

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 17-Feb-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$53,327,621.07	\$298,412.48	\$298,412.48	\$561,560.31	\$0.00	\$859,972.79	\$52,766,060.76
I	1200.000000%	\$147,178.60	\$147,178.60	\$147,178.60	\$680.43	\$0.00	\$147,859.03	\$146,498.17
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
		\$147,361,650.67	\$1,004,980.18	\$1,004,980.18	\$562,240.74	\$0.00	\$1,567,220.92	\$146,799,409.93

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: 17-Feb-09

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	January-09	1.38089529	1.38089529	2.59860443	\$0.00	\$52,766,060.76	0.24417345
I	\$326,025.00	0.11%	\$1,000.00	January-09	451.4334834	451.43348344	2.08704553	\$0.00	\$146,498.17	0.44934644
B	\$20,507,885.00	6.61%	\$1,000.00	January-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	January-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	January-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	January-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	January-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	January-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$146,799,409.93	

**Commercial Capital Access One
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Monthly Remittance Report
Commercial Capital Access One Series 2
Payment Date: 17-Feb-09

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$562,240.74	Principal Distribution	\$562,240.74
Interest (net of all Servicing and Trustee Fees)	\$1,030,722.09	Interest Payments	\$1,004,980.18
		Surplus	\$25,741.91
	\$1,592,962.83		\$1,592,962.83
		Ending Balance	\$0.00

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Credit Enhancement Summary

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Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period Losses	Ending Period Coverage	
		%	\$	%	\$			%	\$
Surplus Balance*		7.00%	22,103,587	13.78%	20,895,516	0.00	0	13.83%	20,895,516

Sun America Limited Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period Losses	Sun Loans Principal	Ending Period Coverage	
		%	\$	%	\$				%	\$
Limited Guaranty Amount		8.06%	14,290,065	10.65%	6,935,221	0.00	0.00	64,869,288	10.69%	6,935,221

Principal Distribution Amount

	Total Distribution
Surplus	\$25,741.91

Number of Outstanding Mortgage Loans 66
Scheduled Ending Principal Balance of Mortgage Loans \$151,118,571

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	1	\$1,729,472	1.14%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$1,729,472	1.14%

Servicing Advances \$629,385.76
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.