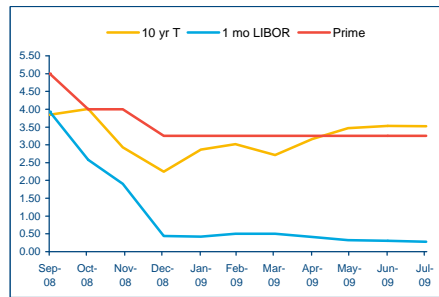


Colliers Meredith & Grew Capital Markets Group

YIELDS & RATES
CURRENT AS OF
08/25/09

TODAY'S TEN YEAR TREASURY YIELD: 3.50%



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
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
07/31/09	1.62	2.53	3.14	3.52	4.29	4.31	3.25	0.28	0.48	0.93

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	1.40	2.22	2.89	3.38	4.21	4.25	3.25	0.29	0.50	0.97

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
07/13/09	1.41	2.27	2.94	3.38	4.21	4.25	3.25	0.29	0.51	0.97
07/14/09	1.48	2.37	3.05	3.50	4.35	4.38	3.25	0.29	0.51	0.98
07/15/09	1.60	2.52	3.19	3.63	4.46	4.48	3.25	0.29	0.51	0.99
07/16/09	1.54	2.46	3.13	3.59	4.43	4.45	3.25	0.29	0.51	0.99
07/17/09	1.58	2.52	3.21	3.67	4.51	4.53	3.25	0.29	0.50	0.97

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
07/20/09	1.54	2.46	3.14	3.61	4.45	4.47	3.25	0.29	0.51	0.97
07/21/09	1.47	2.36	3.03	3.50	4.35	4.38	3.25	0.29	0.50	0.96
07/22/09	1.50	2.43	3.11	3.58	4.42	4.45	3.25	0.29	0.50	0.95
07/23/09	1.62	2.60	3.28	3.72	4.55	4.58	3.25	0.29	0.50	0.95
07/24/09	1.59	2.57	3.25	3.70	4.53	4.55	3.25	0.29	0.50	0.95

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
07/27/09	1.63	2.63	3.31	3.75	4.60	4.62	3.25	0.29	0.50	0.95
07/28/09	1.66	2.63	3.30	3.72	4.54	4.56	3.25	0.29	0.49	0.94
07/29/09	1.72	2.69	3.31	3.69	4.49	4.50	3.25	0.29	0.49	0.93
07/30/09	1.73	2.66	3.31	3.67	4.44	4.44	3.25	0.28	0.48	0.93
07/31/09	1.62	2.53	3.14	3.52	4.29	4.31	3.25	0.28	0.48	0.93

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
08/03/09	1.72	2.66	3.30	3.66	4.40	4.42	3.25	0.28	0.47	0.90
08/04/09	1.75	2.68	3.32	3.70	4.44	4.45	3.25	0.28	0.47	0.91
08/05/09	1.78	2.73	3.40	3.80	4.54	4.57	3.25	0.28	0.47	0.91
08/06/09	1.77	2.73	3.39	3.79	4.51	4.53	3.25	0.28	0.46	0.91
08/07/09	1.87	2.84	3.50	3.89	4.59	4.61	3.25	0.28	0.46	0.91

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
08/10/09	1.79	2.75	3.40	3.80	4.49	4.52	3.25	0.28	0.46	0.91
08/11/09	1.78	2.69	3.32	3.71	4.40	4.44	3.25	0.27	0.45	0.89
08/12/09	1.76	2.70	3.35	3.72	4.49	4.53	3.25	0.27	0.45	0.87
08/13/09	1.66	2.58	3.22	3.59	4.37	4.44	3.25	0.27	0.44	0.85
08/14/09	1.61	2.51	3.17	3.55	4.33	4.41	3.25	0.27	0.43	0.83

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
08/17/09	1.54	2.43	3.09	3.48	4.26	4.33	3.25	0.28	0.43	0.83
08/18/09	1.57	2.48	3.13	3.51	4.29	4.35	3.25	0.27	0.43	0.82
08/19/09	1.52	2.43	3.07	3.45	4.18	4.24	3.25	0.27	0.42	0.81
08/20/09	1.53	2.43	3.06	3.42	4.18	4.24	3.25	0.27	0.41	0.81
08/21/09	1.65	2.58	3.21	3.56	4.32	4.36	3.25	0.27	0.39	0.80

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
08/17/09	1.57	2.50	3.13	3.48	4.22	4.27	3.25	0.26	0.39	0.80
08/18/09	1.60	2.51	3.15	3.50	4.23	4.28	3.25	0.26	0.38	0.79
08/19/09										
08/20/09										
08/21/09										

Swap	
2 yr	42.13
5 yr	41.88
7 yr	24.62
10 yr	26.50
15 yr	35.44
30 yr	-7.62
1yr Fwd	30.43

Markets/Commodities	
DJIA	9,591.51
Gold	947.43
Copper	6,420.50
Und. Gas	204.91
Nat. Gas	2.85
US Steel	465.00
Nymex Oil	74.37

CMBS	Spread
AAA	598.75
AA	3339.75
A	4236.00
BBB	6082.45
BBB-	7177.45

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Senior Vice President

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