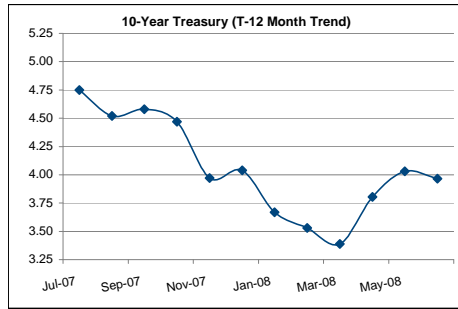


# Colliers Meredith & Grew Capital Markets Group

## YIELDS & RATES CURRENT AS OF 08/07/08



**TODAY'S TEN YEAR TREASURY YIELD: 3.95%**

Date	Treasury Bonds, Notes, & Bills					Gain/Loss %	LIBOR					
	3-Years	5-Years	7-Years	10-Years	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					Gain/Loss %	LIBOR					
	3-Years	5-Years	7-Years	10-Years	20-Years		30-Years	Prime	1-month	3-month	6-month	
06/23/08	3.18	3.58	3.80	4.14	0.02%	4.42	4.69	5.00	2.48	2.80	3.18	
06/24/08	3.20	3.59	3.80	4.14	-0.15%	4.40	4.67	5.00	2.48	2.81	3.19	
06/25/08	3.16	3.58	3.80	4.13	-0.10%	4.40	4.68	5.00	2.48	2.81	3.17	
06/26/08	3.01	3.46	3.70	4.06	-1.65%	4.35	4.63	5.00	2.48	2.80	3.13	
06/27/08	2.94	3.36	3.61	3.98	-2.24%	4.25	4.53	5.00	2.47	2.79	3.15	

Date	Treasury Bonds, Notes, & Bills					Gain/Loss %	LIBOR					
	3-Years	5-Years	7-Years	10-Years	20-Years		30-Years	Prime	1-month	3-month	6-month	
06/30/08	2.90	3.33	3.58	3.97	-0.25%	4.24	4.52	5.00	2.46	2.78	3.11	
07/01/08	2.90	3.33	3.62	4.01	1.12%	4.60	4.49	5.00	2.46	2.79	3.12	
07/02/08	2.87	3.31	3.60	3.99	-0.58%	4.57	4.53	5.00	2.46	2.79	3.13	
07/03/08	2.82	3.28	3.59	3.99	0.08%	4.58	4.53	5.00	2.46	2.79	3.11	
07/04/08												

Date	Treasury Bonds, Notes, & Bills					Gain/Loss %	LIBOR					
	3-Years	5-Years	7-Years	10-Years	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					Gain/Loss %	LIBOR					
	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	2.18%	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					Gain/Loss %	LIBOR					
	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	

Date	Treasury Bonds, Notes, & Bills					Gain/Loss %	LIBOR					
	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	

Date	Treasury Bonds, Notes, & Bills					Gain/Loss %	LIBOR					
	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	2.76	3.21	3.52	3.95	-2.84%	4.31	4.63	5.00	2.46	2.80	3.10	
08/08/08												

Swap	Rate
2 yrs	96.00
5 yrs	101.25
7 yrs	97.50
10 yrs	76.50
15 yrs	82.31
30 yrs	48.20

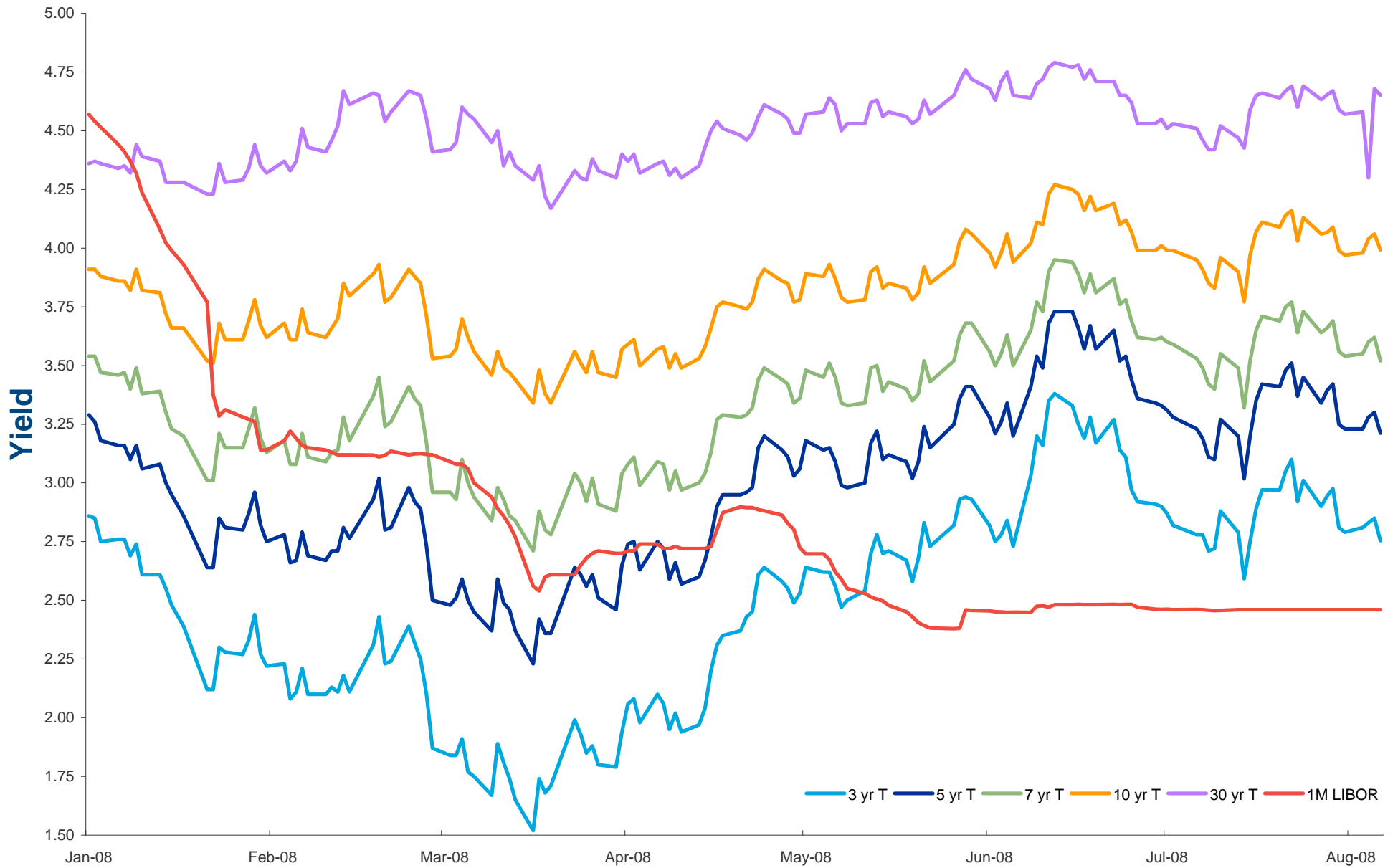
Commodities	Price
Gold	872.66
Copper	7,767.00
UInd. Gas	300.00
Nat. Gas	8.86
US Steel	1,125.00
Ch. Steel	455.00

CMBS	Spread	Yield
AAA	308.00	7.03%
AA	819.00	12.14%
A	1093.25	14.88%
BBB	2052.70	24.48%
BBB-	2437.70	28.33%



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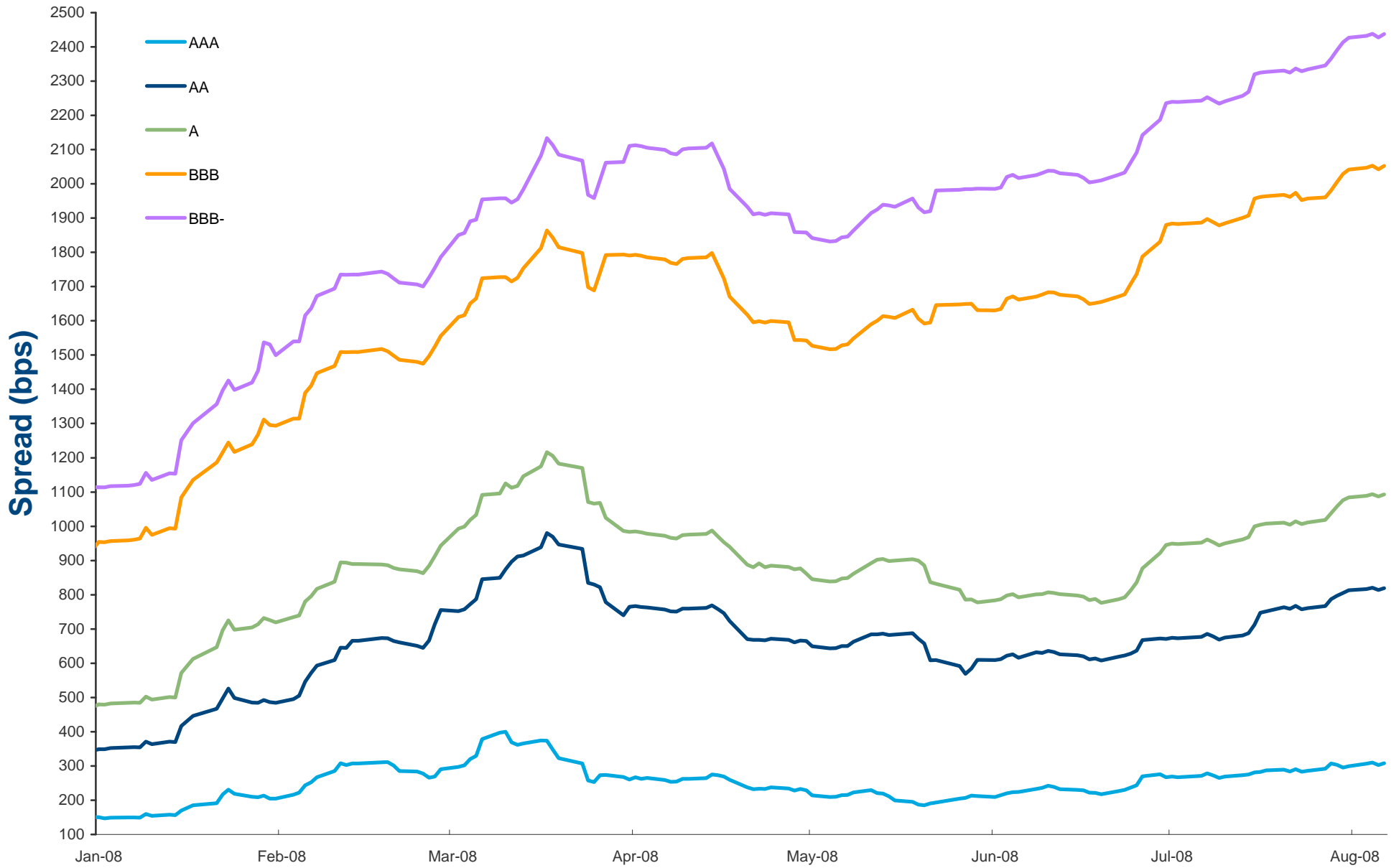
# SELECTED YIELDS



Source: Strategic Alliance Mortgage



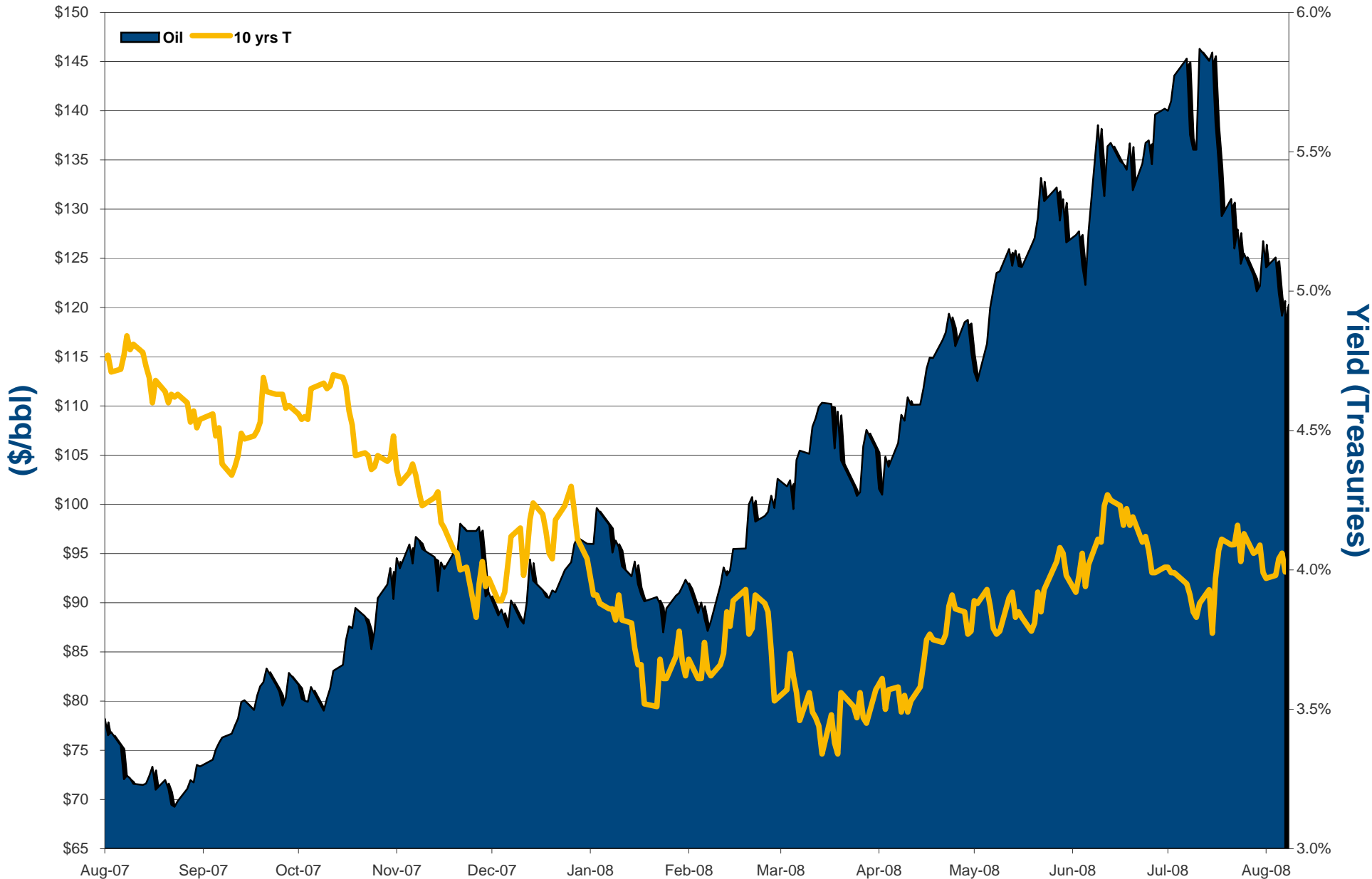
# SELECTED CMBS SPREADS



Source: Strategic Alliance Mortgage



# Energy Prices (Oil) & Treasuries



Source: Strategic Alliance Mortgage

