

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-May-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$51,626,812.20	\$288,895.04	\$288,895.04	\$569,692.89	\$0.00	\$858,587.93	\$51,057,119.31
I	1200.000000%	\$145,117.34	\$145,117.34	\$145,117.34	\$691.69	\$0.00	\$145,809.03	\$144,425.65
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
		\$145,658,780.54	\$993,401.47	\$993,401.47	\$570,384.58	\$0.00	\$1,563,786.06	\$145,088,395.96

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-May-09

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Amounts Per Individual Security			Losses	Ending Balance	Remaining Principal Factor
					Interest Accrual	Interest Payment	Principal Payment			
A	\$216,100,730.00	69.64%	\$1,000.00	March-09	1.33685359	1.33685359	2.63623770	\$0.00	\$51,057,119.31	0.23626537
I	\$326,025.00	0.11%	\$1,000.00	March-09	445.1110901	445.11109009	2.12158589	\$0.00	\$144,425.65	0.44298950
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								\$145,088,395.96	

**Commercial Capital Access One
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Monthly Remittance Report
Commercial Capital Access One Series 2
Payment Date: 15-May-09

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$570,384.58	Principal Distribution	\$570,384.58
Interest (net of all Servicing and Trustee Fees)	\$1,011,771.82	Interest Payments	\$993,401.47
		Surplus	\$18,370.34
	\$1,582,156.40		\$1,582,156.40
		Ending Balance	\$0.00

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Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-May-09

Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	13.93%	20,895,516	0	0	13.99%	20,895,516

Sun America Limited Guaranty

Sun America Loans Only

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	10.77%	6,935,221	0.00	0.00	64,157,439	10.81%	6,935,221

Principal Distribution Amount

	Total Distribution
Surplus	\$18,370.34

Number of Outstanding Mortgage Loans 67
Scheduled Ending Principal Balance of Mortgage Loans \$149,407,557

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	2	\$4,198,666	2.81%
90 + days	0	\$0	0.00%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$4,198,666	2.81%

Servicing Advances \$876,550.31
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.