

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jul-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$50,478,402.81	\$282,468.73	\$282,468.73	\$583,987.93	\$2,439,692.95	\$3,306,149.61	\$47,454,721.93
I	1200.000000%	\$143,724.33	\$143,724.33	\$143,724.33	\$706.27	\$2,445.65	\$146,876.25	\$140,572.41
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
		\$144,508,978.14	\$985,582.15	\$985,582.15	\$584,694.20	\$2,442,138.60	\$4,012,414.96	\$141,482,145.34

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-Jul-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	June-09	1.30711603	1.30711603	2.70238758	\$0.00	\$47,454,721.93	0.21959538
I	\$326,025.00	0.11%	\$1,000.00	June-09	440.8383711	440.83837106	2.16632024	\$0.00	\$140,572.41	0.43117064
B	\$20,507,885.00	6.61%	\$1,000.00	June-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	June-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	June-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	June-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	June-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	June-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$141,482,145.34	

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Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jul-09

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$3,026,832.80

Interest (net of all Servicing and Trustee Fees) \$1,027,089.77

\$4,053,922.57

Withdrawals:

Principal Distribution \$3,026,832.80

Interest Payments \$985,582.15

Surplus \$41,507.62

\$4,053,922.57

Ending Balance \$0.00

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Credit Enhancement Summary

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Payment Date: 15-Jul-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	14.28%	20,895,516	0	25,043	14.32%	20,870,473

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	%	\$
Limited Guaranty Amount		8.06%	14,290,065	10.85%	6,935,221	0.00	0.00	61,205,763	11.33%	6,935,221

Principal Distribution Amount

	Total Distribution
Surplus	\$41,507.62

Number of Outstanding Mortgage Loans 68  
Scheduled Ending Principal Balance of Mortgage Loan \$145,776,263

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	2	\$1,657,172	1.14%
60 Days	0	\$0	0.00%
90 + days	1	\$1,698,046	1.16%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	3	\$3,355,218	2.30%

Servicing Advances \$794,126.49  
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.