

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Dec-05

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$103,311,171.34	\$578,112.10	\$578,112.10	479,097.40	\$0.00	\$1,057,209.50	\$102,832,073.94
I	1200.000000%	\$204,913.76	\$204,913.76	\$204,913.76	\$578.24	\$0.00	\$205,492.00	\$204,335.52
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
		\$197,402,936.11	\$1,342,414.95	\$1,342,414.95	\$479,675.64	\$0.00	\$1,822,090.59	\$196,923,260.46

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-05

Class	Original Balance	Original % of Pool	Amounts Per Individual Security							Ending Balance	Remaining Principal Factor
			Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses			
A	\$216,100,730.00	69.64%	\$1,000.00	November-05	2.67519733	2.67519733	2.21700965	\$0.00	\$102,832,073.94	0.47585251	
I	\$326,025.00	0.11%	\$1,000.00	November-05	628.52161991	628.52161991	1.77360394	\$0.00	\$204,335.52	0.62674802	
B	\$20,507,885.00	6.61%	\$1,000.00	November-05	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-05	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-05	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-05	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-05	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-05	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$196,923,260.46		

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Dec-05

**Collateral Proceeds Account:**

<b>Beginning Balance:</b>	\$0.00		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$479,675.64	Principal Distribution	\$479,675.64
Interest (net of all Servicing and Trustee Fees)	\$1,377,208.51	Interest Payments	\$1,342,414.95
Prepaid Principal Sun Am Guaranty	\$0.00	Surplus	\$34,793.56
Prepaid Principal Other	\$0.00	Prepaid Principal To Defeasance Acct	\$0.00
Yield Maintenance	\$0.00	Yield Maintenance To Defeasance Acct	\$0.00
Default Interest	\$0.00		
	\$1,856,884.15		\$1,856,884.15
		<b>Ending Balance</b>	<b>\$0.00</b>

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**Credit Enhancement Summary**

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Payment Date: 15-Dec-05

**Surplus and Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	10.89%	22,103,587	0.00	0.00	10.92%	22,103,587

**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	9.14%	8,000,537	0.00	0.00	87,320,817	9.16%	8,000,537

**Principal Distribution Amount**

	Total Distribution
Surplus	\$34,793.56

Number of Outstanding Mortgage Loans	74
Scheduled Ending Principal Balance of Mortgage Loans	\$202,450,493

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	2	\$4,099,149	2.02%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$4,099,149	2.02%

Advances on Delinquencies :	\$788,617.15
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.