

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payn 15-Dec-06

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment <sup>(1)</sup>	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$84,192,616.03	\$471,127.85	\$480,169.14	\$496,572.86	\$4,561,619.16	\$5,538,361.15	\$79,134,424.02
I	1200.000000%	\$184,428.19	\$184,428.19	\$187,499.81	\$602.56	5,243.17	\$193,345.55	\$178,582.45
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
		\$178,263,895.23	\$1,214,945.13	\$1,227,058.04	\$497,175.42	\$4,566,862.33	\$6,291,095.80	\$173,199,857.47

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

Payn 15-Dec-06

Class	Original Balance	Original % of Pool	Amounts Per Individual Security								Remaining Principal Factor
			Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance		
A	\$216,100,730.00	69.64%	\$1,000.00	November-06	2.18013075	2.22196907	2.29787682	\$0.00	\$79,134,424.02	0.36619230	
I	\$326,025.00	0.11%	\$1,000.00	November-06	565.68727154	575.10869394	1.84821598	\$0.00	\$178,582.45	0.54775693	
B	\$20,507,885.00	6.61%	\$1,000.00	November-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	November-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	November-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	November-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	November-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	November-06	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
\$310,313,606.00									\$173,199,857.47		

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payn 15-Dec-06

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$5,064,037.75	Principal Distribution	\$5,064,037.75
Interest (net of all Servicing and Trustee Fees)	\$1,280,702.04	Interest Payments	\$1,227,058.04
SunAmerica Guarantee Payment	\$0.00	Surplus	\$53,644.00
	\$6,344,739.79		\$6,344,739.79
		Ending Balance	\$0.00

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**Credit Enhancement Summary**

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Payn 15-Dec-06

**Surplus and Guaranty**

	Initial Coverage	Beginning Period Coverage		Current Period		Ending Period Coverage			
		Adjustments	Losses	Adjustments	Losses				
Type	Purpose	%	\$	%	\$	\$	\$	%	\$
Surplus Balance*		7.00%	22,103,587	12.09%	21,605,151	0.00	(0.00)	12.12%	21,605,151

**Sun America Limited Guaranty**

	Initial Coverage	Beginning Period Coverage		Current Period		Sun Loans Principal Balance	Ending Period Coverage			
		Adjustments	Losses	Adjustments	Losses					
Type	Purpose	%	\$	%	\$	\$	%	\$		
Limited Guaranty Amoi		8.06%	14,290,065	9.40%	6,935,221	0.00	0.00	73,550,490	9.43%	6,935,221

**Principal Distribution Amount**

	Total Distribution
Surplus	\$53,644.00

Number of Outstanding Mortgage Loans	74
Scheduled Ending Principal Balance of Mo	\$178,228,653

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Da	0	\$0	0.00%
60 Da	0	\$0	0.00%
90 + e	1	\$3,169,800	1.78%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$3,169,800	1.78%

Servicing Advances	\$941,845.47
Non-Recoverable Advances on Delinquenc	\$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.