

LOAN INTEREST RATE INDICATORS:			
Index:	15-Apr	8-Apr	Beginning of 2011
Dist 11 COFI	1.47%	1.47%	1.65%
Prime Rate	3.25%	3.25%	3.25%
3 month LIBOR	0.27%	0.29%	0.30%
6 month LIBOR	0.44%	0.45%	0.46%
1 year LIBOR	0.77%	0.78%	0.78%

Mortgage Rates as of 16-Apr			
Term	Area Rates*	National (w/ pts)	Last Week National
30 yr.	4.83%	4.95%	5.01%
15 yr.	4.03%	4.18%	4.23%
5-yr. ARM	3.41%	3.59%	3.66%
Home Equity LOC	N.A.	5.09%	5.04%

* Real Estate Section, The Milwaukee Journal/Sentinel

LAST WEEK'S ECONOMIC NEWS

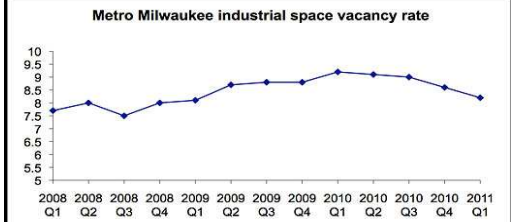
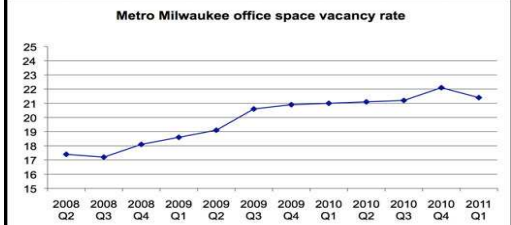
March's CPI gained 0.5% (same as last month) as a result of energy prices rising 3.5% & food prices climbing 0.8%.

Mar's Industrial Production rose more than expected (0.8%) vs. -0.1% M-O-M. US exports fell 1.4% in Feb to \$165.1B.

200 major companies surveyed found median CEO pay at \$9.6M last year; up 12% Y-O-Y (some from stock options)

Toyota warned that new car availability is tight this summer as Japan's earthquake & tsunami halted production.

Milw-area home sales fell 14.9% in March & fell 4.8% in 1st Qtr 2011. Washington County posted the largest decline at 34% but down only 3.7% for 1st Qtr. Milw Cty fell 15.2% in March & was down 5.9% for the quarter.



1st Qtr foreclosures fell 15% Q-O-Q while March foreclosures were up 7% M-O-M but down 35% Y-O-Y.

INVESTMENT MARKET INDICATORS			
Stock Market			
Index:	15-Apr	8-Apr	Change from 1/1/11
DJIA (YE 11577.51)	12341.83	12380.05	6.60%
NASDAQ (YE 2652.87)	2764.65	2780.42	4.21%
S&P 500 (YE 1257.64)	1319.68	1328.17	4.93%
Russell 2000 (YE 783.65)	834.98	840.89	6.55%
EAFE Index (YE 1658.296)	1721.61	1740.76	3.82%

Oil & Precious Metals			
Oil / Barrel (YE \$91.38)	\$109.66	\$112.79	20.00%
Gold / ounce (YE \$1,421.40)	\$1,486.00	\$1,474.10	4.54%
Silver / ounce (YE \$30.80)	\$42.57	\$40.93	38.20%
Copper/ounce (YE \$4.443)	\$4.275	\$4.506	-3.78%

TREASURY BOND YIELDS			
Term:	15-Apr	8-Apr	Beginning of 2011
3 Mo. (91 day)	0.07%	0.04%	0.13%
1 Yr.	0.23%	0.26%	0.27%
2 Yr.	0.70%	0.81%	0.61%
3 Yr.	1.20%	1.32%	1.00%
5 Yr.	2.13%	2.31%	2.01%
10 Yr.	3.41%	3.58%	3.29%
30 Yr.	4.47%	4.64%	4.34%

PUBLISHED DEPOSIT RATES*			
Benchmarks:		15-Apr	8-Apr
MM Accts.	Local Avg	0.33	0.33
	WI Avg	0.38	0.38
3 Mo>\$2.5k	Local Avg	0.23	0.24
	WI Avg	0.31	0.31
6 Mo>\$2.5k	Local Avg	0.40	0.40
	WI Avg	0.49	0.50
1 yr>\$2.5k	Local Avg	0.63	0.64
	WI Avg	0.74	0.74
3 yr>\$2.5k	Local Avg	1.23	1.24
	WI Avg	1.37	1.38
5 yr>\$2.5k	Local Avg	1.86	1.85
	WI Avg	1.94	1.93

* Business Section, The Milwaukee Journal/Sentinel

PREVIEW:			period:	expected:
MONDAY			April	18
No Major Indicators				
Income Tax Filing Due Date				
TUESDAY 19				
Housing Starts			Mar	0.525M
WEDNESDAY 20				
Existing Home Sales			Mar	5.00M
THURSDAY 21				
Initial Jobless Claims			16-Apr	390K
Philly Fed Business Condition Survey Index			Apr	36.0
Leading Indicators			Apr	↑ 0.3%
FRIDAY 22				
Good Friday Observance				
All Markets Closed -- Banks Open				