

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Aug-08

| Class | Class Interest Rate | Beginning Balance | Interest Accrual | Interest Payment | Scheduled Principal Payment | Unscheduled Principal Payment | Total Distribution | Ending Balance |
|-------|---------------------|-------------------|------------------|------------------|-----------------------------|-------------------------------|--------------------|------------------|
| A | 6.715000% | \$56,596,046.67 | \$316,702.04 | \$316,702.04 | \$532,724.69 | \$0.00 | \$849,426.74 | \$56,063,321.98 |
| I | 1200.000000% | \$151,141.84 | \$151,141.84 | \$151,141.84 | \$646.38 | \$0.00 | \$151,788.21 | \$150,495.46 |
| 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 |
| | | \$150,634,039.51 | \$1,027,232.97 | \$1,027,232.97 | \$533,371.07 | \$0.00 | \$1,560,604.05 | \$150,100,668.43 |

| 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-Aug-08

Amounts Per Individual Security

| Class | Original Balance | Original % of Pool | Integral Denomination | Record Date | Interest Accrual | Interest Payment | Principal Payment | Losses |
|-------|------------------|--------------------|-----------------------|-------------|------------------|------------------|-------------------|--------|
| A | \$216,100,730.00 | 69.64% | \$1,000.00 | July-08 | 1.46552973 | 1.46552973 | 2.46516842 | \$0.00 |
| I | \$326,025.00 | 0.11% | \$1,000.00 | July-08 | 463.5897094 | 463.58970943 | 1.98260333 | \$0.00 |
| B | \$20,507,885.00 | 6.61% | \$1,000.00 | July-08 | 5.69166667 | 5.69166667 | 0.00000000 | \$0.00 |
| C | \$33,133,120.00 | 10.68% | \$1,000.00 | July-08 | 5.84166667 | 5.84166667 | 0.00000000 | \$0.00 |
| D | \$23,669,491.00 | 7.63% | \$1,000.00 | July-08 | 5.96666667 | 5.96666667 | 0.00000000 | \$0.00 |
| E | \$3,153,120.00 | 1.02% | \$1,000.00 | July-08 | 6.50833333 | 6.50833333 | 0.00000000 | \$0.00 |
| F | \$10,264,827.00 | 3.31% | \$1,000.00 | July-08 | 6.50833333 | 6.50833333 | 0.00000000 | \$0.00 |
| G | \$3,158,408.00 | 1.02% | \$1,000.00 | July-08 | 6.50833333 | 6.50833333 | 0.00000000 | \$0.00 |
| | \$310,313,606.00 | | | | | | | |

**Commercial Capital Access One
Series 2**

Monthly Remittance Report
Commercial Capital Access One Series 2
Payment Date: 15-Aug-08

Collateral Proceeds Account:

| | | |
|--|----------------|------------------------|
| Beginning Balance: | \$0.00 | |
| <u>Deposits:</u> | | <u>Withdrawals:</u> |
| Principal | \$533,371.07 | Principal Distribution |
| Interest (net of all Servicing and Trustee Fees) | \$1,053,573.65 | Interest Payments |
| | | Surplus |
| | \$1,586,944.72 | |
| | | Ending Balance |

**Commercial Capital Access One
Series 2**

Credit Enhancement Summary
Commercial Capital Access One Series 2

Payment Date: 15-Aug-08

Surplus and Guaranty

| Type | Purpose | Initial Coverage | | Beginning Period Coverage | | Adjustments | Current Period Losses | Ending Period Cov |
|------------------|---------|------------------|------------|---------------------------|------------|-------------|-----------------------|-------------------|
| | | % | \$ | % | \$ | \$ | \$ | % |
| Surplus Balance* | | 7.00% | 22,103,587 | 13.49% | 20,895,516 | 0.00 | (0) | 13.53% |

Sun America Limited Guaranty

Sun America Loans Only

| Type | Purpose | Initial Coverage | | Beginning Period Coverage | | Adjustments | Current Period Losses | Sun Loans Principal Balance |
|-------------------------|---------|------------------|------------|---------------------------|-----------|-------------|-----------------------|-----------------------------|
| | | % | \$ | % | \$ | \$ | \$ | \$ |
| Limited Guaranty Amount | | 8.06% | 14,290,065 | 9.97% | 6,935,221 | 0.00 | 0.00 | 69,298,860 |

Principal Distribution Amount

| | Total Distribution |
|---------|--------------------|
| Surplus | \$26,340.67 |

| | |
|--|---------------|
| Number of Outstanding Mortgage Loans | 64 |
| Scheduled Ending Principal Balance of Mortgage Loans | \$154,419,829 |

Delinquency Statistics

| | # of Loans | Current Balance | % of Current Balance |
|-----------|------------|-----------------|----------------------|
| 30 Days | 1 | \$1,765,632 | 1.14% |
| 60 Days | 0 | \$0 | 0.00% |
| 90 + days | 0 | \$0 | 0.00% |
| F/C | 0 | \$0 | 0.00% |
| REO | 0 | \$0 | 0.00% |
| | 1 | \$1,765,632 | 1.14% |

| | |
|---|--------------|
| Servicing Advances | \$649,889.46 |
| 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.