

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-06

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment ⁽¹⁾	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$102,349,705.46	\$572,731.89	\$711,147.46	487,299.25	\$1,895,153.82	\$3,093,600.53	\$99,967,252.39
I	1200.000000%	\$203,753.30	\$203,753.30	\$251,284.78	\$587.88	2,974.56	\$254,847.22	\$200,190.86
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
		\$196,440,309.76	\$1,335,874.29	\$1,521,821.34	\$487,887.13	\$1,898,128.38	\$3,907,836.85	\$194,054,294.25

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

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Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining
										Principal Factor
A	\$216,100,730.00	69.64%	\$1,000.00	January-06	2.65030060	3.29081472	2.25496347	\$0.00	\$99,967,252.39	0.46259563
I	\$326,025.00	0.11%	\$1,000.00	January-06	624.96219184	770.75309981	1.80317906	\$0.00	\$200,190.86	0.61403529
B	\$20,507,885.00	6.61%	\$1,000.00	January-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	January-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	January-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	January-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	January-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	January-06	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
									\$310,313,606.00	\$194,054,294.25

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Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-06

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$2,386,015.51	Principal Distribution	\$2,386,015.51
Interest (net of all Servicing and Trustee Fees)	\$1,559,358.13	Interest Payments	\$1,521,821.34
Sun Am Guaranty repurchase proceeds	\$0.00	Surplus	\$37,536.80
Additional interest collected from Defeased Loans	\$0.00	Defeasance Account Deposit	\$0.00
Yield Maintenance	\$0.00	Yield Maintenance To Defeasance Acct	\$0.00
	\$3,945,373.65		\$3,945,373.65
		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	11.08%	22,103,588	0.00	(498,437.17)	10.85%	21,605,151

Sun America Limited Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans	Ending Period Coverage		Beginning Sun Loans
		%	\$	%	\$	Adjustments	Losses	Principal Balance	%	\$	Principal Balance
Limited Guaranty Amount		8.06%	14,290,065	9.18%	8,000,537	0.00	0.00	86,916,495	9.20%	8,000,537	87,120,077

Principal Distribution Amount

	Total Distribution
Surplus	\$37,536.80

Number of Outstanding Mortgage Loans 74
Scheduled Ending Principal Balance of Mortgage Loans \$199,083,090

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	1	\$3,251,394	1.63%
90 + days	1	\$1,684,437	0.85%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$4,935,831	2.48%

Servicing Advances \$90,891.82
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.

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