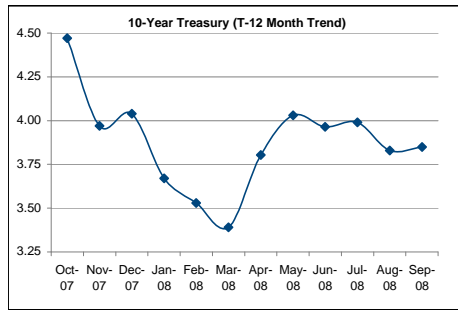


# Colliers Meredith & Grew Capital Markets Group

## YIELDS & RATES CURRENT AS OF 10/03/08



**TODAY'S TEN YEAR TREASURY YIELD: 3.67%**

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	
08/18/08	2.62	3.07	3.39	3.82	-0.52%	4.47	4.44	5.00	2.47	2.81	3.14
08/19/08	2.61	3.07	3.39	3.83	0.26%	4.50	4.47	5.00	2.47	2.81	3.13
08/20/08	2.54	3.00	3.34	3.79	-1.06%	4.46	4.43	5.00	2.47	2.81	3.12
08/21/08	2.62	3.08	3.40	3.84	1.30%	4.49	4.46	5.00	2.47	2.81	3.10
08/22/08	2.70	3.14	3.45	3.87	0.78%	4.50	4.46	5.00	2.47	2.81	3.11

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	
08/25/08	2.62	3.04	3.36	3.79	-2.11%	4.42	4.40	5.00	2.47	2.81	3.11
08/26/08	2.64	3.06	3.37	3.79	0.00%	4.43	4.40	5.00	2.47	2.81	3.12
08/27/08	2.58	3.02	3.34	3.77	-0.53%	4.41	4.38	5.00	2.47	2.81	3.12
08/28/08	2.62	3.09	3.42	3.79	0.53%	4.41	4.38	5.00	2.49	2.81	3.12
08/29/08	2.60	3.10	3.45	3.83	1.04%	4.47	4.43	5.00	2.49	2.81	3.12

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	
09/01/08											
09/02/08	2.51	3.00	3.37	3.74	-2.41%	4.39	4.39	5.00	2.49	2.81	3.12
09/03/08	2.48	2.95	3.29	3.71	-0.81%	4.36	4.32	5.00	2.49	2.81	3.11
09/04/08	2.41	2.87	3.21	3.64	-1.92%	4.31	4.27	5.00	2.49	2.81	3.11
09/05/08	2.44	2.91	3.24	3.66	0.55%	4.31	4.27	5.00	2.49	2.81	3.10

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	0.00%	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	1.97	2.72	3.10	3.67	0.33%	4.28	4.16	5.00	4.11	4.33	4.13

Swap	
2 yrs	144.90
5 yrs	113.00
7 yrs	99.62
10 yrs	65.65
15 yrs	68.64
30 yrs	33.78

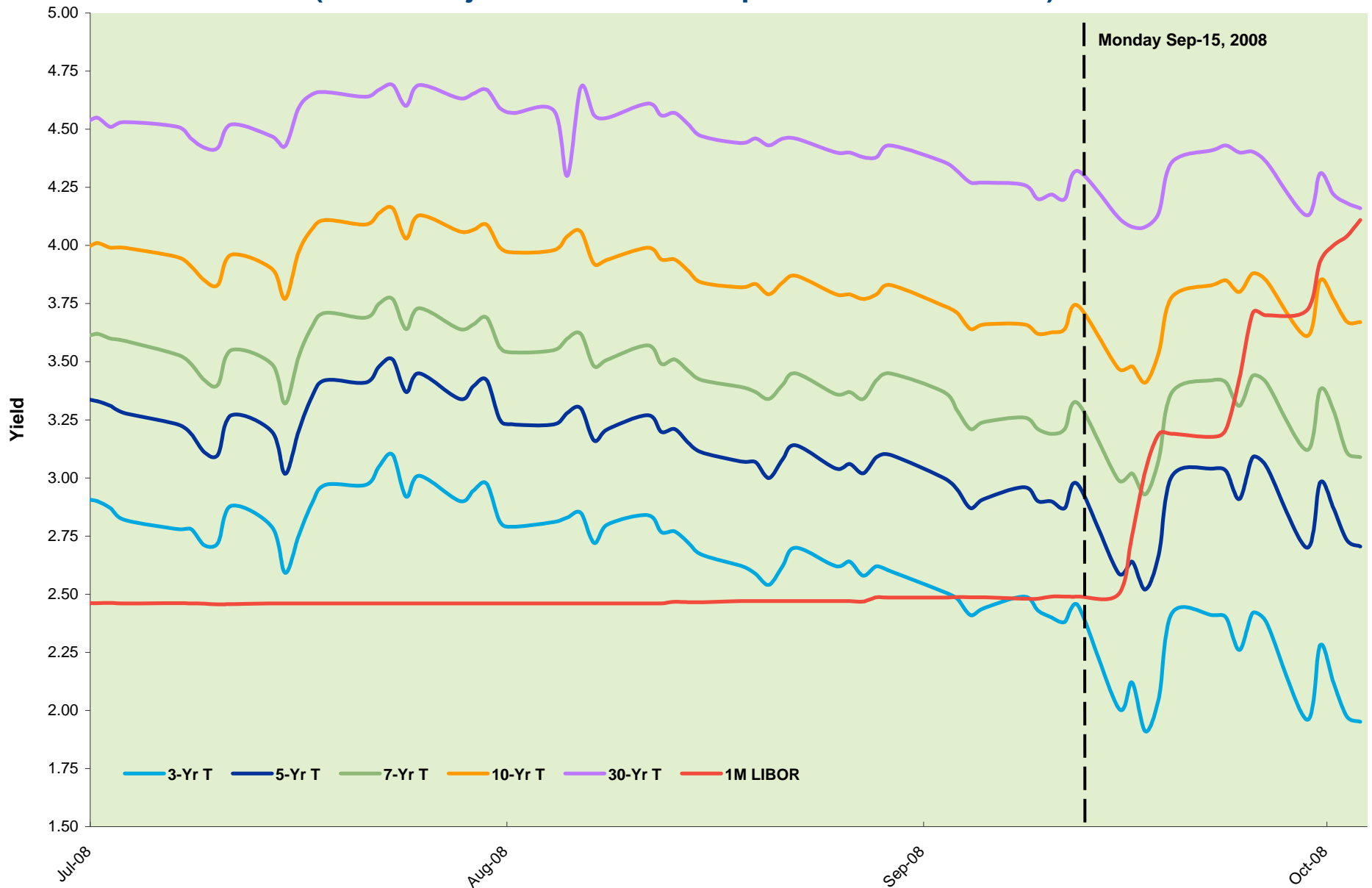
Commodities	
Gold	833.53
Copper	5,874.00
Und. Gas	228.00
Nat. Gas	7.45
US Steel	940.00
Ch. Steel	455.00

CMBS	Spread	Yield
AAA	463.25	8.30%
AA	1070.25	14.37%
A	1677.50	20.45%
BBB	2800.95	31.68%
BBB-	3193.95	35.61%

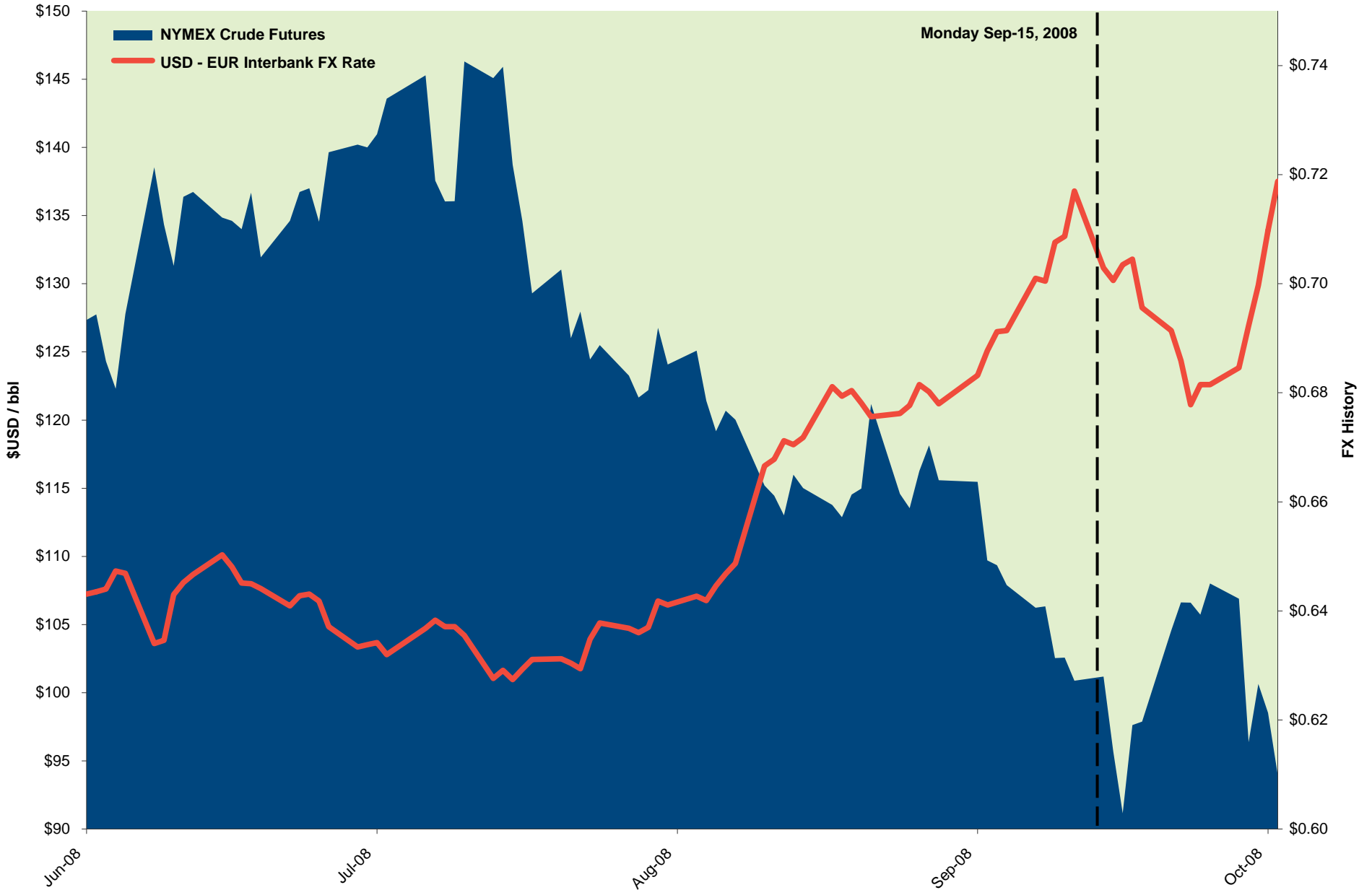


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## Selected Yields (Charts Adjusted to Reflect Impact of Credit Crunch)



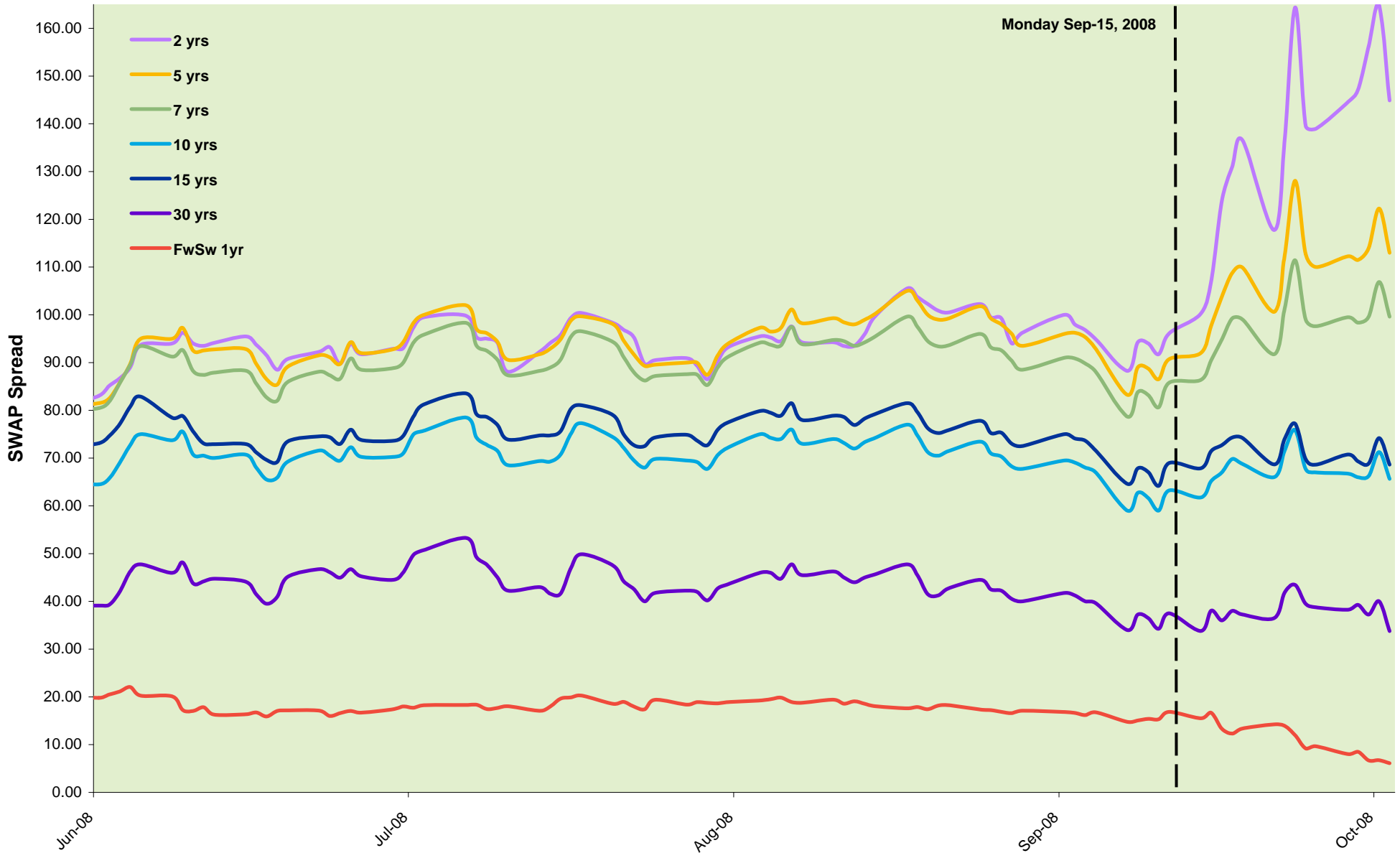
# U.S. Dollar & Energy Prices (Oil)



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



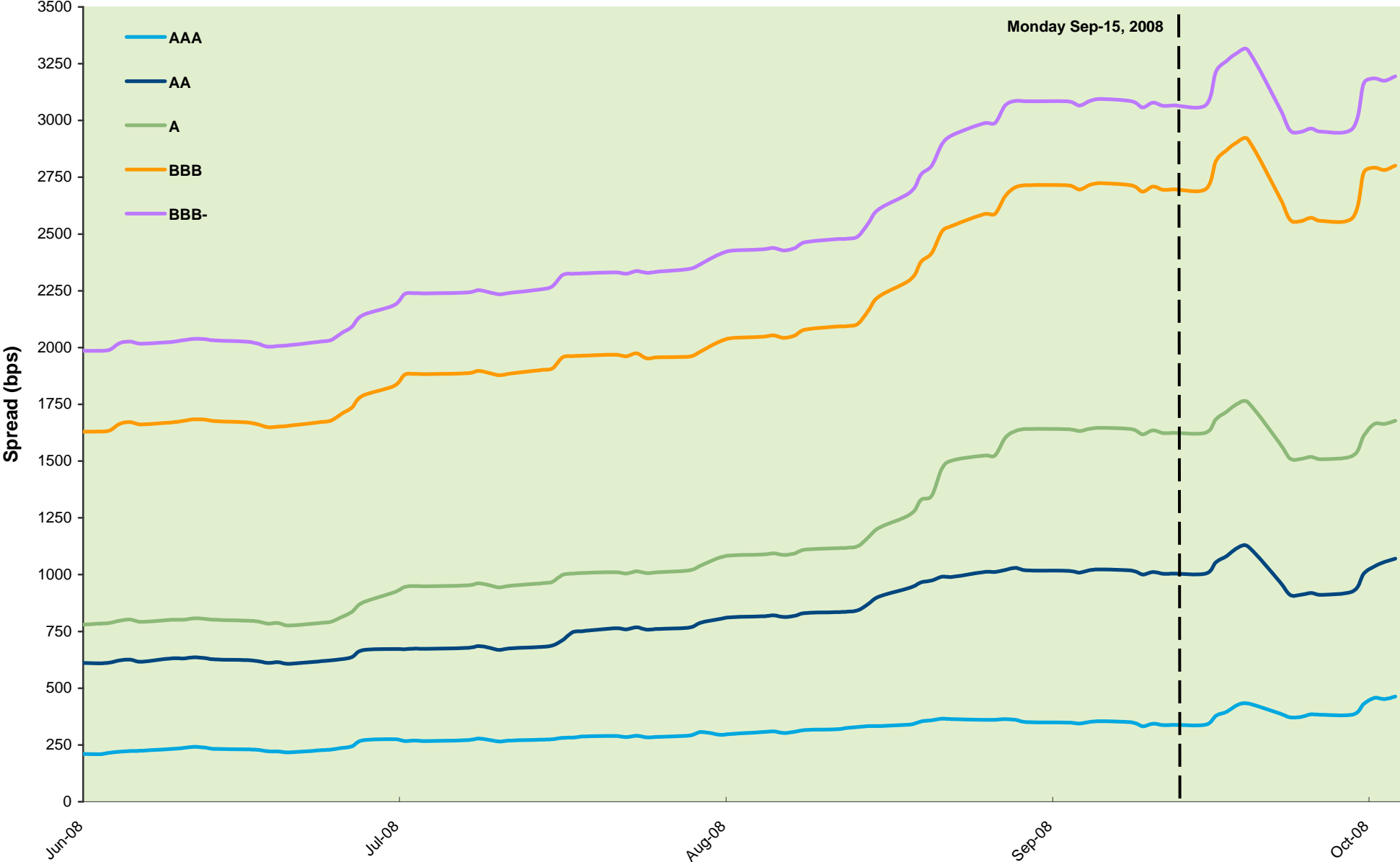
# SWAP Spreads



Monday Sep-15, 2008



# Selected CMBS Spreads



Source: Strategic Alliance Mortgage

