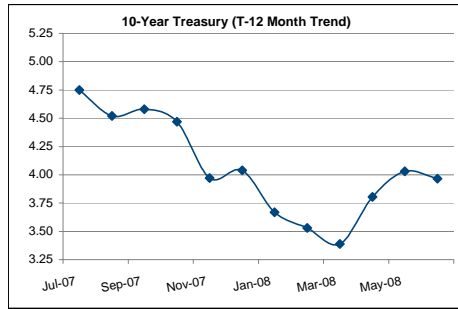


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 08/19/08



TODAY'S TEN YEAR TREASURY YIELD: 3.83%

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	
07/31/07	4.51	4.57	4.63	4.75	-5.89%	5.00	4.92	8.25	5.32	5.36	5.33	
08/31/07	4.15	4.23	4.34	4.52	-5.09%	4.87	4.82	8.25	5.72	5.62	5.54	
09/28/07	4.01	4.25	4.39	4.58	1.31%	4.89	4.83	8.25	5.12	5.17	5.23	
10/31/07	4.00	4.16	4.28	4.47	-2.46%	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	

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	
07/07/08	2.82	3.27	3.56	3.98	-0.33%	4.55	4.55	5.00	2.46	2.79	3.12	
07/08/08	2.76	3.18	3.46	3.88	-2.55%	4.51	4.46	5.00	2.46	2.79	3.10	
07/09/08	2.84	3.23	3.50	3.91	0.89%	4.47	4.47	5.00	2.46	2.79	3.11	
07/10/08	2.72	3.10	3.39	3.83	-2.30%	4.47	4.43	5.00	2.46	2.79	3.09	
07/11/08	2.77	3.13	3.40	3.82	-0.26%	4.57	4.42	5.00	2.46	2.79	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	
07/14/08	2.79	3.20	3.49	3.90	2.18%	4.52	4.47	5.00	2.46	2.79	3.12	
07/15/08	2.70	3.12	3.43	3.87	-0.78%	4.52	4.48	5.00	2.46	2.79	3.09	
07/16/08	2.75	3.20	3.52	3.97	2.52%	4.64	4.59	5.00	2.46	2.79	3.07	
07/17/08	2.89	3.35	3.65	4.07	2.46%	4.70	4.65	5.00	2.46	2.79	3.08	
07/18/08	2.97	3.42	3.71	4.11	0.97%	4.71	4.66	5.00	2.46	2.79	3.10	

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	
07/21/08	2.97	3.41	3.69	4.09	-0.49%	4.69	4.64	5.00	2.46	2.80	3.15	
07/22/08	3.05	3.48	3.75	4.14	1.21%	4.73	4.67	5.00	2.46	2.80	3.14	
07/23/08	3.10	3.51	3.77	4.16	0.48%	4.76	4.69	5.00	2.46	2.80	3.17	
07/24/08	2.92	3.37	3.64	4.03	-3.23%	4.66	4.60	5.00	2.46	2.80	3.16	
07/25/08	3.01	3.45	3.73	4.13	2.42%	4.75	4.69	5.00	2.46	2.79	3.11	

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	
07/28/08	2.90	3.34	3.64	4.06	-1.72%	4.69	4.63	5.00	2.46	2.80	3.13	
07/29/08	2.95	3.39	3.68	4.09	0.73%	4.70	4.64	5.00	2.46	2.80	3.12	
07/30/08	2.98	3.42	3.69	4.09	-0.02%	4.38	4.67	5.00	2.46	2.80	3.12	
07/31/08	2.81	3.25	3.56	3.99	-2.48%	4.63	4.59	5.00	2.46	2.79	3.08	
08/01/08	2.79	3.23	3.54	3.97	-0.50%	4.61	4.57	5.00	2.46	2.79	3.08	

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	
08/04/08	2.81	3.23	3.55	3.98	0.25%	4.62	4.58	5.00	2.46	2.80	3.09	
08/05/08	2.83	3.28	3.60	4.04	1.49%	4.67	4.30	5.00	2.46	2.80	3.11	
08/06/08	2.85	3.30	3.62	4.06	0.49%	4.71	4.68	5.00	2.46	2.80	3.10	
08/07/08	2.72	3.16	3.48	3.92	-3.57%	4.58	4.56	5.00	2.46	2.80	3.10	
08/08/08	2.80	3.21	3.51	3.94	0.51%	4.58	4.55	5.00	2.46	2.67	3.09	

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	
08/11/08	2.84	3.27	3.57	3.99	1.25%	4.64	4.61	5.00	2.46	2.80	3.09	
08/12/08	2.73	3.16	3.47	3.91	-2.05%	4.58	4.55	5.00	2.46	2.80	3.10	
08/13/08	2.77	3.21	3.51	3.94	0.76%	4.61	4.57	5.00	2.46	2.80	3.10	
08/14/08	2.72	3.15	3.46	3.89	-1.29%	4.55	4.52	5.00	2.47	2.81	3.10	
08/15/08	2.67	3.11	3.42	3.84	-1.30%	4.50	4.47	5.00	2.47	2.81	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	
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	2.58	3.06	3.37	3.83	0.31%	4.49	4.46	5.00	2.47	2.81	3.13	
08/20/08												
08/21/08												
08/22/08												

Swap	Yield
2 yrs	103.62
5 yrs	102.75
7 yrs	97.69
10 yrs	75.00
15 yrs	79.75
30 yrs	46.00

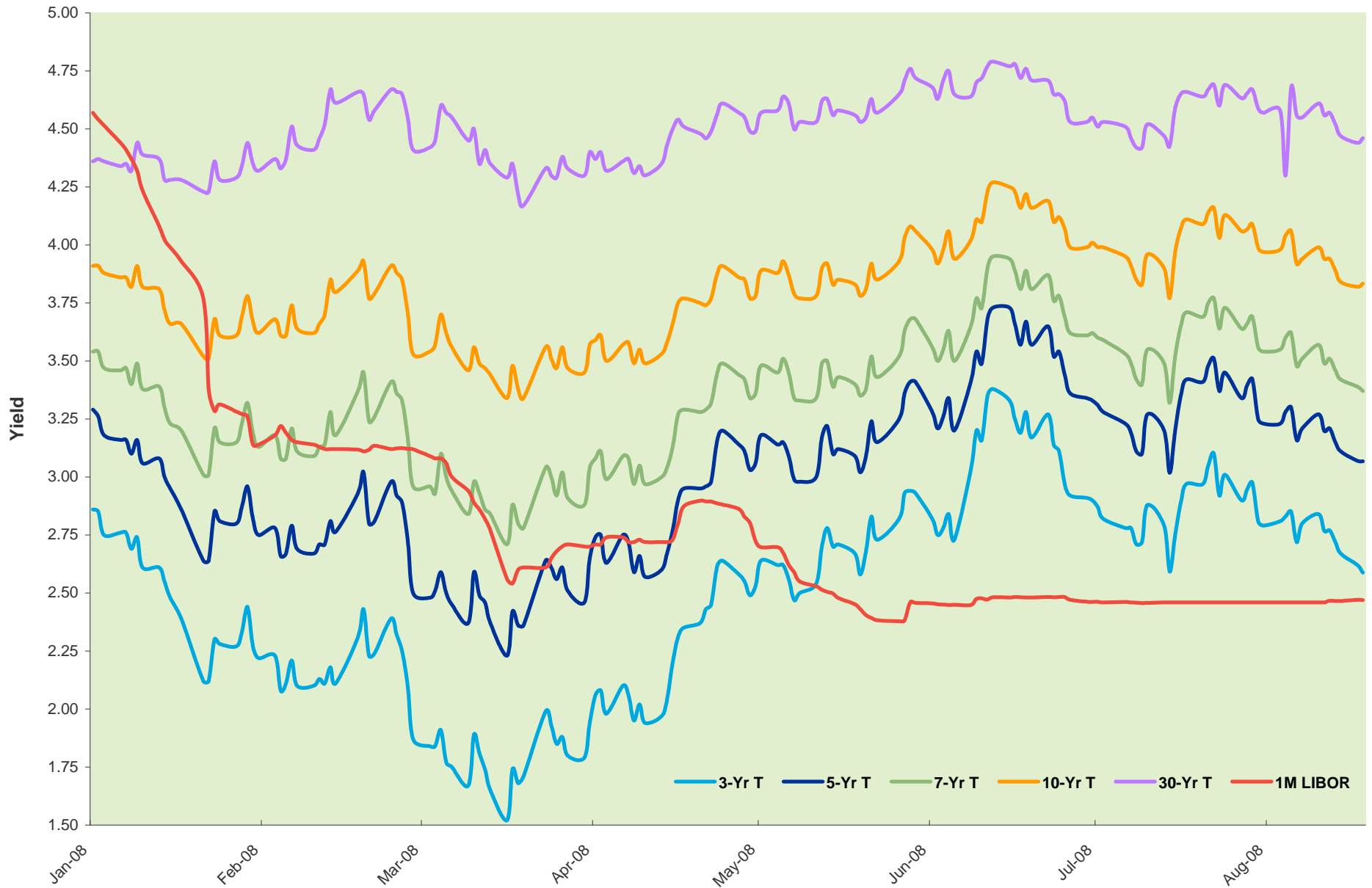
Commodities	Price
Gold	813.10
Copper	7,435.00
UInd. Gas	281.70
Nat. Gas	8.02
US Steel	1,125.00
Ch. Steel	455.00

CMBS	Spread	Yield
AAA	353.00	7.36%
AA	966.00	13.49%
A	1329.25	17.12%
BBB	2377.70	27.61%
BBB-	2762.70	31.46%

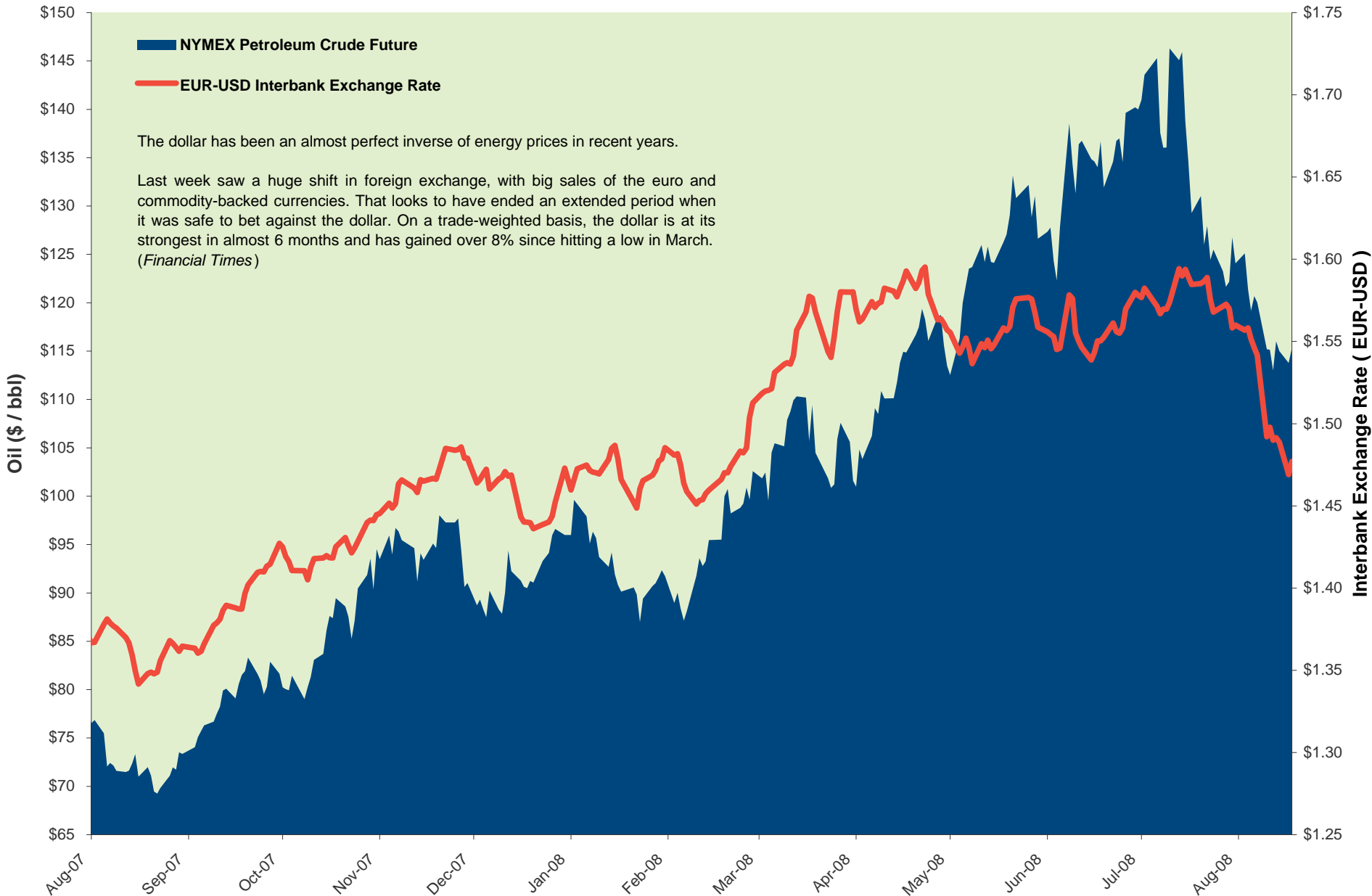


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Selected Yields



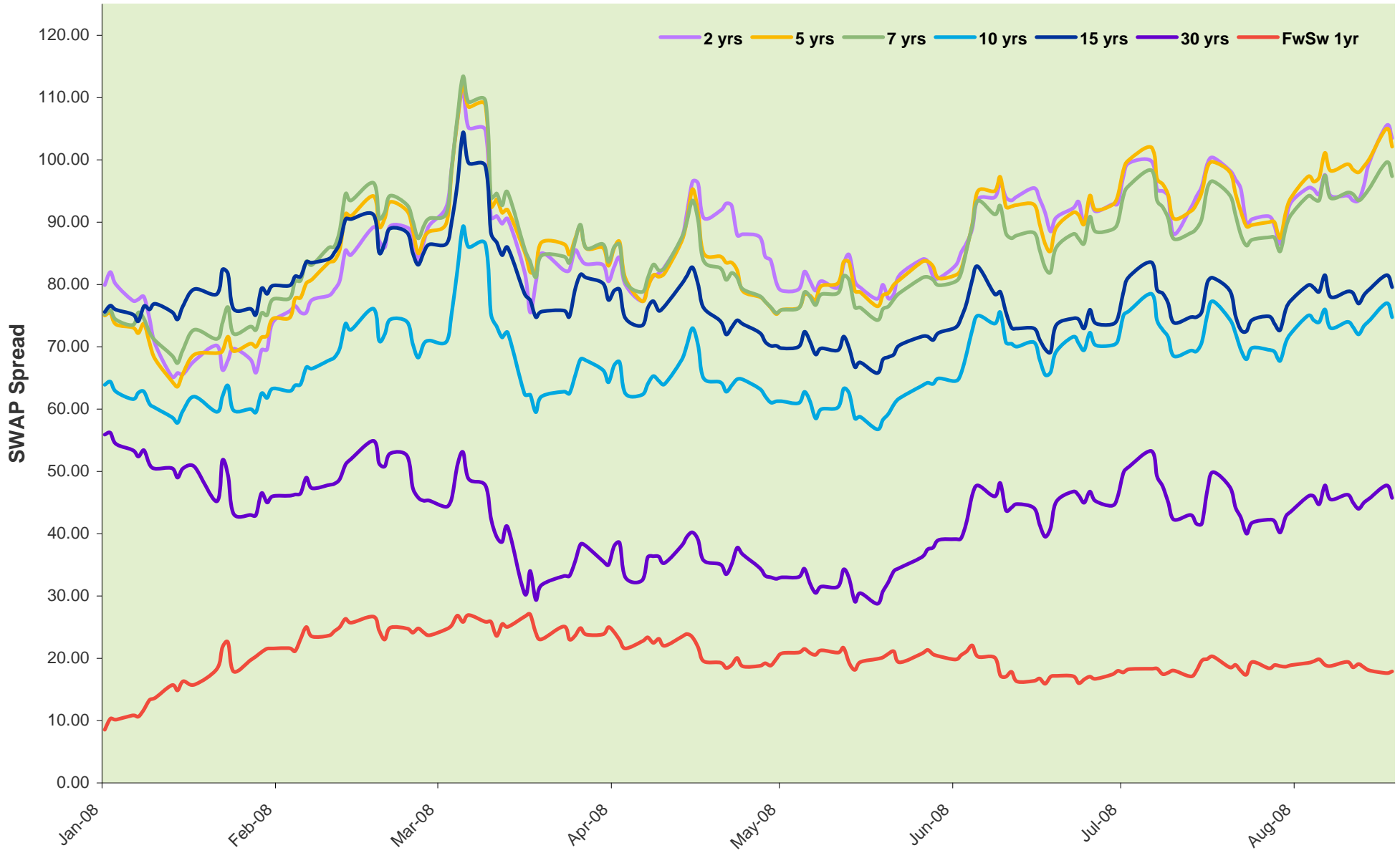
U.S. Dollar & Energy Prices (Oil)



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



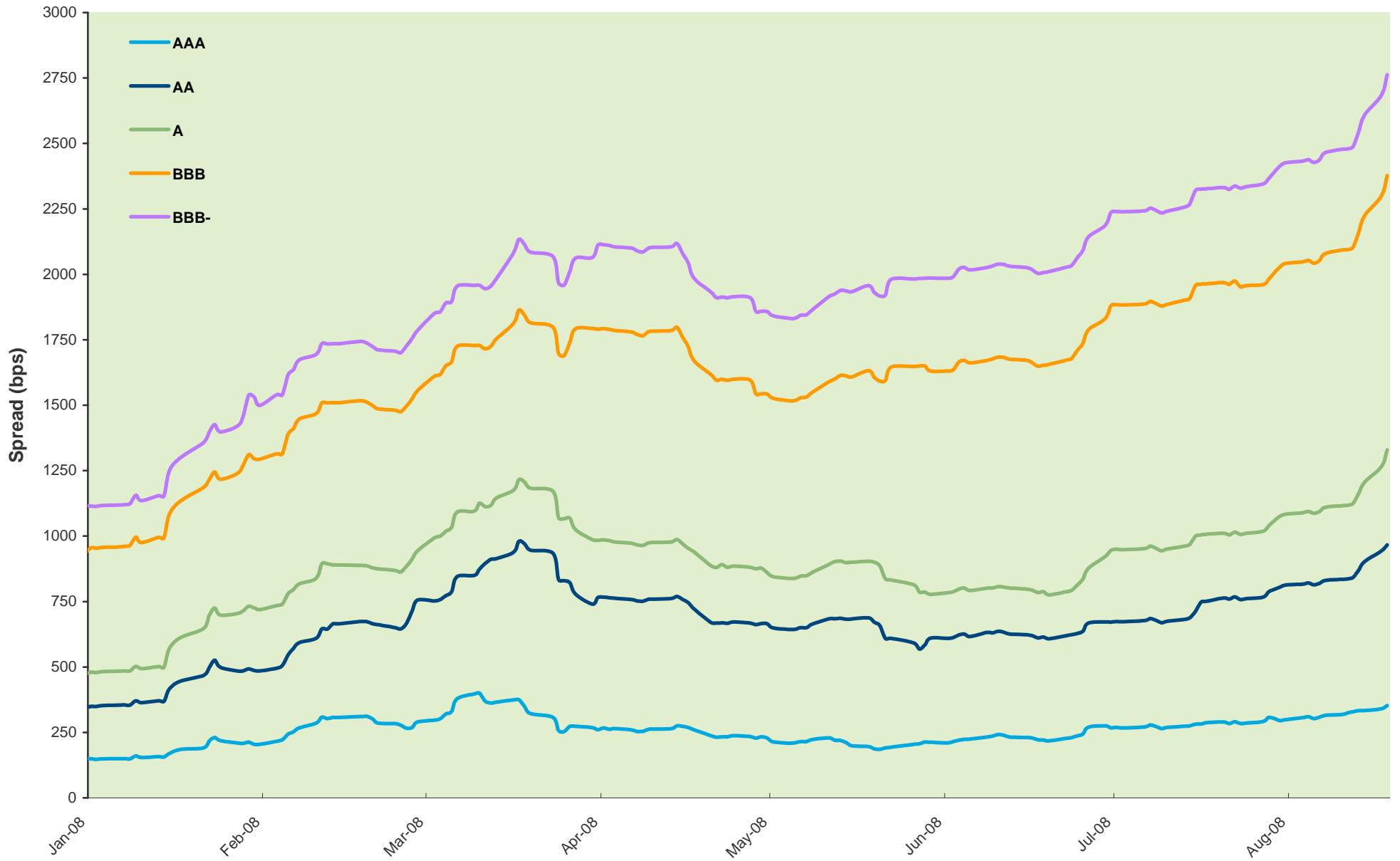
SWAP Spreads



Source: Strategic Alliance Mortgage



Selected CMBS Spreads



Source: Strategic Alliance Mortgage

