

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payme 15-Aug-06

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment ⁽¹⁾	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$92,026,613.84	\$514,965.59	\$524,096.96	\$493,368.31	\$5,880,795.99	\$6,898,261.26	\$85,652,449.54
I	1200.000000%	\$192,198.40	\$192,198.40	\$195,303.49	\$596.15	\$5,401.38	\$201,301.03	\$186,200.87
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
		\$186,105,663.25	\$1,266,553.09	\$1,278,789.55	\$493,964.46	\$5,886,197.37	\$7,658,951.38	\$179,725,501.41

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

Payme 15-Aug-06

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	July-06	2.38298868	2.42524381	2.28304787	\$0.00	\$85,652,449.54	0.39635428
I	\$326,025.00	0.11%	\$1,000.00	July-06	589.52043895	599.04453393	1.82854755	\$0.00	\$186,200.87	0.57112451
B	\$20,507,885.00	6.61%	\$1,000.00	July-06	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-06	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-06	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-06	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-06	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-06	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$179,725,501.41	

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Monthly Remittance Report

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Collateral Proceeds Account:

Beginning Balance:	\$0.00
Deposits:	
Principal	\$6,380,161.83
Interest (net of all Servicing and Trustee Fees)	\$1,308,606.81
SunAmerica Guarantee Payment	\$149,641.26
	\$0.00

\$7,838,409.90

Withdrawals:

Principal Distribution	\$6,380,161.83
Interest Payments	\$1,278,789.55
Surplus	\$179,458.52
Prepaid Principal to Defeasance Acct	\$0.00
Yield Maintenance To Defeasance Acct	\$0.00

\$7,838,409.90

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	11.66%	21,605,151	0.00	0.00	11.69%	21,605,151

Sun America Limited Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans	Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	Principal Balance	%	\$
Limited Guaranty Amou		8.06%	14,290,065	9.32%	7,490,089	554,867.96	0.00	74,309,728	9.33%	6,935,221

Principal Distribution Amount

	Total Distribution
Surplus	\$179,458.52

Number of Outstanding Mortgage Loans 74
Scheduled Ending Principal Balance of Mr \$184,754,297

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Day	1	\$1,941,134	1.05%
60 Day	0	\$0	0.00%
90 + d:	1	\$3,203,469	1.73%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$5,144,602	2.78%

Servicing Advances \$704,500.07
Non-Recoverable Advances on Delinquen \$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.

(1) Additional interest reflects Yield Maintenance premium from loan 800021 which liquidated November 2004.

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