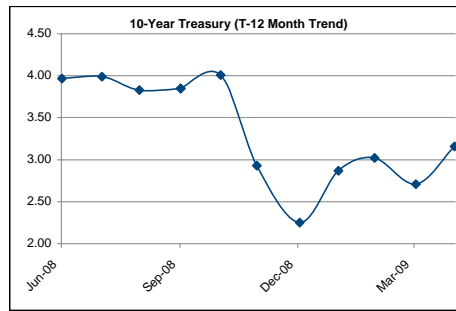


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES
CURRENT AS OF
05/29/09

TODAY'S TEN YEAR TREASURY YIELD: 3.54%



Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
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
04/30/09	1.38	2.02	2.70	3.16	14.24%	4.10	4.05	3.25	0.41	1.02	1.57

Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
04/13/09	1.27	1.81	2.39	2.88	-1.39%	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					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				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	1.38	1.96	2.56	3.03	2.31%	3.99	3.89	3.25	0.44	1.07	1.62

Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
04/27/09	1.31	1.87	2.48	2.95	-2.71%	3.92	3.84	3.25	0.43	1.05	1.59
04/28/09	1.39	1.97	2.58	3.05	3.28%	4.03	3.97	3.25	0.43	1.04	1.58
04/29/09	1.40	2.01	2.69	3.12	2.24%	4.07	4.01	3.25	0.42	1.03	1.58
04/30/09	1.38	2.02	2.70	3.16	1.27%	4.10	4.05	3.25	0.41	1.02	1.57
05/01/09	1.39	2.03	2.72	3.21	1.56%	4.14	4.09	3.25	0.41	1.01	1.55

Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
05/04/09	1.40	2.03	2.70	3.19	-0.63%	4.11	4.06	3.25	0.41	1.01	1.55
05/05/09	1.46	2.05	2.70	3.20	0.31%	4.11	4.06	3.25	0.40	0.99	1.54
05/06/09	1.43	2.06	2.70	3.18	-0.63%	4.12	4.09	3.25	0.40	0.97	1.51
05/07/09	1.46	2.15	2.80	3.29	3.34%	4.26	4.25	3.25	0.38	0.96	1.49
05/08/09	1.44	2.15	2.78	3.29	0.00%	4.25	4.28	3.25	0.37	0.94	1.46

Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
05/11/09	1.34	2.04	2.67	3.17	-3.79%	4.15	4.18	3.25	0.35	0.92	1.44
05/12/09	1.34	2.02	2.67	3.17	0.00%	4.13	4.16	3.25	0.35	0.91	1.43
05/13/09	1.31	1.98	2.62	3.11	-1.93%	4.06	4.09	3.25	0.34	0.88	1.41
05/14/09	1.30	1.98	2.62	3.10	-0.32%	4.04	4.06	3.25	0.34	0.85	1.38
05/15/09	1.30	2.01	2.65	3.14	1.27%	4.07	4.09	3.25	0.33	0.83	1.36

Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
05/18/09	1.36	2.09	2.73	3.22	2.48%	4.16	4.18	3.25	0.32	0.79	1.31
05/19/09	1.37	2.12	2.76	3.25	0.92%	4.19	4.21	3.25	0.31	0.75	1.28
05/20/09	1.31	2.05	2.72	3.19	-1.88%	4.11	4.14	3.25	0.31	0.72	1.24
05/21/09	1.36	2.16	2.86	3.35	4.75%	4.27	4.30	3.25	0.31	0.66	1.17
05/22/09	1.39	2.23	2.96	3.45	2.93%	4.36	4.38	3.25	0.31	0.66	1.20

Date	Treasury Bonds, Notes, & Bills					20-Years	30-Years	Prime	LIBOR		
	3-Years	5-Years	7-Years	10-Years	% Gain/Loss				1-month	3-month	6-month
05/25/09								3.25	0.31	0.66	1.20
05/26/09	1.45	2.30	3.05	3.50	1.43%	4.42	4.45	3.25	0.32	0.66	1.22
05/27/09	1.50	2.43	3.22	3.71	5.66%	4.58	4.59	3.25	0.32	0.67	1.27
05/28/09	1.52	2.46	3.22	3.67	-1.09%	4.52	4.54	3.25	0.32	0.67	1.26
05/29/09	1.46	2.40	3.09	3.54	-3.73%	4.41	4.43	3.25	0.32	0.66	1.24

Swap	
2 yrs	39.38
5 yrs	43.88
7 yrs	23.90
10 yrs	21.25
15 yrs	29.94
30 yrs	-28.25
1y Fwd	29.15

Markets & Commodities	
DJIA	8,392.41
Gold	979.16
Copper	4,737.00
Und. Gas	191.05
Nat. Gas	4.05
US Steel	375.00
Nymex Oil	65.08

CMBS	Spread	Yield
AAA	755.50	11.09%
AA	3639.50	39.93%
A	4480.75	48.35%
BBB	6261.20	66.15%
BBB-	7456.20	78.10%



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.