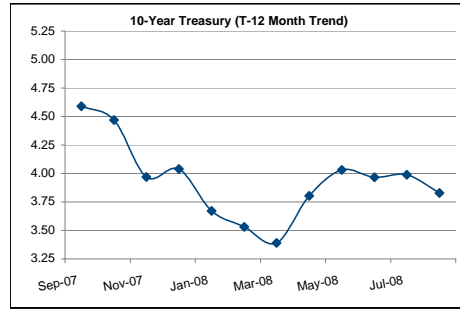


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 09/18/08

TODAY'S TEN YEAR TREASURY YIELD: 3.42%



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	
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	2.42	2.91	3.23	3.65	0.82%	4.27	4.23	5.00	2.49	2.82	3.09	
09/11/08	2.38	2.87	3.21	3.64	-0.27%	4.25	4.20	5.00	2.49	2.82	3.08	
09/12/08	2.45	2.97	3.32	3.74	2.67%	4.36	4.32	5.00	2.49	2.82	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	
09/15/08	2.01	2.59	2.99	3.47	-7.78%	4.14	4.12	5.00	2.50	2.82	3.00	
09/16/08	2.12	2.64	3.02	3.48	0.29%	4.12	4.08	5.00	2.75	2.88	3.02	
09/17/08	1.91	2.52	2.93	3.41	-2.05%	4.12	4.08	5.00	3.03	3.06	3.25	
09/18/08	1.90	2.51	2.88	3.42	0.38%	4.12	4.08	5.00	3.19	3.20	3.38	
09/19/08												

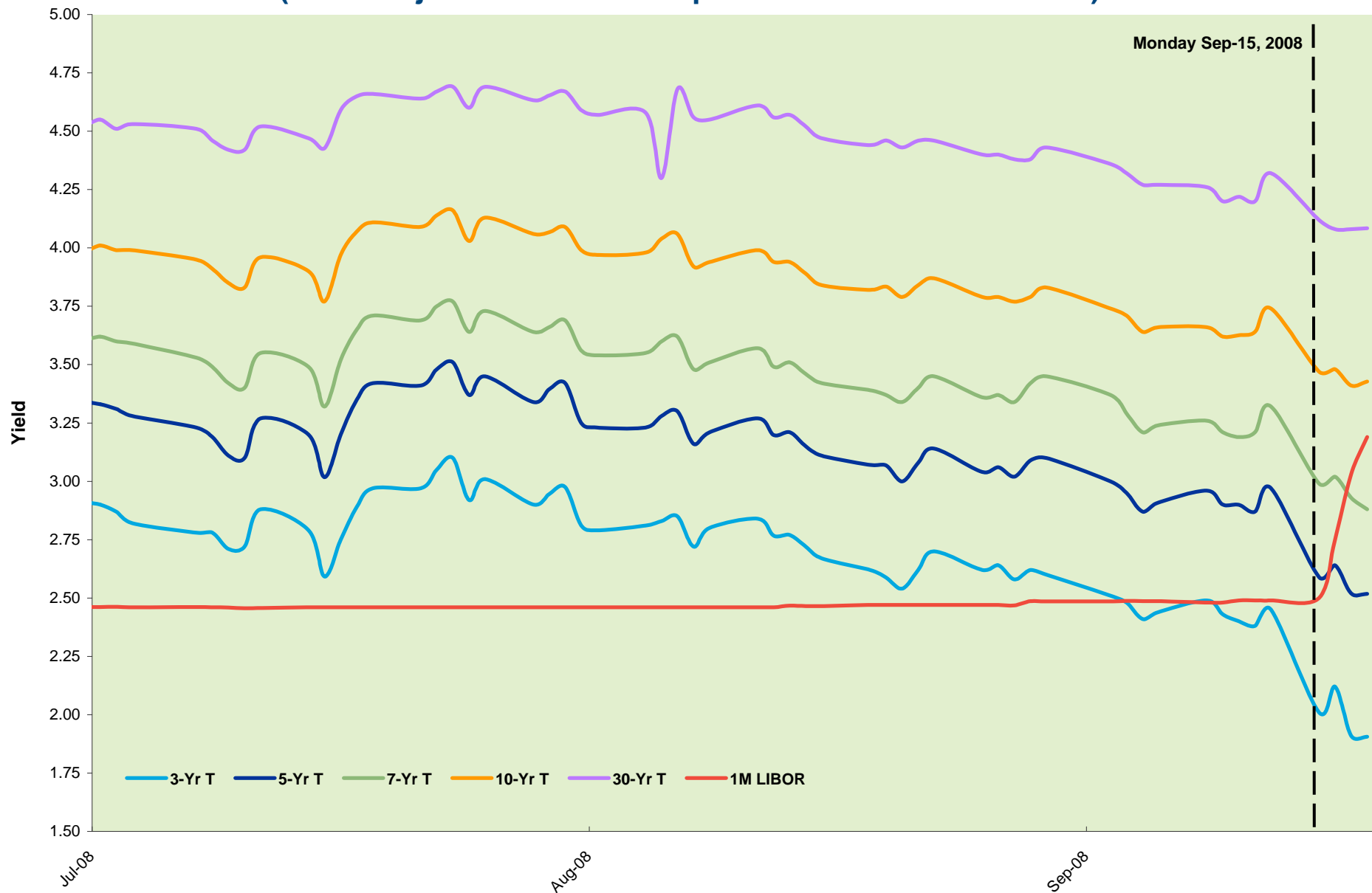
Swap	
2 yrs	131.00
5 yrs	108.75
7 yrs	99.25
10 yrs	69.81
15 yrs	74.31
30 yrs	38.00

Commodities	
Gold	859.61
Copper	6,813.00
Und. Gas	244.75
Nat. Gas	8.03
US Steel	940.00
Ch. Steel	455.00

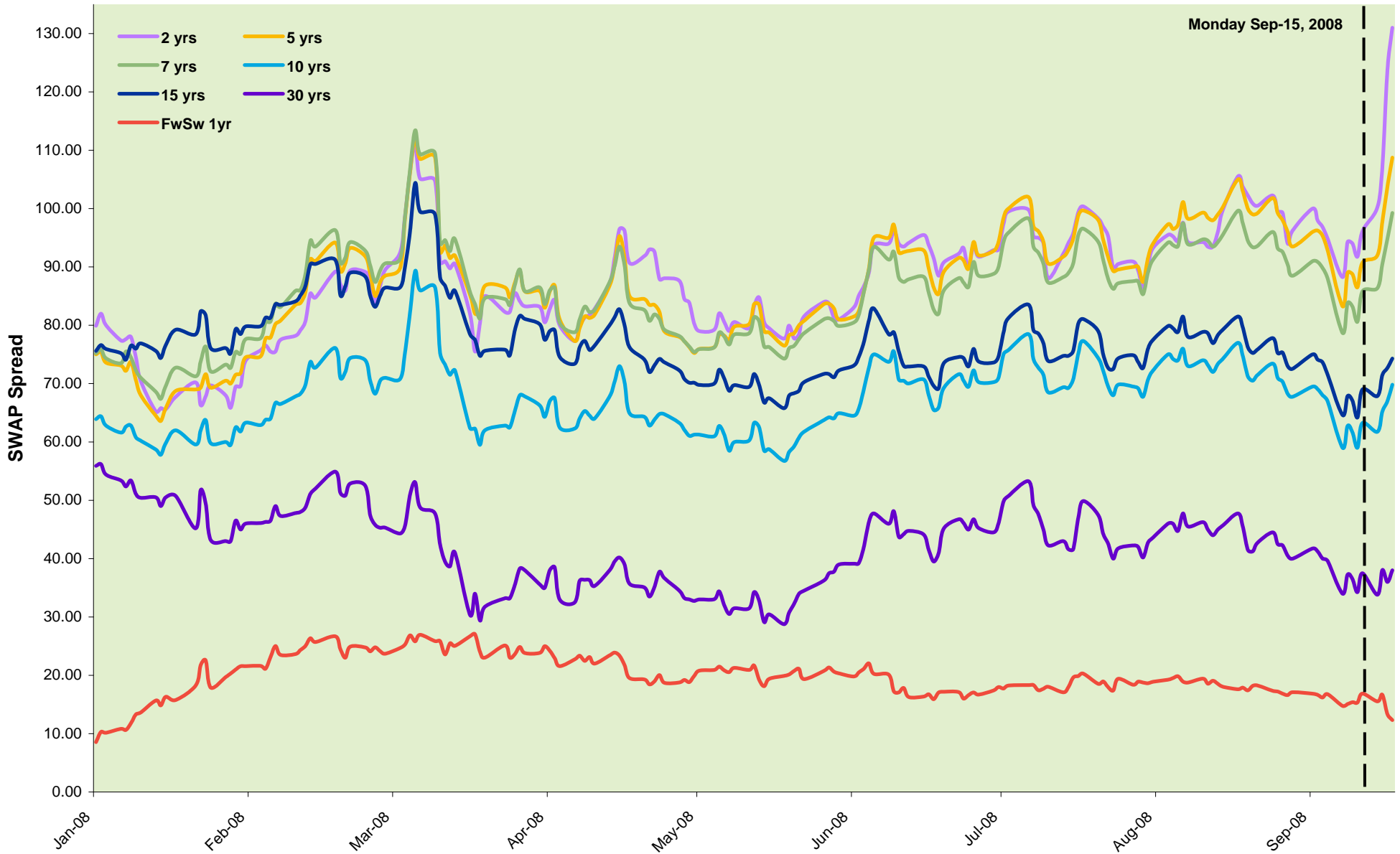
CMBS	Spread	Yield
AAA	426.00	7.68%
AA	1117.00	14.59%
A	1752.25	20.95%
BBB	2904.70	32.47%
BBB-	3297.70	36.40%



Selected Yields (Chart Adjusted to Reflect Impact of Crisis on Wall Street)



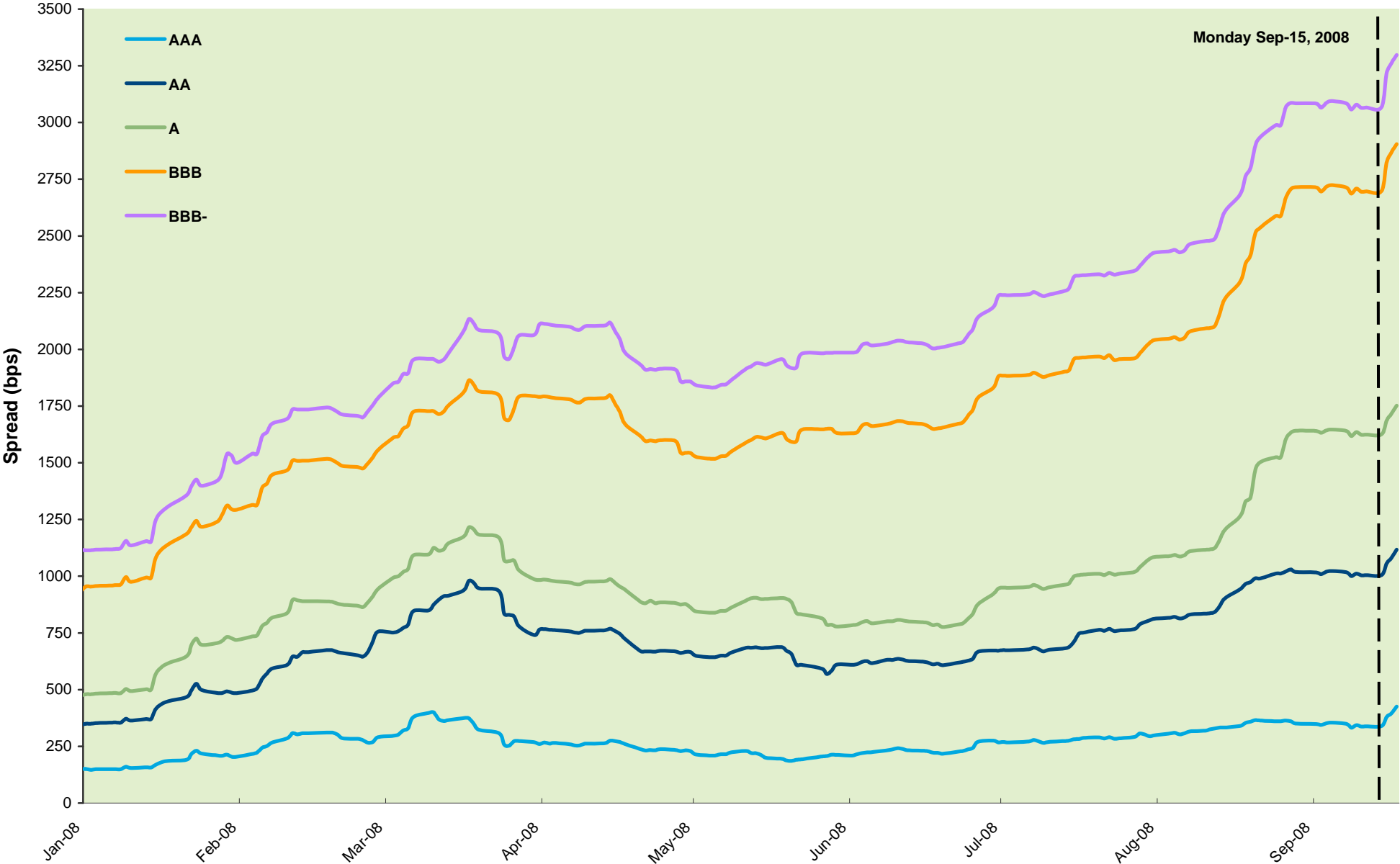
SWAP Spreads



Source: Strategic Alliance Mortgage



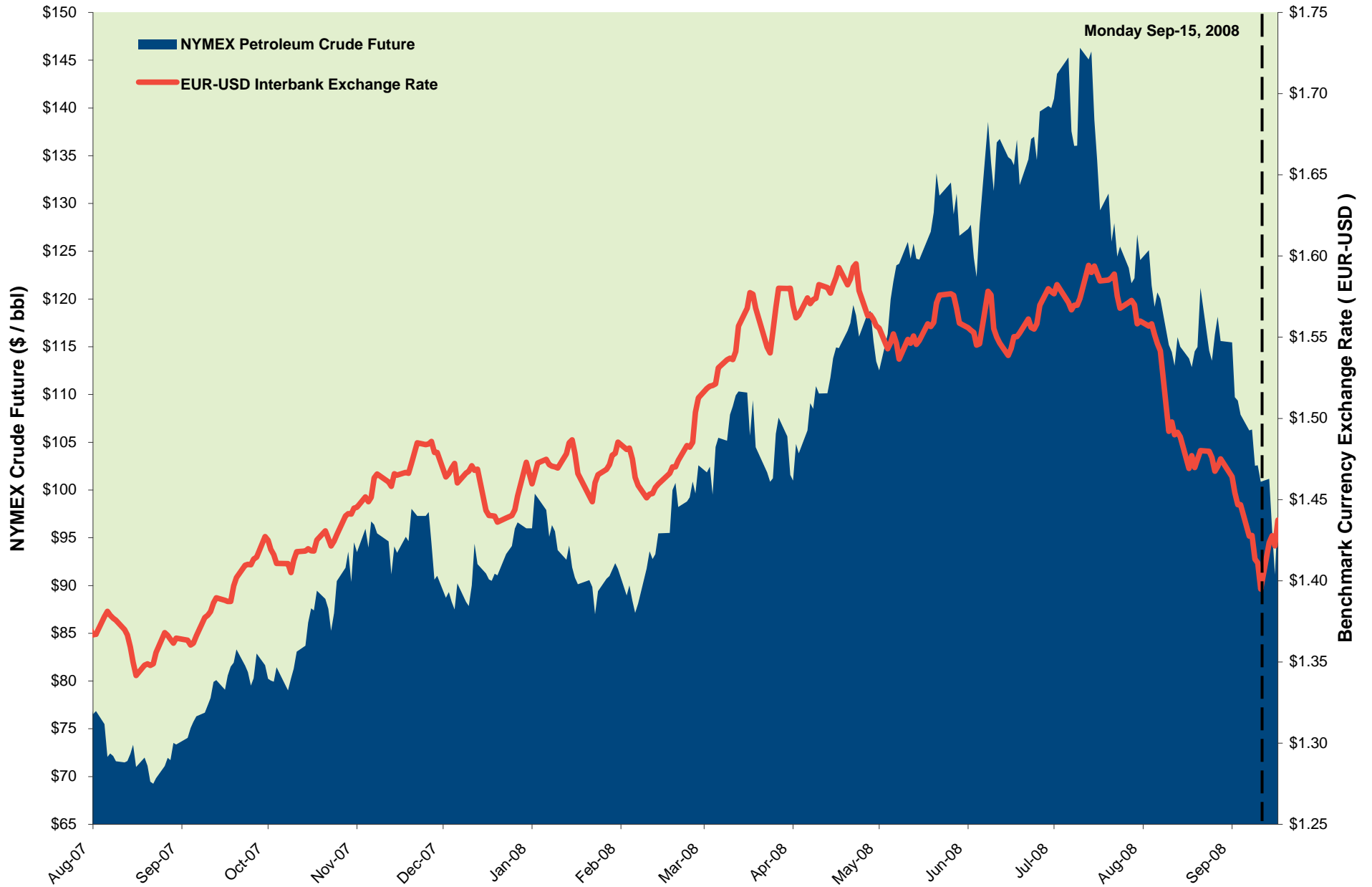
Selected CMBS Spreads



Source: Strategic Alliance Mortgage



U.S. Dollar & Energy Prices (Oil)



Monday Sep-15, 2008



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory