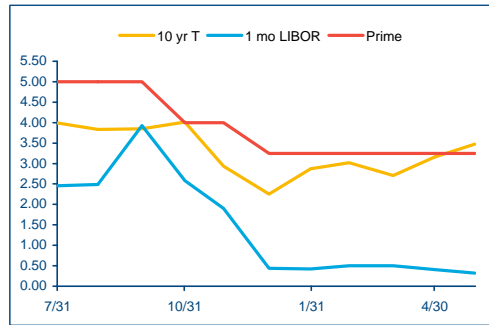


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 06/03/09



TODAY'S TEN YEAR TREASURY YIELD: **3.56%**

Date	Treasury Yield Curve Rates							LIBOR		
	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
07/31/08	2.81	3.25	3.56	3.99	4.63	4.59	5.00	2.46	2.79	3.08
08/29/08	2.60	3.10	3.45	3.83	4.47	4.43	5.00	2.49	2.81	3.12
09/30/08	2.28	2.98	3.38	3.85	4.43	4.31	5.00	3.93	4.05	3.98
09/30/08	2.28	2.98	3.38	3.85	4.43	4.31	5.00	3.93	4.05	3.98
10/31/08	1.80	2.80	3.29	4.01	4.74	4.35	4.00	2.58	3.03	3.12
11/28/08	1.27	1.93	2.35	2.93	3.71	3.45	4.00	1.90	2.22	2.77
12/31/08	1.00	1.55	1.87	2.25	3.05	2.69	3.25	0.44	1.43	1.75
01/30/09	1.32	1.85	2.27	2.87	3.86	3.58	3.25	0.42	1.18	1.66
02/27/09	1.40	1.99	2.69	3.02	3.98	3.71	3.25	0.50	1.26	1.80
03/31/09	1.15	1.67	2.28	2.71	3.61	3.56	3.25	0.50	1.19	1.74
04/30/09	1.38	2.02	2.70	3.16	4.10	4.05	3.25	0.41	1.02	1.57
05/29/09	1.42	2.34	3.06	3.47	4.34	4.34	3.25	0.32	0.66	1.24

Date	Daily Treasury Yield Curve Rates							LIBOR		
	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
04/20/09	1.27	1.82	2.39	2.88	3.80	3.69	3.25	0.44	1.10	1.65
04/21/09	1.32	1.87	2.46	2.94	3.86	3.70	3.25	0.44	1.10	1.65
04/22/09	1.36	1.92	2.50	2.98	3.93	3.82	3.25	0.44	1.10	1.66
04/23/09	1.34	1.89	2.49	2.96	3.90	3.80	3.25	0.44	1.09	1.64
04/24/09	1.38	1.96	2.56	3.03	3.99	3.89	3.25	0.44	1.07	1.62

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
04/27/09	1.31	1.87	2.48	2.95	3.92	3.84	3.25	0.43	1.05	1.59
04/28/09	1.39	1.97	2.58	3.05	4.03	3.97	3.25	0.43	1.04	1.58
04/29/09	1.40	2.01	2.69	3.12	4.07	4.01	3.25	0.42	1.03	1.58
04/30/09	1.38	2.02	2.70	3.16	4.10	4.05	3.25	0.41	1.02	1.57
05/01/09	1.39	2.03	2.72	3.21	4.14	4.09	3.25	0.41	1.01	1.55

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
05/04/09	1.40	2.03	2.70	3.19	4.11	4.06	3.25	0.41	1.01	1.55
05/05/09	1.46	2.05	2.70	3.20	4.11	4.06	3.25	0.40	0.99	1.54
05/06/09	1.43	2.06	2.70	3.18	4.12	4.09	3.25	0.40	0.97	1.51
05/07/09	1.46	2.15	2.80	3.29	4.26	4.25	3.25	0.38	0.96	1.49
05/08/09	1.44	2.15	2.78	3.29	4.25	4.28	3.25	0.37	0.94	1.46

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
05/11/09	1.34	2.04	2.67	3.17	4.15	4.18	3.25	0.35	0.92	1.44
05/12/09	1.34	2.02	2.67	3.17	4.13	4.16	3.25	0.35	0.91	1.43
05/13/09	1.31	1.98	2.62	3.11	4.06	4.09	3.25	0.34	0.88	1.41
05/14/09	1.30	1.98	2.62	3.10	4.04	4.06	3.25	0.34	0.85	1.38
05/15/09	1.30	2.01	2.65	3.14	4.07	4.09	3.25	0.33	0.83	1.36

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
05/18/09	1.36	2.09	2.73	3.22	4.16	4.18	3.25	0.32	0.79	1.31
05/19/09	1.37	2.12	2.76	3.25	4.19	4.21	3.25	0.31	0.75	1.28
05/20/09	1.31	2.05	2.72	3.19	4.11	4.14	3.25	0.31	0.72	1.24
05/21/09	1.36	2.16	2.86	3.35	4.27	4.30	3.25	0.31	0.66	1.17
05/22/09	1.39	2.23	2.96	3.45	4.36	4.38	3.25	0.31	0.66	1.20

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
05/25/09							3.25	0.31	0.66	1.20
05/26/09	1.45	2.30	3.05	3.50	4.42	4.45	3.25	0.32	0.66	1.22
05/27/09	1.50	2.43	3.22	3.71	4.58	4.59	3.25	0.32	0.67	1.27
05/28/09	1.52	2.46	3.22	3.67	4.52	4.54	3.25	0.32	0.67	1.26
05/29/09	1.42	2.34	3.06	3.47	4.34	4.34	3.25	0.32	0.66	1.24

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
06/01/09	1.52	2.55	3.28	3.71	4.56	4.55	3.25	0.32	0.65	1.23
06/02/09	1.52	2.52	3.26	3.65	4.51	4.50	3.25	0.32	0.65	1.23
06/03/09	1.45	2.44	3.17	3.56	4.47	4.46	3.25	0.32	0.64	1.21
06/04/09										
06/05/09										

Swap	
2 yr	40.13
5 yr	46.00
7 yr	25.75
10 yr	28.00
15 yr	37.38
30 yr	-21.50
1yr Fwd	29.57

Markets/Commodities	
DJIA	8,614.15
Gold	966.10
Copper	5,034.00
UInd. Gas	191.90
Nat. Gas	3.92
US Steel	375.00
Nymex Oil	68.55

CMBS	Spread
AAA	674.25
AA	3653.25
A	4554.50
BBB	6334.95
BBB-	7429.95



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.