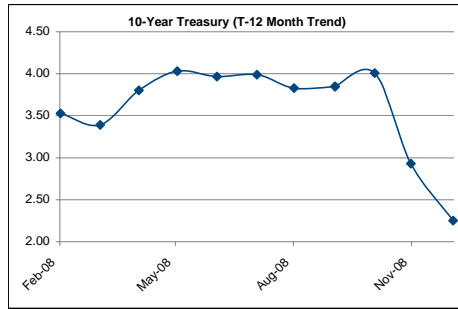


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES
CURRENT AS OF
01/29/09



TODAY'S TEN YEAR TREASURY YIELD: 2.69%

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
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	-1.64%	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
09/30/08	2.28	2.98	3.38	3.85	0.52%	4.43	4.31	5.00	3.93	4.05	3.98
09/30/08	2.28	2.98	3.38	3.85	0.00%	4.43	4.31	5.00	3.93	4.05	3.98
10/31/08	1.80	2.80	3.29	4.01	3.99%	4.74	4.35	4.00	2.58	3.03	3.12
11/28/08	1.27	1.93	2.35	2.93	-36.86%	3.71	3.45	4.00	1.90	2.22	2.77
12/31/08	1.00	1.55	1.87	2.25	-30.22%	3.05	2.69	3.25	0.44	1.43	1.75

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
12/15/08	1.02	1.50	1.92	2.53	-2.77%	3.29	2.98	4.00	1.83	2.19	2.60
12/16/08	0.88	1.34	1.77	2.37	-6.75%	3.16	2.86	4.00	0.88	1.85	2.17
12/17/08	0.98	1.35	1.70	2.20	-7.73%	3.01	2.66	3.25	0.58	1.58	1.89
12/18/08	0.92	1.26	1.59	2.08	-5.92%	2.86	2.53	3.25	0.51	1.53	1.86
12/19/08	1.02	1.35	1.66	2.13	2.49%	2.89	2.55	3.25	0.47	1.50	1.85

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
12/22/08	1.12	1.40	1.70	2.16	1.39%	2.92	2.60	3.25	0.46	1.47	1.83
12/23/08	1.13	1.53	1.81	2.18	0.92%	2.93	2.63	3.25	0.47	1.47	1.85
12/24/08	1.14	1.54	1.83	2.20	0.91%	2.94	2.63	3.25	0.47	1.47	1.83
12/25/08											
12/26/08	1.08	1.51	1.80	2.16	-1.85%	2.91	2.61	3.25	0.47	1.47	1.83

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
12/29/08	0.96	1.45	1.75	2.13	-1.41%	2.94	2.63	3.25	0.46	1.46	1.81
12/30/08	0.94	1.47	1.76	2.11	-0.95%	2.88	2.58	3.25	0.45	1.44	1.78
12/31/08	1.00	1.55	1.87	2.25	6.22%	3.05	2.69	3.25	0.44	1.43	1.75
01/01/09											
01/02/09	1.14	1.72	2.07	2.46	8.54%	3.22	2.83	3.25	0.43	1.41	1.75

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
01/05/09	1.08	1.67	2.07	2.49	1.20%	3.37	3.00	3.25	0.43	1.42	1.79
01/06/09	1.10	1.68	2.07	2.51	0.80%	3.41	3.04	3.25	0.42	1.41	1.77
01/07/09	1.15	1.66	2.02	2.52	0.40%	3.41	3.05	3.25	0.41	1.40	1.75
01/08/09	1.16	1.60	1.95	2.47	-2.02%	3.40	3.04	3.25	0.39	1.35	1.69
01/09/09	1.11	1.51	1.88	2.43	-1.65%	3.39	3.04	3.25	0.37	1.26	1.60

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
01/12/09	1.09	1.45	1.81	2.34	-3.85%	3.30	2.99	3.25	0.34	1.16	1.51
01/13/09	1.07	1.44	1.80	2.33	-0.43%	3.30	3.00	3.25	0.33	1.09	1.47
01/14/09	1.03	1.36	1.71	2.24	-4.02%	3.17	2.89	3.25	0.33	1.08	1.47
01/15/09	1.01	1.36	1.71	2.23	-0.45%	3.16	2.86	3.25	0.33	1.09	1.50
01/16/09	1.05	1.47	1.83	2.36	5.51%	3.22	2.89	3.25	0.36	1.14	1.59

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
01/19/09								3.25	0.36	1.13	1.56
01/20/09	1.06	1.48	1.85	2.40	1.67%	3.30	2.97	3.25	0.35	1.12	1.55
01/21/09	1.12	1.60	1.99	2.56	6.25%	3.51	3.15	3.25	0.36	1.13	1.56
01/22/09	1.11	1.61	2.02	2.62	2.29%	3.61	3.25	3.25	0.39	1.16	1.62
01/23/09	1.16	1.64	2.05	2.65	1.13%	3.65	3.32	3.25	0.40	1.17	1.63

Date	Treasury Bonds, Notes, & Bills						LIBOR				
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss	20-Years	30-Years	Prime	1-month	3-month	6-month
01/26/09	1.21	1.67	2.09	2.70	1.85%	3.71	3.39	3.25	0.41	1.18	1.67
01/27/09	1.15	1.59	1.99	2.59	-4.25%	3.57	3.26	3.25	0.41	1.18	1.68
01/28/09	1.22	1.70	2.10	2.71	4.43%	3.73	3.44	3.25	0.41	1.17	1.63
01/29/09	1.24	1.71	2.10	2.69	-0.86%	3.74	3.45	3.25	0.41	1.17	1.63
01/30/09											

Swap	
2 yrs	59.75
5 yrs	62.94
7 yrs	53.38
10 yrs	21.50
15 yrs	33.56
30 yrs	-17.50
1y Fwd	16.69

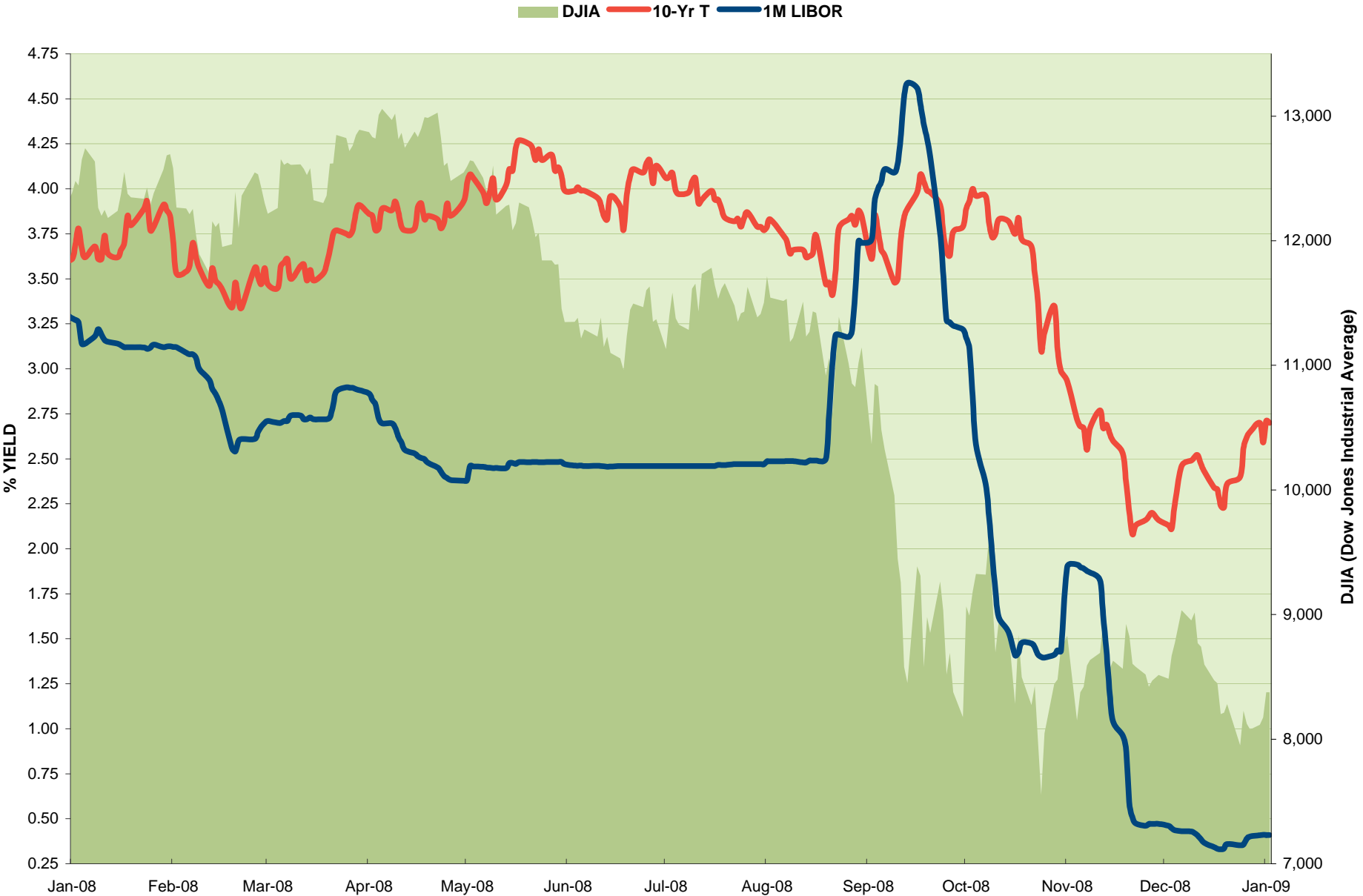
Markets & Commodities	
DJIA	8,271.82
Gold	883.48
Copper	3,293.50
Und. Gas	118.35
Nat. Gas	4.42
US Steel	475.00
Nymex Oil	42.16

CMBS	Spread	Yield
AAA	935.00	12.04%
AA	4069.00	43.38%
A	4904.25	51.73%
BBB	6327.70	65.96%
BBB-	7222.70	74.91%



Neither Colliers Meredith & Grew nor its Capital Markets Group is responsible for the accuracy of the information above. Fixed-Income yields are volatile and can change on short notice. Colliers Meredith & Grew also assumes no liability for errors or omissions.

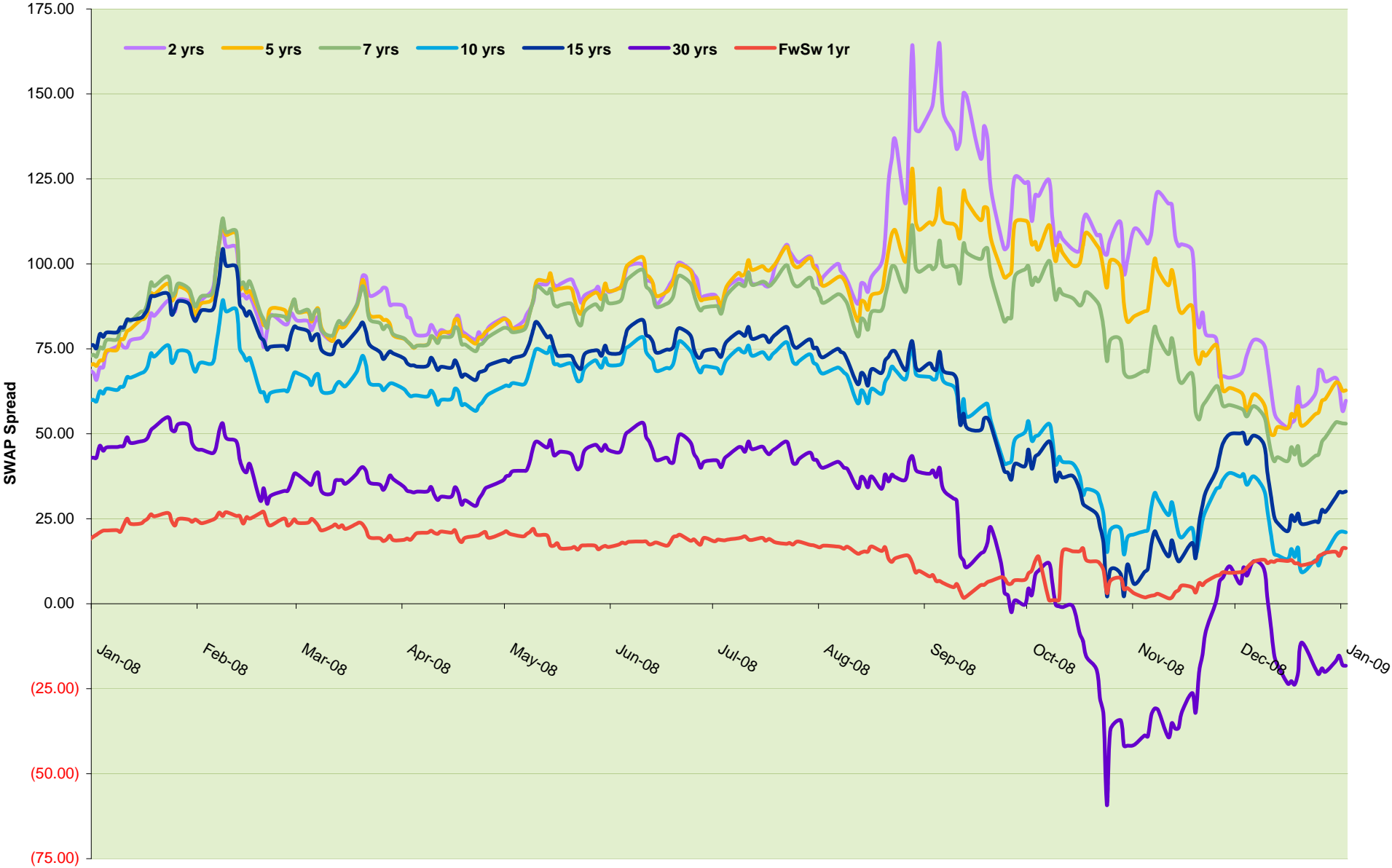
Leading Benchmark Indicators



Source: Strategic Alliance Mortgage



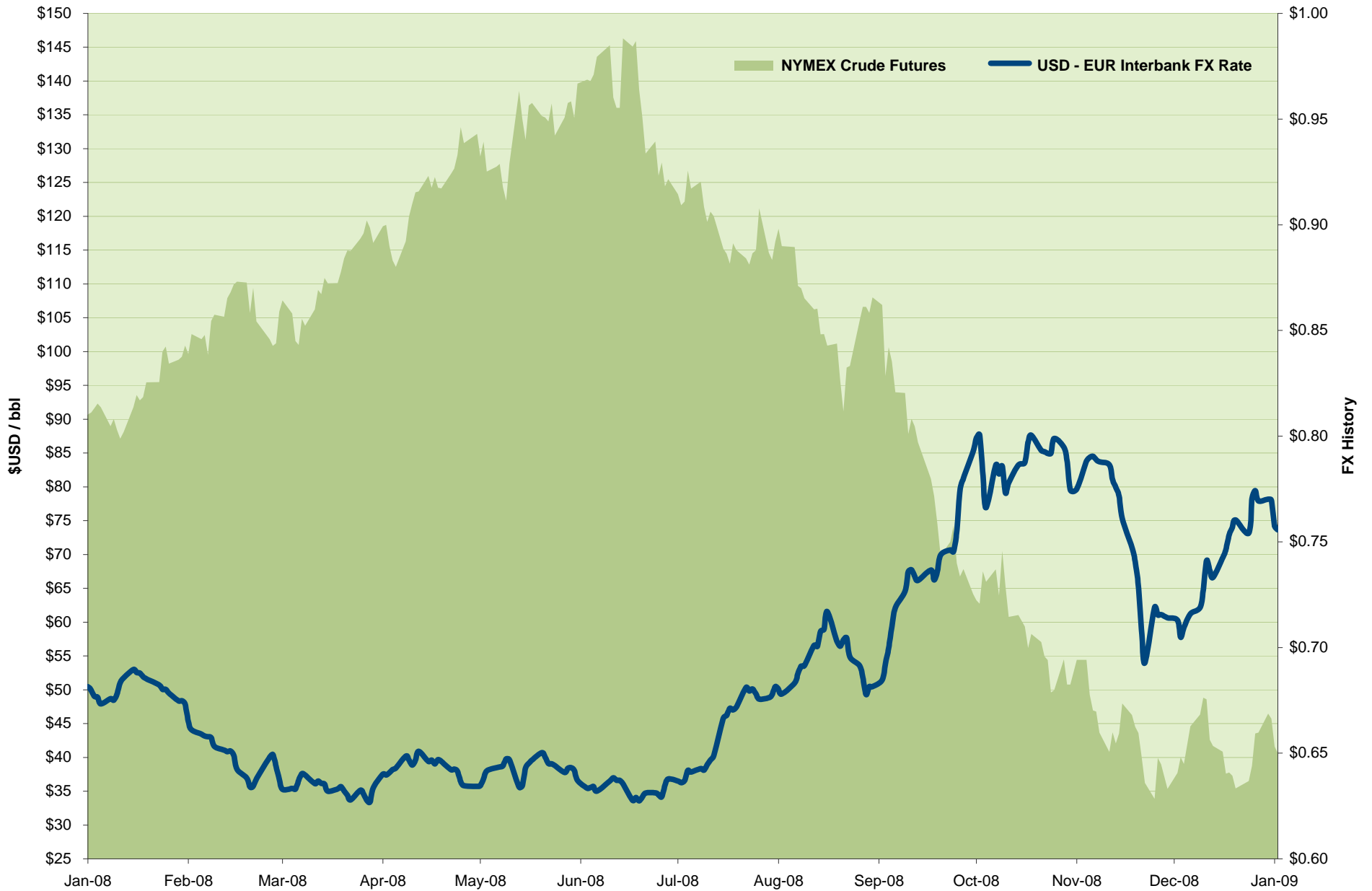
Selected SWAP Spreads



Source: Strategic Alliance Mortgage



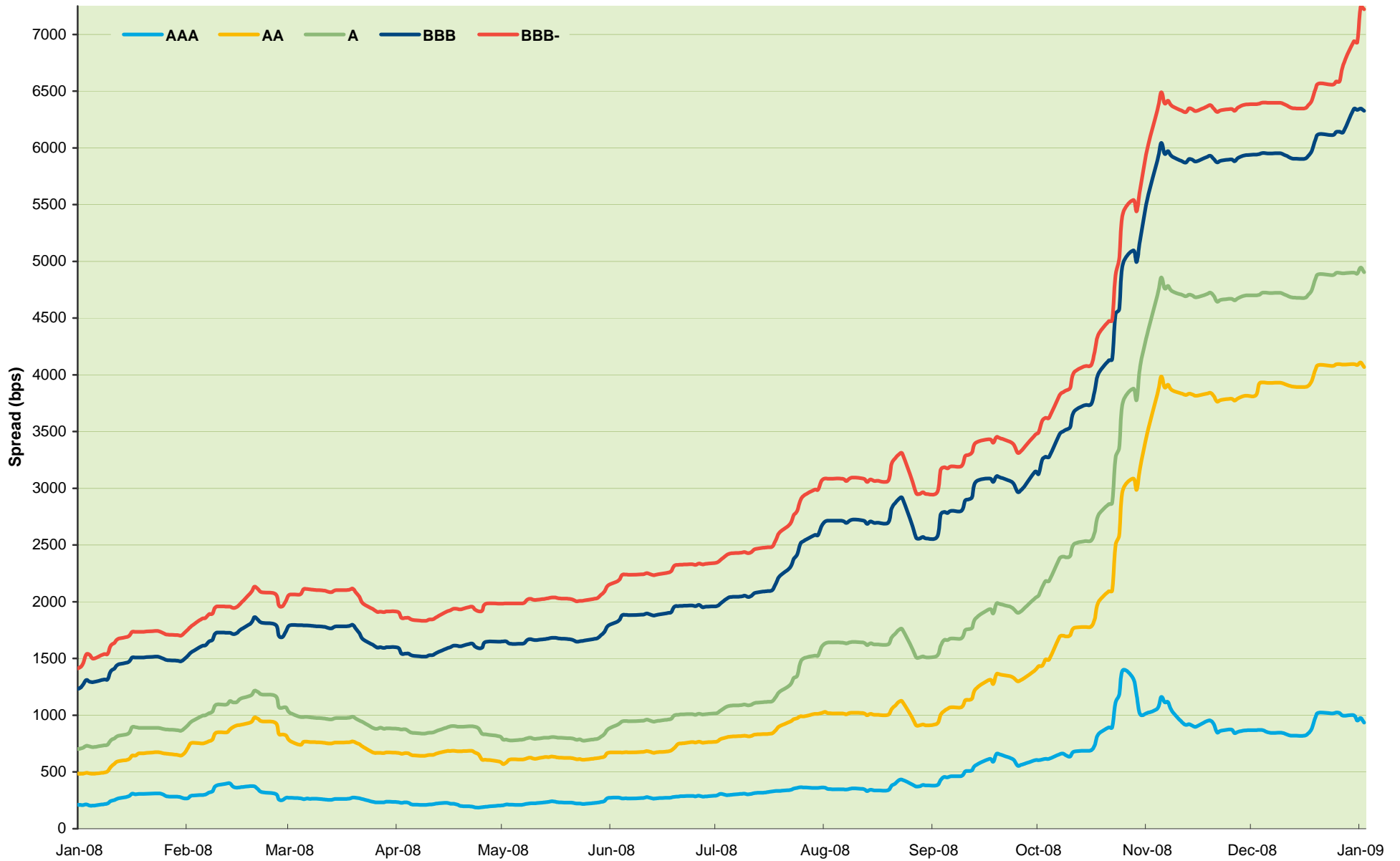
\$USD & NYMEX Oil Futures



Source: Strategic Alliance Mortgage, Bloomberg, OANDA FXHistory



CMBS Spreads



Source: Strategic Alliance Mortgage

