

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 17-Nov-08

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$54,983,991.98	\$307,681.26	\$307,681.26	\$546,988.80	\$0.00	\$854,670.06	\$54,437,003.17
I	1200.000000%	\$149,186.32	\$149,186.32	\$149,186.32	\$663.17	\$0.00	\$149,849.49	\$148,523.15
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
		\$149,020,029.30	\$1,016,256.67	\$1,016,256.67	\$547,651.97	\$0.00	\$1,563,908.64	\$148,472,377.33

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-Nov-08

Class	Original Balance	Integral		Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
		Original % of Pool	Denomination							
A	\$216,100,730.00	69.64%	\$1,000.00	October-08	1.42378628	1.42378628	2.53117517	\$0.00	\$54,437,003.17	0.25190569
I	\$326,025.00	0.11%	\$1,000.00	October-08	457.5916625	457.59166254	2.03411035	\$0.00	\$148,523.15	0.45555755
B	\$20,507,885.00	6.61%	\$1,000.00	October-08	5.69166667	5.69166667	0.00000000	\$0.00	\$20,507,885.00	1.00000000
C	\$33,133,120.00	10.68%	\$1,000.00	October-08	5.84166667	5.84166667	0.00000000	\$0.00	\$33,133,120.00	1.00000000
D	\$23,669,491.00	7.63%	\$1,000.00	October-08	5.96666667	5.96666667	0.00000000	\$0.00	\$23,669,491.00	1.00000000
E	\$3,153,120.00	1.02%	\$1,000.00	October-08	6.50833333	6.50833333	0.00000000	\$0.00	\$3,153,120.00	1.00000000
F	\$10,264,827.00	3.31%	\$1,000.00	October-08	6.50833333	6.50833333	0.00000000	\$0.00	\$10,264,827.00	1.00000000
G	\$3,158,408.00	1.02%	\$1,000.00	October-08	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$148,472,377.33	

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 17-Nov-08

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<b>Deposits:</b>		<b>Withdrawals:</b>	
Principal	\$547,651.97	Principal Distribution	\$547,651.97
Interest (net of all Servicing and Trustee Fees)	\$1,042,163.55	Interest Payments	\$1,016,256.67
		Surplus	\$25,906.88
	\$1,589,815.52		\$1,589,815.52
		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	13.63%	20,895,516	0.00	0	13.68%	20,895,516

**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	10.54%	6,935,221	0.00	0.00	65,564,725	10.58%	6,935,221

**Principal Distribution Amount**

	Total
Surplus	\$25,906.88

Number of Outstanding Mortgage Loans 66  
Scheduled Ending Principal Balance of Mortgage L \$152,791,538

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	1	\$1,747,759	1.14%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$1,747,759	1.14%

Servicing Advances \$1,069,308.47  
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.