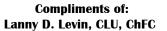


WHAT'S UP? *

* or down...





	September	August	Month's	12-Month's
	2023	2023	Change	Change
	Borr	rowing		
Prime Rate	8.50%	8.50%	0.00%	3.00%
30 year fixed mortgage	7.18%	6.81%	0.37%	1.63%
5 yr. adjustable mortgage	6.55%	6.11%	0.44%	2.19%
LIBOR (12 mo.)	5.30%	5.45%	-0.15%	1.14%
	Conserva	ntive Yields		
U.S. Treasury Bills (90 days)	5.29%	5.40%	-0.11%	2.39%
U.S. Treasury Bonds (30 yrs)	4.21%	4.01%	0.20%	0.92%
Tax-Exempt Muni (15 yr AAA)	3.10%	2.75%	0.35%	0.35%
	Equity Mar	rkets & Gold		
Dow Jones Ind Average	34,722	35,560	-838	3,212
Standard & Poor's 500	4,508	4,589	-81	553
NASDAQ Composite Index	14,035	14,346	-311	2,219
Gold, per Troy ounce, NY close	\$1,939.30	\$1,965.50	-\$26.20	\$227.90
Standard & Poor's Div. Yield	1.55%	1.50%	0.05%	0.01%
Standard & Poor's P/E Ratio	20.2	20.4	-0.2	-2.6
	IRS Mand	lated Rates		
Section 7520 rate	5.00%	5.00%	0.00%	1.40%
120% AFMR	5.04%	4.92%	0.12%	1.52%
Applicable Short-term (0-3 yrs)	5.12%	5.07%	0.05%	2.07%
Applicable Mid-term (betw 3 & 9 yrs)	4.19%	4.09%	0.10%	1.26%
Applicable Long-term (over 9 yrs.)	4.19%	4.03%	0.16%	1.05%
Under & Over-payment rate	7.00%	7.00%	0.00%	2.00%
	Infl	ation		
	July-23	June-23		
CPI (1982=100)	305.7	305.1	0.6	9.3
CPI (1967=100)	915.7	914.0	1.7	28.2
Annual Growth of CPI	3.20%	3.00%	0.20%	-5.30%

Data and rates used were indicative of market conditions as of the date shown and do not constitute a solicitation, offer, or recommendation to purchase or sell a security. Dow Jones Industrial Average is a price-weighted average of 30 actively traded blue chip stocks, primarily industrials. S&P 500 Index is a market index focused on the large-cap segment of the U.S. equities market. NASDAQ Composite Index is a market value-weighted index that measures all NASDAQ domestic and non-U.S. based common stocks listed on the NASDAQ stock market. The Consumer Price Index (CPI) is the weighted average of prices of a basket of consumer goods and services and is a commonly used measure of the rate of inflation. Indices are unmanaged and one cannot invest directly in an index. Past performance is not a guarantee of future results. This material was prepared by an independent third party Guardian does not verify and does not guarantee the accuracy or completeness of the information or opinions presented herein. Source: Leimberg & Leclair's Datanet.

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