

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$51,057,119.31	\$285,707.13	\$285,707.13	\$578,716.50	\$0.00	\$864,423.63	\$50,478,402.81
I	1200.000000%	\$144,425.65	\$144,425.65	\$144,425.65	\$701.32	\$0.00	\$145,126.98	\$143,724.33
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
		\$145,088,395.96	\$989,521.88	\$989,521.88	\$579,417.82	\$0.00	\$1,568,939.70	\$144,508,978.14

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-Jun-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	May-09	1.32210164	1.32210164	2.67799419	\$0.00	\$50,478,402.81	0.23358738
I	\$326,025.00	0.11%	\$1,000.00	May-09	442.9895042	442.98950420	2.15113314	\$0.00	\$143,724.33	0.44083837
B	\$20,507,885.00	6.61%	\$1,000.00	May-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	May-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	May-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	May-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	May-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	May-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$144,508,978.14	

**Commercial Capital Access One
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Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-09

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$579,417.82

Interest (net of all Servicing and Trustee Fees) \$1,014,856.68

\$1,594,274.51

Withdrawals:

Principal Distribution \$579,417.82

Interest Payments \$989,521.88

Surplus \$25,334.81

\$1,594,274.51

Ending Balance

\$0.00

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Credit Enhancement Summary

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Payment Date: 15-Jun-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	13.99%	20,895,516	0	0	14.04%	20,895,516

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	10.81%	6,935,221	0.00	0.00	63,916,188	10.85%	6,935,221

Principal Distribution Amount

	Total
Surplus	\$25,334.81

Number of Outstanding Mortgage Loans 67
Scheduled Ending Principal Balance of Mortgage I \$148,828,139

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	2	\$4,182,138	2.81%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$4,182,138	2.81%

Servicing Advances \$585,478.52
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.