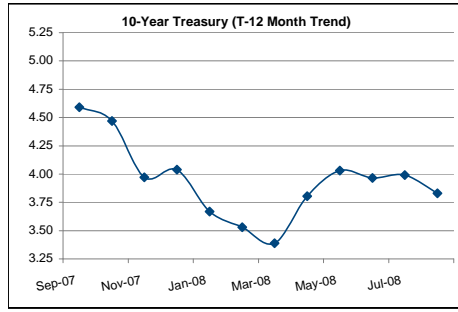


# Colliers Meredith & Grew Capital Markets Group

## YIELDS & RATES CURRENT AS OF 09/10/08



**TODAY'S TEN YEAR TREASURY YIELD: 3.62%**

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	
09/28/07	4.03	4.23	4.38	4.59	1.09%	4.89	4.83	8.25	5.12	5.17	5.23	
10/31/07	4.00	4.16	4.28	4.47	-2.68%	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	
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	

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	2.64	3.06	3.37	3.79	0.00%	4.43	4.40	5.00	2.47	2.81	3.12	
08/27/08	2.58	3.02	3.34	3.77	-0.53%	4.41	4.38	5.00	2.47	2.81	3.12	
08/28/08	2.62	3.09	3.42	3.79	0.53%	4.41	4.38	5.00	2.49	2.81	3.12	
08/29/08	2.60	3.10	3.45	3.83	1.04%	4.47	4.43	5.00	2.49	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	
09/01/08												
09/02/08	2.51	3.00	3.37	3.74	-2.41%	4.39	4.39	5.00	2.49	2.81	3.12	
09/03/08	2.48	2.95	3.29	3.71	-0.81%	4.36	4.32	5.00	2.49	2.81	3.11	
09/04/08	2.41	2.87	3.21	3.64	-1.92%	4.31	4.27	5.00	2.49	2.81	3.11	
09/05/08	2.44	2.91	3.24	3.66	0.55%	4.31	4.27	5.00	2.49	2.81	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	
09/08/08	2.49	2.96	3.26	3.66	0.00%	4.30	4.26	5.00	2.49	2.82	3.10	
09/09/08	2.43	2.90	3.21	3.62	-1.10%	4.24	4.20	5.00	2.49	2.82	3.12	
09/10/08	2.41	2.90	3.19	3.62	0.11%	4.25	4.21	5.00	2.49	2.82	3.09	
09/11/08												
09/12/08												

Swap	
2 yrs	94.25
5 yrs	88.50
7 yrs	83.06
10 yrs	61.50
15 yrs	66.69
30 yrs	36.25

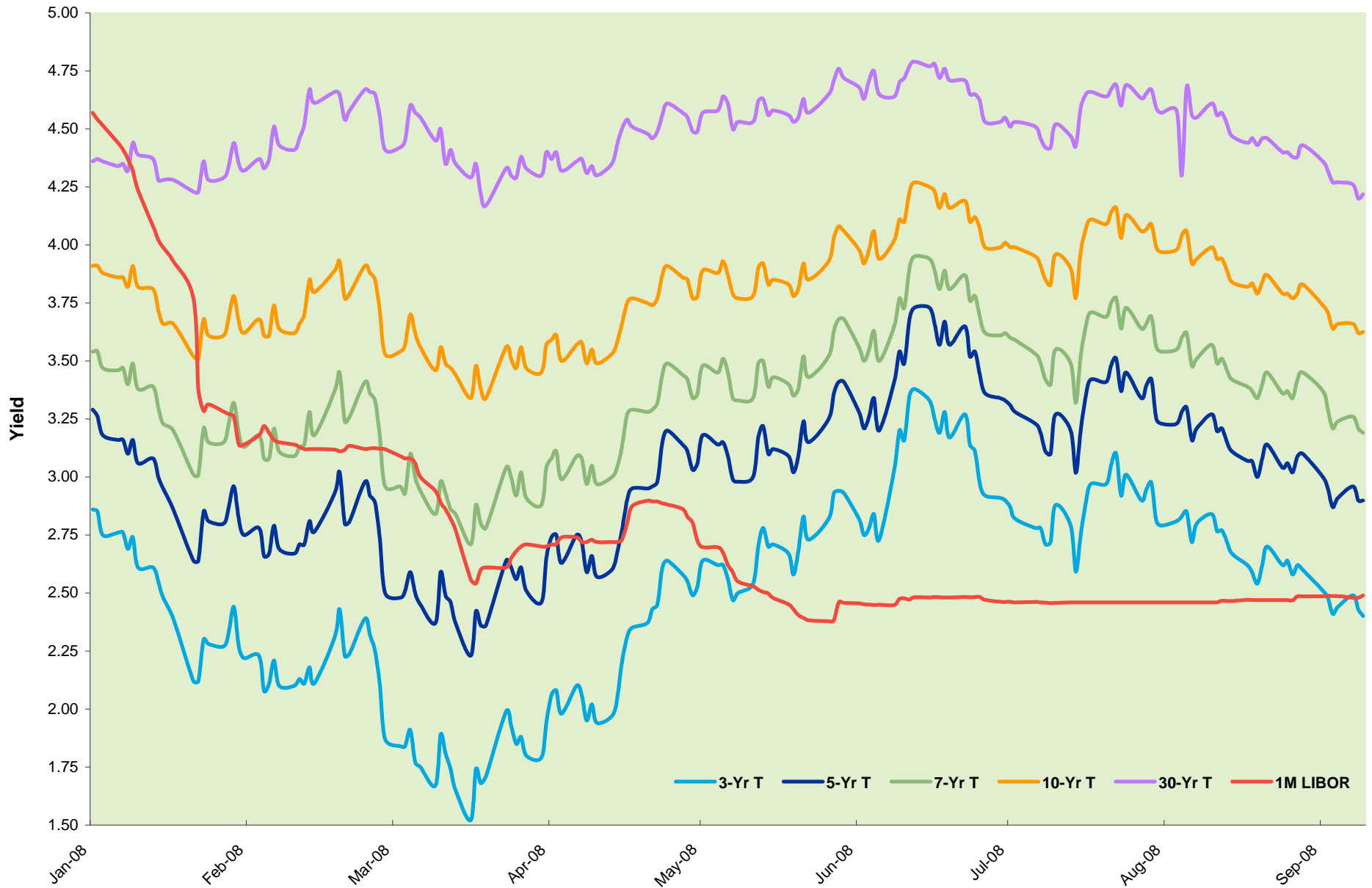
Commodities	
Gold	762.21
Copper	6,851.00
Und. Gas	263.45
Nat. Gas	7.39
US Steel	1,125.00
Ch. Steel	455.00

CMBS	Spread	Yield
AAA	343.75	7.06%
AA	1011.75	13.74%
A	1635.00	19.97%
BBB	2708.45	30.71%
BBB-	3078.45	34.41%

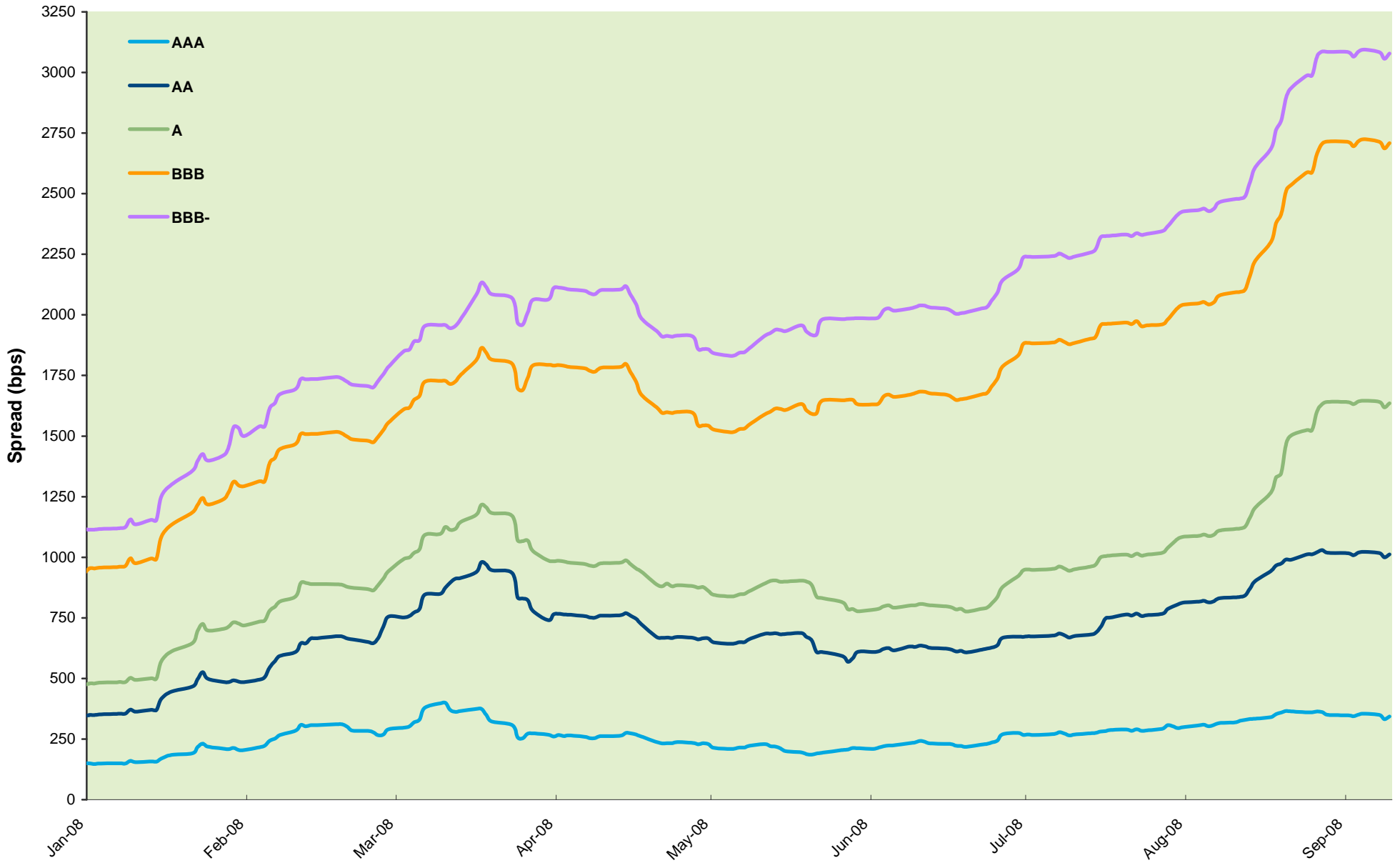


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# Selected Yields



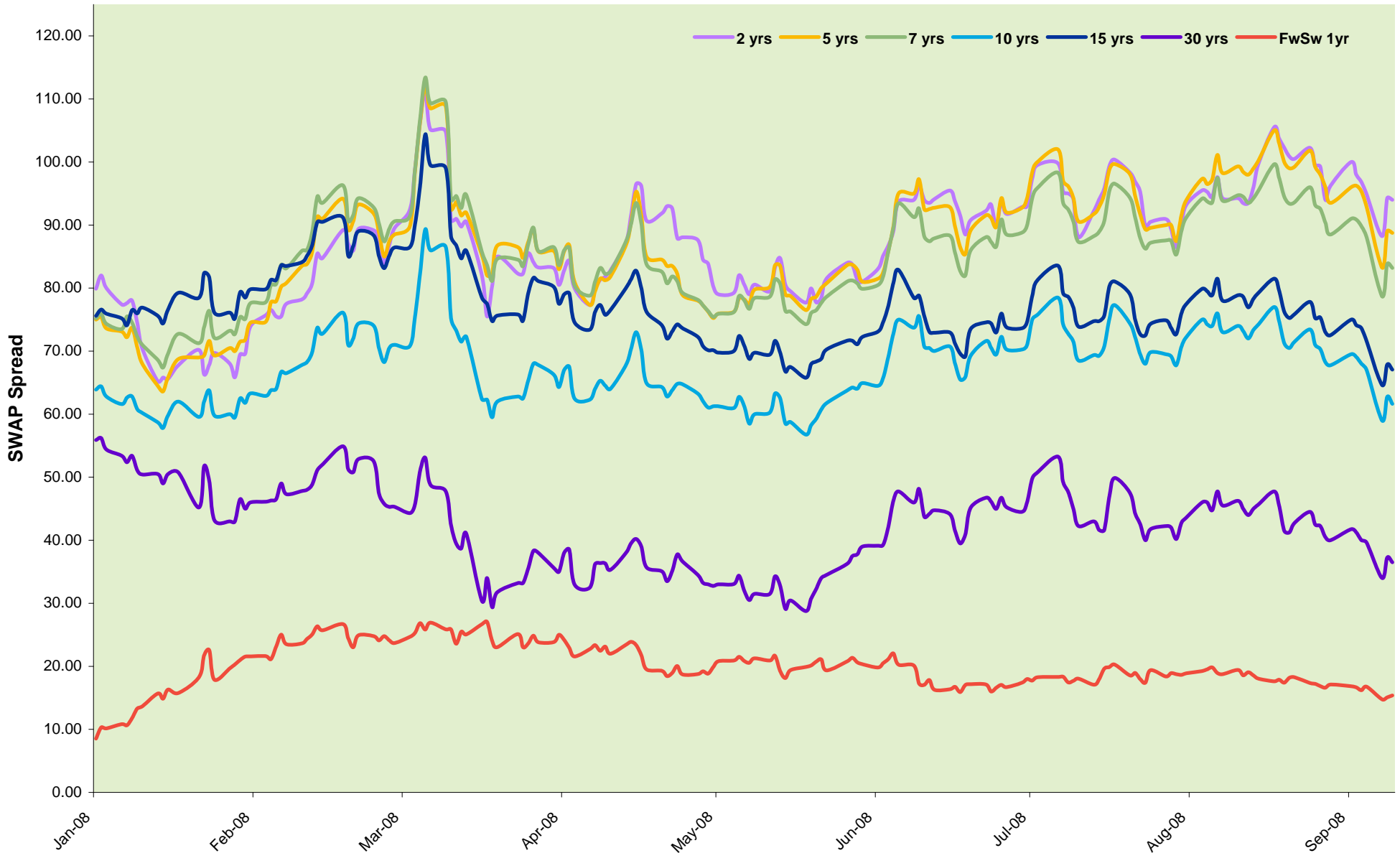
# Selected CMBS Spreads



Source: Strategic Alliance Mortgage



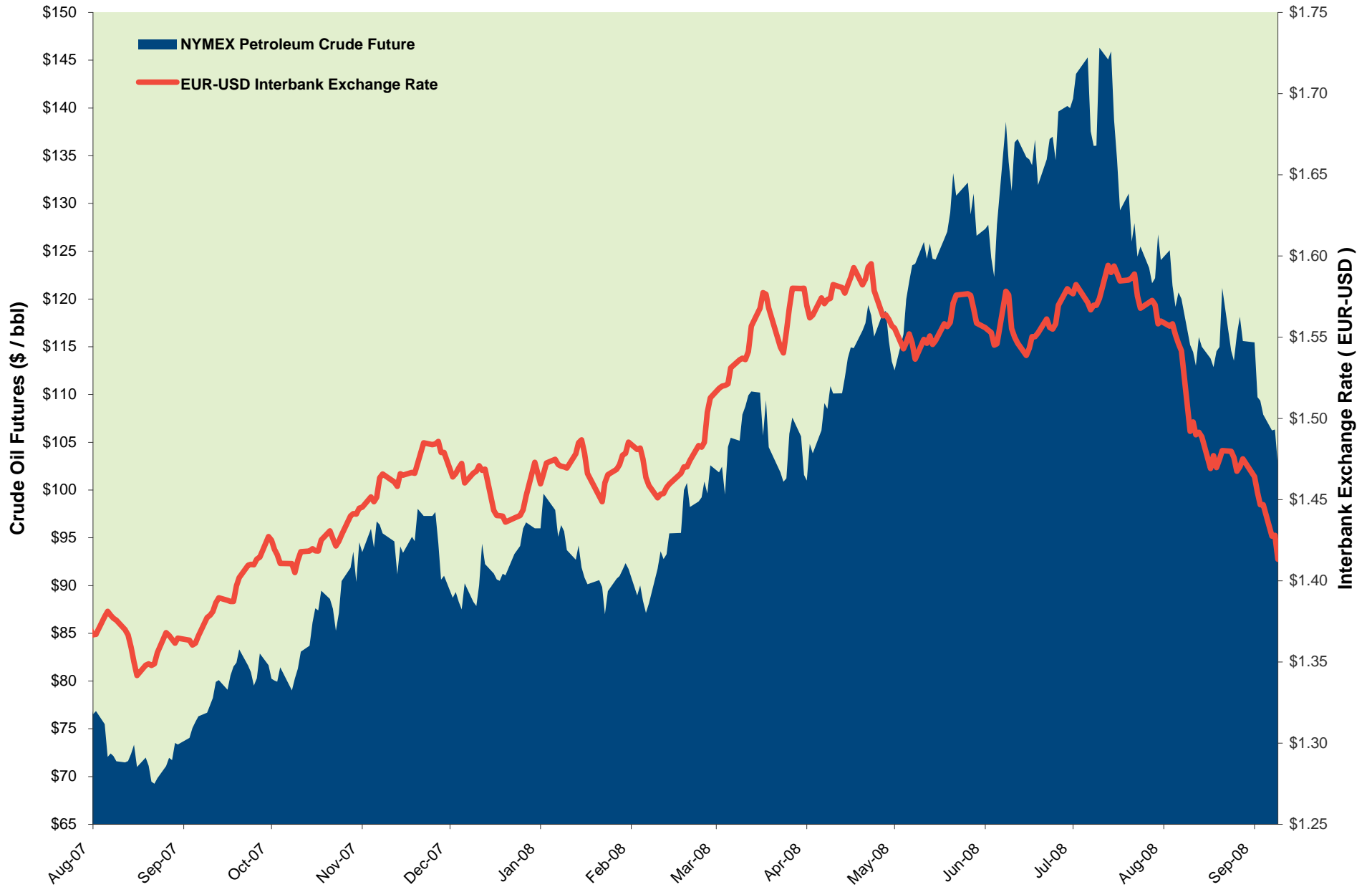
# SWAP Spreads



Source: Strategic Alliance Mortgage



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



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory

