



[www.bridgeinvestmentcdc.org](http://www.bridgeinvestmentcdc.org)

### Financial and Social Impact

- 32 loans originated since inception, totaling \$2.6 million

Those loans have included:

- \$537,000 in financing provided to small businesses and microenterprises
- \$1.97 million in affordable housing financing provided
- 322 affordable housing units financed
- \$110,000 in nonprofit financing provided

### Contact

100 19th Street, Suite 108  
Rock Island, IL 61201

Name: Brian Hollenback, Executive Director

Phone: 309.794.6711

Fax: 309.794.6713

Email: [bhollenback@bridgeinvestmentcdc.org](mailto:bhollenback@bridgeinvestmentcdc.org)

September 2020

# BRIDGE INVESTMENT COMMUNITY DEVELOPMENT CORPORATION

Bridge Investment Community Development Corporation (Bridge Investment) works to advance job creation and economic guidance by assisting small businesses in low-and-moderate income communities and underserved areas and advances affordable housing initiatives. Bridge Investment is a national not-for-profit organization, but primarily serves businesses and municipalities in Illinois and Iowa.

By offering loans, guidance, and resources, Bridge Investment works to empower entrepreneurs to be catalysts for change in their communities. Projects financed by Bridge Investment have strong community alignment with other initiatives that create jobs and generate additional private investment. This investment helps to strengthen economically disadvantaged communities.

### CDFI Story - QC Coffee and Pancake House, Rock Island, IL

In 2013, Jose and Sarah Zepeda opened QC Coffee and Pancake House in downtown Rock Island. The business blossomed with sales increasing and customers growing accustomed to significant wait times.

In 2017, Bridge closed on a gap financing loan to acquire the building and complete the first expansion, creating 10 new jobs through the growth of this minority-owned business. In 2018, Bridge provided its largest small business loan to support the second phase, which doubled the space from 5,000 square feet to 10,000 square feet and created 12 additional jobs. In 2019, the Zepedas were able to refinance with a local lender.

