

## Collateral Report

## Commercial Capital Access One Series 2

Payment Date: 15-Jan-07

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
170000	MISSION POINT CLUB	TARRANT COUNTY VILLA	7.950%	2,750,080.39	18,173.45	7,932.17	0.00	0.00	0.00	2,742,148.22	20061201
218000	COTTAGE VILLAS OF ARDEN HILLS	COTTAGE VILLAS ARDEN	9.200%	2,313,066.66	17,694.96	6,390.68	0.00	0.00	0.00	2,306,675.98	20061201
247000	GALBRAITH POINTE	GALBRAITH POINTE, LP	7.950%	3,192,397.13	21,096.42	10,159.36	0.00	0.00	0.00	3,182,237.77	20070101
297000	LAS MONTANAS VILLAGE	LAS MONTANAS VILLAGE	8.250%	2,026,136.05	13,895.92	5,570.24	0.00	0.00	0.00	2,020,565.81	20070101
326000	ELDORADO APARTMENTS	3971 E BIJOU ASSOC	8.250%	3,169,799.85	21,079.17	8,714.41	0.00	0.00	0.00	3,161,085.44	20051101
327000	COTTAGES OF STEWARTVILLE	COTTAGES OF STEWARTV	8.250%	1,807,297.62	12,395.05	5,016.57	0.00	0.00	0.00	1,802,281.05	20061201
371000	THE RAPIDS	THE RAPIDS, LP	7.950%	2,886,583.95	19,075.51	7,066.43	0.00	0.00	0.00	2,879,517.52	20070101
372010	HOLLYBROOK	HERITAGE HOLLYBROOK,	8.300%	1,914,063.72	13,207.04	5,667.33	0.00	0.00	0.00	1,908,396.39	20061201
373000	SANDY PINES	SANDY PINES, LTD	8.300%	708,611.67	4,889.42	2,200.09	0.00	0.00	0.00	706,411.58	20061201
376000	OLD JEFFERSON ESTATES	ST MARY'S ENTERPRISE	8.800%	501,550.27	3,669.68	1,349.52	0.00	0.00	0.00	500,200.75	20061201
377010	GIFFORD GROVES	GIFFORD GROVES LTD	8.590%	1,304,243.98	9,229.54	3,815.42	0.00	0.00	0.00	1,300,428.56	20061101
378000	COUNTRY CLUB WOODS	COUNTRY CLUB WOODS A	9.350%	535,179.53	4,161.02	1,443.19	0.00	0.00	0.00	533,736.34	20061201
379000	CALUSA SPRINGS	CALUSA SPRINGS	8.300%	1,151,956.48	7,948.50	2,699.59	0.00	0.00	0.00	1,149,256.89	20061201
380000	FOREST GROVE	HERITAGE FOREST GROV	9.220%	2,777,948.11	21,301.85	7,489.24	0.00	0.00	0.00	2,770,458.87	20061201
381010	WILLOW GLEN	HERITAGE WILLOW GLEN	9.390%	3,058,145.85	23,884.75	8,109.49	0.00	0.00	0.00	3,050,036.36	20061201
382000	INWOOD TERRACE VILLAGE	INWOOD COLONY, LTD	9.200%	1,874,874.06	14,311.25	5,074.97	0.00	0.00	0.00	1,869,799.09	20061101
383000	PUMPHOUSE CROSSING II	PUMPHOUSE CROSSING I	8.250%	1,093,848.72	7,501.98	3,218.18	0.00	0.00	0.00	1,090,630.54	20061201
384000	BLACK RIVER RUN	BLACK RIVER RUN, LP	8.250%	955,522.43	6,553.29	2,811.21	0.00	0.00	0.00	952,711.22	20061201
389000	CENTURY COURT	CROW RIVER APTS, LP	8.250%	2,093,751.40	14,359.64	6,040.93	0.00	0.00	0.00	2,087,710.47	20061201
400000	CASA MIRAGE	PTNRSH FOR QUAL AFF	7.950%	2,254,581.13	14,899.02	6,565.00	0.00	0.00	0.00	2,248,016.13	20070101
405000	ARBOR POINTE	ARBOR POINTE, LP	7.950%	4,023,775.80	26,590.45	11,828.69	0.00	0.00	0.00	4,011,947.11	20070101
409000	FLAMBEAU VILLAGE	FLAMBEAU VILLAGE, LP	8.250%	1,381,108.99	9,472.10	3,984.81	0.00	0.00	0.00	1,377,124.18	20070101
410000	STARRFIRE	STARRFIRE APTS, LP	8.150%	1,175,522.63	7,964.17	3,375.60	0.00	0.00	0.00	1,172,147.03	20070101
411000	TURTLE CREEK II	T-CREEK, LP	8.150%	1,311,303.69	8,884.08	3,758.19	0.00	0.00	0.00	1,307,545.50	20070101
412000	FAIRWAYS AT LOST SPRINGS	FAIRWAYS AT LOST SPR	8.150%	3,481,372.67	23,586.30	9,977.61	0.00	0.00	0.00	3,471,395.06	20070101
413000	JOHNSON MEADOWS	JOHNSON MEADOWS, LP	8.150%	2,883,967.27	19,538.87	8,265.45	0.00	0.00	0.00	2,875,701.82	20070101
414000	WEST END PLACE	WEST END PLACE, LP	8.150%	2,485,920.38	16,842.11	7,124.64	0.00	0.00	0.00	2,478,795.74	20070101
415000	PIKE PLACE	PIKE PLACE PARTNERSH	8.150%	2,817,208.56	19,086.59	8,074.12	0.00	0.00	0.00	2,809,134.44	20070101
416000	SHADOW LAKE	SHADOW LAKE, LP	8.150%	2,788,836.81	18,894.37	7,992.80	0.00	0.00	0.00	2,780,844.01	20070101
417000	GLADIOLUS ESTATES	GLADIOLA APTS, LP	8.150%	2,427,506.05	16,446.35	6,957.23	0.00	0.00	0.00	2,420,548.82	20070101
420000	OAK HARBOR	AFFORDABLE/OAK RIDGE	8.250%	3,445,427.07	23,629.89	9,844.72	0.00	0.00	0.00	3,435,582.35	20070101
421000	SILVER PINES	AFFORDABLE/SILVER PI	8.250%	4,474,131.11	30,685.08	12,660.85	0.00	0.00	0.00	4,461,470.26	20070101
422000	PALLADIO	RENAISSANCE HOUSING	7.950%	3,468,108.47	22,918.42	10,098.60	0.00	0.00	0.00	3,458,009.87	20070101
425000	BALLAGER OAKS	BALLINGER OAKS 1991,	8.900%	1,645,562.15	11,868.62	4,064.47	0.00	0.00	0.00	1,641,497.68	20061201
427000	COUNTRY CLUB PARK	COLONIAL HOUSING PAR	7.950%	2,467,272.96	16,304.56	6,917.80	0.00	0.00	0.00	2,460,355.16	20061201
428000	GREENS OF RIVERGATE	GREENS OF RIVERGATE,	7.950%	4,264,345.10	28,180.22	11,956.46	0.00	0.00	0.00	4,252,388.64	20070101
446000	ARLINGTON RIDGE	ARLINGTON RIDGE INV,	8.250%	1,342,021.00	9,204.02	3,459.60	0.00	0.00	0.00	1,338,561.40	20061201
447000	CHURCHLAND COURTYARD	CHURCHLAND COURTYARD	7.950%	3,261,739.61	21,554.66	9,231.82	0.00	0.00	0.00	3,252,507.79	20070101
448000	VILLAGE CREEK APARTMENTS	VILLAGE CREEK	8.350%	1,923,972.36	12,946.56	4,498.56	0.00	0.00	0.00	1,919,473.80	20061201
450000	WILLOW POINTE	WILLOW POINTE, LP	7.950%	4,261,224.02	28,159.59	11,119.45	0.00	0.00	0.00	4,250,104.57	20070101
457010	CRAWFORD SQUARE	CRAWFORD-ROBERTS, LP	7.850%	3,470,324.53	22,643.87	9,094.32	0.00	0.00	0.00	3,461,230.21	20070101
461010	WINDSOR POINTE	SOUTHWEST POINTE, LP	7.950%	3,437,655.36	22,717.17	8,970.40	0.00	0.00	0.00	3,428,684.96	20070101
469000	OAK RIDGE	OAKRIDGE/SOUTHAVEN,	7.950%	5,397,451.59	35,668.16	14,852.49	0.00	0.00	0.00	5,382,599.10	20061201
474000	GREENWOOD ELDERLY	GREENWOOD ELDERLY AP	7.850%	1,431,216.78	9,338.69	3,953.02	0.00	0.00	0.00	1,427,263.76	20070101
478000	WHITE OAK LASSEN	WHITE OAK-LASSEN APT	7.850%	1,611,095.70	10,512.40	3,962.85	0.00	0.00	0.00	1,607,132.85	20070101
492000	BRANDON GLEN APTS	BRANDON GLEN, LP	7.900%	5,122,509.29	33,637.81	12,345.89	0.00	0.00	0.00	5,110,163.40	20061201
498000	SOUTHBROOK III APTS	SOUTHBROOK III	8.350%	1,653,042.13	11,474.87	3,865.07	0.00	0.00	0.00	1,649,177.06	20061201
500190	WESTMINSTER PLACE III	WESTMINSTER MISSOURI	8.450%	1,341,481.40	9,423.90	3,272.78	0.00	0.00	0.00	1,338,208.62	20070101
503000	VILLAGE AT LAKEMARY CROSSING	PTNRSH FOR QUAL AFF	7.950%	2,727,340.19	18,023.17	6,616.57	0.00	0.00	0.00	2,720,723.62	20070101
505000	THE MEADOWS APTS	THE MEADOWS	7.950%	3,441,411.76	22,741.99	8,195.18	0.00	0.00	0.00	3,433,216.58	20070101
510004	THE OAKS AT JOINER RANCH	OAKCREEK-LINCOLN LTD	7.950%	2,286,830.17	15,112.14	5,598.22	0.00	0.00	0.00	2,281,231.95	20070101
510005	PINE RIDGE APTS	PINE RIDGE	7.950%	3,954,728.28	26,134.16	9,423.10	0.00	0.00	0.00	3,945,305.18	20061201

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510010	ARROWHEAD PARK APTS	MASTERSON EQUITIES,	7.900%	6,498,335.96	42,672.40	15,661.83	0.00	0.00	0.00	6,482,674.13	20070101
800009	SPRINGFIELD TOWER	SPRINGFIELD TOWER, I	8.650%	1,113,249.65	8,006.12	3,762.03	0.00	0.00	0.00	1,109,487.62	20070101
800011	GREENFIELD ASSISTED LIVING	DOGWOOD	9.125%	1,087,001.85	8,247.62	2,543.36	0.00	0.00	0.00	1,084,458.49	20070101
800013	RAYNOR COMMERCE CENTER	RAYNOR ASSOCIATES, L	8.250%	1,583,975.61	10,863.43	4,104.33	0.00	0.00	0.00	1,579,871.28	20070101
800015	HICKORY PRINTING FACILITY	HICKORY POINTE, LP	8.375%	4,196,349.44	29,217.08	10,554.03	0.00	0.00	0.00	4,185,795.41	20061201
800016	TOWNE AIRFREIGHT OFF/DIST CTF	TOWNE AIR	8.250%	1,504,695.74	10,319.70	16,221.46	0.00	0.00	0.00	1,488,474.28	20070101
800018	COMFORT INN LYNCHBURG	GATEWAY 4	8.200%	2,320,033.66	15,814.89	5,933.29	0.00	0.00	0.00	2,314,100.37	20070101
800022	BEST WESTERN COACHMAN INN	GATEWAY 2	8.200%	2,158,291.76	14,712.36	5,468.30	0.00	0.00	0.00	2,152,823.46	20061201
800027	ART PICCADILLY SHAW	PICADILLY 1 - SHAW	8.400%	2,890,060.33	20,182.25	7,251.30	0.00	0.00	0.00	2,882,809.03	20061201
800028	ART PICCADILLY UNIVERSITY	PICADILLY 2 - UNIVERSITY	8.400%	2,810,752.88	19,628.42	7,052.30	0.00	0.00	0.00	2,803,700.58	20061201
800029	ART PICCADILLY AIRPORT	PICADILLY 3 - AIRPORT	8.400%	2,488,857.97	17,380.53	6,244.64	0.00	0.00	0.00	2,482,613.33	20061201
800030	CHATEAU INN	PICADILLY 4 - CHATEAU	8.400%	1,047,324.44	7,313.81	2,627.79	0.00	0.00	0.00	1,044,696.65	20061201
800031	DENVER MERCHANDISE MART	GC MERCHANDISE MART	8.300%	9,611,382.29	66,318.54	24,577.59	0.00	0.00	0.00	9,586,804.70	20061201
800035	COLONIAL VILLAGE SHOPPING CTF	COLONIAL VILLAGE	8.100%	2,132,628.76	14,359.70	5,455.30	0.00	0.00	0.00	2,127,173.46	20070101
<b>Defeased Loans</b>											
800019	BEST WESTERN LEESBURG	GATEWAY 1 (Defeasance Funds)	8.200%	2,891,691.75	19,759.89	7,326.47	0.00	0.00	0.00	2,884,365.28	
800023	BEST WESTERN & COMFORT INN	GATEWAY 3 (Defeasance Funds)	8.200%	3,436,158.24	23,480.41	8,787.68	0.00	0.00	0.00	3,427,370.56	
800021	COMFORT INN WARRENTON	GATEWAY 6 <sup>(1)</sup>			12,081.49						
423000	PETERSON PARK	ABSOLUT, LP	8.250%	882,809.92	6,069.32	2,341.29	0.00	0.00	0.00	880,468.63	
			<b>8.202%</b>	<b>178,228,653.13</b>	<b>1,225,940.79</b>	<b>488,588.37</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>177,740,064.76</b>	

\* Interest is net of Primary Servicing Fee

(1) Principal paid to class holders November 2004 payment