

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 17-Aug-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$47,454,721.93	\$265,548.71	\$265,548.71	\$579,258.85	\$0.00	\$844,807.56	\$46,875,463.08
I	1200.000000%	\$140,572.41	\$140,572.41	\$140,572.41	\$702.97	\$0.00	\$141,275.38	\$139,869.43
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
		\$141,482,145.34	\$965,510.22	\$965,510.22	\$579,961.82	\$0.00	\$1,545,472.04	\$140,902,183.51

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: 17-Aug-09

**Amounts Per Individual Security**

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
A	\$216,100,730.00	69.64%	\$1,000.00	July-09	1.22881915	1.22881915	2.68050389	\$0.00	\$46,875,463.08	0.21691488
I	\$326,025.00	0.11%	\$1,000.00	July-09	431.1706363	431.1706363	2.15619687	\$0.00	\$139,869.43	0.42901444
B	\$20,507,885.00	6.61%	\$1,000.00	July-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	July-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	July-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	July-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	July-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	July-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$140,902,183.51	

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**Monthly Remittance Report**  
Commercial Capital Access One Series 2  
Payment Date: 17-Aug-09

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$579,961.82	Principal Distribution	\$579,961.82
Interest (net of all Servicing and Trustee Fees)	\$990,758.91	Interest Payments	\$965,510.22
		Surplus	\$25,248.69
	\$1,570,720.73		\$1,570,720.73
		Ending Balance	\$0.00

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**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	14.32%	20,870,473	0	0	14.37%	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 Balance	%	\$
Limited Guaranty Amount		8.06%	14,290,065	11.33%	6,935,221	0.00	0.00	60,971,508	11.37%	6,935,221

**Principal Distribution Amount**

	Total Distribution
Surplus	\$25,248.69

Number of Outstanding Mortgage Loans 68  
Scheduled Ending Principal Balance of Mortgage Lo: \$145,196,301

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	2	\$1,650,579	1.14%
60 Days	0	\$0	0.00%
90 + days	0	\$1,691,616	1.17%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$3,342,195	2.30%

Servicing Advances \$731,174.54  
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.