

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Dec-08

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$54,437,003.17	\$304,620.40	\$304,620.40	\$552,802.50	\$0.00	\$857,422.90	\$53,884,200.67
I	1200.000000%	\$148,523.15	\$148,523.15	\$148,523.15	\$669.96	\$0.00	\$149,193.11	\$147,853.19
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
		\$148,472,377.33	\$1,012,532.64	\$1,012,532.64	\$553,472.46	\$0.00	\$1,566,005.11	\$147,918,904.86

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-Dec-08

Class	Original Balance	Original % of Pool	Integral				Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
			Denomination	Record Date	Interest	Principal						
A	\$216,100,730.00	69.64%	\$1,000.00	November-08	1.40962225	1.40962225	2.55807789	\$0.00	\$53,884,200.67	0.24934761		
I	\$326,025.00	0.11%	\$1,000.00	November-08	455.5575522	455.55755219	2.05494261	\$0.00	\$147,853.19	0.45350261		
B	\$20,507,885.00	6.61%	\$1,000.00	November-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	November-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	November-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	November-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	November-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	November-08	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000		
	\$310,313,606.00								\$147,918,904.86			

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Dec-08

**Collateral Proceeds Account:**

Beginning Balance: \$0.00  
**Deposits:**  
Principal \$553,472.46  
Interest (net of all Servicing and Trustee Fees) \$1,038,232.71  
  
\$1,591,705.18

**Withdrawals:**  
Principal Distribution \$553,472.46  
Interest Payments \$1,012,532.64  
Surplus \$25,700.07  
  
\$1,591,705.18  
  
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	13.68%	20,895,516	0.00	0	13.73%	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 Balance	%	\$
Limited Guaranty Amount		8.06%	14,290,065	10.58%	6,935,221	0.00	0.00	65,334,788	10.61%	6,935,221

Principal Distribution Amount

	Total Distribution
Surplus	\$25,700.07

Number of Outstanding Mortgage Loans 66  
Scheduled Ending Principal Balance of Mortgage Loans \$152,238,066

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	1	\$1,741,710	1.14%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$1,741,710	1.14%

Servicing Advances \$0.00  
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.