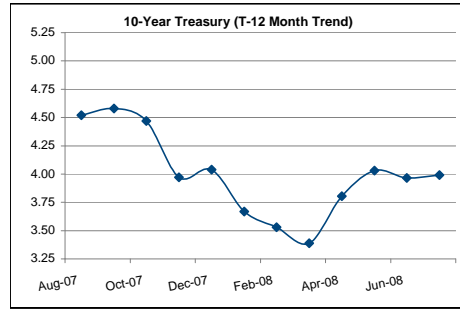


# Colliers Meredith & Grew Capital Markets Group

## YIELDS & RATES CURRENT AS OF 08/26/08

**TODAY'S TEN YEAR TREASURY YIELD: 3.80%**



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	
08/31/07	4.15	4.23	4.34	4.52	-5.75%	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	
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	

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	
07/14/08	2.79	3.20	3.49	3.90	2.05%	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	

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	
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	

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	
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	

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	
08/04/08	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	

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	
08/11/08	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	

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	
08/18/08	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	2.61	3.07	3.39	3.83	0.26%	4.50	4.47	5.00	2.47	2.81	3.13	
08/20/08	2.54	3.00	3.34	3.79	-1.06%	4.46	4.43	5.00	2.47	2.81	3.12	
08/21/08	2.62	3.08	3.40	3.84	1.30%	4.49	4.46	5.00	2.47	2.81	3.10	
08/22/08	2.70	3.14	3.45	3.87	0.78%	4.50	4.46	5.00	2.47	2.81	3.11	

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	2.61	3.06	3.36	3.80	0.29%	4.43	4.41	5.00	2.47	2.81	3.12	
08/27/08												
08/28/08												
08/29/08												

Swap	
2 yrs	101.00
5 yrs	100.75
7 yrs	94.79
10 yrs	72.30
15 yrs	77.00
30 yrs	43.75

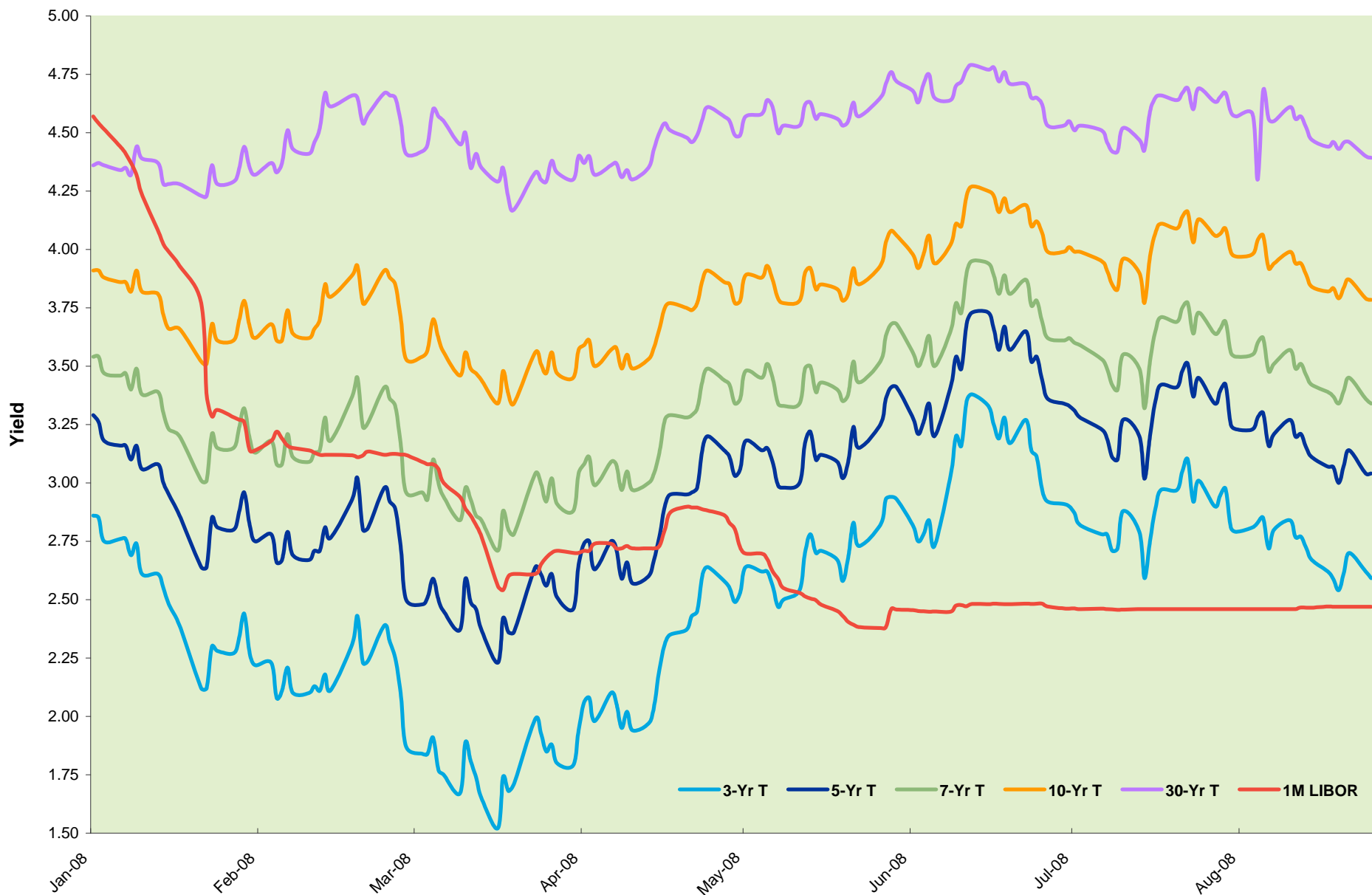
Commodities	
Gold	811.22
Copper	7,765.00
Und. Gas	288.23
Nat. Gas	7.83
US Steel	1,125.00
Ch. Steel	455.00

CMBS	Spread	Yield
AAA	365.75	7.46%
AA	1022.75	14.03%
A	1586.00	19.66%
BBB	2639.45	30.20%
BBB-	3039.45	34.20%

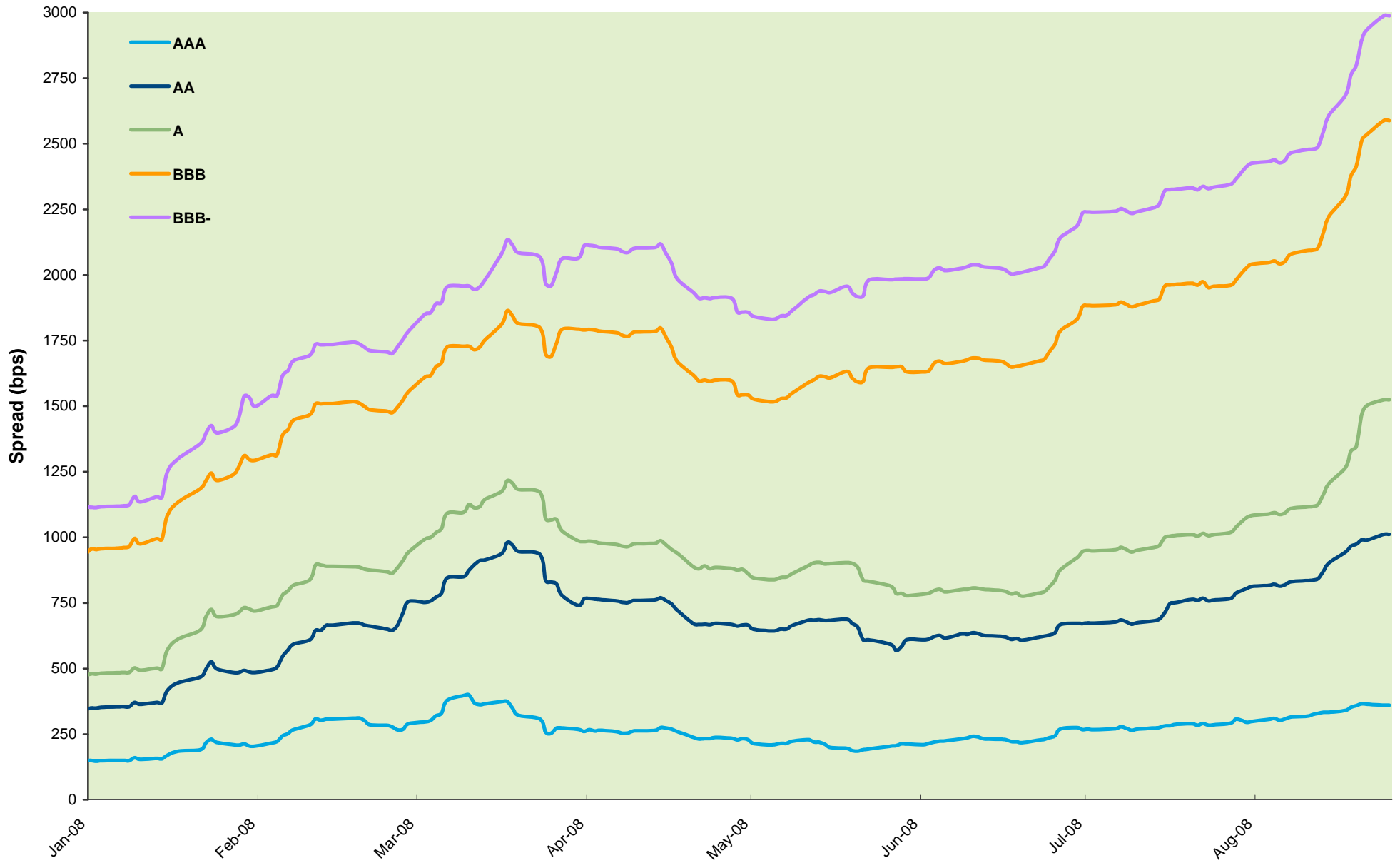


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# Selected Yields



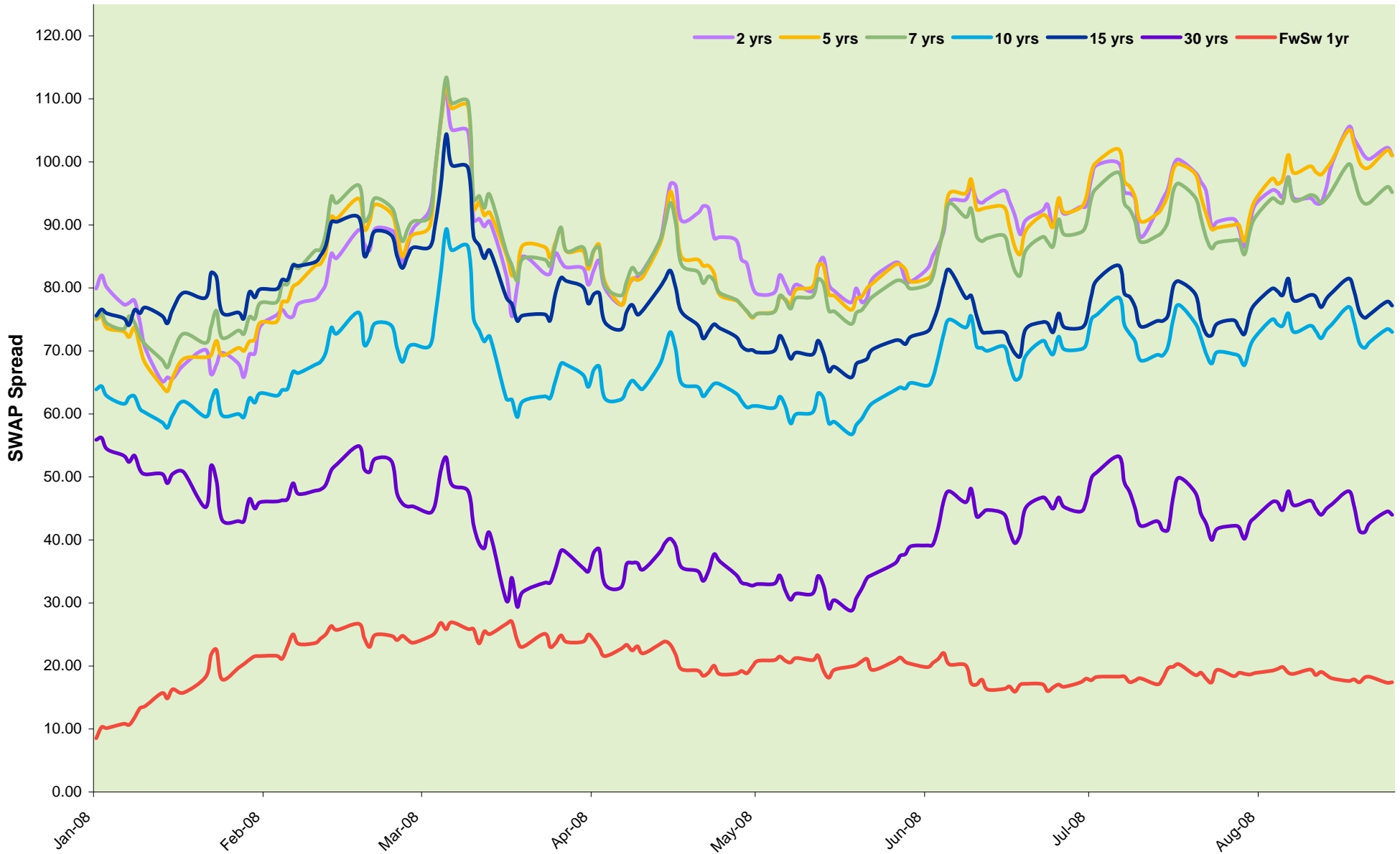
# Selected CMBS Spreads



Source: Strategic Alliance Mortgage



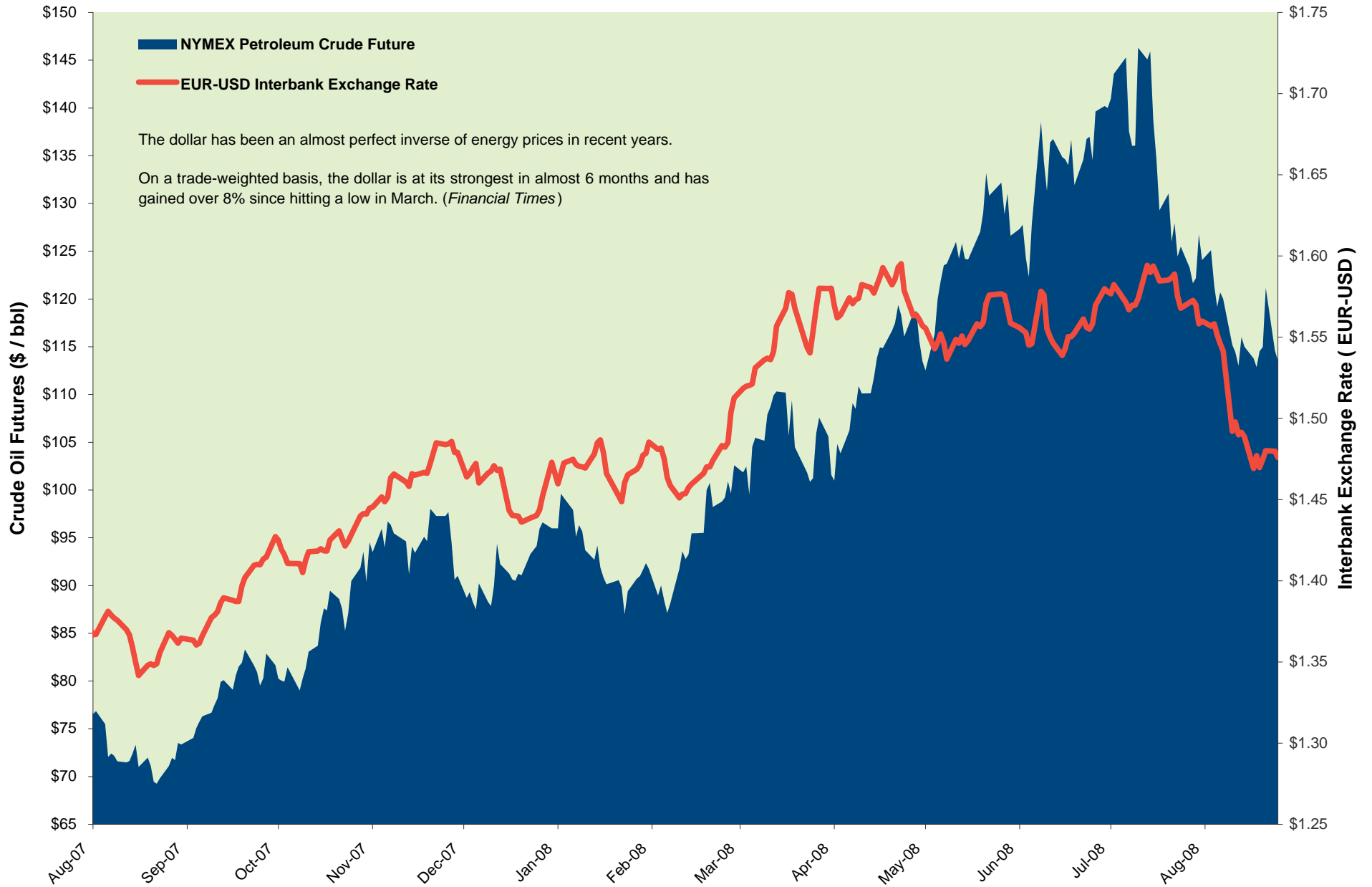
# SWAP Spreads



Source: Strategic Alliance Mortgage



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



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory

