

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 16-Nov-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$44,910,222.16	\$251,310.12	\$251,310.12	\$591,250.82	\$0.00	\$842,560.93	\$44,318,971.34
I	1200.000000%	\$137,452.42	\$137,452.42	\$137,452.42	\$716.96	\$0.00	\$138,169.39	\$136,735.46
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
		\$138,934,525.58	\$948,151.64	\$948,151.64	\$591,967.78	\$0.00	\$1,540,119.42	\$138,342,557.80

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: 16-Nov-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	October-09	1.16293045	1.16293045	2.73599638	\$0.00	\$44,318,971.34	0.20508478
I	\$326,025.00	0.11%	\$1,000.00	October-09	421.6008707	421.60087070	2.19911010	\$0.00	\$136,735.46	0.41940176
B	\$20,507,885.00	6.61%	\$1,000.00	October-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	October-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	October-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	October-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	October-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	October-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$138,342,557.80	

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**Monthly Remittance Report**  
Commercial Capital Access One Series 2  
Payment Date: 16-Nov-09

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$591,967.78	Principal Distribution	\$591,967.78
Interest (net of all Servicing and Trustee Fees)	\$972,928.55	Interest Payments	\$948,151.64
		Surplus	\$24,776.91
	\$1,564,896.33		\$1,564,896.33
		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	14.57%	20,870,473	0	0	14.63%	20,870,473

**Sun America Limited Guaranty**

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	12.02%	6,935,221	0.00	0.00	55,287,700	12.54%	6,935,221

**Principal Distribution Amount**

	Total Distribution
Surplus	\$24,776.91

Number of Outstanding Mortgage Loans 70  
Scheduled Ending Principal Balance of Mortgage Lo \$142,636,676

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	2	\$3,370,714	2.36%
60 Days	3	\$6,645,747	4.66%
90 + days	2	\$2,825,170	1.98%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	7	\$12,841,631	9.00%

Servicing Advances \$952,215.44  
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.