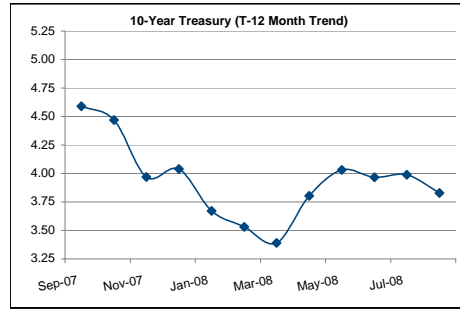


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 09/25/08

TODAY'S TEN YEAR TREASURY YIELD: 3.86%



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	
08/11/08	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	2.05	2.67	3.08	3.54	3.67%	4.19	4.14	5.00	3.19	3.20	3.38	
09/19/08	2.42	3.01	3.37	3.78	6.35%	4.42	4.36	5.00	3.19	3.21	3.46	

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	
09/22/08	2.41	3.04	3.42	3.83	1.31%	4.48	4.41	5.00	3.18	3.20	3.43	
09/23/08	2.40	3.03	3.41	3.85	0.52%	4.50	4.43	5.00	3.21	3.21	3.46	
09/24/08	2.26	2.91	3.31	3.80	-1.32%	4.48	4.40	5.00	3.43	3.48	3.70	
09/25/08	2.31	3.00	3.34	3.86	1.45%	4.90	4.42	5.00	3.71	3.77	3.98	
09/26/08												

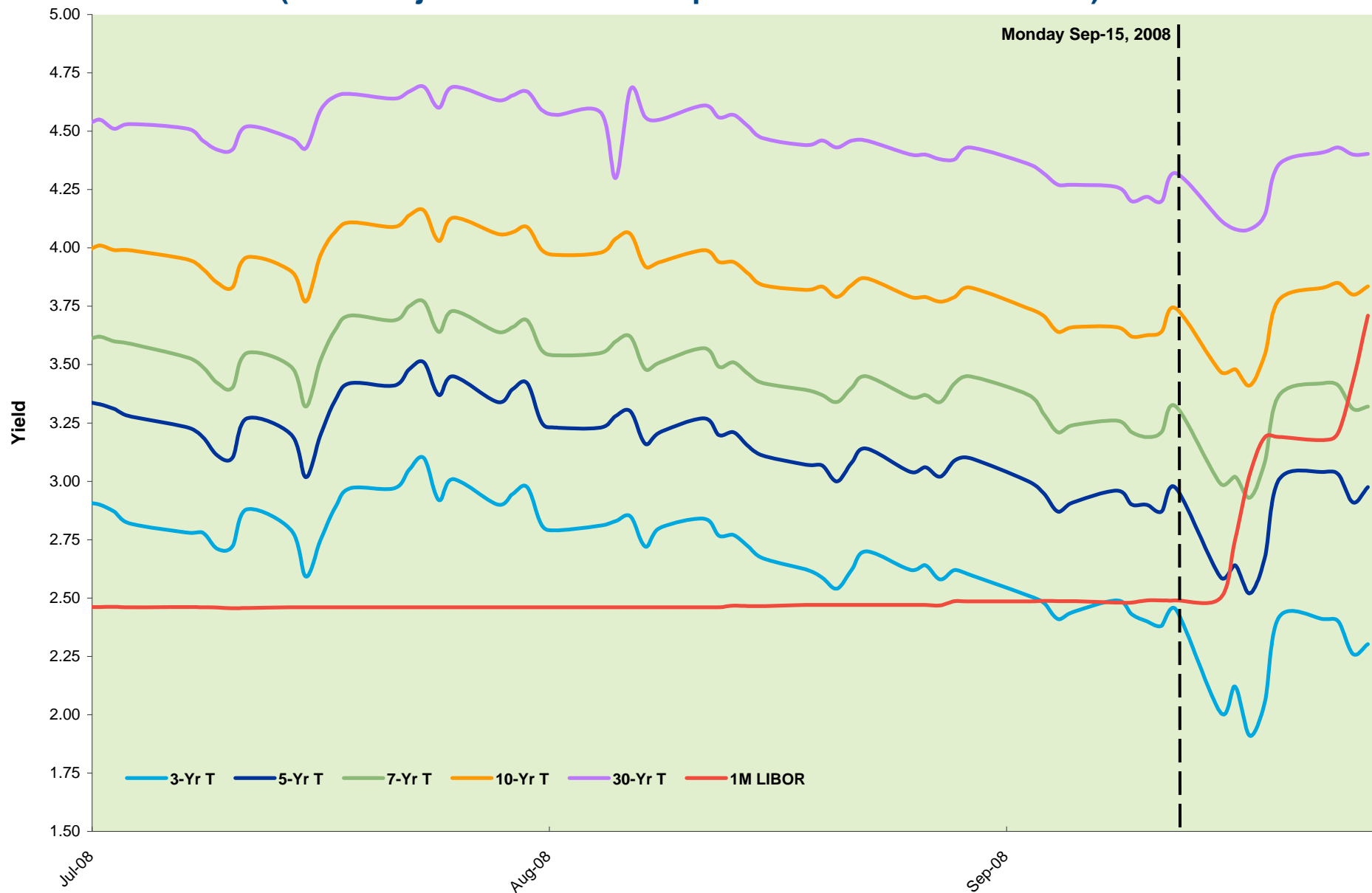
Swap	
2 yrs	150.50
5 yrs	120.50
7 yrs	104.87
10 yrs	71.62
15 yrs	73.06
30 yrs	41.75

Commodities	
Gold	883.53
Copper	6,926.50
Und. Gas	259.80
Nat. Gas	7.54
US Steel	940.00
Ch. Steel	455.00

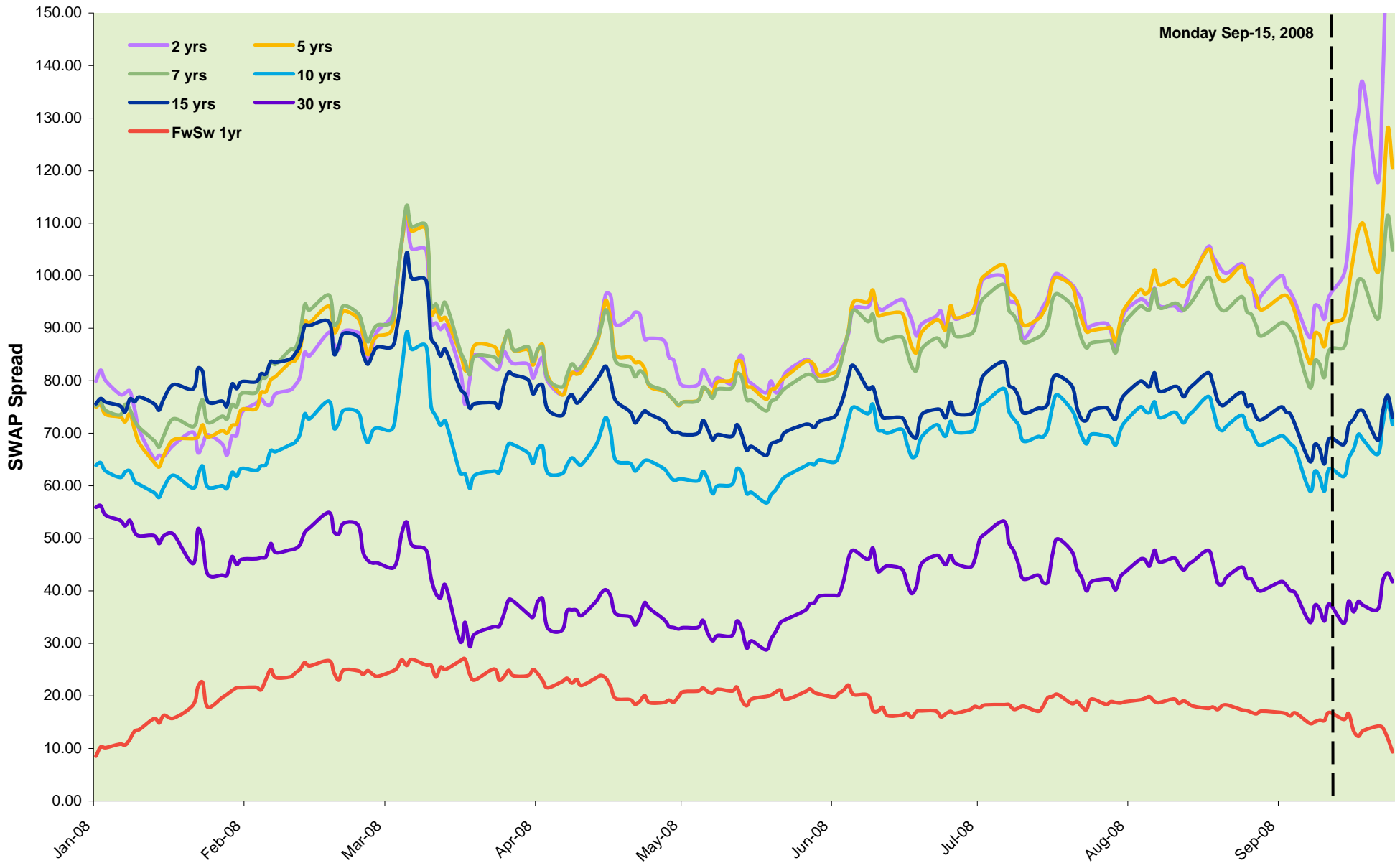
CMBS	Spread	Yield
AAA	385.00	7.71%
AA	919.00	13.05%
A	1518.25	19.04%
BBB	2571.70	29.57%
BBB-	2964.70	33.50%



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



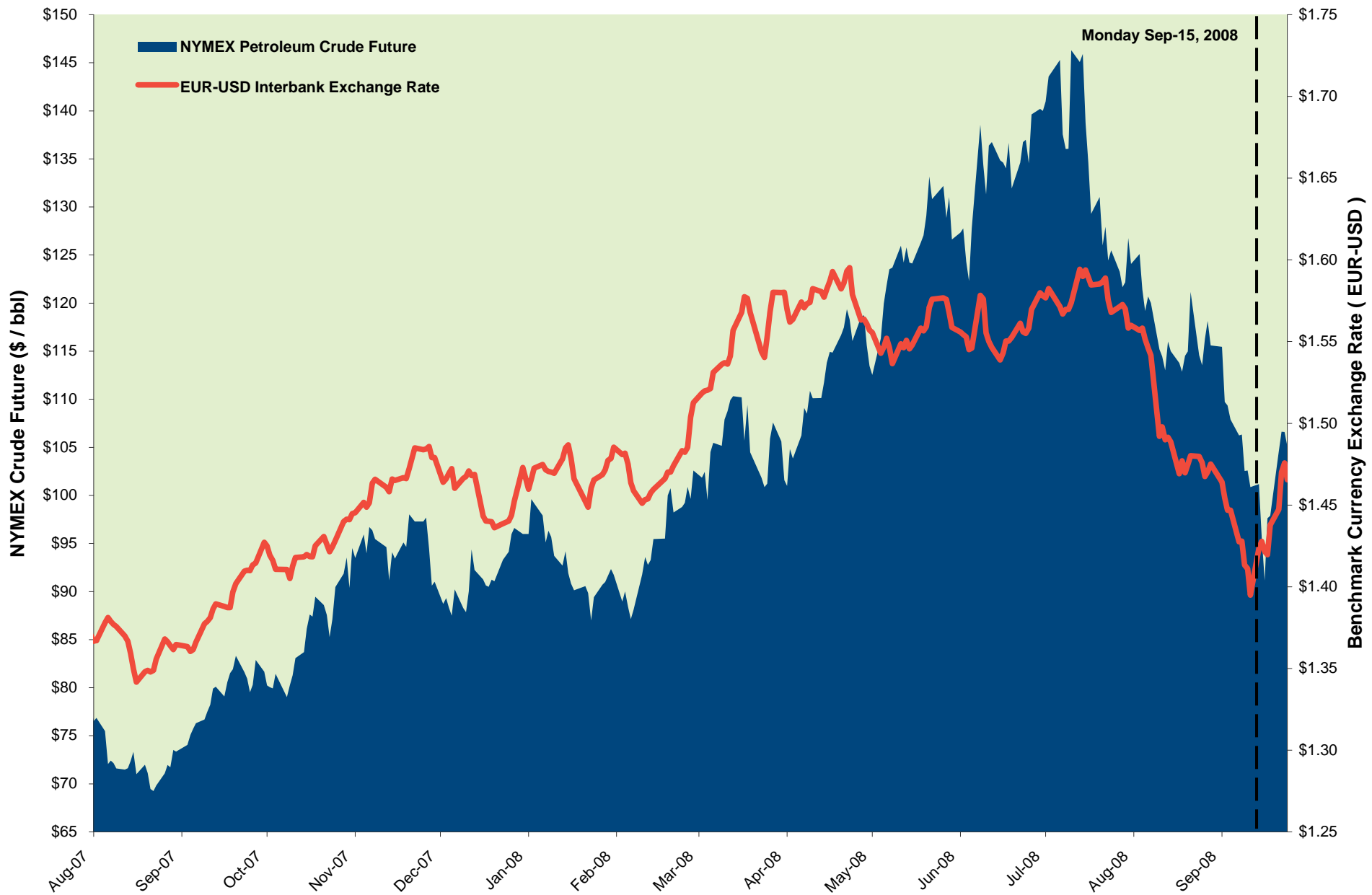
SWAP Spreads



Source: Strategic Alliance Mortgage



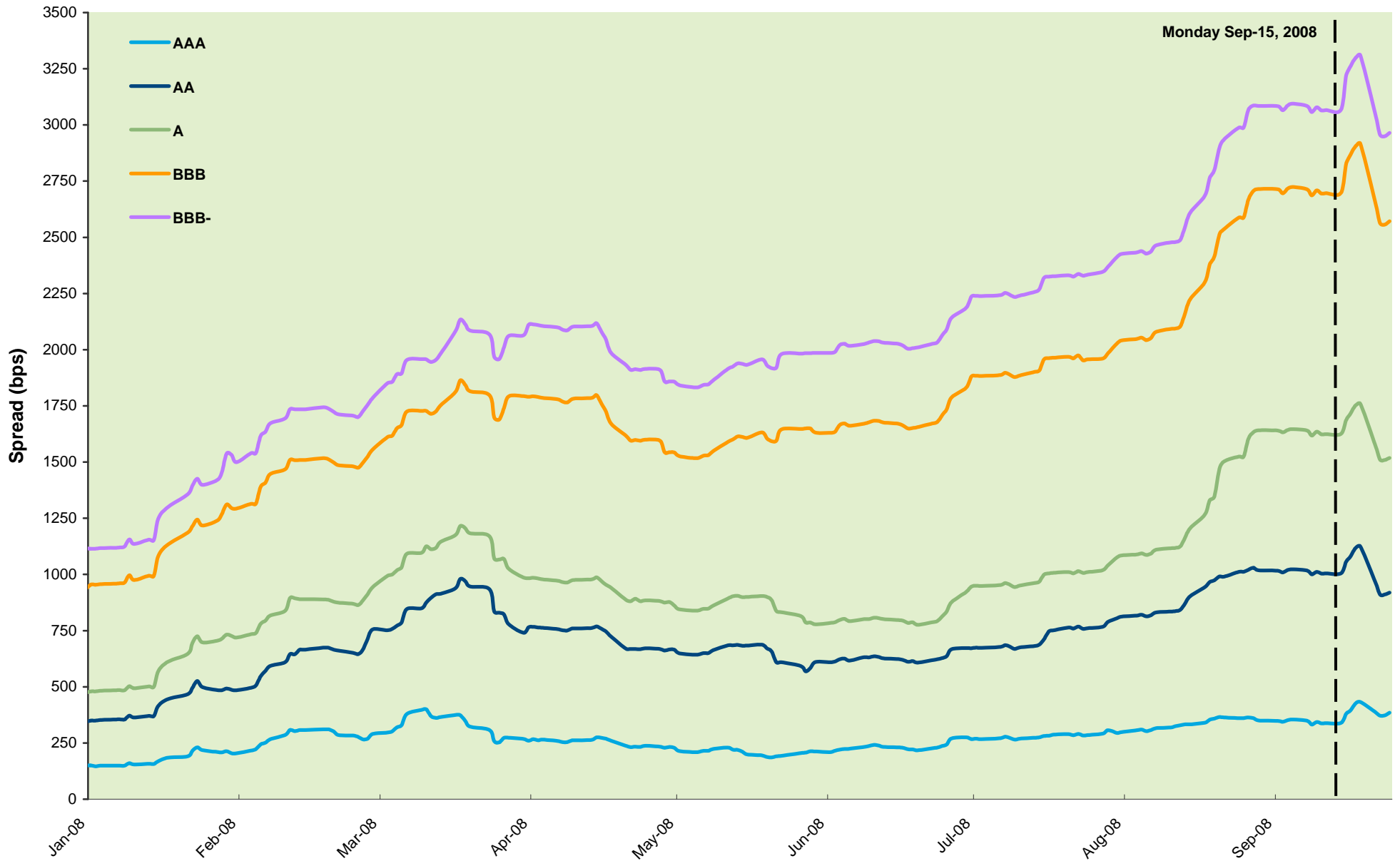
U.S. Dollar & Energy Prices (Oil)



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



Selected CMBS Spreads



Source: Strategic Alliance Mortgage

