state.

A rich history of manufacturing in the Tupelo/Lee County region is a testament to the skill and commitment of the community. The first industrial operation began in 1948 as Daybrite Lighting and is still operating to this day. There is a reason **Toyota Motor Manufacturing Mississippi, Cooper Tires, MTD Products, General Atomics, FXI, , Hunter Douglas, Ashley Furniture**, and so many more, call Tupelo/Lee County home.

Tupelo, MS boasts a **strong manufacturing-driven workforce**, with the sector employing over 14,000 people—making it the city's largest industry. Key employers include automotive, furniture, and advanced manufacturing companies supported by a network of nearly 200 suppliers in the region.

Memphis International Airport (MEM), about 90 miles northwest of Tupelo, is the nearest major hub, serving nearly **4.88 million passengers** in 2024 and handling over **8.28 billion pounds of cargo**. As **North America's busiest cargo airport** and second-busiest globally, MEM drives an estimated **\$19.1 billion** in annual economic impact and supports more than 83,000 jobs, anchored by FedEx's global SuperHub.

Conveniently located

Tupelo, MS is strategically located on major freight corridors, with **Interstate 22/US-78** linking Memphis, TN and Birmingham, AL, and **US-45** providing a key four-lane north-south route. Regional access is bolstered by **MS-6/US-278**, the **Natchez Trace Parkway**, and the recently completed **Corridor V (MS-76)** for improved eastbound connectivity. Rail service is anchored by BNSF Railway's main line, with additional Class I access via Kansas City Southern (now CPKC) at nearby industrial sites, **connecting Tupelo to national and international markets**.





EXCLUSIVELY LISTED BY:

Dean Copans

Managing Director
650 465 3993
Dean@stream-cp.com
MS Lic: 24178

Bradley Sowell

Senior Vice President
936 320 9083
Bradley@stream-cp.com
Lic: 475.202822

4201 West Irving Park Road, Suite 200, Chicago, IL
www.stream-cp.com

