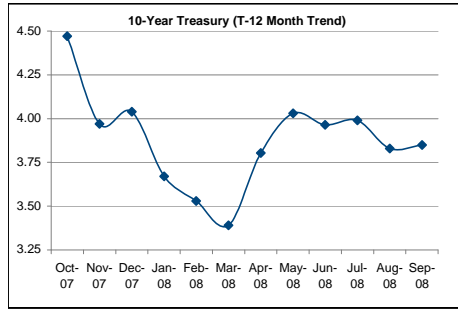


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 10/24/08

TODAY'S TEN YEAR TREASURY YIELD: 3.65%



Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
10/31/07	4.00	4.16	4.28	4.47	-2.68%	4.79	4.74	7.50	4.71	4.89	4.81	
11/30/07	3.09	3.41	3.64	3.97	-12.59%	4.44	4.40	7.50	5.24	5.13	4.91	
12/31/07	3.07	3.45	3.70	4.04	1.73%	4.50	4.45	7.25	4.60	4.70	4.60	
01/31/08	2.27	2.82	3.19	3.67	-10.08%	4.35	4.35	6.00	3.14	3.11	3.04	
02/29/08	1.87	2.50	2.96	3.53	-3.97%	4.37	4.41	6.00	3.11	3.06	2.93	
03/31/08	1.76	2.44	2.82	3.39	-4.13%	4.30	4.30	5.25	2.70	2.69	2.61	
04/30/08	2.55	3.09	3.37	3.80	10.88%	4.49	4.49	5.25	2.80	2.85	2.96	
05/30/08	2.90	3.37	3.64	4.03	5.61%	4.74	4.72	5.00	2.46	2.68	2.91	
06/30/08	2.90	3.33	3.58	3.97	7.44%	4.59	4.53	5.00	2.46	2.78	3.11	
07/31/08	2.81	3.25	3.56	3.99	0.63%	4.63	4.59	5.00	2.46	2.79	3.08	
08/29/08	2.60	3.10	3.45	3.83	-4.18%	4.47	4.43	5.00	2.49	2.81	3.12	
09/30/08	2.28	2.98	3.38	3.85	0.52%	4.43	4.31	5.00	3.93	4.05	3.98	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
09/08/08	2.49	2.96	3.26	3.66	#REF!	4.30	4.26	5.00	2.49	2.82	3.10	
09/09/08	2.43	2.90	3.21	3.62	-1.10%	4.24	4.20	5.00	2.49	2.82	3.12	
09/10/08	2.42	2.91	3.23	3.65	0.82%	4.27	4.23	5.00	2.49	2.82	3.09	
09/11/08	2.38	2.87	3.21	3.64	-0.27%	4.25	4.20	5.00	2.49	2.82	3.08	
09/12/08	2.45	2.97	3.32	3.74	2.67%	4.36	4.32	5.00	2.49	2.82	3.09	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
09/15/08	2.01	2.59	2.99	3.47	-7.78%	4.14	4.12	5.00	2.50	2.82	3.00	
09/16/08	2.12	2.64	3.02	3.48	0.29%	4.12	4.08	5.00	2.75	2.88	3.02	
09/17/08	1.91	2.52	2.93	3.41	-2.05%	4.12	4.08	5.00	3.03	3.06	3.25	
09/18/08	2.05	2.67	3.08	3.54	3.67%	4.19	4.14	5.00	3.19	3.20	3.38	
09/19/08	2.42	3.01	3.37	3.78	6.35%	4.42	4.36	5.00	3.19	3.21	3.46	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
09/22/08	2.41	3.04	3.42	3.83	1.31%	4.48	4.41	5.00	3.18	3.20	3.43	
09/23/08	2.40	3.03	3.41	3.85	0.52%	4.50	4.43	5.00	3.21	3.21	3.46	
09/24/08	2.26	2.91	3.31	3.80	-1.32%	4.48	4.40	5.00	3.43	3.48	3.70	
09/25/08	2.42	3.09	3.44	3.88	2.06%	4.48	4.40	5.00	3.71	3.77	3.98	
09/26/08	2.38	3.05	3.41	3.85	-0.78%	4.44	4.36	5.00	3.70	3.76	3.88	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
09/29/08	1.96	2.70	3.12	3.61	-6.65%	4.21	4.13	5.00	3.72	3.88	3.83	
09/30/08	2.28	2.98	3.38	3.85	6.23%	4.43	4.31	5.00	3.93	4.05	3.98	
10/01/08	2.12	2.87	3.29	3.77	-2.12%	4.33	4.22	5.00	4.00	4.15	4.04	
10/02/08	1.91	2.68	3.13	3.66	-3.01%	4.28	4.16	5.00	4.05	4.21	4.05	
10/03/08	1.86	2.64	3.09	3.63	-0.83%	4.26	4.11	5.00	4.11	4.33	4.13	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
10/06/08	1.69	2.45	2.92	3.48	-4.31%	4.12	3.99	5.00	4.09	4.29	4.05	
10/07/08	1.69	2.45	2.91	3.48	0.00%	4.12	3.99	5.00	4.14	4.32	4.02	
10/08/08	1.88	2.70	3.15	3.72	6.45%	4.31	4.09	5.00	4.29	4.52	4.11	
10/09/08	1.93	2.79	3.25	3.84	3.12%	4.41	4.14	4.50	4.51	4.75	4.37	
10/10/08	1.87	2.77	3.27	3.89	1.29%	4.41	4.15	4.50	4.59	4.82	4.39	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
10/13/08												
10/14/08	2.06	3.01	3.48	4.08	4.66%	4.57	4.27	4.50	4.47	4.63	4.25	
10/15/08	1.91	2.90	3.40	4.04	-0.99%	4.57	4.25	4.50	4.36	4.55	4.22	
10/16/08	1.90	2.84	3.33	3.99	-1.25%	4.59	4.25	4.50	4.28	4.50	4.18	
10/17/08	1.90	2.83	3.30	3.98	-0.25%	4.66	4.32	4.50	4.18	4.42	4.13	

Treasury Bonds, Notes, & Bills							LIBOR					
Date	3-Years	5-Years	7-Years	10-Years	%	20-Years	30-Years	Prime	1-month	3-month	6-month	
10/20/08	2.00	2.82	3.26	3.91	-1.79%	4.60	4.28	4.50	3.75	4.06	3.83	
10/21/08	1.86	2.63	3.08	3.76	-3.99%	4.52	4.20	4.50	3.53	3.83	3.70	
10/22/08	1.79	2.56	3.00	3.65	-3.01%	4.42	4.07	4.50	3.27	3.54	3.48	
10/23/08	1.76	2.57	3.00	3.63	-0.55%	4.34	3.99	4.50	3.24	3.52	3.53	
10/24/08	1.70	2.53	2.98	3.65	0.60%	4.40	4.05	4.50	3.24	3.52	3.53	

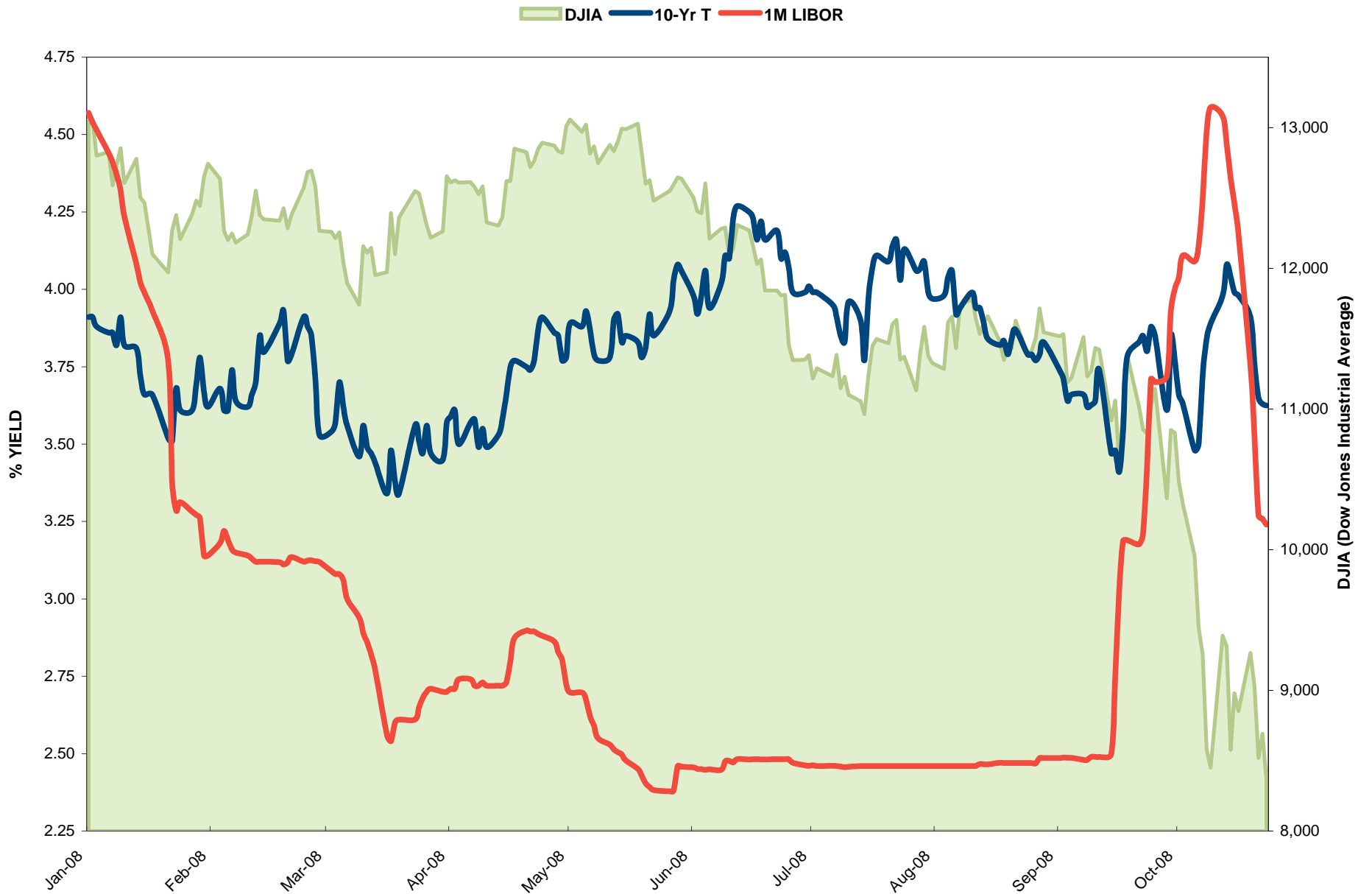
Swap	
2 yrs	125.75
5 yrs	107.94
7 yrs	93.50
10 yrs	46.75
15 yrs	40.13
30 yrs	1.00

Commodities	
Gold	713.96
Copper	4,064.00
Und. Gas	147.30
Nat. Gas	6.21
US Steel	860.00
Nymex Oil	67.84

CMBS	Spread	Yield
AAA	572.00	9.37%
AA	1330.00	16.95%
A	1945.25	23.10%
BBB	3018.70	33.84%
BBB-	3363.70	37.29%



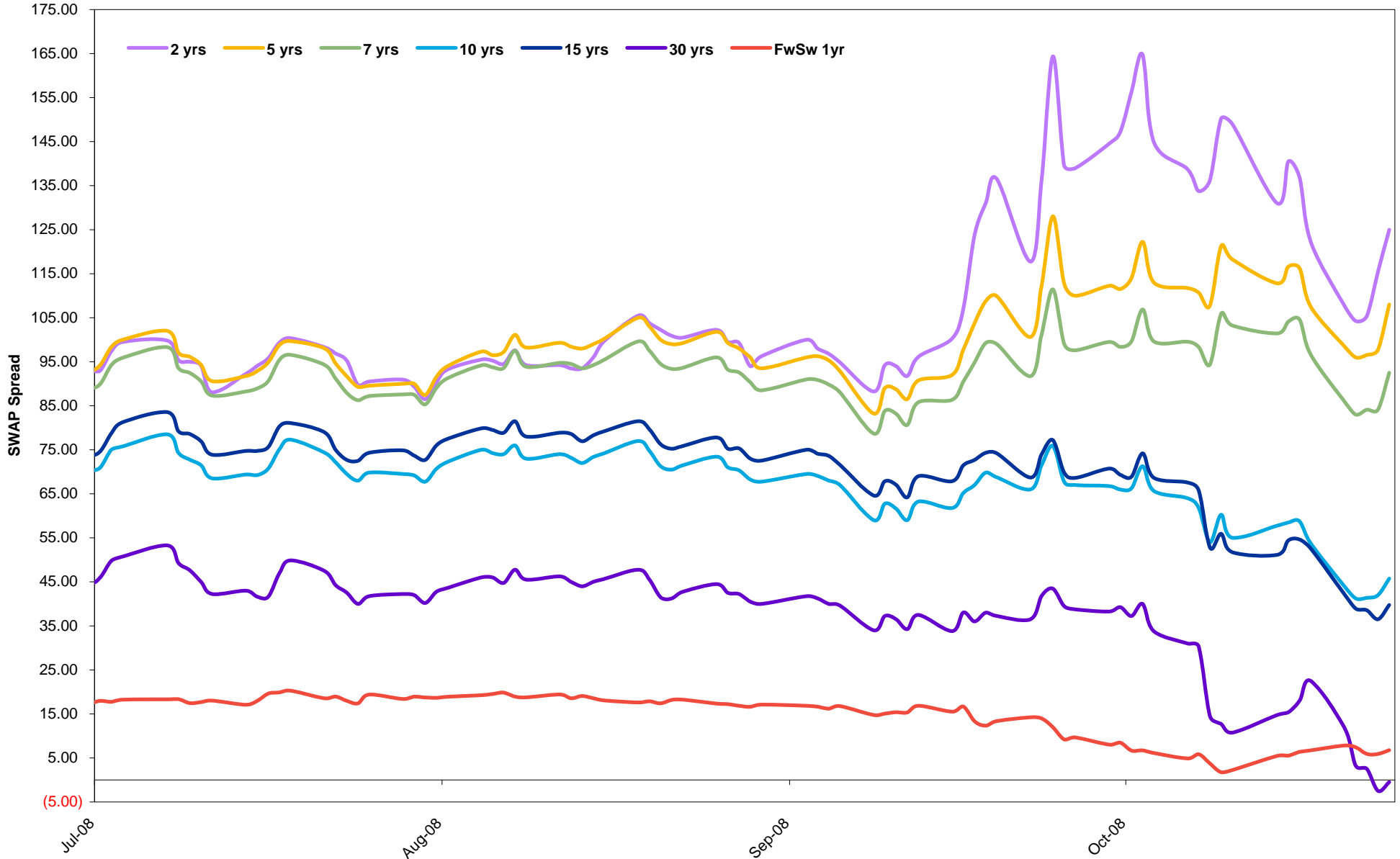
Key Financial Indicators



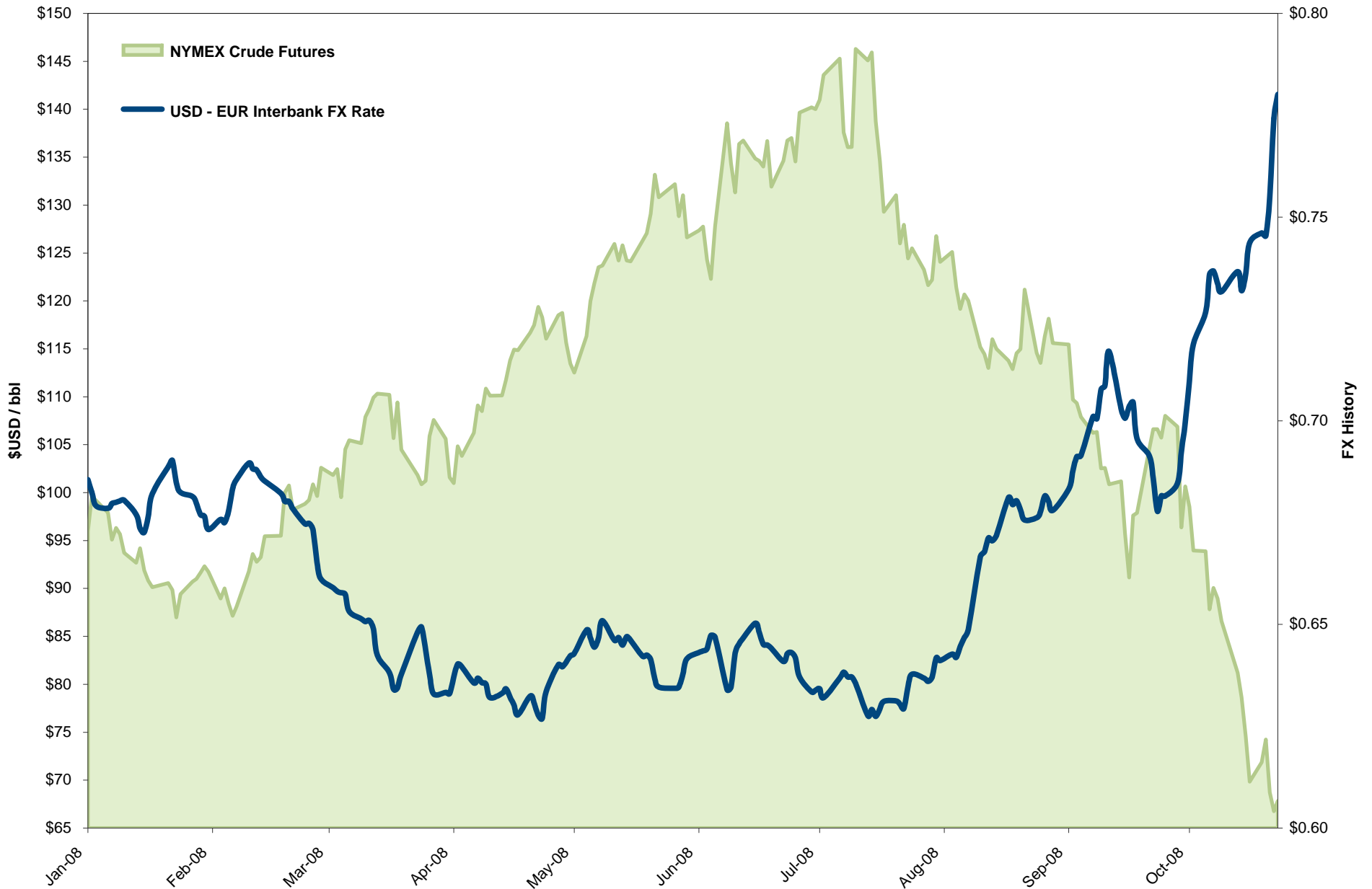
Source: Strategic Alliance Mortgage



SWAP Spreads



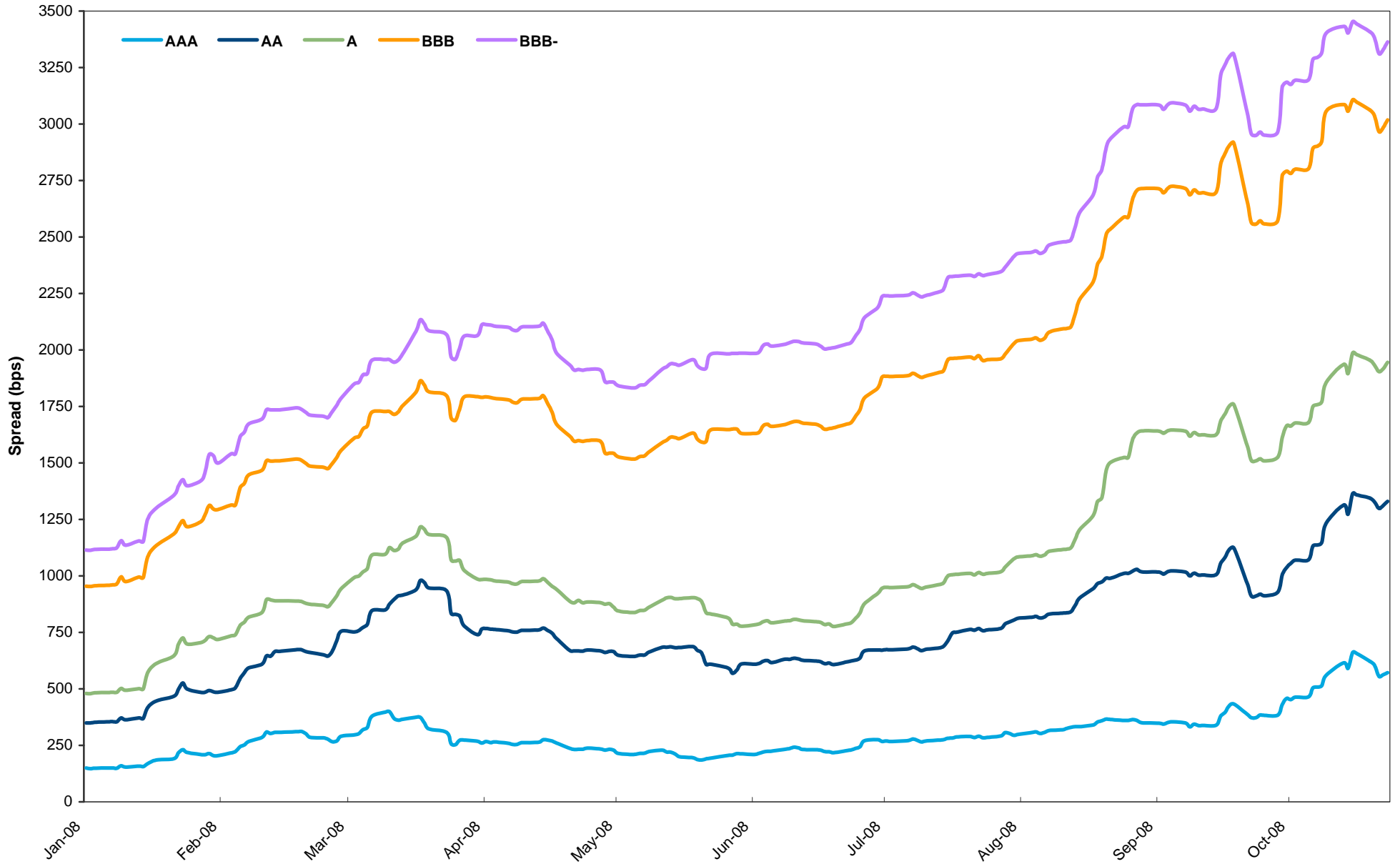
\$USD & NYMEX Oil Futures



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



Selected CMBS Spreads



Source: Strategic Alliance Mortgage

