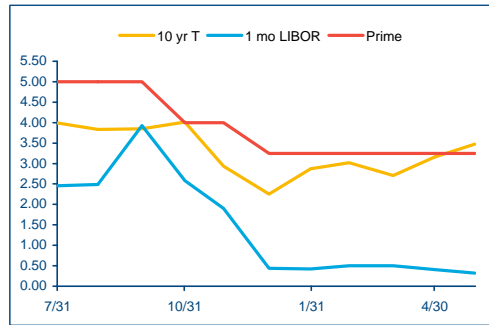


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES CURRENT AS OF 06/23/09



TODAY'S TEN YEAR TREASURY YIELD: 3.66%

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
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	1.47	2.43	3.16	3.56	4.44	4.45	3.25	0.32	0.64	1.21
06/04/09	1.54	2.56	3.31	3.72	4.58	4.63	3.25	0.32	0.63	1.18
06/05/09	1.88	2.85	3.53	3.84	4.64	4.63	3.25	0.32	0.63	1.20

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
06/08/09	2.00	2.95	3.60	3.91	4.66	4.65	3.25	0.32	0.65	1.28
06/09/09	2.00	2.93	3.59	3.98	4.75	4.76	3.25	0.32	0.65	1.27
06/10/09	2.00	2.93	3.59	3.98	4.75	4.76	3.25	0.32	0.63	1.22
06/11/09	1.97	2.87	3.49	3.88	4.67	4.69	3.25	0.32	0.63	1.22
06/12/09	1.91	2.81	3.46	3.81	4.63	4.65	3.25	0.32	0.62	1.18

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
06/15/09	1.84	2.75	3.39	3.76	4.58	4.61	3.25	0.32	0.61	1.17
06/16/09	1.79	2.70	3.32	3.67	4.47	4.48	3.25	0.32	0.61	1.16
06/17/09	1.76	2.69	3.33	3.68	4.47	4.50	3.25	0.31	0.61	1.16
06/18/09	1.88	2.86	3.51	3.86	4.62	4.63	3.25	0.32	0.61	1.16
06/19/09	1.84	2.82	3.45	3.79	4.54	4.52	3.25	0.32	0.61	1.18

Date	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Prime	1 mo	3 mo	6 mo
06/23/09	1.77	2.75	3.37	3.72	4.45	4.45	3.25	0.32	0.61	1.16
06/24/09	1.72	2.70	3.33	3.66	4.40	4.40	3.25	0.32	0.61	1.16
06/25/09										
06/26/09										
06/27/09										

Swap	
2 yr	46.50
5 yr	43.25
7 yr	25.06
10 yr	25.25
15 yr	34.50
30 yr	-14.31
1yr Fwd	28.49

Markets/Commodities	
DJIA	8,319.13
Gold	925.60
Copper	5,008.75
UInd. Gas	185.97
Nat. Gas	3.93
US Steel	335.00
Nymex Oil	68.82

CMBS	Spread
AAA	689.75
AA	3686.75
A	4588.00
BBB	6383.45
BBB-	7478.45



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.