

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 17-Jan-06

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$102,832,073.94	\$578,112.10	\$578,112.10	482,368.48	\$0.00	\$1,060,480.58	\$102,349,705.46
I	1200.000000%	\$204,335.52	\$204,913.76	\$204,913.76	\$582.22	\$0.00	\$205,495.98	\$203,753.30
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
		\$196,923,260.46	\$1,342,414.95	\$1,342,414.95	\$482,950.70	\$0.00	\$1,825,365.65	\$196,440,309.76

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: 17-Jan-06

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	December-05	2.67519733	2.67519733	2.23214646	\$0.00	\$102,349,705.46	0.47362036	
I	\$326,025.00	0.11%	\$1,000.00	December-05	628.52161991	628.52161991	1.78582413	\$0.00	\$203,753.30	0.62496219	
B	\$20,507,885.00	6.61%	\$1,000.00	December-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	December-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	December-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	December-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	December-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	December-05	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$196,440,309.76		

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 17-Jan-06

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$482,950.70	Principal Distribution	\$482,950.70
Interest (net of all Servicing and Trustee Fees)	\$1,368,711.95	Interest Payments	\$1,342,414.95
Sun Am Guaranty repurchase proceeds	\$119,257.66	Surplus	\$145,554.65
Additional interest collected from Defeased Loans	\$22,667.64	Defeasance Account Deposit	\$22,667.64
Yield Maintenance	\$0.00	Yield Maintenance To Defeasance Acct	\$0.00
	\$1,993,587.95		\$1,993,587.95
		Ending Balance	\$0.00

Commercial Capital Access One Series 2

Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 17-Jan-06

Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	10.92%	22,103,587	0.00	0.00	10.94%	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	9.16%	8,000,537	0.00	0.00	87,120,077	9.18%	8,000,537

Principal Distribution Amount

	Total Distribution
Surplus	\$145,554.65

Number of Outstanding Mortgage Loans	74
Scheduled Ending Principal Balance of Mortgage Loans	\$201,967,543

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	2	\$4,090,109	2.03%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$4,090,109	2.03%

Servicing Advances	\$666,875.80
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.