

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jun-10

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$30,743,492.17	\$172,035.46	\$172,035.46	\$581,942.34	\$820,660.74	\$1,574,638.54	\$29,340,889.09
I	1200.000000%	\$121,317.43	\$121,317.43	\$121,317.43	\$711.45	\$1,098.40	\$123,127.28	\$119,507.58
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
		\$124,751,660.60	\$852,741.98	\$852,741.98	\$582,653.79	\$821,759.14	\$2,257,154.91	\$123,347,247.67

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-10

Class	Original Balance	Original % of Pool	Integral				Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
			Denomination	Record Date	Interest	Payment						
A	\$216,100,730.00	69.64%	\$1,000.00	May-10	0.79608920	0.79608920	2.69292168	\$0.00	\$29,340,889.09	0.13577413		
I	\$326,025.00	0.11%	\$1,000.00	May-10	372.1108119	372.11081190	2.18219096	\$0.00	\$119,507.58	0.36655955		
B	\$20,507,885.00	6.61%	\$1,000.00	May-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	May-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	May-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	May-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	May-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	May-10	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000		
	\$310,313,606.00								\$123,347,247.67			

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jun-10

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$1,404,412.93	Principal Distribution	\$1,404,412.93
Interest (net of all Servicing and Trustee Fees)	\$876,684.53	Interest Payments	\$852,741.98
Principal Loss	\$0.00	Surplus	\$23,942.55
	\$2,281,097.46		\$2,281,097.46
		Ending Balance	\$0.00

**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	16.36%	20,870,473	0	692,822	15.89%	20,177,650

**Sun America Limited Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans	Ending Period Coverage		Beq
		%	\$	%	\$	Adjustments	Losses	Principal Balance	%	\$	Sun
Limited Guaranty Amount		8.06%	14,290,065	13.63%	6,935,221	316,720.00	0.00	50,672,684	13.06%	6,618,501	50;

**Principal Distribution Amount**

	<b>Total Distribution</b>
Surplus	\$23,942.55

Number of Outstanding Mortgage Loans 62  
 Scheduled Ending Principal Balance of Mortgage Loans \$126,948,543

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**Delinquency Statistics**

	<b># of Loans</b>	<b>Current Balance</b>	<b>% of Current Balance</b>
30 Days	1	\$3,683,335	2.90%
60 Days	0	\$0	0.00%
90 + days	3	\$7,105,228	5.60%
F/C	3	\$4,485,862	3.53%
REO	0	\$0	0.00%
	7	\$15,274,426	12.03%

Servicing Advances

\$811,617.67

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.