

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Dec-09

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$44,318,971.34	\$248,001.58	\$248,001.58	\$597,070.33	\$0.00	\$845,071.90	\$43,721,901.01
I	1200.000000%	\$136,735.46	\$136,735.46	\$136,735.46	\$723.83	\$0.00	\$137,459.29	\$136,011.63
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
		\$138,342,557.80	\$944,126.13	\$944,126.13	\$597,794.16	\$0.00	\$1,541,920.29	\$137,744,763.64

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-09

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Amounts Per Individual Security			Losses	Ending Balance	Remaining Principal Factor
					Interest Accrual	Interest Payment	Principal Payment			
A	\$216,100,730.00	69.64%	\$1,000.00	November-09	1.14762027	1.14762027	2.76292601	\$0.00	\$43,721,901.01	0.20232186
I	\$326,025.00	0.11%	\$1,000.00	November-09	419.4017606	419.40176061	2.22017613	\$0.00	\$136,011.63	0.41718158
B	\$20,507,885.00	6.61%	\$1,000.00	November-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	November-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	November-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	November-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	November-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	November-09	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$137,744,763.64	

**Commercial Capital Access One
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Monthly Remittance Report
Commercial Capital Access One Series 2
Payment Date: 15-Dec-09

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$597,794.16	Principal Distribution	\$597,794.16
Interest (net of all Servicing and Trustee Fees)	\$969,205.75	Interest Payments	\$944,126.13
		Surplus	\$25,079.62
	\$1,566,999.91		\$1,566,999.91
		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	14.63%	20,870,473	0	0	14.69%	20,870,473

Sun America Limited Guaranty

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	12.54%	6,935,221	0.00	0.00	55,066,227	12.59%	6,935,221

Principal Distribution Amount

	Total Distribution
Surplus	\$25,079.62

Number of Outstanding Mortgage Loans 62
 Scheduled Ending Principal Balance of Mortgage Loans \$142,038,881

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	1	\$2,722,434	1.92%
60 Days	2	\$3,931,176	2.77%
90 + days	4	\$6,337,480	4.46%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	7	\$12,991,090	9.15%

Servicing Advances \$724,258.69
 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.