

# NOAH'S BAGELS

255



The dynamics of successful commercial development hinge on the ability to be prepared, to plan for changes in the market place, and to be sensitive to the needs of tenants and their customers.



*The purpose of business is to create and keep a customer. All business activities must be focused on this central purpose.*



# Dynamics of Success



As a multi-service development company, Peter P. Bollinger Investment Company has the ability to produce unique and profitable real estate developments that benefit and enhance the communities within which they are developed. PPBIC believes in investing in the land, the people and the communities.

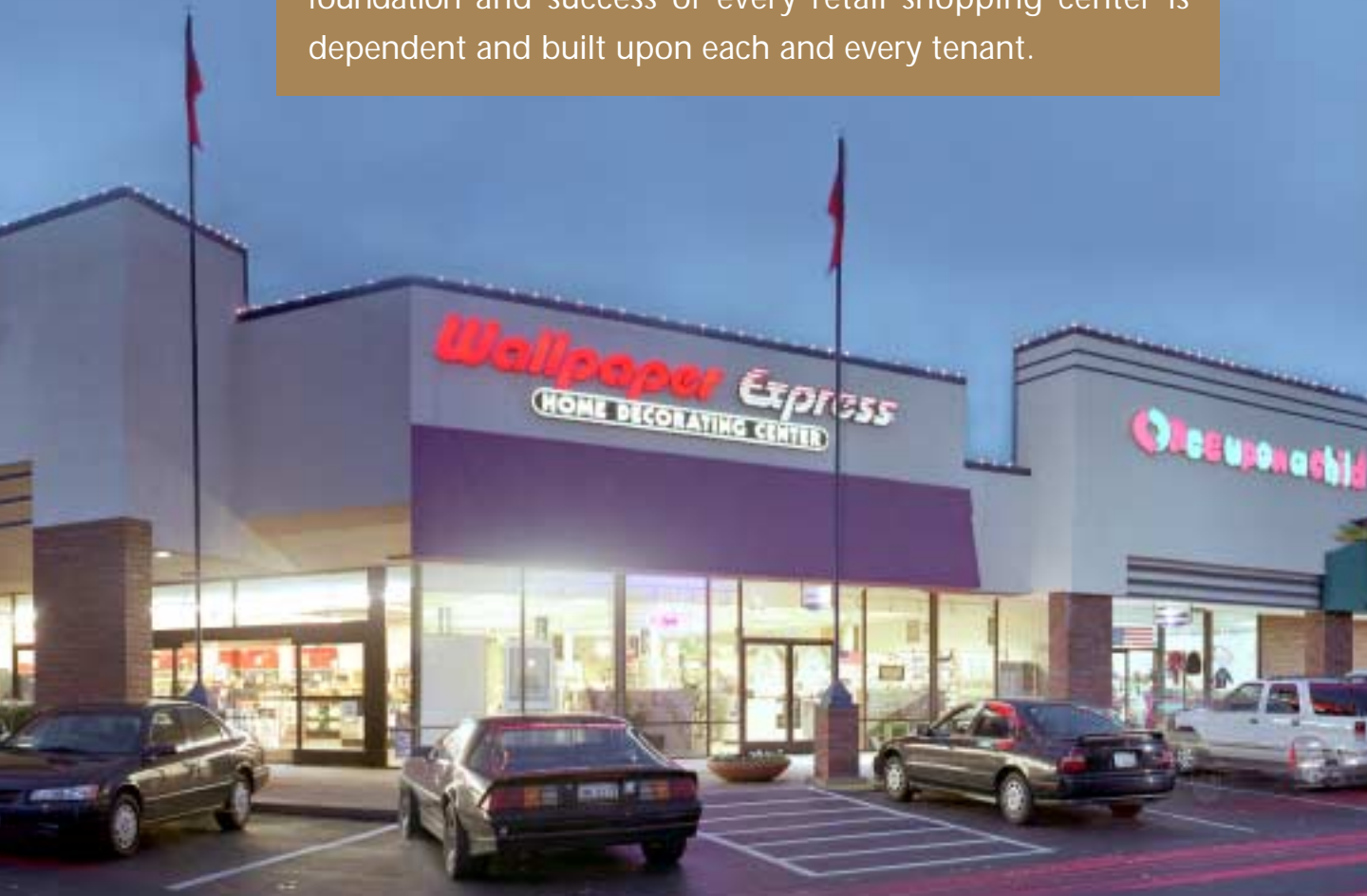


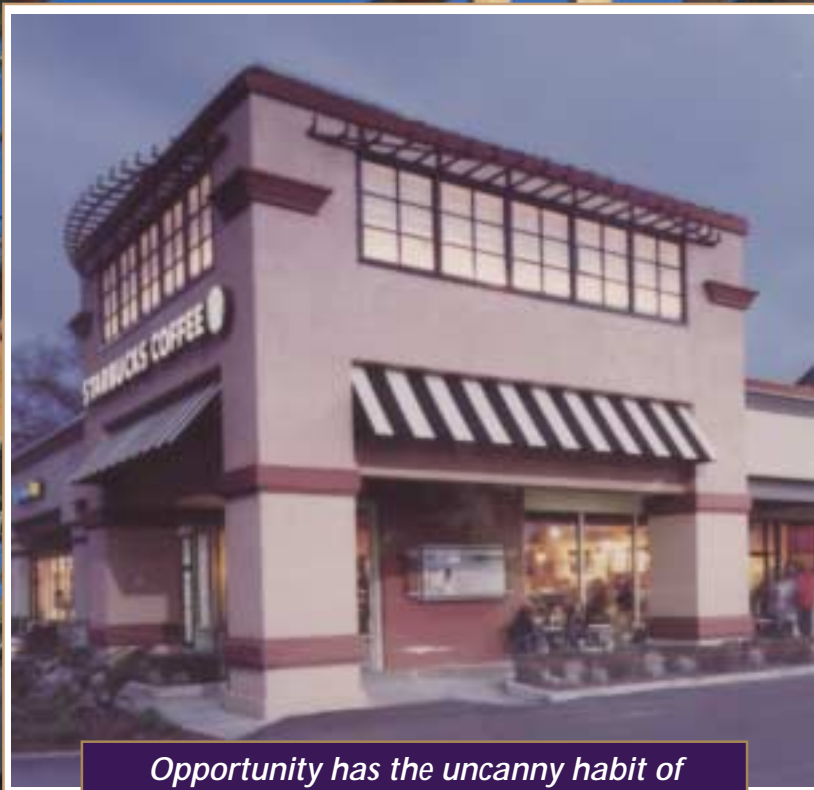
*"Chances favor only the mind which is prepared."*  
-LOUIS PASTEUR



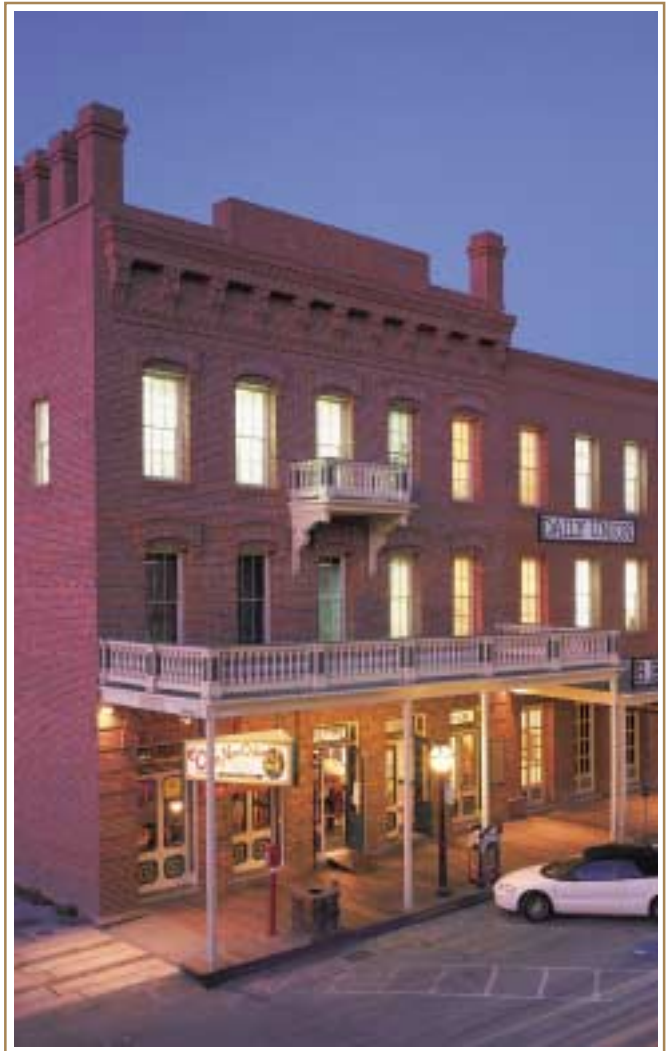
*Without People, it's just space.*

A shopping center is only as successful as its tenants...  
At Peter P. Bollinger Investment Company, we believe the foundation and success of every retail shopping center is dependent and built upon each and every tenant.





*Opportunity has the uncanny habit of favoring those who have paid the price of years of preparation.*



With over 30 years of development experience, the Peter P. Bollinger Investment Company understands the need to be schedule sensitive and work within budget guidelines to achieve the utmost in project goals, no matter what type of real estate development.



# Java Cafe

BATH & BODY WORKS

EDDIE BAUER OUTLET

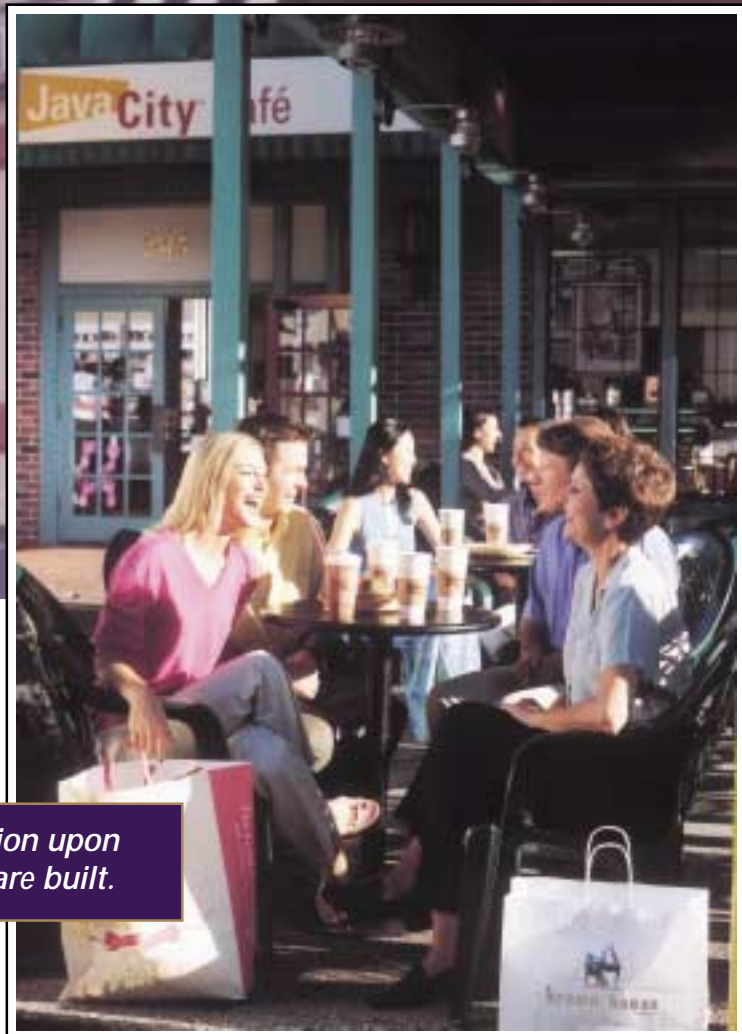
kinko's  
OPEN 24 HOURS

DRESS BARN

Hallmark



*One thing you can give and keep is your word.*



*Integrity is the foundation upon which all other values are built.*



# the Peter P. Bollinger team

The Peter P. Bollinger team offers innovative thinking, creative expertise, and successful results.

Skilled specialists in leasing, management and property maintenance, have made Peter P. Bollinger Investment Company a leader in the industry.

Paul Bollinger is the Executive Vice President of Inter-Cal Real Estate and has been associated with PPBIC and Inter-Cal Real Estate for over ten years.



*Peter Bollinger (right) with son, Paul Bollinger*



*Inter-Cal Real Estate Staff*



One of the cornerstones of PPBIC's success is the contribution of each and every employee, many of whom have been with PPBIC and Inter-Cal Real Estate for fifteen to twenty years. Their continuing contribution to the Bollinger "family" helps to create the company's success and also makes it possible for PPBIC to donate time and funds to many charitable organizations.

*"Peter Bollinger 'walks the talk.' When he commits himself to a cause, he fully embraces its mission and its goals. Thanks to his leadership, dedication and follow-through, our capital campaign to build a new student life center exceeded its initial fundraising goal."*

**–TOM VENTURINO, CFRE**  
**DIRECTOR OF DEVELOPMENT, JESUIT HIGH SCHOOL**

*"Peter Bollinger's generous contribution to the Children's Receiving Home of Sacramento demonstrates his strong commitment to the children of our community."*

**–CLAIRE SYDNEY**  
**OFFICER, CHILDREN'S RECEIVING HOME OF SACRAMENTO**

Peter P. Bollinger Investment Company to give back to the community, including:

- Christian Brothers High School
- Epilepsy Research Foundation
- Kidworks
- Loaves and Fishes
- Nature Conservancy
- Los Amigos
- California State Sheriffs Assoc.
- Jesuit High School
- California Veteran's Association
- River Oaks Center for Children
- Sacramento Children's Home
- Sacramento Food Bank Services
- Sacramento Receiving Home
- Roseville Firefighters Charity
- Shriner Hospitals for Children
- Society for the Blind
- American Lung Association



## Some of Our Newest Planned Projects....

Backed by the financial strength of our long-term holdings, we continually focus on new opportunities for growth and development.

Future projects for PPBIC:  
 The Fountains  
 Breton Village  
 Fiddymment & Pleasant Grove  
 Highland Crossing II and III



# Peter J. Bollinger

INVESTMENT COMPANY



inter-cal 

PROPERTY MANAGEMENT  
LEASING







*Peter P.  
Bollinger*  
INVESTMENT COMPANY



PROPERTY MANAGEMENT LEASING

540 FULTON AVENUE  
SACRAMENTO, CA 95825  
916.489.4600  
FAX 916.489.4374