

**BRIGHTBRIDGE
CAPITAL**

**2025
IMPACT
REPORT**



What We Do

We provide customized financing and advisory services aimed at reducing barriers to access to affordable debt to support business growth.

Mission

Our mission is to be the most effective and efficient provider of creative and affordable capital for businesses that generate positive community outcomes.

Model

As a nonprofit organization, our success is measured by the positive economic outcomes we achieve for communities across an expansive service area. Since 1981, we have stimulated economic development by providing innovative solutions that meet the capital needs of startups and existing businesses and non-profits.

Our capital solutions help businesses create jobs, supply commercial goods and services, develop housing, and build community assets in neighborhoods that need them. Our team of experienced professionals collaborates closely with each business owner to understand and meet their capital needs.

As a Community Development Financial Institution (CDFI), we work with commercial lenders to help their clients access capital when traditional loans aren't an option. Through these partnerships, banks can refer projects we may fund directly, or they can participate by investing in our program with loans that may earn Community Reinvestment Act credits or other investment incentives.

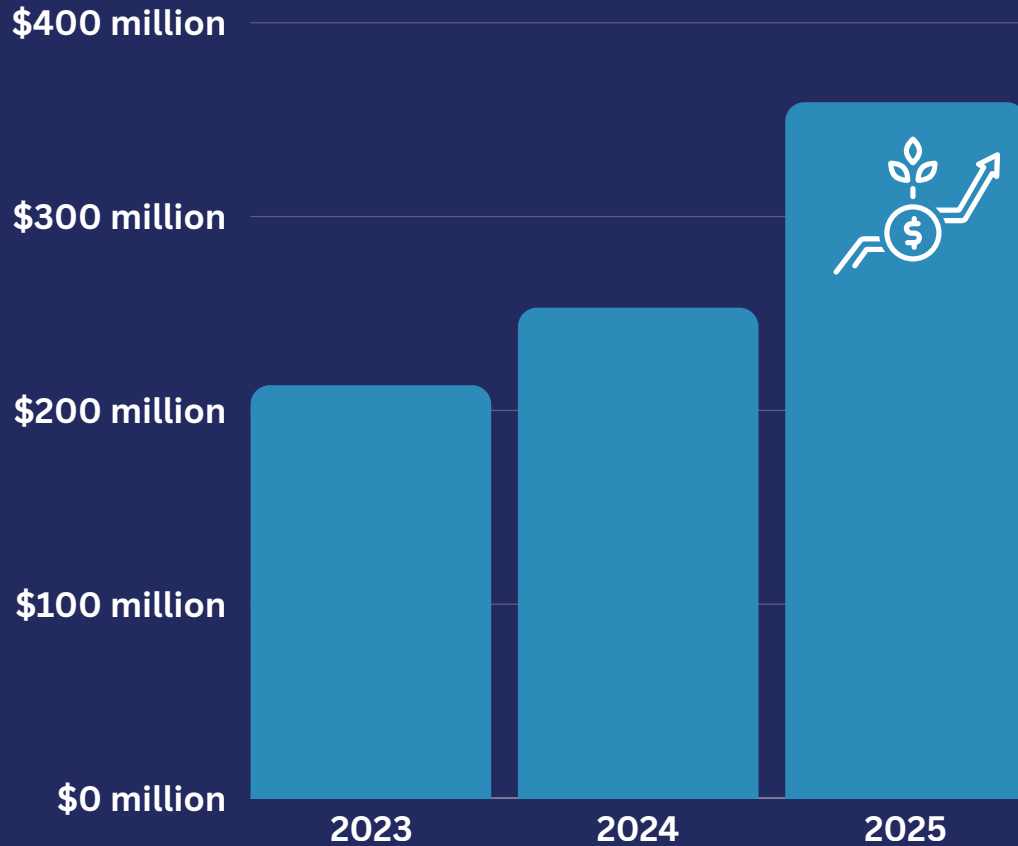
Values

Is it the right thing to do? That's the question we ask for every program, every loan, every decision that we make. We are constantly striving to do what's right for our borrowers, partners, employees, and the communities in which we work. We understand that doing what's right may not always be the easiest or most profitable option, but it will always be our guiding principle. A strong sense of purpose guides our work as we continue to expand our impact and affect positive change.

IMPACT AT A GLANCE

FISCAL YEARS 2023 - 2025

LOANS UNDER MANAGEMENT



**3,565 JOBS
CREATED
AND RETAINED**

**\$185,037,386
FINANCED
THROUGH
97 LOANS**

**74% OF LOAN
FUNDING TO
BUSINESSES IN
ECONOMICALLY
DISTRESSED
COMMUNITIES**

**VALUE OF PROJECTS
FINANCED = \$499,989,242**

BRIGHTBRIDGE CAPITAL EXPANSION

In 2025, BrightBridge Capital merged with Areawide Development Corporation (Alcoa, TN) and Tennessee Business Development Corporation (Paris, TN), both of which are also experienced SBA 504 loan providers. This strategic move enhances our expertise and expands our reach as Tennessee's leading SBA 504 loan provider. With deeper roots across the state and an expanded team of lending professionals, we're even better positioned to provide the 504 loan, helping banks deliver long-term, fixed-rate financing for commercial real estate, machinery, and equipment — supporting small business growth and driving local economic development.

SBA 504 LOANS

The 504 loan lets banks finance up to 50% of a project, with the SBA providing up to 40% and the borrower contributing as little as 10%. BrightBridge structures this financing which reduces risk and improves capital efficiency for banks, enabling them to expand their commercial loan portfolios while supporting client growth.

BRIDGE 2 BANKABLE

This loan program helps for-profit businesses, nonprofit agencies, and projects that provide affordable or workforce housing secure the financing they need today while preparing them for long-term success and transitioning into traditional banking relationships in the future.

SMALL BUSINESSES

Business: Hobby Town
Location: Knoxville, TN
Loan Use: Building purchase

The owners of this successful hobby store took advantage of an opportunity to double their space from 7,000 to 14,000 square feet by acquiring the adjacent property and owning their entire building.



Working with their commercial banker and BrightBridge Capital, they secured a below-market fixed-rate 504 loan, making the purchase and expansion affordable. This financing allowed them to redesign the space with a remote-controlled car racetrack, a hobby demonstration area, an enlarged sales floor, and an overhead train track, delighting customers and meeting increasing demand. This expansion has made their store a lively community hub, demonstrating how strategic financing can promote significant business growth and long-term success.

\$60,238,299
FINANCED
THROUGH
60 SBA
LOANS



Fiscal Years 2023-2025

TECHNICAL ASSISTANCE

In addition to helping businesses bridge financing gaps, we provide support through Technical Assistance. Our team of experts advises early-stage business owners on the unique challenges and opportunities which require strategic planning and solid execution. We can also help seasoned businesses get through SBA and NMTC financing.

AFFORDABLE HOUSING

Organization: Project Return

Location: Chattanooga, TN

Loan Use: Building purchase and renovation



Project Return is dedicated to the successful new beginnings of people who are returning to our community after incarceration. They provide the resources and services needed to gain employment and build full and free lives. Project Return works to reduce recidivism and increase employment.

In addition to employment and a robust set of wraparound vocational support services, Project Return creates affordable housing opportunities for hard-working individuals who've left prison behind. BrightBridge helped finance the purchase and renovation of a multi-family complex, the organization's first property acquisition in Chattanooga. Combining housing support with job training and partnerships with local businesses allows Project Return to address barriers faced by returning citizens, empowering them to achieve long-term success and reintegrate into society.

\$52,888,616
FINANCED
THROUGH
13 LOANS FOR
MULTIFAMILY
HOUSING



749
HOUSING UNITS
CREATED

Fiscal Years 2023-2025

NONPROFITS

Organization: LAUNCH CHATTANOOGA

Location: Chattanooga, TN

Loan Use: Building Purchase and Renovation

LAUNCH is committed to empowering entrepreneurs at every stage of their business journey. They offer business training, support, and affordable resources to entrepreneurs who are underrepresented in entrepreneurship, empowering them to create sustainable, successful businesses that allow their families and communities to thrive.

They operate four programs: LAUNCH CHA, LAUNCHing Bright Ideas, StartSpark, and the Kitchen Incubator of Chattanooga (KIC). BrightBridge financed the acquisition of KIC's 20,000 square-foot building, propelling KIC into a new phase of growth. By purchasing the building, LAUNCH leadership knew that they would secure the organization's long-term sustainability and support the members who depend on KIC for their livelihoods, families, and employees. Ownership has enabled LAUNCH to add patio seating for Food Truck Fridays and other events, thereby increasing KIC's visibility within the community.



\$37,600,916
IN LOANS TO
NONPROFITS

Fiscal Years 2023-2025



NEW MARKETS TAX CREDIT

Business: Cooper Steel Fabricators

Location: Shelbyville, TN

Loan Use: Working capital



To meet rising customer demand for its services, Cooper Steel, a family-owned leader in steel fabrication and erection, expanded its headquarters and manufacturing facility. River Gorge Capital, a subsidiary of BrightBridge, provided New Markets Tax Credit financing.

Located in a rural community, the expansion increased production capacity, boosted efficiency, and improved the employee experience, including the creation and retention of 328 quality jobs with benefits, training, and opportunities for advancement. Additionally, it strengthened Cooper Steel's commitment to community engagement through school reading programs, youth sports grants, and facility upgrades that support student and family involvement.

Fiscal Years 2023-2025

**2.406
permanent
jobs created
and
retained**

**\$52 million
financed
with New
Market Tax
Credits**

**\$30 million
of NMTC
closings on
consulting
projects**

OUR PARTNERS

Ameris Bank
Apex Bank
Atlantic Capital Bank
Bank of Tennessee
Bank OZK
Builtwell Bank
Capital One
CBBC Bank
Celtic Bank
Centennial Bank
CitizensBank24
Citizens Community Bank
Citizens National Bank
Citizens National Bank of Sevierville
Citizens Tri-County Bank
Coffee County Bank
Commercial Bank
Community First Bank
Community Trust Bank, Inc.
Evolve Bank & Trust
First Bank & Trust
First Citizens Bank
First Community Bank of East Tennessee
First Farmers and Commercial Bank
First Financial
First Horizon Bank
First Peoples Bank
FNC Bank
Hancock Whitney Bank
Hardin County Bank
J P Morgan Chase
Legends Bank
Millennium Bank
Miners Exchange Bank
Mountain Commerce Bank
Mountain Valley Bank
Morton Community Bank
Northwest Georgia Bank
Old National Bank
Pinnacle Bank/Pinnacle Financial Partners
Regions Bank
Renasant Bank
Rock Point Bank
Security Bank
Simmons Bank
SimplyBank
SmartBank
SouthEast Bank
Southern Heritage Bank
Synovus
T Bank
Tennessee Valley Federal Credit Union
The Bancorp
Tower Bank
Truist Bank
U Bank
United Community Bank
US Bank, NA
UT Federal Credit Union
Wells Fago Bank, National Association
WesBanco
WesTN Bank
Zions First National Bank

OUR TEAM

BRIGHTBRIDGE STAFF

Avery Boggess
Bill Pollard
Carrie Taylor
Charles Millirons
Debbie Sudhoff
Diane Sullivan
Drew Tomlin
Gary Moore
Gary Petty
Hunter Whiting
Loretta Miles
Mike Howard
Monica Blanton
Nathan Brown
Preston Way
Ruby Cash
Sarah Mountain
Shoshanna Walker
Veronica Wolfe

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Donna Gambrell
Eric Haralson
Jeannine Jacokes
Keith Jones
Marten Jenkins
Matt Josephs
Ray Daffner

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Michael Owens
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www.brightbridgeinc.org

Cover Photo

Little Coyote | Chattanooga, TN | BRIDGE 2 BANKABLE