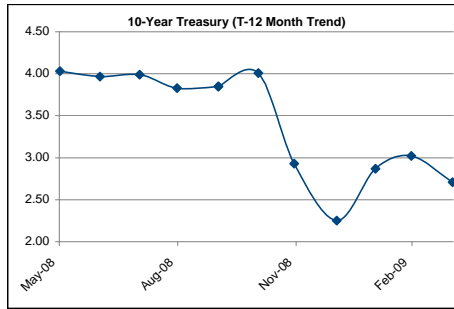


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES
CURRENT AS OF
04/24/09



TODAY'S TEN YEAR TREASURY YIELD: 2.98%

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
05/30/08	2.90	3.37	3.64	4.03	6.45%	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
02/27/09	1.40	1.99	2.69	3.02	4.97%	3.98	3.71	3.25	0.50	1.26	1.80
03/31/09	1.15	1.67	2.28	2.71	-11.44%	3.61	3.56	3.25	0.50	1.19	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
03/09/09	1.38	1.90	2.53	2.89	2.08%	3.83	3.59	3.25	0.56	1.31	1.92
03/10/09	1.46	1.99	2.63	2.99	3.34%	3.94	3.70	3.25	0.56	1.33	1.96
03/11/09	1.45	1.96	2.56	2.95	-1.36%	3.88	3.67	3.25	0.56	1.33	1.93
03/12/09	1.42	1.92	2.50	2.89	-2.08%	3.82	3.63	3.25	0.56	1.32	1.90
03/13/09	1.42	1.93	2.53	2.91	0.69%	3.84	3.65	3.25	0.56	1.32	1.90

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
03/16/09	1.39	1.91	2.55	2.97	2.02%	3.93	3.76	3.25	0.56	1.31	1.89
03/17/09	1.45	2.00	2.64	3.02	1.66%	3.99	3.83	3.25	0.56	1.30	1.88
03/18/09	1.14	1.54	2.11	2.51	-20.32%	3.65	3.57	3.25	0.55	1.29	1.86
03/19/09	1.21	1.64	2.17	2.61	3.83%	3.64	3.62	3.25	0.52	1.23	1.74
03/20/09	1.23	1.66	2.18	2.65	1.51%	3.67	3.65	3.25	0.52	1.22	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
03/23/09	1.25	1.69	2.20	2.68	1.12%	3.70	3.69	3.25	0.52	1.22	1.76
03/24/09	1.24	1.70	2.22	2.68	0.00%	3.64	3.60	3.25	0.52	1.23	1.77
03/25/09	1.35	1.84	2.36	2.81	4.63%	3.76	3.73	3.25	0.52	1.23	1.78
03/26/09	1.29	1.80	2.34	2.76	-1.81%	3.69	3.66	3.25	0.52	1.23	1.79
03/27/09	1.27	1.79	2.36	2.78	0.72%	3.66	3.62	3.25	0.52	1.22	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
03/30/09	1.20	1.72	2.31	2.73	-1.83%	3.64	3.60	3.25	0.51	1.21	1.75
03/31/09	1.15	1.67	2.28	2.71	-0.74%	3.61	3.56	3.25	0.50	1.19	1.74
04/01/09	1.16	1.65	2.25	2.68	-1.12%	3.54	3.51	3.25	0.50	1.19	1.74
04/02/09	1.25	1.74	2.35	2.77	3.25%	3.63	3.57	3.25	0.50	1.18	1.72
04/03/09	1.36	1.87	2.51	2.91	4.81%	3.77	3.70	3.25	0.48	1.16	1.71

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
04/06/09	1.37	1.90	2.55	2.95	1.36%	3.82	3.73	3.25	0.48	1.16	1.72
04/07/09	1.33	1.87	2.51	2.93	-0.68%	3.79	3.72	3.25	0.47	1.15	1.70
04/08/09	1.34	1.83	2.43	2.86	-2.45%	3.74	3.66	3.25	0.46	1.14	1.69
04/09/09	1.36	1.90	2.49	2.96	3.38%	3.85	3.76	3.25	0.45	1.13	1.68
04/10/09	1.37	1.89	2.45	2.92	-1.23%	3.84	3.75	3.25	0.45	1.13	1.68

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
04/13/09	1.27	1.81	2.39	2.88	-1.53%	3.78	3.69	3.25	0.45	1.13	1.68
04/14/09	1.21	1.71	2.31	2.80	-2.86%	3.73	3.64	3.25	0.45	1.12	1.66
04/15/09	1.22	1.71	2.29	2.82	0.71%	3.75	3.66	3.25	0.45	1.11	1.65
04/16/09	1.27	1.79	2.36	2.86	1.40%	3.81	3.72	3.25	0.45	1.11	1.64
04/17/09	1.36	1.82	2.39	2.98	4.03%	3.91	3.79	3.25	0.45	1.10	1.64

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
04/20/09	1.27	1.82	2.39	2.88	-3.47%	3.80	3.69	3.25	0.44	1.10	1.65
04/21/09	1.32	1.87	2.46	2.94	2.04%	3.86	3.70	3.25	0.44	1.10	1.65
04/22/09	1.36	1.92	2.50	2.98	1.34%	3.93	3.82	3.25	0.44	1.10	1.66
04/23/09	1.34	1.89	2.49	2.96	-0.68%	3.90	3.80	3.25	0.44	1.09	1.64
04/24/09	1.36	1.93	2.51	2.98	0.50%	3.96	3.86	3.25	0.44	1.07	1.62

Swap	
2 yrs	61.50
5 yrs	59.25
7 yrs	32.60
10 yrs	14.50
15 yrs	20.62
30 yrs	-36.69
1y Fwd	18.21

Markets & Commodities	
DJIA	8,084.89
Gold	907.05
Copper	4,341.50
Und. Gas	139.44
Nat. Gas	3.42
US Steel	400.00
Nymex Oil	49.62

CMBS	Spread	Yield
AAA	832.00	11.30%
AA	4214.00	45.12%
A	5045.25	53.43%
BBB	6715.70	70.13%
BBB-	7610.70	79.08%



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