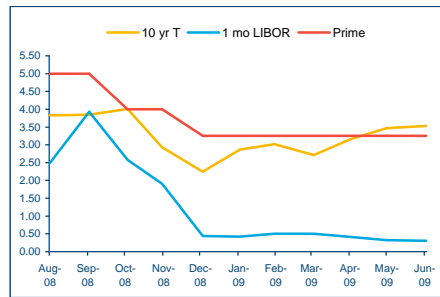


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES
CURRENT AS OF
07/10/09

TODAY'S TEN YEAR TREASURY YIELD: 3.29%



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
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
06/30/09	1.62	2.56	3.21	3.54	4.30	4.33	3.25	0.31	0.60	1.11

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
05/19/09	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	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
05/25/09	1.46	2.30	3.09	3.55	4.43	4.50	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	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
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	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
06/08/09	2.00	2.95	3.60	4.66	4.65	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	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
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	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
06/23/09	1.74	2.71	3.31	3.65	4.36	4.37	3.25	0.32	0.61	1.16
06/24/09	1.79	2.74	3.39	3.72	4.43	4.44	3.25	0.32	0.61	1.13
06/25/09	1.79	2.74	3.39	3.72	4.43	4.44	3.25	0.31	0.60	1.11
06/26/09	1.66	2.58	3.22	3.55	4.31	4.33	3.25	0.31	0.60	1.11
06/27/09	1.62	2.53	3.19	3.51	4.29	4.31	3.25	0.31	0.60	1.10

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
06/29/09	1.61	2.52	3.17	3.48	4.29	4.29	3.25	0.31	0.60	1.12
06/30/09	1.62	2.56	3.21	3.54	4.30	4.33	3.25	0.31	0.60	1.11
07/01/09	1.57	2.51	3.20	3.55	4.32	4.34	3.25	0.31	0.59	1.09
07/02/09	1.52	2.43	3.14	3.51	4.28	4.32	3.25	0.30	0.58	1.08
07/03/09	1.48	2.40	3.12	3.52	4.29	4.35	3.25	0.30	0.56	1.05

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
07/06/09	1.48	2.40	3.12	3.52	4.29	4.35	3.25	0.30	0.55	1.03
07/07/09	1.52	2.36	3.08	3.47	4.25	4.31	3.25	0.30	0.54	1.02
07/08/09	1.46	2.23	2.90	3.33	4.13	4.17	3.25	0.30	0.51	0.99
07/09/09	1.46	2.33	3.01	3.44	4.26	4.31	3.25	0.30	0.51	0.99
07/10/09	1.41	2.22	2.89	3.29	4.15	4.20	3.25	0.29	0.50	0.97

Swap	
2 yr	38.63
5 yr	43.00
7 yr	21.75
10 yr	18.25
15 yr	25.87
30 yr	-24.62
1yr Fwd	27.09

Markets/Commodities	
DJIA	8,130.65
Gold	911.00
Copper	4,883.50
Und. Gas	166.38
Nat. Gas	3.37
US Steel	335.00
Nymex Oil	60.41

CMBS	Spread
AAA	699.00
AA	3676.00
A	4577.25
BBB	6372.70
BBB-	7467.70

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