

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jan-10

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$43,721,901.01	\$244,660.47	\$244,660.47	\$601,151.56	\$0.00	\$845,812.03	\$43,120,749.46
I	1200.000000%	\$136,011.63	\$136,011.63	\$136,011.63	\$728.83	\$0.00	\$136,740.46	\$135,282.79
B	6.830000%	\$20,507,885.00	\$116,724.05	\$116,724.05	\$0.00	\$0.00	\$116,724.05	\$20,507,885.00
C	7.010000%	\$33,133,120.00	\$193,552.64	\$193,552.64	\$0.00	\$0.00	\$193,552.64	\$33,133,120.00
D	7.160000%	\$23,669,491.00	\$141,227.96	\$141,227.96	\$0.00	\$0.00	\$141,227.96	\$23,669,491.00
E	7.810000%	\$3,153,120.00	\$20,521.56	\$20,521.56	\$0.00	\$0.00	\$20,521.56	\$3,153,120.00
F	7.810000%	\$10,264,827.00	\$66,806.92	\$66,806.92	\$0.00	\$0.00	\$66,806.92	\$10,264,827.00
G	7.810000%	\$3,158,408.00	\$20,555.97	\$20,555.97	\$0.00	\$0.00	\$20,555.97	\$3,158,408.00
		\$137,744,763.64	\$940,061.19	\$940,061.19	\$601,880.39	\$0.00	\$1,541,941.58	\$137,142,883.25

Class	Cusip	Priority	Principal Type	Interest Type
A	20162FAA6	Senior	Sequential	Fixed
I	20162FAB4	Senior	Sequential	Fixed
B	20162FAC2	Subordinate	Sequential	Fixed
C	20162FAD0	Subordinate	Sequential	Fixed
D	20162FAE8	Subordinate	Sequential	Fixed
E	N/A	Subordinate	Pro Rata	Fixed
F	N/A	Subordinate	Pro Rata	Fixed
G	N/A	Subordinate	Pro Rata	Fixed

**Payments per Bond Denomination**

Commercial Capital Access One Series 2

Payment Date: 15-Jan-10

Amounts Per Individual Security

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
A	\$216,100,730.00	69.64%	\$1,000.00	December-09	1.13215939	1.13215939	2.78181179	\$0.00	\$43,120,749.46	0.19954005
I	\$326,025.00	0.11%	\$1,000.00	December-09	417.1815845	417.18158447	2.23550820	\$0.00	\$135,282.79	0.41494608
B	\$20,507,885.00	6.61%	\$1,000.00	December-09	5.69166667	5.69166667	0.00000000	\$0.00	\$20,507,885.00	1.00000000
C	\$33,133,120.00	10.68%	\$1,000.00	December-09	5.84166667	5.84166667	0.00000000	\$0.00	\$33,133,120.00	1.00000000
D	\$23,669,491.00	7.63%	\$1,000.00	December-09	5.96666667	5.96666667	0.00000000	\$0.00	\$23,669,491.00	1.00000000
E	\$3,153,120.00	1.02%	\$1,000.00	December-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,153,120.00	1.00000000
F	\$10,264,827.00	3.31%	\$1,000.00	December-09	6.50833333	6.50833333	0.00000000	\$0.00	\$10,264,827.00	1.00000000
G	\$3,158,408.00	1.02%	\$1,000.00	December-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$137,142,883.25	

**Commercial Capital Access One  
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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jan-10

**Collateral Proceeds Account:**

Beginning Balance: \$0.00

**Deposits:**

Principal \$601,880.39

Interest (net of all Servicing and Trustee Fees) \$964,515.80

\$1,566,396.19

**Withdrawals:**

Principal Distribution \$601,880.39

Interest Payments \$940,061.19

Surplus \$24,454.60

\$1,566,396.19

Ending Balance

\$0.00

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**Credit Enhancement Summary**

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Payment Date: 15-Jan-10

**Surplus and Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	14.69%	20,870,473	0	0	14.76%	20,870,473

**Sun America Limited Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans	Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	Principal	%	\$
Limited Guaranty Amount		8.06%	14,290,065	12.59%	6,935,221	0.00	0.00	54,843,289	12.65%	6,935,221

**Principal Distribution Amount**

	Total Distribution
Surplus	\$24,454.60

Number of Outstanding Mortgage Loans 62  
Scheduled Ending Principal Balance of Mortgage Lc \$141,437,001

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	2	\$6,431,374	4.55%
60 Days	0	\$0	0.00%
90 + days	6	\$5,642,620	3.99%
F/C	3	\$4,584,932	3.24%
REO	0	\$0	0.00%
	11	\$16,658,926	11.78%

Servicing Advances \$834,499.74  
Non-Recoverable Advances on Delinquencies : \$0

\* includes Classes E, F, and G which were issued from the Surplus Balance Amount. See Institutional Offering Memorandum and Series Supplement for complete details.