

Collateral Report

Commercial Capital Access One Series 2

Payment Date: 17-May-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%	1,998,401.33	15,287.77	9,534.10		0.00	0.00	1,988,867.23	20100401
297000	LAS MONTANAS VILLAGE	LAS MONTANAS VILLAGE	8.250%	1,759,234.14	11,634.62	7,996.07		0.00	0.00	1,751,238.07	20090801
327000	COTTAGES OF STEWARTVILLE	COTTAGES OF STEWARTV	8.250%	1,566,396.82	10,742.87	7,201.26		0.00	0.00	1,559,195.56	20100401
371000	THE RAPIDS	THE RAPIDS, LP	7.950%	2,547,023.81	16,831.58	10,109.60		0.00	0.00	2,536,914.21	20100501
372010	HOLLYBROOK	HERITAGE HOLLYBROOK,	8.300%	1,653,936.29	11,412.17	7,466.54		0.00	0.00	1,646,469.75	20100501
373000	SANDY PINES	SANDY PINES, LTD	8.300%	607,628.72	4,192.64	2,898.55		0.00	0.00	604,730.17	20100501
376000	OLD JEFFERSON ESTATES	ST MARY'S ENTERPRISE	8.800%	439,081.68	3,212.61	1,807.63		0.00	0.00	437,274.05	20100401
377010	GIFFORD GROVES	GIFFORD GROVES LTD	8.590%	1,128,318.07	7,837.25	5,071.94		0.00	0.00	1,123,246.13	20090601
378000	COUNTRY CLUB WOODS	COUNTRY CLUB WOODS A	9.350%	467,749.24	3,636.75	1,968.58		0.00	0.00	465,780.66	20100501
379000	CALUSA SPRINGS	CALUSA SPRINGS	8.300%	1,022,145.98	7,052.80	3,920.68		0.00	0.00	1,018,225.30	20100501
380000	FOREST GROVE	HERITAGE FOREST GROV	9.220%	2,428,826.19	18,626.54	10,170.37		0.00	0.00	2,418,655.82	20100401
381010	WILLOW GLEN	HERITAGE WILLOW GLEN	9.390%	2,678,979.72	20,922.46	11,076.88		0.00	0.00	2,667,902.84	20100401
382000	INWOOD TERRACE VILLAGE	INWOOD COLONY, LTD	9.200%	1,638,365.95	12,200.15	6,887.88		0.00	0.00	1,631,478.07	20090401
384000	BLACK RIVER RUN	BLACK RIVER RUN, LP	8.250%	18,693.69	5,433.78	4,132.79		0.00	0.00	814,560.90	20090901
400000	CASA MIRAGE	PTNRSHIP FOR QUAL AFF	7.950%	1,938,717.69	12,811.69	9,309.12		0.00	0.00	1,929,408.57	20100401
405000	ARBOR POINTE	ARBOR POINTE, LP	7.950%	3,453,493.03	22,821.83	17,169.51		0.00	0.00	3,436,323.52	20100501
410000	STARRFIRE	STARRFIRE APTS, LP	8.150%	1,013,630.99	6,867.35	4,819.32		0.00	0.00	1,008,811.67	20100501
412000	FAIRWAYS AT LOST SPRINGS	FAIRWAYS AT LOST SPR	8.150%	3,000,189.30	20,326.29	14,264.42		0.00	0.00	2,985,924.88	20100501
420000	OAK HARBOR	AFFORDABLE/OAK RIDGE	8.250%	2,969,604.25	20,368.54	14,132.06		0.00	0.00	2,955,472.19	20100401
421000	SILVER PINES	AFFORDABLE/SILVER PI	8.250%	3,863,503.67	24,883.64	18,174.60		0.00	0.00	3,845,329.07	20091101
422000	PALLADIO	RENAISSANCE HOUSING	7.950%	2,982,231.94	19,707.59	14,319.73		0.00	0.00	2,967,912.21	20100501
428000	GREENS OF RIVERGATE	GREENS OF RIVERGATE,	7.950%	3,693,874.43	24,410.36	16,954.17		0.00	0.00	3,676,920.26	20100401
446000	ARLINGTON RIDGE	ARLINGTON RIDGE INV,	8.250%	1,171,490.02	8,034.47	5,147.10		0.00	0.00	1,166,342.92	20100401
448000	VILLAGE CREEK APARTMENTS	VILLAGE CREEK	8.350%	1,530,196.82	10,303.33	7,780.56		0.00	0.00	1,522,416.26	20090901
450000	WILLOW POINTE	WILLOW POINTE, LP	7.950%	3,717,167.20	24,564.28	16,321.60		0.00	0.00	3,700,845.60	20100401
457010	CRAWFORD SQUARE	CRAWFORD-ROBERTS, LP	7.850%	3,026,451.23	19,747.60	13,289.04		0.00	0.00	3,013,162.19	20100501
461010	WINDSOR POINTE	SOUTHWEST POINTE, LP	7.950%	2,998,749.31	19,816.73	13,167.12		0.00	0.00	2,985,582.19	20100501
469000	OAK RIDGE	OAKRIDGE/SOUTHAVEN,	7.950%	4,691,841.86	31,005.25	21,060.71		0.00	0.00	4,670,781.15	20100401
474000	GREENWOOD ELDERLY	GREENWOOD ELDERLY AP	7.850%	1,243,813.64	8,115.88	5,582.42		0.00	0.00	1,238,231.22	20100501
478000	WHITE OAK LASSEN	WHITE OAK-LASSEN APT	7.850%	1,421,106.24	9,272.71	5,643.13		0.00	0.00	1,415,461.11	20100501
492000	BRANDON GLEN APTS	BRANDON GLEN, LP	7.900%	4,532,700.81	29,764.73	17,624.74		0.00	0.00	4,515,076.07	20100501
498000	SOUTHBROOK III APTS	SOUTHBROOK III	8.350%	1,466,982.53	10,183.30	5,625.40		0.00	0.00	1,461,357.13	20100401
500190	WESTMINSTER PLACE III	WESTMINSTER MISSOURI	8.450%	1,181,629.96	8,300.95	4,783.80		0.00	0.00	1,176,846.16	20100501
503000	VILLAGE AT LAKEMARY CROSSING	PTNRSHIP FOR QUAL AFF	7.950%	2,410,140.11	15,927.01	9,466.00		0.00	0.00	2,400,674.11	20100401
510004	THE OAKS AT JOINER RANCH	OAKCREEK-LINCOLN LTD	7.950%	2,017,821.45	13,334.44	8,009.10		0.00	0.00	2,009,812.35	20100501
510005	PINE RIDGE APTS	PINE RIDGE	7.950%	3,505,120.32	23,163.00	13,481.16		0.00	0.00	3,491,639.16	20100401
510010	ARROWHEAD PARK APTS	MASTERSON EQUITIES,	7.900%	5,750,113.37	37,759.07	22,358.49		0.00	0.00	5,727,754.88	20100501
800009	SPRINGFIELD TOWER	SPRINGFIELD TOWER, I	8.650%	939,549.58	6,755.87	5,014.11		0.00	0.00	934,535.47	20100401
800011	GREENFIELD ASSISTED LIVING	DOGWOOD	9.125%	968,621.22	7,349.42	3,443.54		0.00	0.00	965,177.68	20100501
800013	RAYNOR COMMERCE CENTER	RAYNOR ASSOCIATES, L	8.250%	1,395,748.22	9,572.51	5,398.39		0.00	0.00	1,390,349.83	20100501
800015	HICKORY PRINTING FACILITY	HICKORY POINTE, LP	8.375%	3,711,310.70	25,728.67	13,939.19		0.00	0.00	3,697,371.51	20100301
800016	TOWNE AIRFREIGHT OFF/DIST CT	TOWNE AIR	8.250%	760,768.15	5,217.60	21,335.96		0.00	0.00	739,432.19	20100501
800028	ART PICCADILLY UNIVERSITY	PICADILLY 2 - UNIVERSITY	8.400%	2,486,508.44	16,846.10	9,322.01		0.00	0.00	2,477,186.43	20091201
800031	DENVER MERCHANDISE MART	GC MERCHANDISE MART	8.300%	8,483,283.79	58,395.13	32,380.27		0.00	0.00	8,450,903.52	20100401
800035	COLONIAL VILLAGE SHOPPING CT	COLONIAL VILLAGE	8.100%	1,883,077.97	12,625.72	7,139.76		0.00	0.00	1,875,938.21	20100401
Deceased Loans											
411000	TURTLE CREEK II	T-CREEK, LP	8.150%	1,130,059.69	7,674.99	5,372.88		0.00	0.00	1,124,686.81	
413000	JOHNSON MEADOWS	JOHNSON MEADOWS, LP	8.150%	2,485,355.24	16,879.70	11,816.65		0.00	0.00	2,473,538.59	
414000	WEST END PLACE	WEST END PLACE, LP	8.150%	2,142,325.22	14,549.96	10,185.69		0.00	0.00	2,132,139.53	
415000	PIKE PLACE	PIKE PLACE PARTNERSH	8.150%	2,427,823.50	16,488.97	11,543.11		0.00	0.00	2,416,280.39	
416000	SHADOW LAKE	SHADOW LAKE, LP	8.150%	2,403,373.28	16,322.91	11,426.86		0.00	0.00	2,391,946.42	
417000	GLADIOLUS ESTATES	GLADIOLA APTS, LP	8.150%	2,091,984.41	14,208.06	9,946.36		0.00	0.00	2,082,038.05	
425000	BALLAGER OAKS	BALLINGER OAKS 1991,	8.900%	1,443,452.58	10,705.61	6,056.42		0.00	0.00	1,437,396.16	
427000	COUNTRY CLUBPARK	COLONIAL HOUSING PAR	7.950%	2,137,208.72	14,159.01	9,809.38		0.00	0.00	2,127,399.34	
247000	GALBRAITH POINTE	GALBRAITH POINTE, LP	7.950%	2,713,190.92	17,974.89	13,963.41		0.00	0.00	2,699,227.51	
389000	CENTURY COURT	CROW RIVER APTS, LP	8.250%	1,801,447.66	12,384.95	8,638.33	1,792,809.33	0.00	0.00	0.00	
383000	PUMPHOUSE CROSSING II	PUMPHOUSE CROSSING I	8.250%	937,322.38	6,444.09	4,619.68	932,702.70	0.00	0.00	0.00	
800027	ART PICCADILLY SHAW	PICADILLY 1 - SHAW	8.400%	2,556,666.58	17,896.67	9,585.05		0.00	0.00	2,547,081.53	
800029	ART PICCADILLY AIRPORT	PICADILLY 3 - AIRPORT	8.400%	2,201,747.27	15,412.23	8,254.42		0.00	0.00	2,193,492.85	
800030	CHATEAU INN	PICADILLY 4 - CHATEAU	8.400%	926,506.29	6,485.54	3,473.52		0.00	0.00	923,032.77	
			8.216%	132,362,683.61	900,590.63	591,393.16	2,725,512.03	0.00	0.00	129,045,778.42	

* Interest is net of Primary Servicing Fee