



STRONG ROOTS. SMART BUSINESS.

Winter 2022 Newsletter



**Capital
Deployed**

\$77.2M



**Square Feet
Developed**

703,052



**Jobs Created/
Retained**

1,662

(as of December 31, 2021)

Three Roots Capital: 2021 Year in Review

**By Grady Vanderhoofven, Founder,
President and CEO**

Three Roots Capital took substantial steps forward in 2021 and celebrated our five-year anniversary of providing capital, coaching, and connections to companies and projects in the greater East Tennessee region. As we move into the new year, I want to reflect on some of our more notable accomplishments from last year.



In 2021, Three Roots made more new loans and investments – including senior loans, subordinated debt, and equity investments – than in any previous year in our history. We achieved a major milestone of having more than \$100 million of total assets under management, we raised more than \$20 million of new capital for lending and investing, and we deployed almost \$19 million of capital. I'm proud of the work we have been able to

accomplish, and how we have continued to grow and deploy vital pools of capital for companies and projects that need financing.

Three Roots' portfolio currently includes companies and projects in fourteen (14) counties in Tennessee, including Knoxville, Oak Ridge, Cookeville, Chattanooga, Johnson City, Memphis and many rural and suburban areas in between. Our portfolio includes a mix of place-making commercial real estate projects, microloans, small business loans, affordable housing projects, and equity investments in companies and projects in Tennessee, Kentucky, and South Carolina.

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Three Roots Valued Partner: Tom Rogers




Tom Rogers is the President and Chief Executive Officer of the University of Tennessee Research Park (UTRP) and a valued partner of Three Roots Capital. Rogers has spent his career supporting entrepreneurship and business development efforts in the region and has a long history with the Three Roots team.

Rogers started his career at the Tennessee Valley Authority, eventually moving to the Oak Ridge Chamber of Commerce, as its President and Chief Operating Officer. In 1995, he founded the venture development organization Technology 2020 (Tech 2020), and served as the Executive Director of the Tennessee Technology Development Corporation (now Launch Tennessee). Prior to joining UTRP, he spent over a decade at

Oak Ridge National Laboratory, serving as the Director of Industrial Partnerships and Economic Development and founding the Innovation Crossroads program.

"I guess you can say I've hit for the cycle – I've worked for all the 'Big Three' – TVA, ORNL and now UT," joked Rogers. "I've had great opportunities to work with some really good people, people who share my passion for making this region a better place."

[Click to read rest of the story](#)

 Grady Vanderhoofven, President and CEO of Three Roots spoke to [Teknovation](#) about [SmartRIA](#) in a two-part series. Three Roots was an early supporter of SmartRIA, which was also a [TennesSeed Fund](#) portfolio company.

Click to read [PART 1](#) and [PART 2](#).

 This [Innov865 Alliance](#) video made to promote "Knoxville is made for serial entrepreneurs" features Knoxville-based serial entrepreneurs Bill Malkes and Vig Sherrill, with comments by Grady Vanderhoofven of Three Roots.

Click [HERE](#) to hear their thoughts on starting and growing businesses in this region.



[Spark Cleantech Accelerator](#) at the University of Tennessee Research Park is now accepting applications from early-stage, high-growth businesses that support Tennessee's advanced energy economy.

To be considered for acceptance in the accelerator, apply

[HERE.](#)



Since 2017, Three Roots has supported the revitalization and redevelopment of downtown [Oak Ridge](#) by financing several projects including TownePlace Suites by Marriott, ExtraSpace Storage developed by RealtyLink, the Oak Ridge Land Bank, and several other private developments. Recently, the city received two proposals for developing lots along Wilson Street, which may fit Three Roots' financing criteria.

Read more about the Wilson Street proposals [HERE](#) and read more about Oak Ridge's historical redevelopment efforts [HERE](#).



Three Roots is proud to support the re development of the [Model Mill](#) project in Johnson City, TN. Congratulations Rab and Grant Summers of R&G Ventures. for winning the [Silver Award from the International Economic Development Council for Real Estate Redevelopment and Reuse](#).

[Our Products/Services](#)

[Meet the Team](#)

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