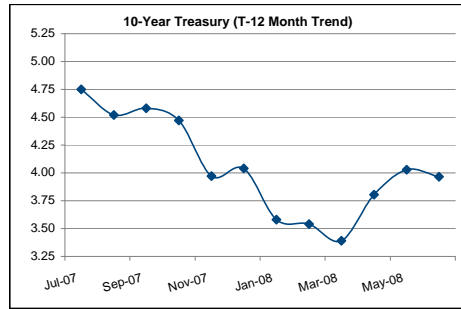


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 07/22/08



TODAY'S TEN YEAR TREASURY YIELD: 4.09%

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
07/31/07	4.51	4.57	4.63	4.72	4.75	-5.89%	4.79	4.84	4.92	8.25	5.32	5.36	5.33
08/31/07	4.15	4.23	4.34	4.46	4.52	-5.09%	4.60	4.67	4.82	8.25	5.72	5.62	5.54
09/28/07	4.01	4.25	4.39	4.51	4.58	1.31%	4.64	4.71	4.83	8.25	5.12	5.17	5.23
10/31/07	4.00	4.16	4.28	4.41	4.47	-2.46%	4.54	4.61	4.75	7.50	4.71	4.89	4.81
11/30/07	3.09	3.41	3.64	3.88	3.97	-12.59%	4.08	4.19	4.40	7.50	5.24	5.13	4.91
12/31/07	3.07	3.45	3.70	3.93	4.04	1.73%	4.14	4.25	4.45	7.25	4.60	4.70	4.60
01/31/08	2.18	2.74	3.08	3.41	3.58	-12.85%	3.77	3.95	4.32	6.00	3.14	3.11	3.04
02/29/08	1.88	2.51	2.92	3.33	3.54	-1.13%	3.76	3.98	4.42	6.00	3.11	3.06	2.93
03/31/08	1.76	2.44	2.82	3.21	3.39	-4.42%	3.62	3.84	4.29	5.25	2.70	2.69	2.61
04/30/08	2.55	3.09	3.37	3.66	3.80	10.88%	3.99	4.17	4.54	5.25	2.80	2.85	2.96
05/30/08	2.90	3.37	3.64	3.90	4.03	5.61%	4.20	4.37	4.72	5.00	2.46	2.68	2.91
06/30/08	2.90	3.33	3.58	3.84	3.97	9.71%	4.10	4.24	4.52	5.00	2.46	2.78	3.11

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
06/09/08	2.81	3.29	3.55	3.82	3.96	0.18%	4.13	4.29	4.63	5.00	2.45	2.69	2.96
06/10/08	3.12	3.45	3.68	3.91	4.02	1.59%	4.18	4.33	4.64	5.00	2.47	2.79	3.17
06/11/08	3.16	3.48	3.72	3.96	4.08	1.42%	4.24	4.39	4.71	5.00	2.48	2.79	3.15
06/12/08	3.26	3.59	3.82	4.05	4.16	2.04%	4.31	4.46	4.75	5.00	2.47	2.78	3.13
06/13/08	3.29	3.63	3.85	4.07	4.18	0.45%	4.33	4.47	4.75	5.00	2.48	2.81	3.25

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
06/16/08	3.31	3.69	3.91	4.12	4.23	1.09%	4.36	4.50	4.77	5.00	2.48	2.81	3.24
06/17/08	3.22	3.63	3.86	4.08	4.19	-0.86%	4.33	4.47	4.75	5.00	2.48	2.81	3.21
06/18/08	3.16	3.58	3.81	4.04	4.16	-0.84%	4.30	4.45	4.74	5.00	2.48	2.80	3.19
06/19/08	3.22	3.61	3.84	4.06	4.18	0.48%	4.32	4.46	4.75	5.00	2.48	2.80	3.18
06/20/08	3.18	3.57	3.80	4.03	4.14	-0.82%	4.29	4.43	4.71	5.00	2.48	2.80	3.18

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
06/23/08	3.18	3.58	3.80	4.03	4.14	-0.07%	4.28	4.42	4.69	5.00	2.48	2.80	3.18
06/24/08	3.20	3.59	3.80	4.02	4.14	-0.15%	4.27	4.40	4.67	5.00	2.48	2.81	3.19
06/25/08	3.16	3.58	3.80	4.02	4.13	-0.10%	4.27	4.40	4.68	5.00	2.48	2.81	3.17
06/26/08	3.01	3.46	3.70	3.94	4.06	-1.65%	4.21	4.35	4.63	5.00	2.48	2.80	3.13
06/27/08	2.94	3.36	3.61	3.85	3.98	-2.24%	4.11	4.25	4.53	5.00	2.47	2.79	3.15

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
06/30/08	2.90	3.33	3.58	3.84	3.97	-0.25%	4.10	4.24	4.52	5.00	2.46	2.78	3.11
07/01/08	2.90	3.33	3.62	3.80	4.01	1.12%	4.07	4.21	4.49	5.00	2.46	2.79	3.12
07/02/08	2.87	3.31	3.60	3.85	3.99	-0.58%	4.12	4.26	4.53	5.00	2.46	2.79	3.13
07/03/08	2.82	3.28	3.59	3.84	3.99	0.08%	4.12	4.26	4.53	5.00	2.46	2.79	3.11
07/04/08													

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
07/07/08	2.82	3.27	3.56	3.84	3.98	-0.33%	4.10	4.24	4.55	5.00	2.46	2.79	3.12
07/08/08	2.76	3.18	3.46	3.74	3.88	-2.55%	4.10	4.24	4.46	5.00	2.46	2.79	3.10
07/09/08	2.84	3.23	3.50	3.78	3.91	0.89%	4.10	4.24	4.47	5.00	2.46	2.79	3.11
07/10/08	2.72	3.10	3.39	3.68	3.83	-2.30%	4.10	4.24	4.43	5.00	2.46	2.79	3.09
07/11/08	2.77	3.13	3.40	3.68	3.82	-0.26%	4.10	4.24	4.42	5.00	2.46	2.79	3.12

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
07/14/08	2.79	3.20	3.49	3.76	3.90	2.18%	4.10	4.24	4.47	5.00	2.46	2.79	3.12
07/15/08	2.70	3.12	3.43	3.63	3.87	-0.78%	4.10	4.24	4.48	5.00	2.46	2.79	3.09
07/16/08	2.75	3.20	3.52	3.82	3.97	2.52%	4.10	4.24	4.59	5.00	2.46	2.79	3.07
07/17/08	2.89	3.35	3.65	3.93	4.07	2.46%	4.10	4.24	4.65	5.00	2.46	2.79	3.08
07/18/08	2.97	3.42	3.71	3.97	4.11	0.97%	4.10	4.24	4.66	5.00	2.46	2.79	3.10

Date	Treasury Bonds, Notes, & Bills					%	Interpolated			Prime	LIBOR		
	3-Years	5-Years	7-Years	9-Years	10-Years		15-Years	20-Years	30-Years		1-month	3-month	6-month
07/21/08	2.97	3.41	3.69	3.95	4.09	-0.49%	4.10	4.24	4.64	5.00	2.46	2.80	3.15
07/22/08	3.01	3.44	3.70	3.96	4.09	0.02%	4.10	4.24	4.66	5.00	2.46	2.80	3.14
07/23/08													
07/24/08													
07/25/08													

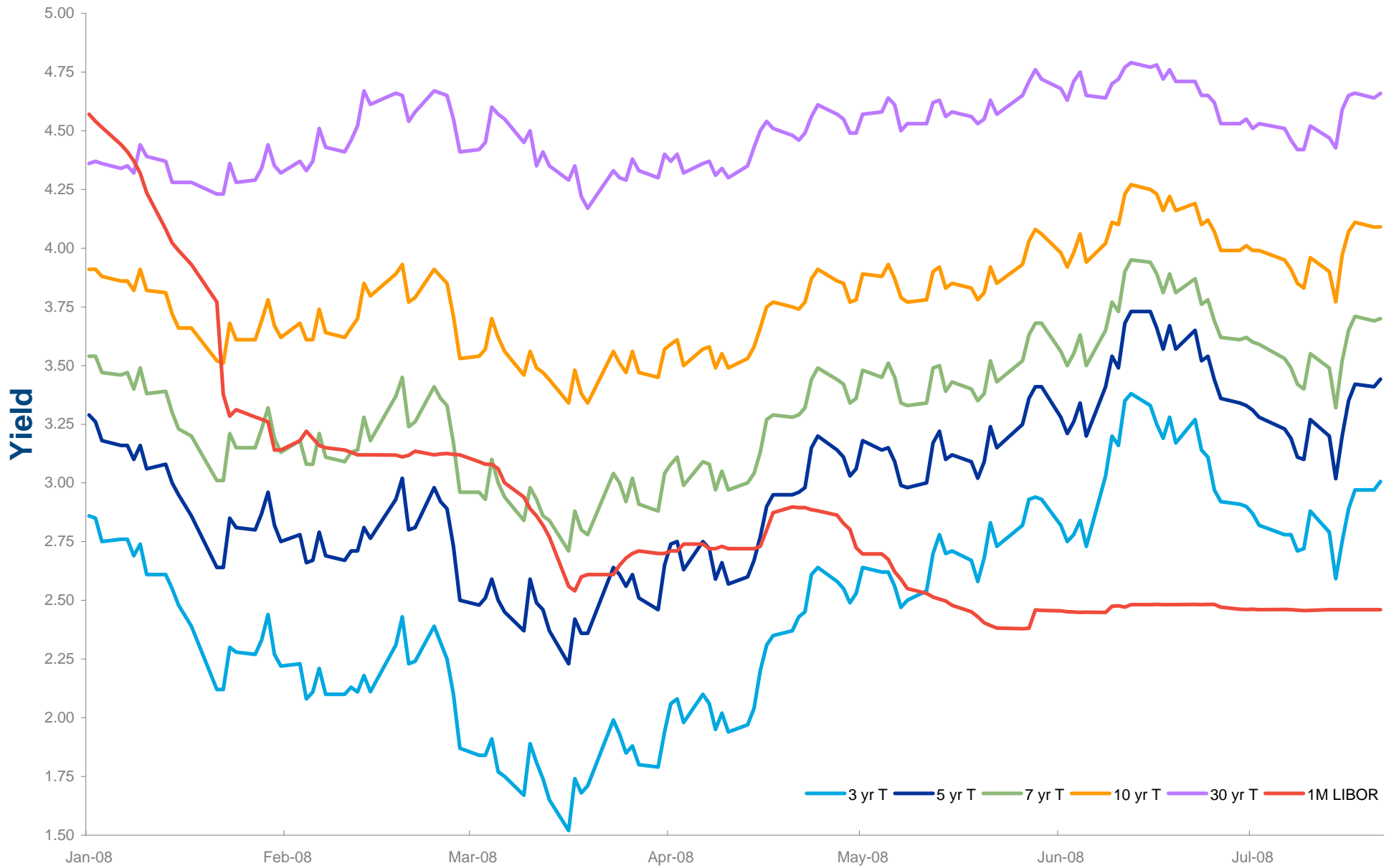
Swap	Rate
2 yrs	97.81
5 yrs	97.25
7 yrs	93.44
10 yrs	74.56
15 yrs	77.81
30 yrs	46.75

Commodities	Price
Gold	951.63
Copper	8,401.00
UInd. Gas	316.33
Nat. Gas	10.54
US Steel	1,125.00
Ch. Steel	455.00

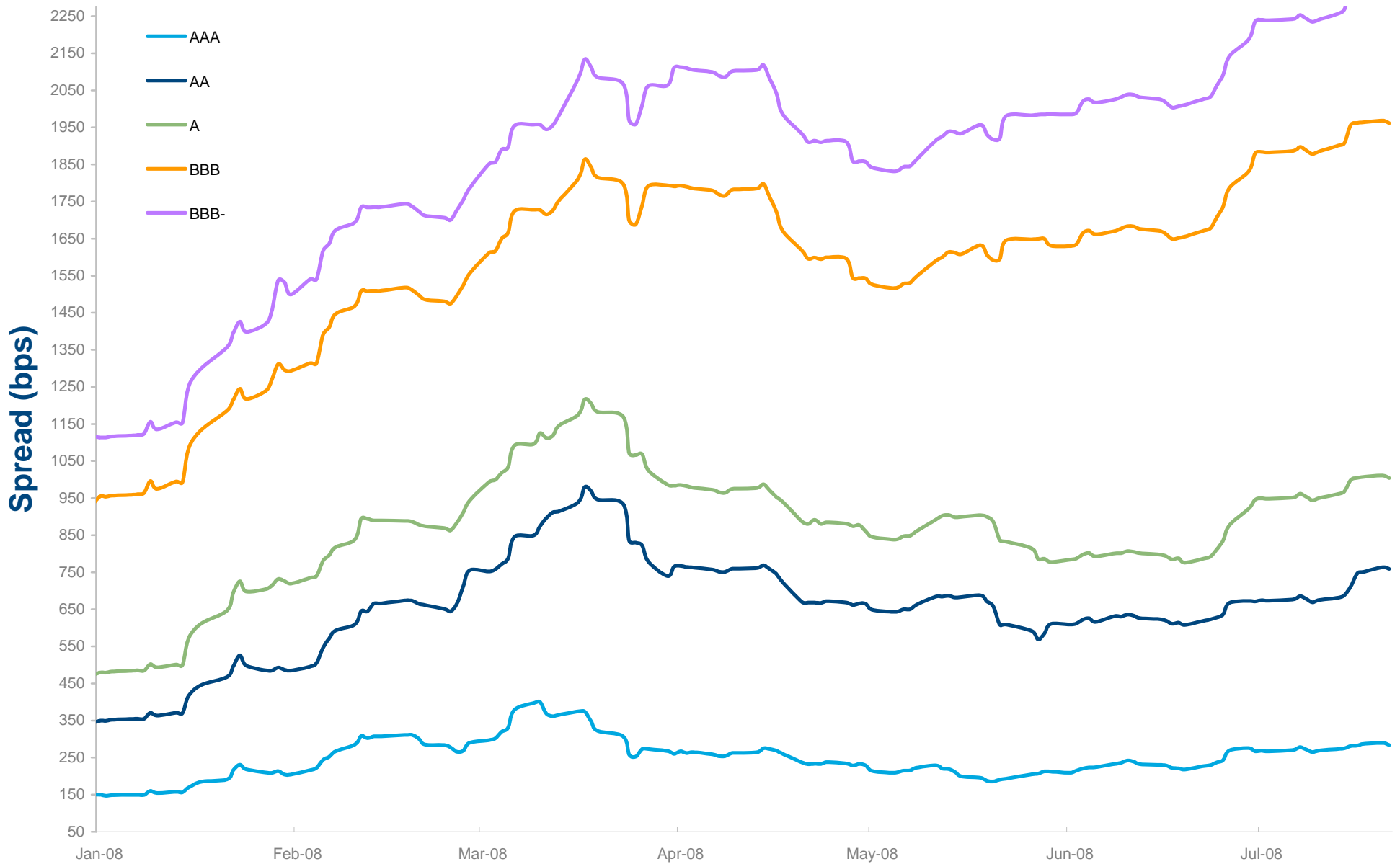
CMBS	Spread	Yield
AAA	284.00	6.93%
AA	759.00	11.68%
A	1004.25	14.13%
BBB	1961.70	23.71%
BBB-	2324.70	27.34%



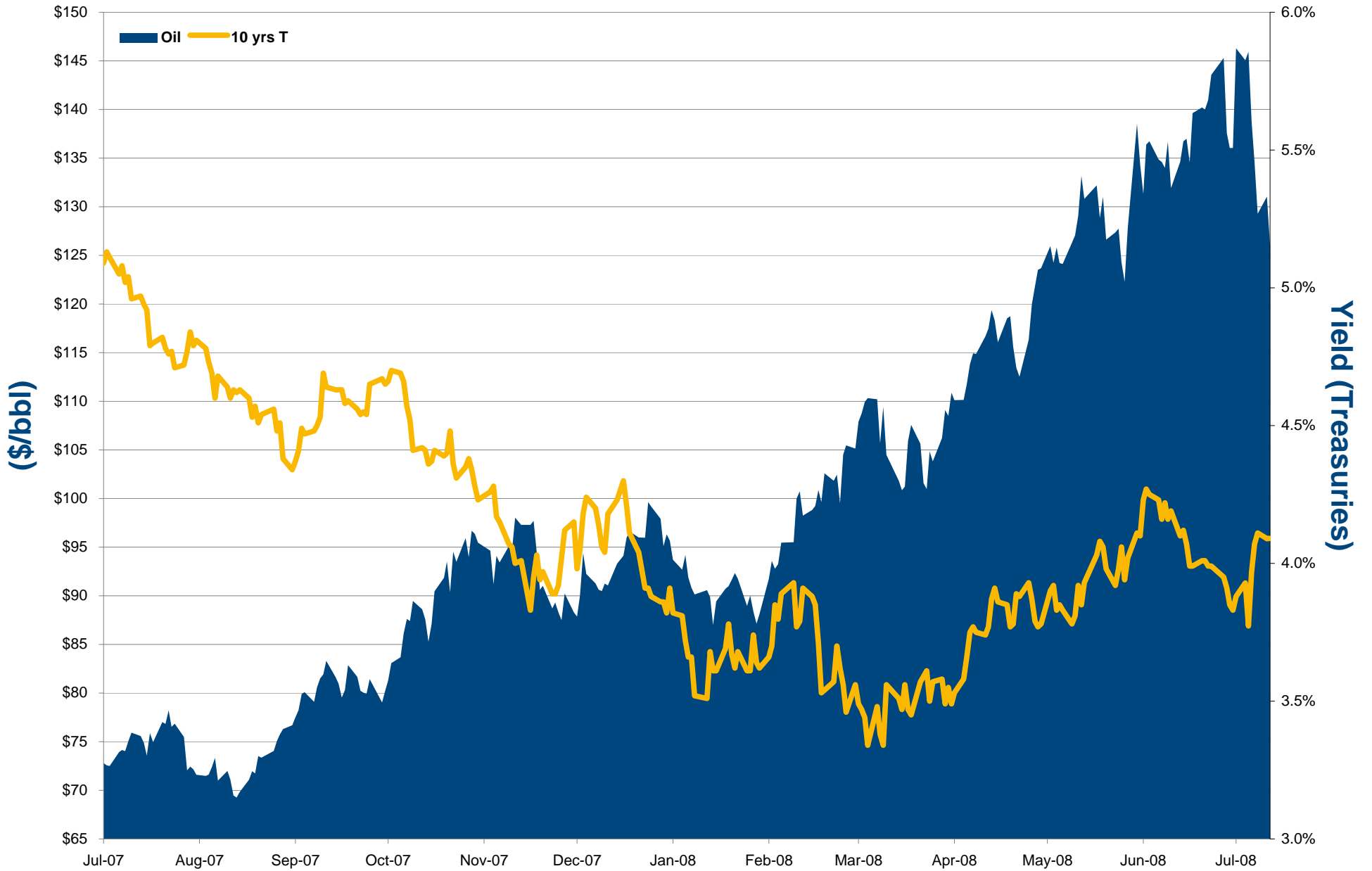
SELECTED YIELDS



SELECTED CMBS SPREADS



Energy Prices (Oil) & Treasuries



Source: Strategic Alliance Mortgage

