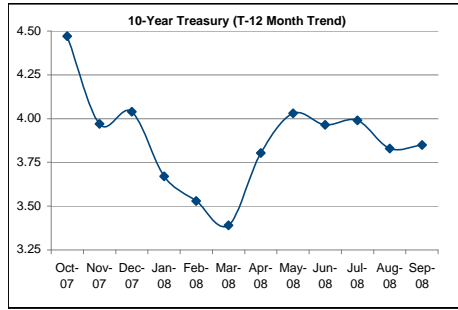


# Colliers Meredith & Grew Capital Markets Group

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



**TODAY'S TEN YEAR TREASURY YIELD: 3.75%**

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	
08/25/08	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	1.86	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	1.85	2.74	3.14	3.75	7.08%	4.20	4.08	5.00	4.29	4.52	4.11	
10/09/08												
10/10/08												

Swap	
2 yrs	135.75
5 yrs	102.78
7 yrs	88.67
10 yrs	48.75
15 yrs	48.69
30 yrs	14.75

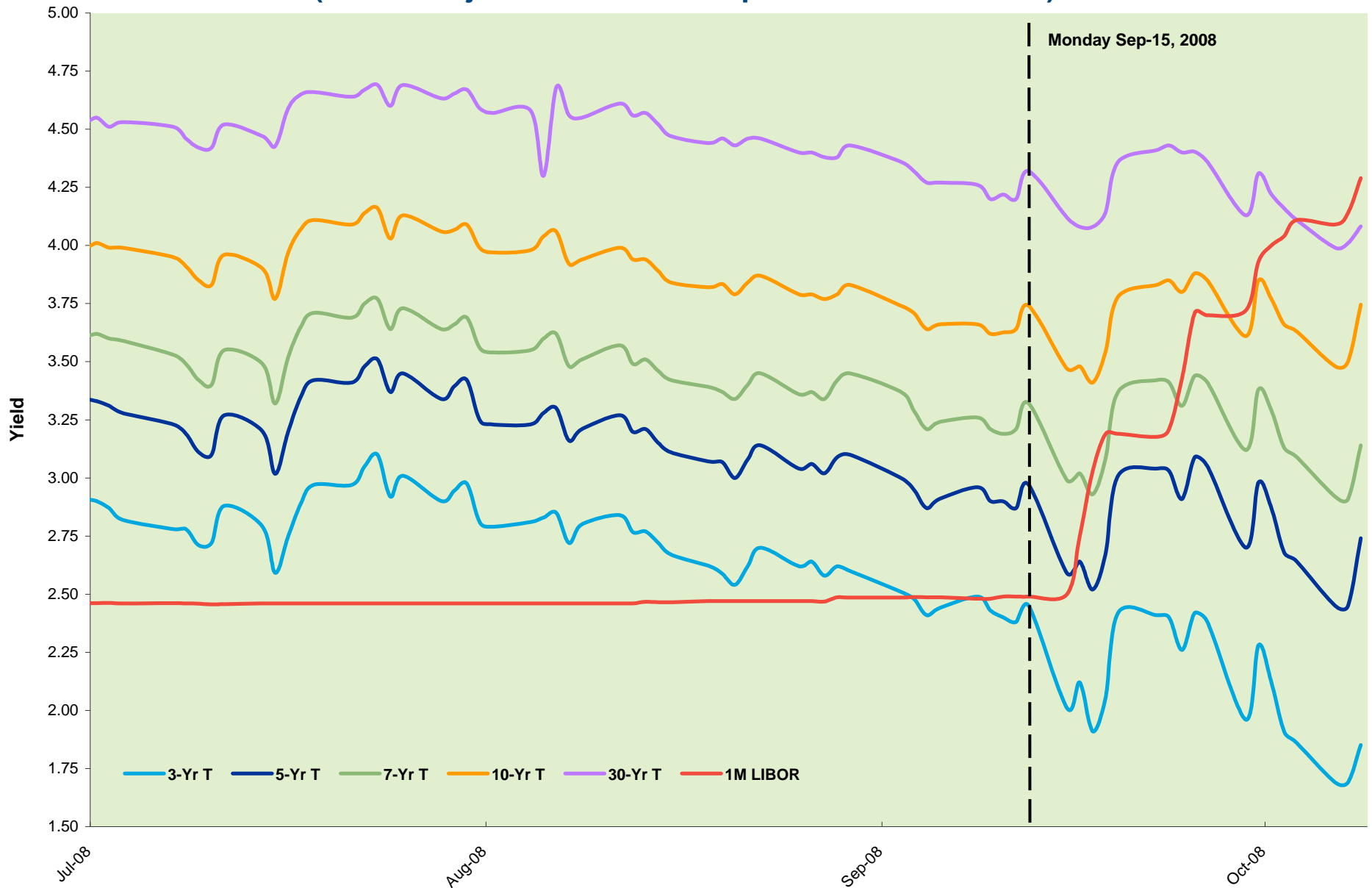
Commodities	
Gold	910.75
Copper	5,734.00
Und. Gas	200.00
Nat. Gas	6.66
US Steel	940.00
Nymex Oil	87.04

CMBS	Spread	Yield
AAA	508.25	8.83%
AA	1136.25	15.11%
A	1758.50	21.33%
BBB	2901.95	32.76%
BBB-	3294.95	36.69%

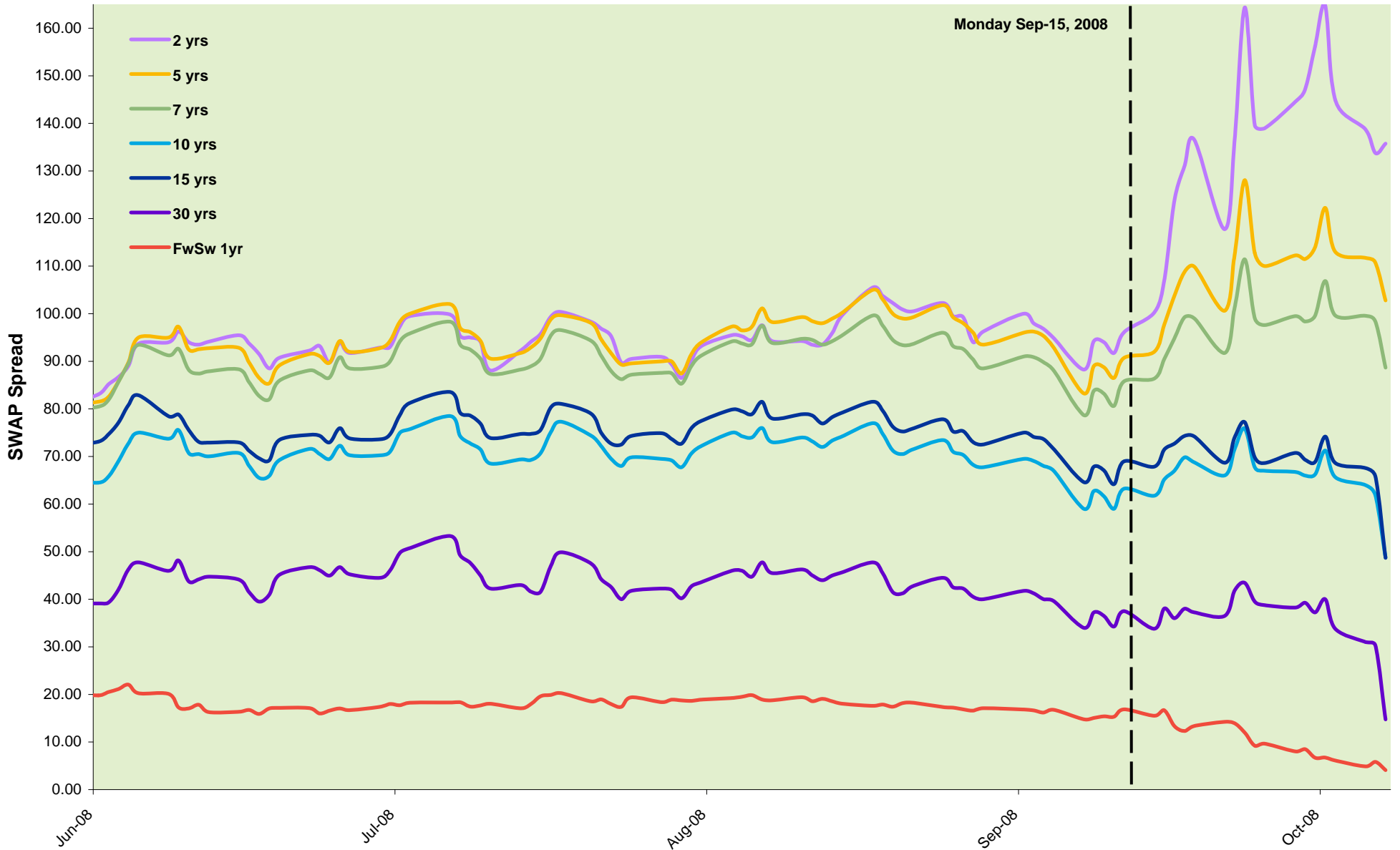


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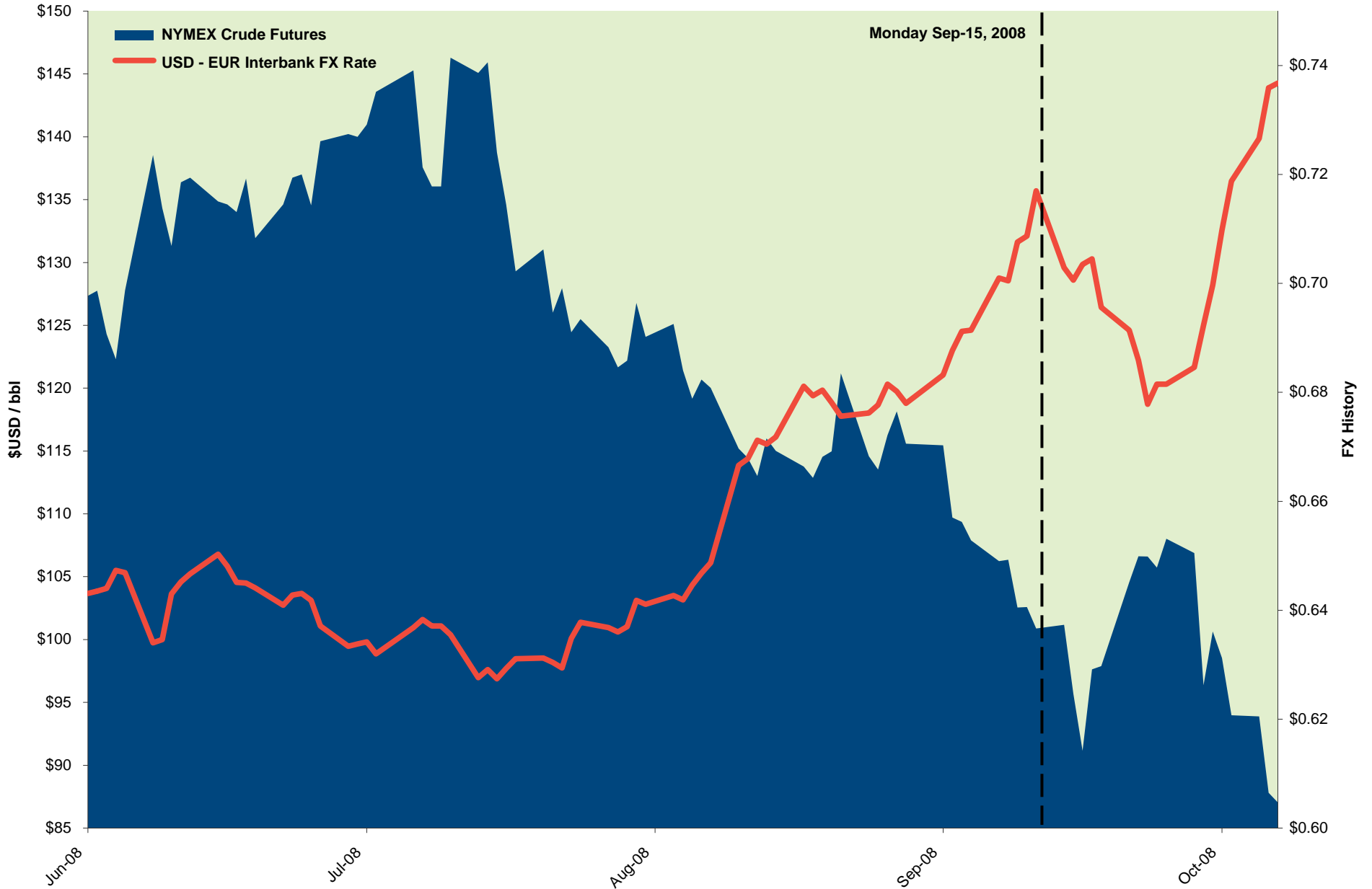
## Selected Yields (Charts Adjusted to Reflect Impact of Credit Crunch)



# SWAP Spreads



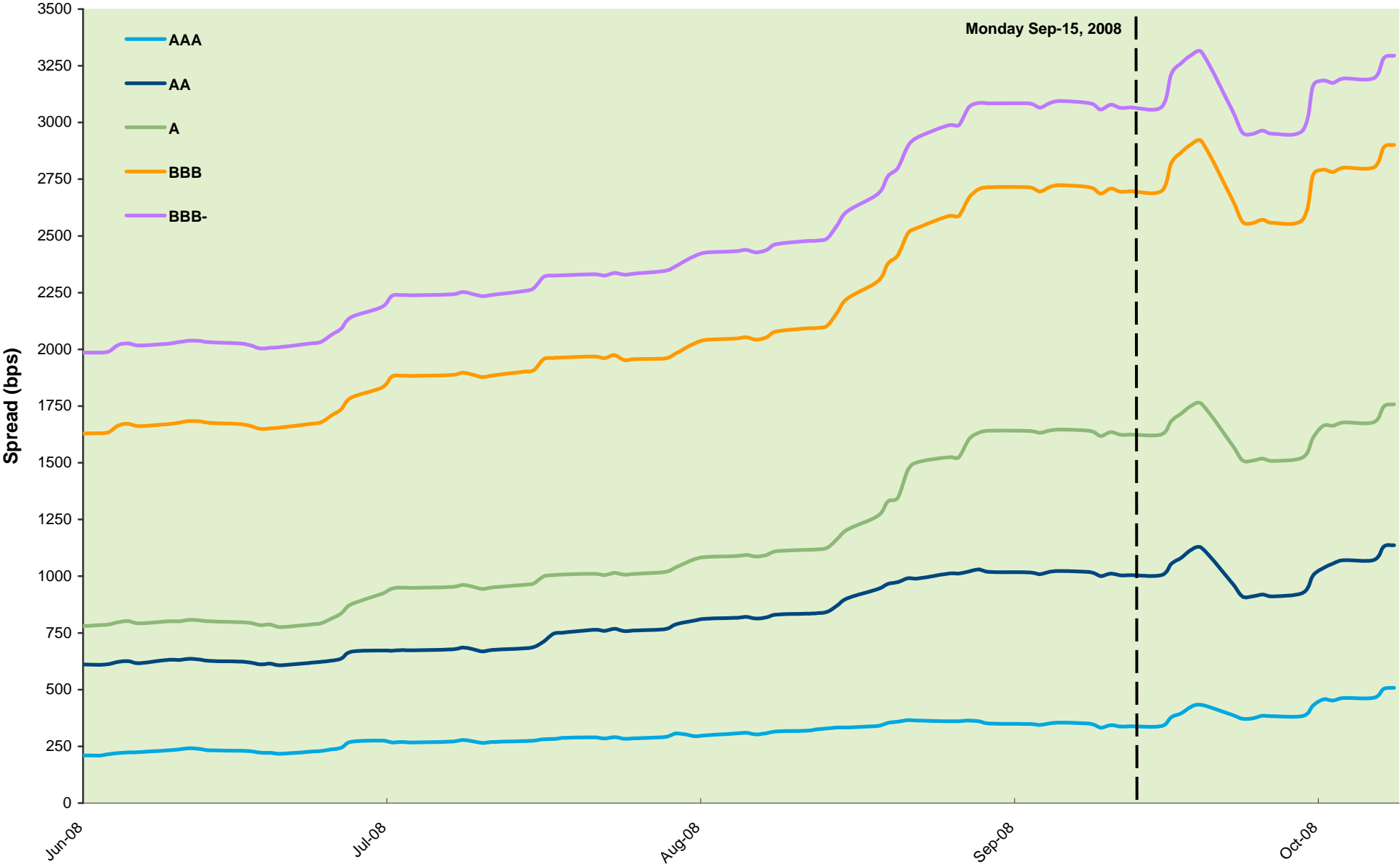
# U.S. Dollar & Energy Prices (Oil)



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



# Selected CMBS Spreads



Source: Strategic Alliance Mortgage

