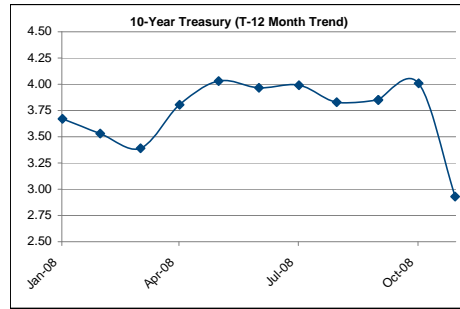


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 12/10/08

TODAY'S TEN YEAR TREASURY YIELD: 2.70%



Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
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	
09/30/08	2.28	2.98	3.38	3.85	0.00%	4.43	4.31	5.00	3.93	4.05	3.98	
10/31/08	1.80	2.80	3.29	4.01	3.99%	4.74	4.35	4.00	2.58	3.03	3.12	
11/28/08	1.27	1.93	2.35	2.93	-36.86%	3.71	3.45	4.00	1.90	2.22	2.77	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	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	4.00	1.75%	4.67	4.30	4.00	2.85	3.19	3.27	
10/31/08	1.80	2.80	3.29	4.01	0.25%	4.74	4.35	4.00	2.58	3.03	3.12	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
11/03/08	1.69	2.71	3.21	3.96	#REF!	4.73	4.33	4.00	2.36	2.86	3.08	
11/04/08	1.59	2.56	3.06	3.81	-3.94%	4.58	4.20	4.00	2.18	2.71	2.97	
11/05/08	1.64	2.50	2.99	3.73	-2.14%	4.49	4.13	4.00	1.96	2.51	2.82	
11/06/08	1.63	2.46	3.01	3.75	0.53%	4.52	4.19	4.00	1.77	2.39	2.70	
11/07/08	1.71	2.56	3.11	3.83	2.09%	4.57	4.25	4.00	1.77	2.25	2.70	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
11/10/08	1.78	2.51	3.06	3.82	-0.26%	4.50	4.21	4.00	1.54	2.23	2.62	
11/11/08	1.76	2.49	2.99	3.75	-2.00%	4.53	4.19	4.00	1.48	2.17	2.54	
11/12/08	1.60	2.37	3.00	3.75	0.13%	4.44	4.17	4.00	1.41	2.13	2.52	
11/13/08	1.62	2.43	3.07	3.84	2.34%	4.57	4.34	4.00	1.42	2.15	2.60	
11/14/08	1.53	2.33	2.94	3.72	-3.23%	4.43	4.22	4.00	1.47	2.24	2.71	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
11/17/08	1.53	2.32	2.87	3.70	-0.62%	4.41	4.20	4.00	1.47	2.24	2.71	
11/18/08	1.44	2.22	2.79	3.53	-4.73%	4.32	4.14	4.00	1.45	2.22	2.63	
11/19/08	1.36	2.08	2.64	3.38	-4.44%	4.17	3.96	4.00	1.41	2.17	2.58	
11/20/08	1.20	1.94	2.43	3.10	-9.03%	3.87	3.64	4.00	1.40	2.15	2.54	
11/21/08	1.35	2.02	2.53	3.20	3.13%	3.93	3.70	4.00	1.40	2.16	2.57	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
11/24/08	1.53	2.24	2.71	3.35	4.48%	4.01	3.78	4.00	1.41	2.17	2.58	
11/25/08	1.41	2.06	2.49	3.11	-7.72%	3.85	3.63	4.00	1.44	2.20	2.62	
11/26/08	1.38	2.01	2.43	2.99	-4.01%	3.77	3.54	4.00	1.43	2.18	2.54	
11/27/08												
11/28/08	1.27	1.93	2.35	2.93	-2.05%	3.71	3.45	4.00	1.90	2.22	2.77	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
12/01/08	1.16	1.71	2.13	2.72	-7.72%	3.51	3.22	4.00	1.91	2.22	2.61	
12/02/08	1.12	1.65	2.08	2.68	-1.49%	3.47	3.18	4.00	1.90	2.21	2.57	
12/03/08	1.07	1.60	2.03	2.67	-0.49%	3.47	3.18	4.00	1.89	2.20	2.56	
12/04/08	1.02	1.51	1.93	2.55	-4.59%	3.35	3.06	4.00	1.88	2.19	2.52	
12/05/08	1.19	1.67	2.09	2.67	4.49%	3.41	3.11	4.00	1.87	2.19	2.55	

Date	Treasury Bonds, Notes, & Bills						LIBOR					
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month	
12/08/08	1.27	1.76	2.17	2.77	3.61%	3.45	3.16	4.00	1.83	2.19	2.60	
12/09/08	1.15	1.61	2.03	2.67	-3.75%	3.35	3.06	4.00	1.64	2.16	2.52	
12/10/08	1.17	1.64	2.07	2.70	1.22%	3.39	3.10	4.00	1.44	2.10	2.44	
12/11/08												
12/12/08												

Swap	
2 yrs	107.69
5 yrs	91.50
7 yrs	70.69
10 yrs	23.75
15 yrs	13.94
30 yrs	-38.25
1y Fwd	3.48

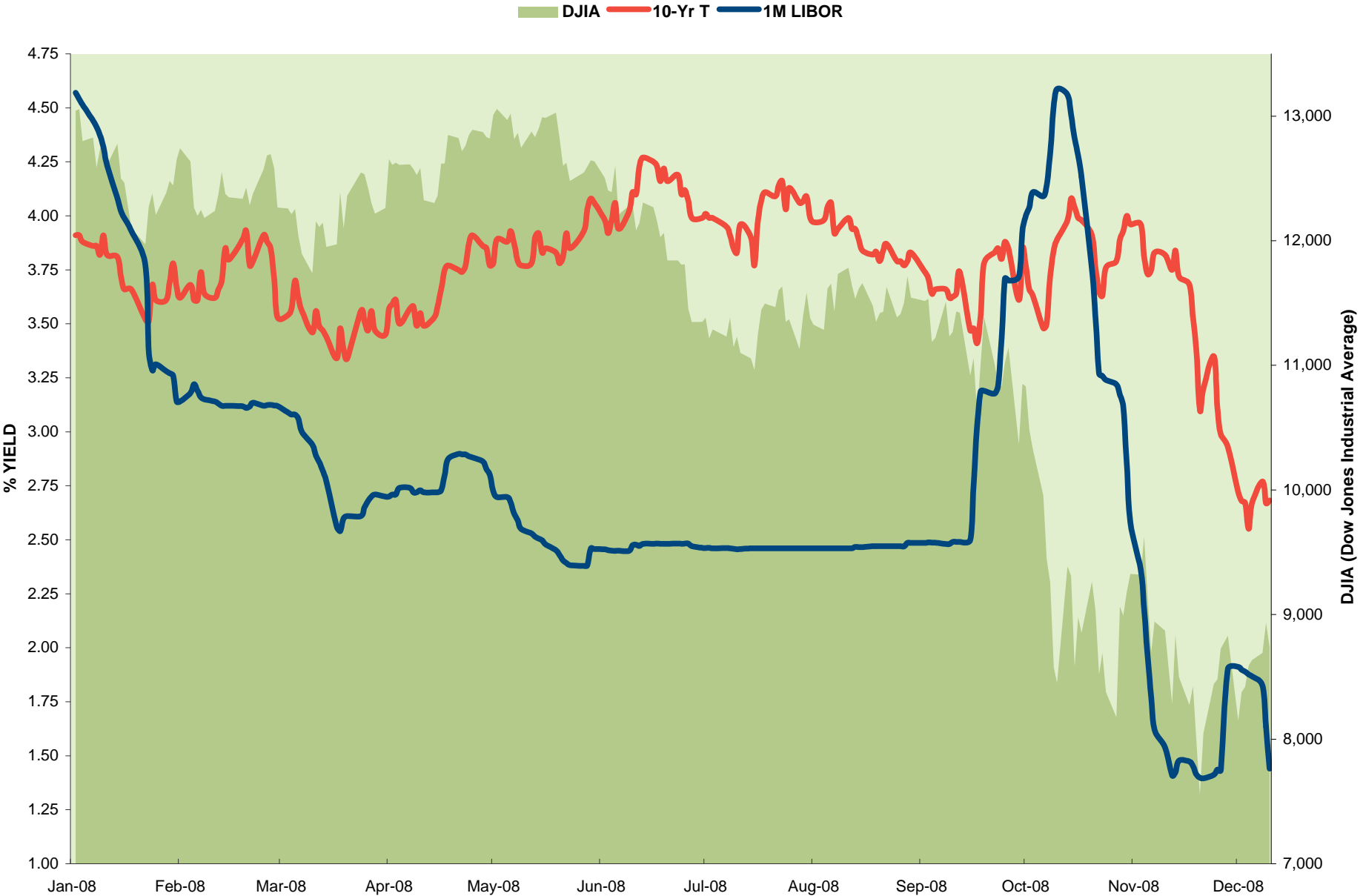
Markets & Commodities	
DJIA	8,761.42
Gold	809.83
Copper	3,171.75
Und. Gas	96.87
Nat. Gas	5.69
US Steel	660.00
Nymex Oil	43.74

CMBS	Spread	Yield
AAA	920.75	11.91%
AA	3834.75	41.05%
A	4707.00	49.77%
BBB	5903.45	61.74%
BBB-	6348.45	66.19%



Neither Colliers Meredith & Grew nor its Capital Markets Group is responsible for the accuracy of the information above. Fixed-Income yields are volatile and can change on short notice. Colliers Meredith & Grew also assumes no liability for errors or omissions.

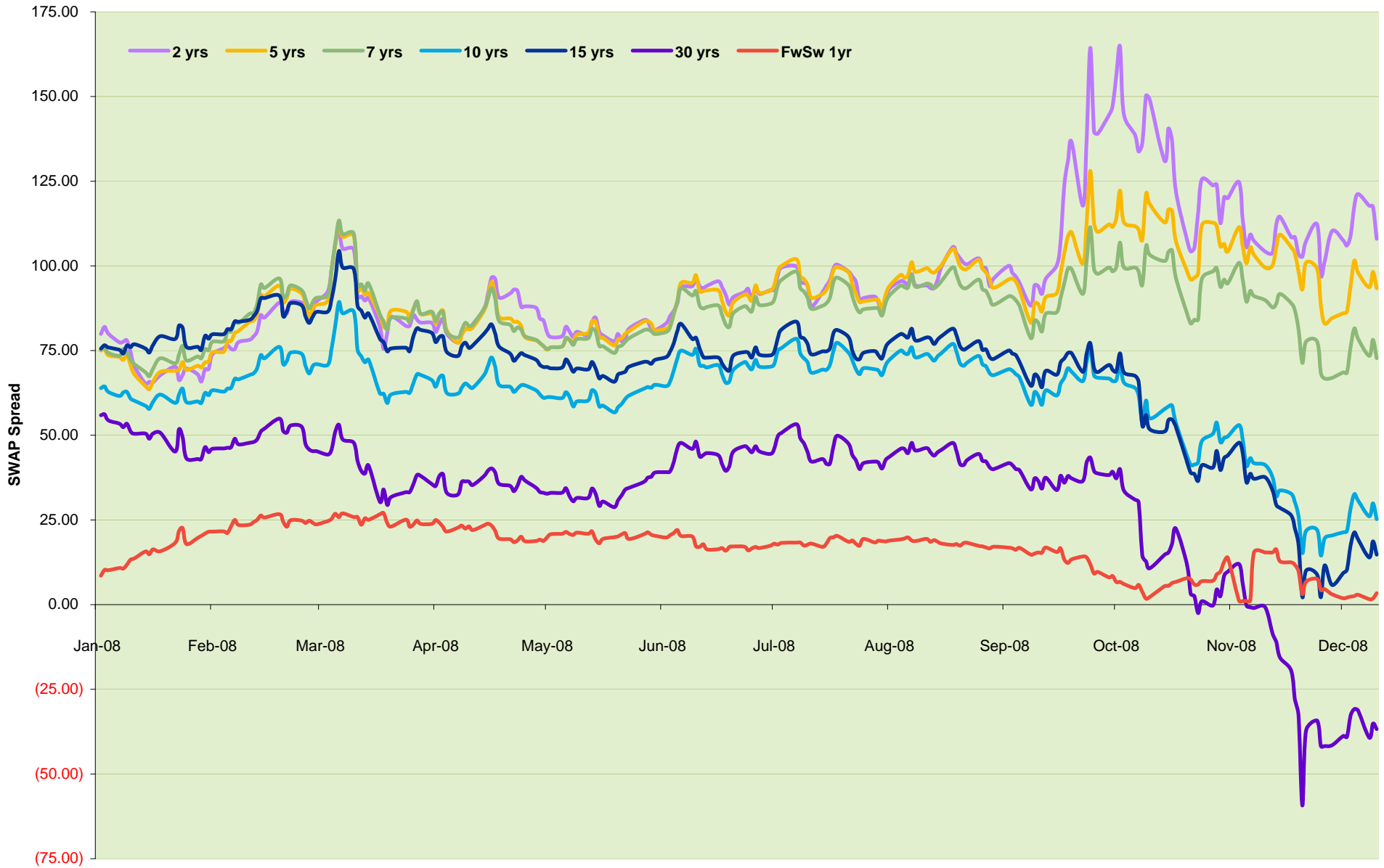
Leading Benchmark Indicators



Source: Strategic Alliance Mortgage



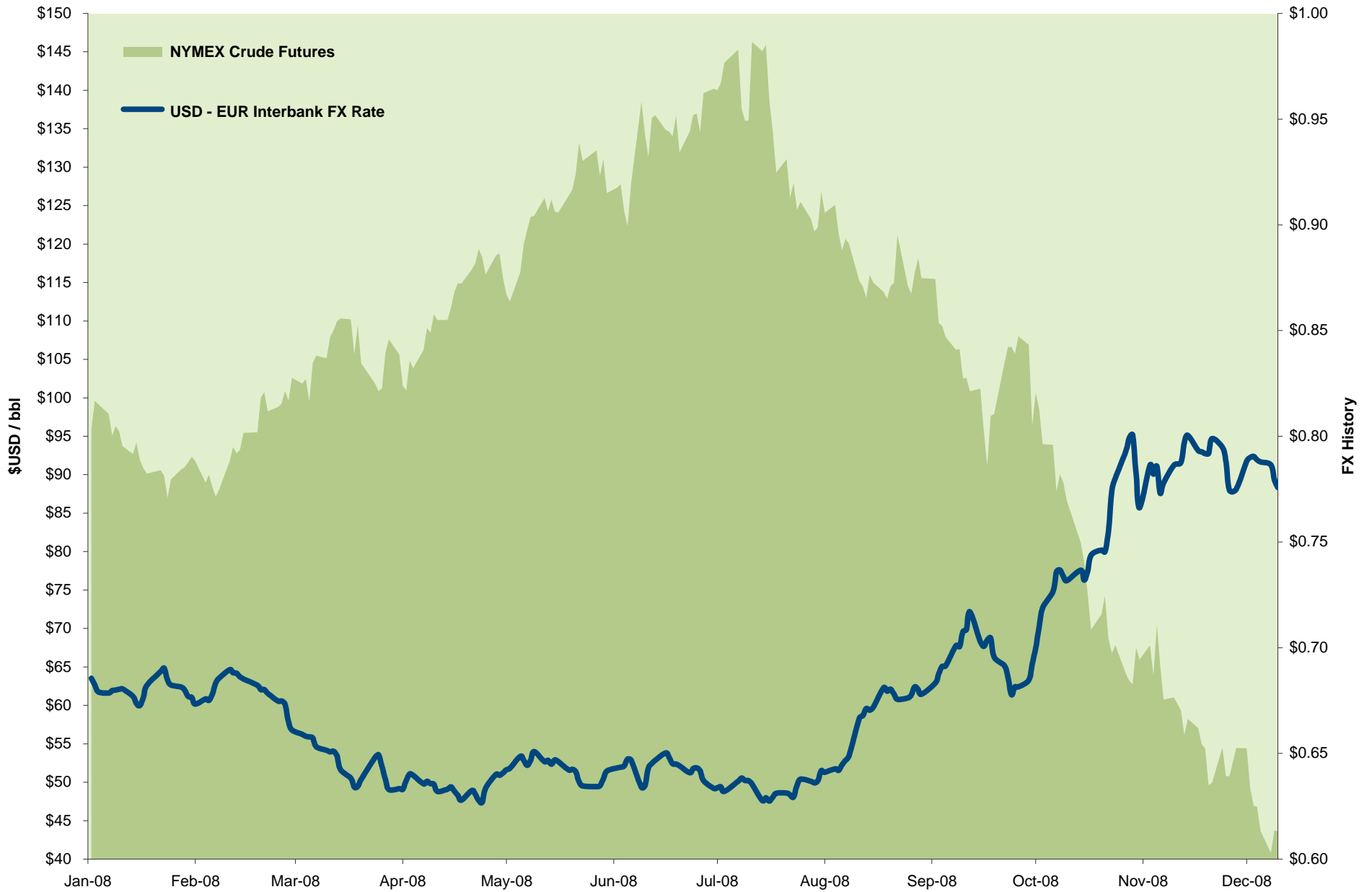
SWAP Spreads



Source: Strategic Alliance Mortgage



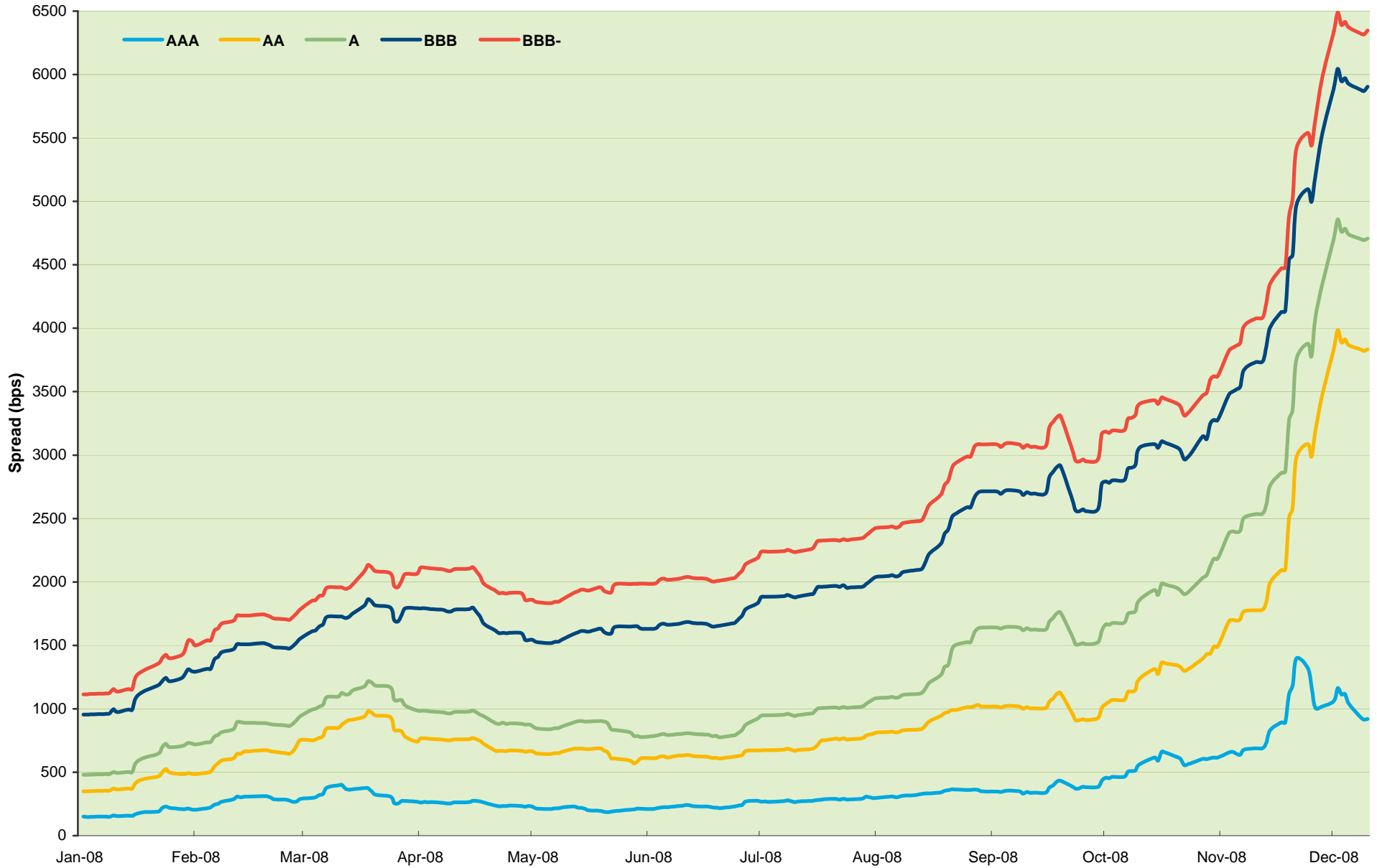
\$USD & NYMEX Oil Futures



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



Selected CMBS Spreads



Source: Strategic Alliance Mortgage

