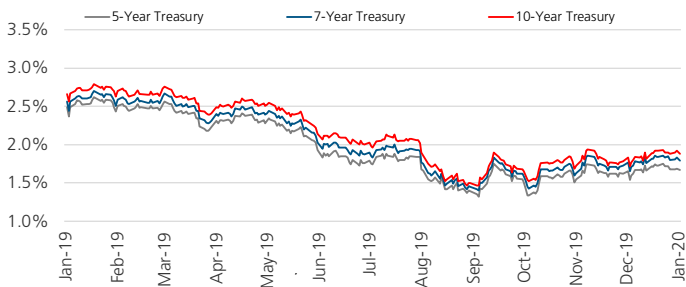
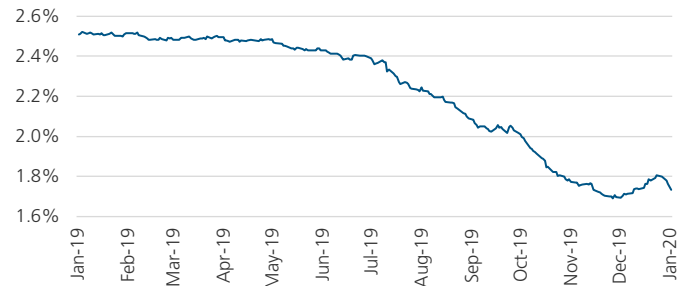


The 10-year Treasury rate increased to 1.92% at the end of December, up 14 basis points from the previous month and its biggest monthly climb since September after the U.S. and China agreed to a "phase one" trade deal. President Donald Trump said he would sign the deal at the White House on Jan. 15 and then head to Beijing to begin negotiations on a second phase of trade discussions. According to Dow Jones Market Data, the benchmark 10-year government paper fetched an average yield of 2.40% for the 2010 decade, down from 4.45% for the 2000s, 6.67% for the 1990s and 10.59% for the 1980s. For 2020, many analysts expect rates to continue to rally amid an improving global economic outlook.

5-, 7-, 10-YEAR TREASURY CONSTANT MATURITY RATE






1-MONTH LIBOR



CURRENT INTEREST RATES

5-YEAR TREASURY	7-YEAR TREASURY	10-YEAR TREASURY	5-YEAR SWAP	7-YEAR SWAP	10-YEAR SWAP	1-MONTH LIBOR	3-MONTH LIBOR	PRIME RATE
1.666%	1.794%	1.877%	1.700%	1.760%	1.8500%	1.7625%	1.9084%	4.75%

RECENT GREYSTEEL FINANCE TRANSACTIONS

	VistaView Apartments <i>Frederick, MD</i>	Kyle Parkway Self Storage <i>Kyle, TX</i>	Madison Avenue <i>Los Angeles, CA</i>
Property			
Type	Multifamily	Self-Storage	Multifamily

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