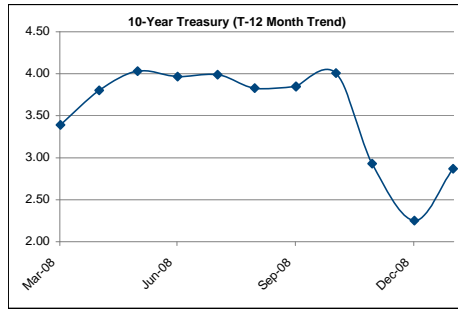


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES
CURRENT AS OF
02/27/09



TODAY'S TEN YEAR TREASURY YIELD: 2.93%

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
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
01/30/09	1.32	1.85	2.27	2.87	21.60%	3.86	3.58	3.25	0.42	1.18	1.66

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	1.34	1.87	2.28	2.87	5.57%	3.85	3.57	3.25	0.41	1.17	1.63
01/30/09	1.32	1.85	2.27	2.87	0.00%	3.86	3.58	3.25	0.42	1.18	1.66

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
02/02/09	1.27	1.75	2.16	2.76	-3.99%	3.75	3.47	3.25	0.44	1.23	1.76
02/03/09	1.37	1.88	2.28	2.89	4.50%	3.88	3.64	3.25	0.45	1.23	1.78
02/04/09	1.42	1.91	2.32	2.95	2.03%	3.88	3.65	3.25	0.45	1.24	1.77
02/05/09	1.40	1.89	2.32	2.95	0.00%	3.86	3.63	3.25	0.45	1.24	1.77
02/06/09	1.44	1.97	2.40	3.05	3.28%	3.94	3.70	3.25	0.45	1.24	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
02/09/09	1.50	1.99	2.42	3.07	0.65%	3.91	3.69	3.25	0.45	1.23	1.70
02/10/09	1.31	1.79	2.23	2.90	-5.86%	3.77	3.54	3.25	0.45	1.22	1.69
02/11/09	1.32	1.76	2.17	2.78	-4.32%	3.69	3.45	3.25	0.45	1.23	1.73
02/12/09	1.28	1.73	2.14	2.75	-1.09%	3.71	3.47	3.25	0.46	1.23	1.72
02/13/09	1.37	1.88	2.29	2.89	4.84%	3.91	3.68	3.25	0.46	1.24	1.74

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
02/16/09											
02/17/09	1.22	1.65	2.05	2.64	-9.47%	3.70	3.47	3.25	0.47	1.25	1.77
02/18/09	1.33	1.81	2.18	2.74	3.65%	3.77	3.54	3.25	0.47	1.25	1.78
02/19/09	1.38	1.89	2.28	2.85	3.86%	3.92	3.68	3.25	0.47	1.25	1.79
02/20/09	1.30	1.81	2.21	2.78	-2.52%	3.82	3.56	3.25	0.47	1.25	1.76

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
02/23/09	1.34	1.84	2.22	2.78	0.00%	3.79	3.53	3.25	0.47	1.25	1.75
02/24/09	1.37	1.89	2.26	2.80	0.71%	3.77	3.49	3.25	0.48	1.25	1.75
02/25/09	1.49	2.06	2.42	2.95	5.08%	3.88	3.59	3.25	0.48	1.26	1.77
02/26/09	1.50	2.07	2.45	2.98	0.94%	3.93	3.66	3.25	0.50	1.26	1.80
02/27/09	1.41	1.99	2.36	2.93	-1.71%	3.89	3.62	3.25	0.50	1.26	1.80

Swap	
2 yrs	63.25
5 yrs	63.50
7 yrs	33.88
10 yrs	32.25
15 yrs	34.31
30 yrs	-24.50
1y Fwd	15.33

Markets & Commodities	
DJIA	7,182.08
Gold	960.23
Copper	3,471.00
Und. Gas	130.04
Nat. Gas	4.08
US Steel	475.00
Nymex Oil	45.22

CMBS	Spread	Yield
AAA	1089.50	13.82%
AA	4373.50	46.66%
A	5328.75	56.22%
BBB	6942.20	72.35%
BBB-	7837.20	81.30%



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