

**Collateral Report**

**Commercial Capital Access One Series 2**

Payment Date: 15-Apr-10

Loan Number	Property Name	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Unscheduled Principal	Yield Maintenance	SunAmerica Guarantee Payment	Ending Principal Balance	Paid Through Date
218000	COTTAGE VILLAS OF ARDEN HILLS	COTTAGE VILLAS ARDEN	9.200%	2,007,862.89	15,360.16	9,461.56	0.00	0.00	0.00	1,998,401.33	20100301
297000	LAS MONTANAS VILLAGE	LAS MONTANAS VILLAGE	8.250%	1,767,175.61	11,751.72	7,941.47	0.00	0.00	0.00	1,759,234.14	20090801
327000	COTTAGES OF STEWARTVILLE	COTTAGES OF STEWARTV	8.250%	1,573,548.91	10,791.92	7,152.09	0.00	0.00	0.00	1,566,396.82	20100301
371000	THE RAPIDS	THE RAPIDS, LP	7.950%	2,557,066.87	16,897.95	10,043.06	0.00	0.00	0.00	2,547,023.81	20100301
372010	HOLLYBROOK	HERITAGE HOLLYBROOK,	8.300%	1,661,351.54	11,439.47	7,415.25	0.00	0.00	0.00	1,653,936.29	20100301
373000	SANDY PINES	SANDY PINES, LTD	8.300%	610,507.36	4,212.50	2,878.64	0.00	0.00	0.00	607,628.72	20100401
376000	OLD JEFFERSON ESTATES	ST MARY'S ENTERPRISE	8.800%	440,876.15	3,225.74	1,794.47	0.00	0.00	0.00	439,081.68	20100301
377010	GIFFORD GROVES	GIFFORD GROVES LTD	8.590%	1,133,354.04	7,872.09	5,035.97	0.00	0.00	0.00	1,128,318.07	20090601
378000	COUNTRY CLUB WOODS	COUNTRY CLUB WOODS A	9.350%	469,702.60	3,651.94	1,953.36	0.00	0.00	0.00	467,749.24	20100401
379000	CALUSA SPRINGS	CALUSA SPRINGS	8.300%	1,026,039.73	7,079.67	3,893.75	0.00	0.00	0.00	1,022,145.98	20100301
380000	FOREST GROVE	HERITAGE FOREST GROV	9.220%	2,438,919.05	18,677.61	10,092.86	0.00	0.00	0.00	2,428,826.19	20100201
381010	WILLOW GLEN	HERITAGE FOREST GLEN	9.390%	2,689,970.58	20,981.13	10,990.86	0.00	0.00	0.00	2,678,979.72	20100401
382000	INWOOD TERRACE VILLAGE	INWOOD COLONY, LTD	9.200%	1,645,201.43	12,251.02	6,835.48	0.00	0.00	0.00	1,638,365.95	20090401
384000	BLACK RIVER RUN	BLACK RIVER RUN, LP	8.250%	822,798.26	5,471.61	4,104.57	0.00	0.00	0.00	818,693.69	20090901
400000	CASA MIRAGE	PTNRSH FOR QUAL AFF	7.950%	1,947,965.54	12,872.80	9,247.85	0.00	0.00	0.00	1,938,717.69	20100301
405000	ARBOR POINTE	ARBOR POINTE, LP	7.950%	3,470,155.62	22,931.94	16,662.59	0.00	0.00	0.00	3,453,493.03	20100401
410000	STARRFIRE	STARRFIRE APTS, LP	8.150%	1,018,417.80	6,899.78	4,786.81	0.00	0.00	0.00	1,013,630.99	20100401
412000	FAIRWAYS AT LOST SPRINGS	FAIRWAYS AT LOST SPR	8.150%	3,014,357.50	20,422.27	14,168.20	0.00	0.00	0.00	3,000,189.30	20100401
420000	OAK HARBOR	AFFORDABLE/OAK RIDGE	8.250%	2,983,639.82	20,462.79	14,035.57	0.00	0.00	0.00	2,969,604.25	20100301
421000	SILVER PINES	AFFORDABLE/SILVER PI	8.250%	3,881,554.18	26,620.99	18,050.51	0.00	0.00	0.00	3,863,503.67	20091101
422000	PALLADIO	RENAISSANCE HOUSING	7.950%	2,996,457.43	19,801.59	14,225.49	0.00	0.00	0.00	2,982,231.94	20100401
428000	GREENS OF RIVERGATE	GREENS OF RIVERGATE,	7.950%	3,710,717.02	24,521.65	16,842.59	0.00	0.00	0.00	3,693,874.43	20100301
446000	ARLINGTON RIDGE	ARLINGTON RIDGE INV,	8.250%	1,176,601.97	8,069.53	5,111.95	0.00	0.00	0.00	1,171,490.02	20100301
448000	VILLAGE CREEK APARTMENTS	VILLAGE CREEK	8.350%	1,537,761.31	10,517.69	7,564.49	0.00	0.00	0.00	1,530,196.82	20090901
450000	WILLOW POINTE	WILLOW POINTE, LP	7.950%	3,733,381.38	24,671.43	16,214.18	0.00	0.00	0.00	3,717,167.20	20100301
457010	CRAWFORD SQUARE	CRAWFORD-ROBERTS, LP	7.850%	3,039,653.91	19,833.74	13,202.68	0.00	0.00	0.00	3,026,451.23	20100401
461010	WINDSOR POINTE	SOUTHWEST POINTE, LP	7.950%	3,011,829.76	19,903.19	13,080.45	0.00	0.00	0.00	2,998,749.31	20100301
469000	OAK RIDGE	OAKRIDGE/SOUTHAVEN,	7.950%	4,712,763.96	31,143.51	20,922.10	0.00	0.00	0.00	4,691,841.86	20100301
474000	GREENWOOD ELDERLY	GREENWOOD ELDERLY AP	7.850%	1,249,359.77	8,152.08	5,546.13	0.00	0.00	0.00	1,243,813.64	20100301
478000	WHITE OAK LASSEN	WHITE OAK-LASSEN APT	7.850%	1,426,714.68	9,309.31	5,608.44	0.00	0.00	0.00	1,421,106.24	20100401
492000	BRANDON GLEN APTS	BRANDON GLEN, LP	7.900%	4,550,210.28	29,879.71	17,509.47	0.00	0.00	0.00	4,532,700.81	20100401
498000	SOUTHBROOK III APTS	SOUTHBROOK III	8.350%	1,472,569.05	10,222.09	5,586.52	0.00	0.00	0.00	1,466,982.53	20100301
500190	WESTMINSTER PLACE III	WESTMINSTER MISSOURI	8.450%	1,186,380.31	8,334.32	4,750.35	0.00	0.00	0.00	1,181,629.96	20100401
503000	VILLAGE AT LAKE MARY CROSSING	PTNRSH FOR QUAL AFF	7.950%	2,419,543.81	15,989.15	9,403.70	0.00	0.00	0.00	2,410,140.11	20100301
505000	THE MEADOWS APTS	THE MEADOWS	7.950%	3,062,032.53	20,737.70	11,647.71	3,050,384.82	0.00	156,720.57	0.00	20100401
510004	THE OAKS AT JOINER RANCH	OAKCREEK-LINCOLN LTD	7.950%	2,025,777.84	13,387.02	7,956.39	0.00	0.00	0.00	2,017,821.45	20100301
510005	PINE RIDGE APTS	PINE RIDGE	7.950%	3,518,512.75	23,251.51	13,392.43	0.00	0.00	0.00	3,505,120.32	20100301
510010	ARROWHEAD PARK APTS	MASTERSON EQUITIES,	7.900%	5,772,325.63	37,904.93	22,212.26	0.00	0.00	0.00	5,750,113.37	20100401
800009	SPRINGFIELD TOWER	SPRINGFIELD TOWER, I	8.650%	944,527.81	6,792.73	4,978.23	0.00	0.00	0.00	939,549.58	20100301
800011	GREENFIELD ASSISTED LIVING	DOGWOOD	9.125%	972,038.78	7,375.34	3,417.56	0.00	0.00	0.00	968,621.22	20100301
800013	RAYNOR COMMERCE CENTER	RAYNOR ASSOCIATES, L	8.250%	1,401,109.75	9,609.28	5,361.53	0.00	0.00	0.00	1,395,748.22	20100401
800015	HICKORY PRINTING FACILITY	HICKORY POINTE, LP	8.375%	3,725,153.28	25,792.74	13,842.58	0.00	0.00	0.00	3,711,310.70	20100201
800016	TOWNE AIRFREIGHT OFF/DIST CT	TOWNE AIR	8.250%	781,958.43	5,362.93	21,190.28	0.00	0.00	0.00	760,768.15	20100401
800028	ART PICCADILLY UNIVERSITY	PICADILLY 2 - UNIVERSITY	8.400%	2,495,765.65	16,908.81	9,257.21	0.00	0.00	0.00	2,486,508.44	20091201
800031	DENVER MERCHANDISE MART	GC MERCHANDISE MART	8.300%	8,515,441.64	58,756.55	32,157.85	0.00	0.00	0.00	8,483,283.79	20100301
800035	COLONIAL VILLAGE SHOPPING CT	COLONIAL VILLAGE	8.100%	1,890,169.86	12,691.37	7,091.89	0.00	0.00	0.00	1,883,077.97	20100301
<b>Deceased Loans</b>											
411000	TURTLE CREEK II	T-CREEK, LP	8.150%	1,135,396.33	7,711.23	5,336.64	0.00	0.00	0.00	1,130,059.69	
413000	JOHNSON MEADOWS	JOHNSON MEADOWS, LP	8.150%	2,497,092.17	16,959.42	11,736.93	0.00	0.00	0.00	2,485,355.24	
414000	WEST END PLACE	WEST END PLACE, LP	8.150%	2,152,442.20	14,618.67	10,116.98	0.00	0.00	0.00	2,142,325.22	
415000	PIKE PLACE	PIKE PLACE PARTNERSH	8.150%	2,439,288.74	16,566.84	11,465.24	0.00	0.00	0.00	2,427,823.50	
416000	SHADOW LAKE	SHADOW LAKE, LP	8.150%	2,414,723.06	16,399.99	11,349.78	0.00	0.00	0.00	2,403,373.28	
417000	GLADIOLUS ESTATES	GLADIOLA APTS, LP	8.150%	2,101,863.67	14,275.16	9,879.26	0.00	0.00	0.00	2,091,984.41	
425000	BALLAGER OAKS	BALLINGER OAKS 1991,	8.900%	1,449,464.42	10,750.19	6,011.84	0.00	0.00	0.00	1,443,452.58	
427000	COUNTRY CLUB PARK	COLONIAL HOUSING PAR	7.950%	2,146,953.54	14,223.57	9,744.82	0.00	0.00	0.00	2,137,208.72	
247000	GALBRAITH POINTE	GALBRAITH POINTE, LP	7.950%	2,727,062.43	18,066.79	13,871.51	0.00	0.00	0.00	2,713,190.92	
389000	CENTURY COURT	CROW RIVER APTS, LP	8.250%	1,810,027.00	12,443.94	8,579.34	0.00	0.00	0.00	1,801,447.66	
383000	PUMPHOUSE CROSSING II	PUMPHOUSE CROSSING I	8.250%	941,910.52	6,475.63	4,588.14	0.00	0.00	0.00	937,322.38	
800027	ART PICCADILLY SHAW	PICADILLY 1 - SHAW	8.400%	2,566,185.00	17,963.30	9,518.42	0.00	0.00	0.00	2,556,666.58	
800029	ART PICCADILLY AIRPORT	PICADILLY 3 - AIRPORT	8.400%	2,209,944.31	15,469.61	8,197.04	0.00	0.00	0.00	2,201,747.27	
800030	CHATEAU INN	PICADILLY 4 - CHATEAU	8.400%	929,955.66	6,509.69	3,449.37	0.00	0.00	0.00	926,506.29	
			<b>8.210%</b>	<b>136,011,533.12</b>	<b>927,229.03</b>	<b>598,464.69</b>	<b>3,050,384.82</b>	<b>0.00</b>	<b>156,720.57</b>	<b>132,362,683.61</b>	

\* Interest is net of Primary Servicing Fee