

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payme 15-Apr-09

| Class | Class Interest Rate | Beginning Balance | Interest Accrual | Interest Payment | Scheduled Principal Payment | Unscheduled Principal Payment | Total Distribution | Ending Balance   |
|-------|---------------------|-------------------|------------------|------------------|-----------------------------|-------------------------------|--------------------|------------------|
| A     | 6.715000%           | \$52,200,663.69   | \$292,106.21     | \$292,106.21     | \$573,851.49                | \$0.00                        | \$865,957.70       | \$51,626,812.20  |
| I     | 1200.000000%        | \$145,813.05      | \$145,813.05     | \$145,813.05     | \$695.70                    | \$0.00                        | \$146,508.75       | \$145,117.34     |
| 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   |
|       |                     | \$146,233,327.74  | \$997,308.36     | \$997,308.36     | \$574,547.19                | \$0.00                        | \$1,571,855.55     | \$145,658,780.54 |

| 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

Payme 15-Apr-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            | March-09    | 1.35171322       | 1.35171322       | 2.65548149        | \$0.00 | \$51,626,812.20  | 0.23890161                 |
| I     | \$326,025.00     | 0.11%              | \$1,000.00            | March-09    | 447.2449879      | 447.24498785     | 2.13389777        | \$0.00 | \$145,117.34     | 0.44511109                 |
| B     | \$20,507,885.00  | 6.61%              | \$1,000.00            | March-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            | March-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            | March-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            | March-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            | March-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            | March-09    | 6.50833333       | 6.50833333       | 0.00000000        | \$0.00 | \$3,158,408.00   | 1.00000000                 |
|       | \$310,313,606.00 |                    |                       |             |                  |                  |                   |        | \$145,658,780.54 |                            |

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

Commercial Capital Access One Series 2

Payme 15-Apr-09

**Collateral Proceeds Account:**

Beginning Balance: \$0.00

**Deposits:**

Principal \$574,547.19

Interest (net of all Servicing and Trustee Fees) \$1,029,745.83

\$1,604,293.02

**Withdrawals:**

Principal Distribution \$574,547.19

Interest Payments \$997,308.36

Surplus \$32,437.47

\$1,604,293.02

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 |            | Current Period |         | Ending Period Coverage |            |
|------------------|---------|------------------|------------|---------------------------|------------|----------------|---------|------------------------|------------|
|                  |         | %                | \$         | %                         | \$         | Adjustments    | Losses  | %                      | \$         |
| Surplus Balance* |         | 7.00%            | 22,103,587 | 14.54%                    | 21,890,101 | 0.00           | 990,359 | 13.93%                 | 20,899,742 |

**Sun America Limited Guaranty**

| Type                   | Purpose | Initial Coverage |            | Beginning Period Coverage |           | Current Period |        | Sun Loans  | Ending Period Coverage |           |
|------------------------|---------|------------------|------------|---------------------------|-----------|----------------|--------|------------|------------------------|-----------|
|                        |         | %                | \$         | %                         | \$        | Adjustments    | Losses | Principal  | %                      | \$        |
| Limited Guaranty Amour |         | 8.06%            | 14,290,065 | 10.73%                    | 6,935,221 | 0.00           | 0.00   | 64,396,550 | 10.77%                 | 6,935,221 |

**Principal Distribution Amount**

|         | Total Distribution |
|---------|--------------------|
| Surplus | \$32,437.47        |

|  |               |
|--|---------------|
| Number of Outstanding Mortgage Loans           | 67            |
| Scheduled Ending Principal Balance of Mortgage | \$149,982,167 |

**Delinquency Statistics**

|           | # of Loans | Current Balance | % of Current Balance |
|-----------|------------|-----------------|----------------------|
| 30 Day    | 2          | \$4,215,078     | 2.81%                |
| 60 Day    | 0          | \$0             | 0.00%                |
| 90 + days | 0          | \$0             | 0.00%                |
| F/C       | 0          | \$0             | 0.00%                |
| REO       | 0          | \$0             | 0.00%                |
|           | 2          | \$4,215,078     | 2.81%                |

|   |              |
|---|--------------|
| Servicing Advances                          | \$835,540.90 |
| 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.