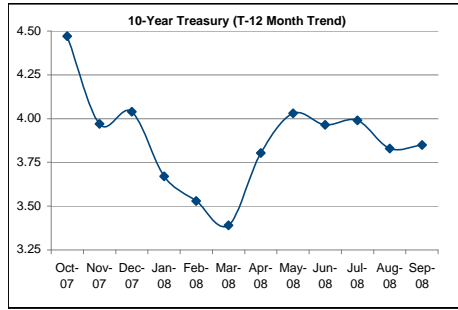


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 10/31/08



TODAY'S TEN YEAR TREASURY YIELD: 3.96%

| 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 | |
| 09/15/08 | 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 | 4.26 | 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 | 3.28 | 3.54 | 3.48 | |
| 10/23/08 | 1.76 | 2.57 | 3.00 | 3.63 | -0.55% | 4.34 | 3.99 | 4.50 | 3.26 | 3.54 | 3.53 | |
| 10/24/08 | 1.80 | 2.64 | 3.09 | 3.76 | 3.46% | 4.44 | 4.11 | 4.50 | 3.24 | 3.52 | 3.53 | |

| 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 | |
| 10/27/08 | 1.83 | 2.67 | 3.12 | 3.79 | 0.79% | 4.43 | 4.12 | 4.50 | 3.22 | 3.51 | 3.51 | |
| 10/28/08 | 1.85 | 2.75 | 3.21 | 3.89 | 2.57% | 4.51 | 4.19 | 4.50 | 3.17 | 3.47 | 3.48 | |
| 10/29/08 | 1.79 | 2.77 | 3.24 | 3.93 | 1.02% | 4.59 | 4.26 | 4.50 | 3.12 | 3.42 | 3.43 | |
| 10/30/08 | 1.82 | 2.84 | 3.30 | 3.63 | -8.26% | 4.67 | 4.30 | 4.00 | 2.85 | 3.19 | 3.27 | |
| 10/31/08 | 1.79 | 2.80 | 3.26 | 3.96 | 8.26% | 4.74 | 4.37 | 4.00 | 2.58 | 3.03 | 3.12 | |

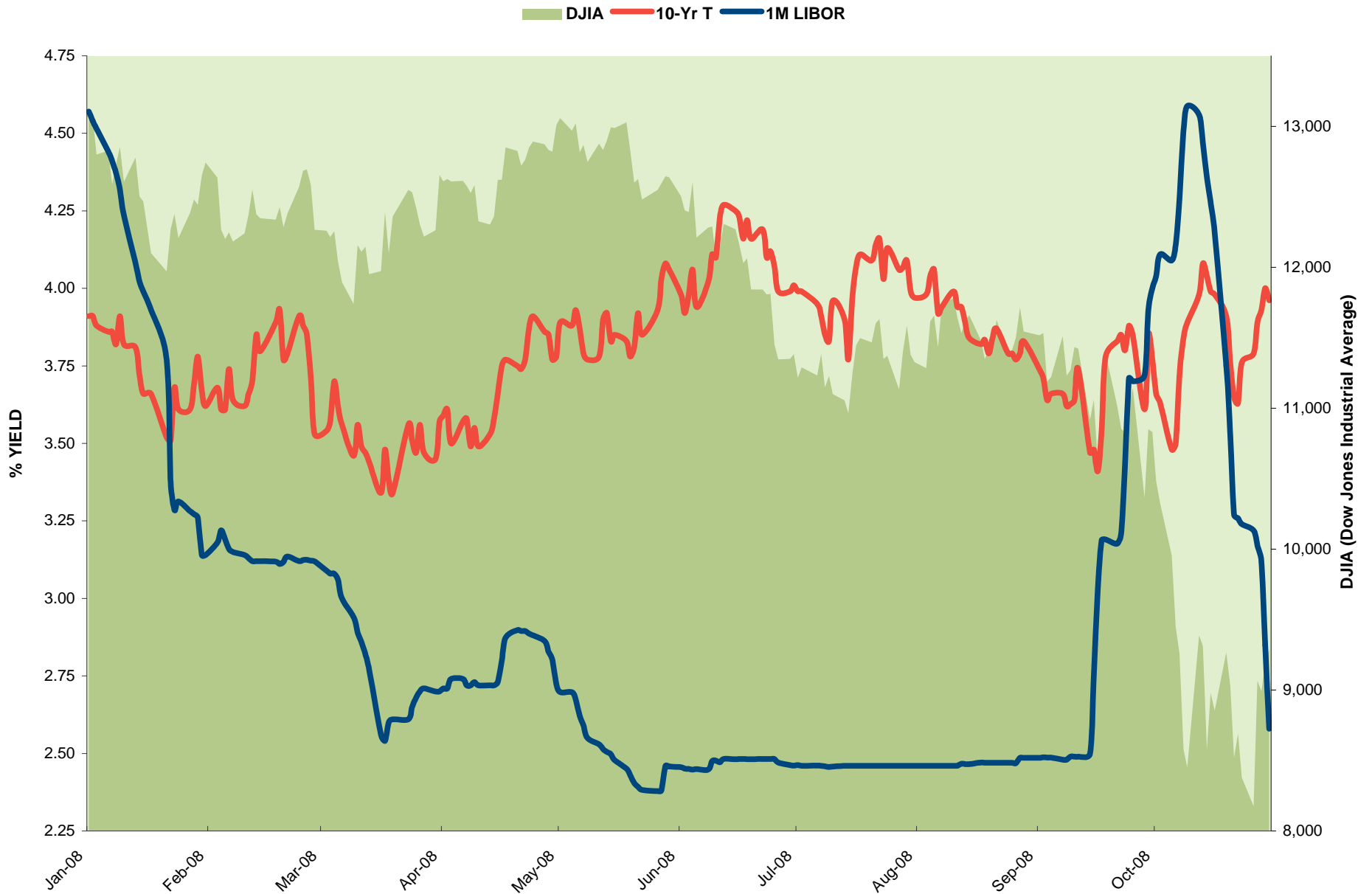
| Swap | |
|--------|--------|
| 2 yrs | 120.75 |
| 5 yrs | 103.19 |
| 7 yrs | 93.50 |
| 10 yrs | 49.00 |
| 15 yrs | 43.44 |
| 30 yrs | 9.75 |

| Commodities | |
|-------------|----------|
| Gold | 725.20 |
| Copper | 4,194.00 |
| Und. Gas | 146.70 |
| Nat. Gas | 6.52 |
| US Steel | 790.00 |
| Nymex Oil | 65.96 |

| CMBS | Spread | Yield |
|------|---------|--------|
| AAA | 615.25 | 10.11% |
| AA | 1491.25 | 18.87% |
| A | 2183.50 | 25.79% |
| BBB | 3276.95 | 36.73% |
| BBB- | 3621.95 | 40.18% |



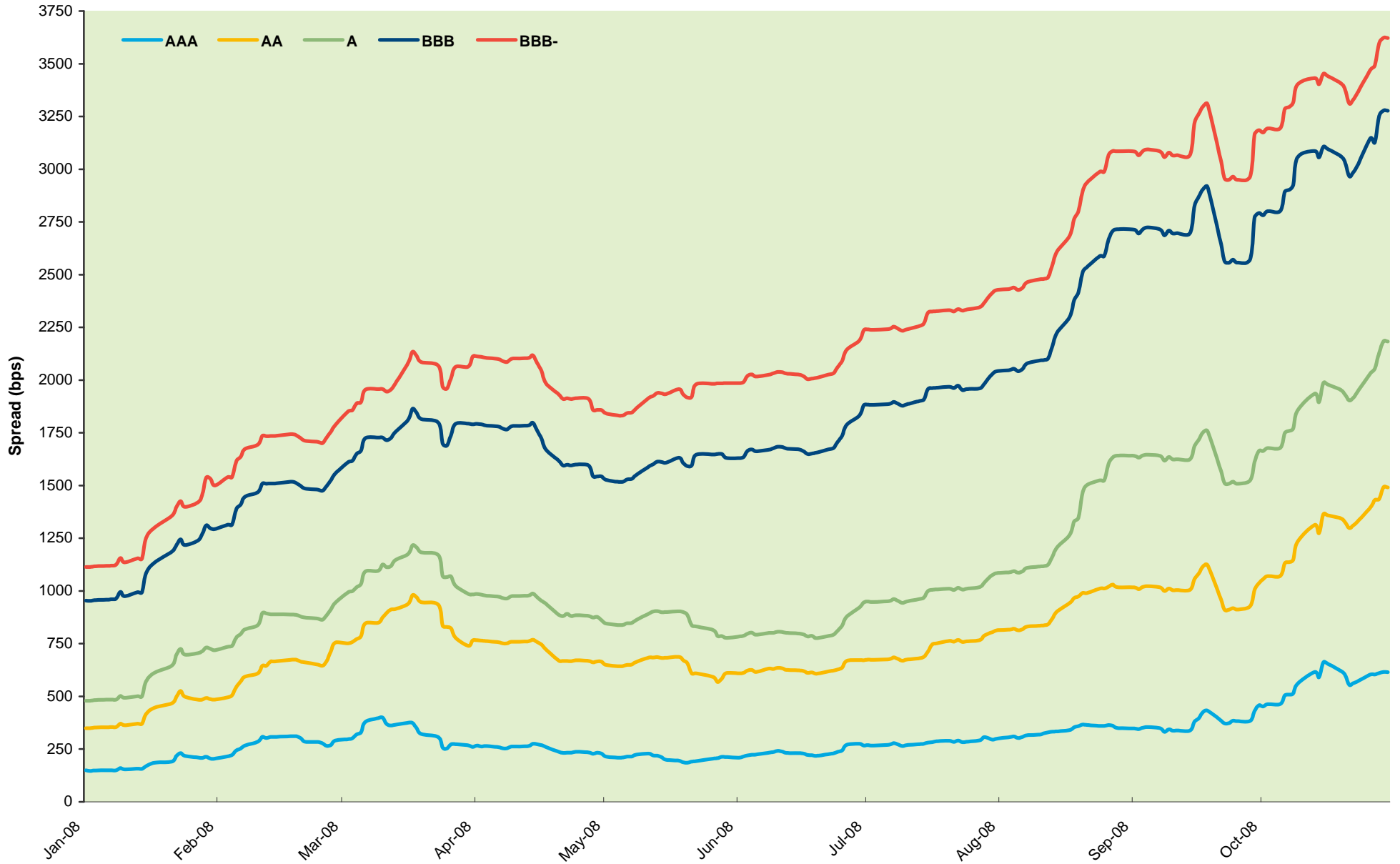
Key Financial Indicators



Source: Strategic Alliance Mortgage



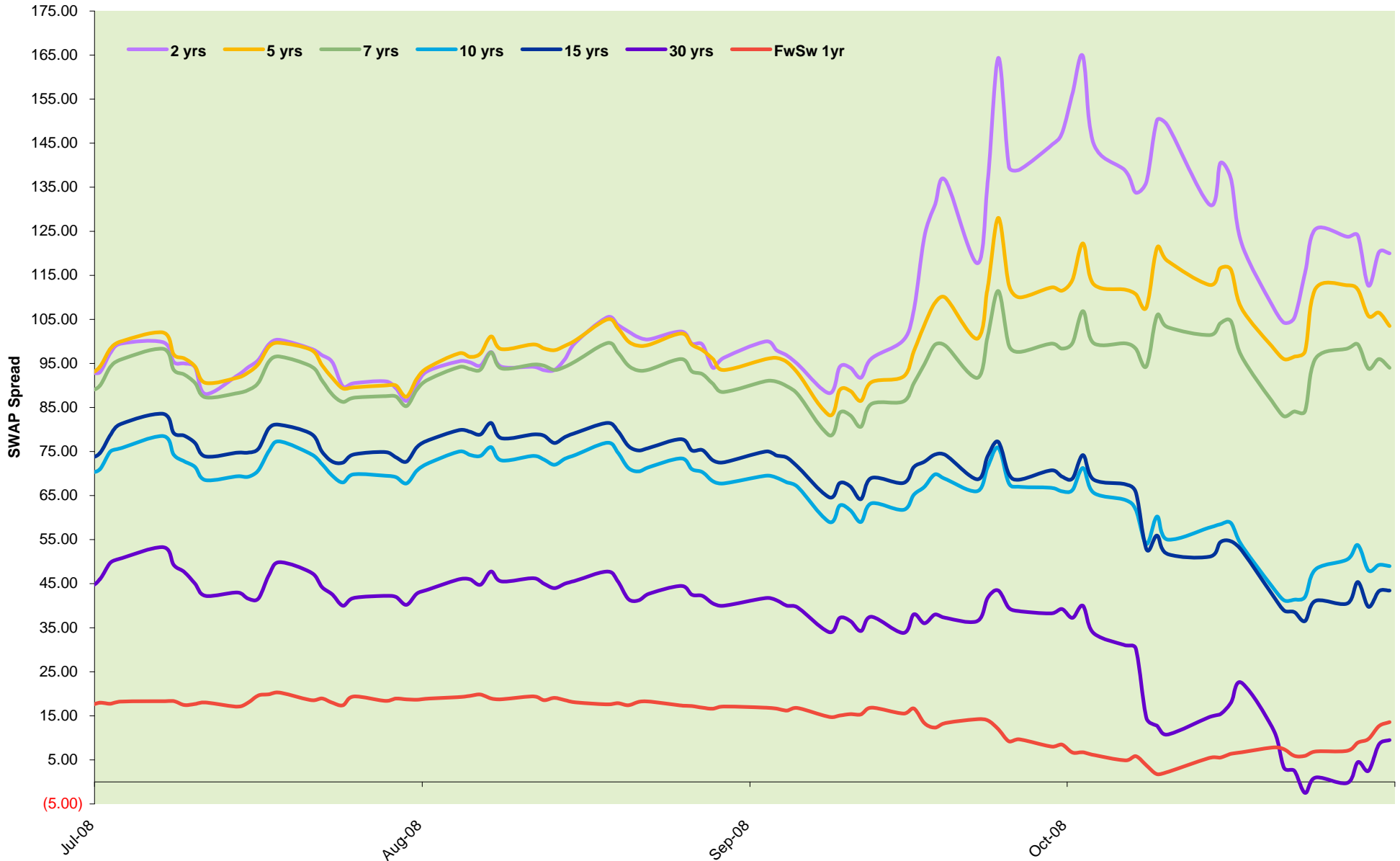
Selected CMBS Spreads



Source: Strategic Alliance Mortgage



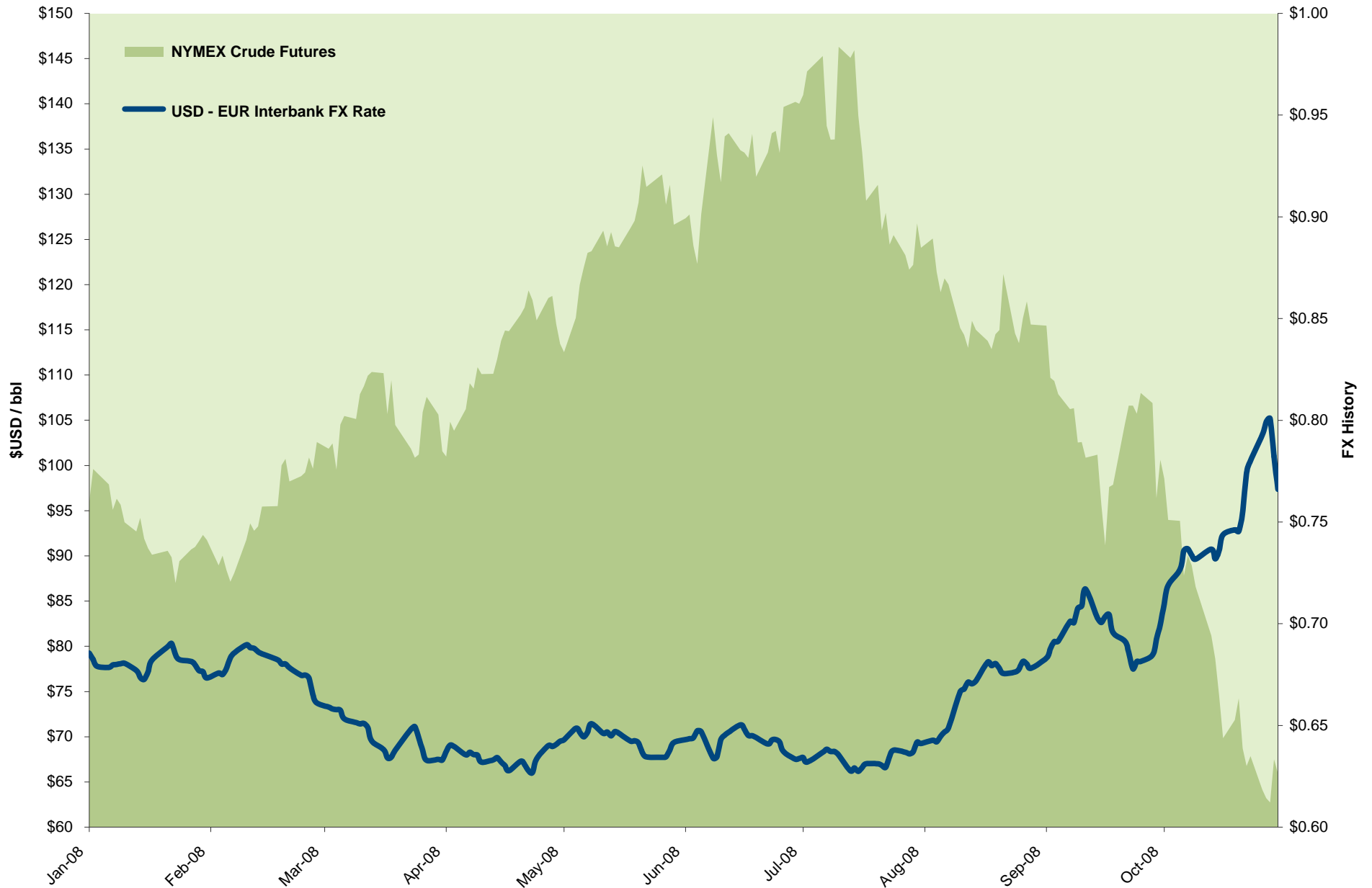
SWAP Spreads



Source: Strategic Alliance Mortgage



\$USD & NYMEX Oil Futures



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory

