

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-10

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$43,120,749.46	\$241,296.53	\$241,296.53	\$606,450.43	\$4,044,519.36	\$4,892,266.31	\$38,469,779.67
I	1200.000000%	\$135,282.79	\$135,282.79	\$135,282.79	\$735.06	\$4,356.56	\$140,374.42	\$130,191.17
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
		\$137,142,883.25	\$935,968.42	\$935,968.42	\$607,185.49	\$4,048,875.92	\$5,592,029.83	\$132,486,821.84

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-Feb-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	January-10	1.11659284	1.11659284	2.80633215	\$0.00	\$38,469,779.67	0.17801781
I	\$326,025.00	0.11%	\$1,000.00	January-10	414.9460763	414.94607627	2.25462102	\$0.00	\$130,191.17	0.39932880
B	\$20,507,885.00	6.61%	\$1,000.00	January-10	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-10	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-10	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-10	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-10	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-10	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$132,486,821.84	

**Commercial Capital Access One
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Monthly Remittance Report
Commercial Capital Access One Series 2
Payment Date: 15-Feb-10

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$4,656,061.41	Principal Distribution	\$4,656,061.41
Interest (net of all Servicing and Trustee Fees)	\$960,495.20	Interest Payments	\$935,968.42
		Surplus	\$24,526.78
	\$5,616,556.61		\$5,616,556.61
		Ending Balance	\$0.00

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Credit Enhancement Summary

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Payment Date: 15-Feb-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	15.19%	20,870,473	0	0	15.26%	20,870,473

Sun America Limited Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans	Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	Principal Balance	%	\$
Limited Guaranty Amount		8.06%	14,290,065	12.65%	6,935,221	0.00	0.00	54,617,815	12.70%	6,935,221

Principal Distribution Amount

	Total
Surplus	\$24,526.78

Number of Outstanding Mortgage Loans 62
Scheduled Ending Principal Balance of Mortgage Loans: \$136,780,940

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	1	\$2,504,959	1.83%
60 Days	1	\$3,899,481	2.85%
90 + days	2	\$3,900,382	2.85%
F/C	3	\$4,565,402	3.34%
REO	0	\$0	0.00%
	7	\$14,870,224	10.87%

Servicing Advances \$847,000.29
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.