

Collateral Report

Commercial Capital Access One Series 2

Payment Date: 15-Aug-06

Loan Number	Borrower Name	Interest Rate	Beginning Principal		Principal	Unscheduled		SunAmerica Guarantee Payment	Ending Principal Balance	Paid Through Date
			Balance	Interest*		Principal	Yield Maintenance			
170000	TARRANT COUNTY VILLA	7.950%	2,788,964.99	18,430.41	7,674.56	0.00	0.00	0.00	2,781,290.43	20060801
218000	COTTAGE VILLAS ARDEN	9.200%	2,344,298.08	17,933.88	6,151.24	0.00	0.00	0.00	2,338,146.84	20060701
247000	GALBRAITH POINTE, LP	7.950%	3,240,980.06	21,417.47	9,527.51	0.00	0.00	0.00	3,231,452.55	20060801
297000	LAS MONTANAS VILLAGE	8.250%	2,052,850.60	14,079.14	5,193.51	0.00	0.00	0.00	2,047,657.09	20060701
326000	3971 E BIJOU ASSOC	8.250%	3,211,593.59	21,357.10	8,125.02	0.00	0.00	0.00	3,203,468.57	20051101
327000	COTTAGES OF STEWARTV	8.250%	1,831,529.47	12,561.24	4,677.28	0.00	0.00	0.00	1,826,852.19	20060701
371000	THE RAPIDS, LP	7.950%	2,920,966.98	19,302.73	6,579.33	0.00	0.00	0.00	2,914,387.65	20060801
372010	HERITAGE HOLLYBROOK,	8.300%	1,941,821.74	13,398.57	5,475.34	0.00	0.00	0.00	1,936,346.40	20060701
373000	SANDY PINES, LTD	8.300%	719,387.50	4,963.77	2,125.56	0.00	0.00	0.00	717,261.94	20060701
376000	ST MARY'S ENTERPRISE	8.800%	508,151.95	3,717.98	1,301.11	0.00	0.00	0.00	506,850.84	20060701
377010	GIFFORD GROVES LTD	8.590%	1,322,919.22	9,458.92	3,682.10	0.00	0.00	0.00	1,319,237.12	20060701
378000	COUNTRY CLUB WOODS A	9.350%	542,229.82	4,215.83	1,388.26	0.00	0.00	0.00	540,841.56	20060701
379000	CALUSA SPRINGS	8.300%	1,164,763.55	8,036.87	2,505.39	0.00	0.00	0.00	1,162,258.16	20060801
380000	HERITAGE FOREST GROV	9.220%	2,814,546.87	21,582.29	7,208.19	0.00	0.00	0.00	2,807,338.68	20060801
381010	HERITAGE WILLOW GLEN	9.390%	3,097,758.43	24,194.10	7,799.48	0.00	0.00	0.00	3,089,958.95	20060801
382000	INWOOD COLONY, LTD	9.200%	1,899,675.72	14,540.14	4,884.87	0.00	0.00	0.00	1,894,790.85	20060801
383000	PUMPHOUSE CROSSING I	8.250%	1,109,613.00	7,610.10	3,109.80	0.00	0.00	0.00	1,106,503.20	20060701
384000	BLACK RIVER RUN, LP	8.250%	969,293.18	6,647.74	2,716.54	0.00	0.00	0.00	966,576.64	20060701
389000	CROW RIVER APTS, LP	8.250%	2,123,342.94	14,562.59	5,837.49	0.00	0.00	0.00	2,117,505.45	20060701
400000	PTNRSH FOR QUAL AFF	7.950%	2,286,763.68	15,111.70	6,351.79	0.00	0.00	0.00	2,280,411.89	20060801
405000	ARBOR POINTE, LP	7.950%	4,081,761.69	26,973.64	11,444.53	0.00	0.00	0.00	4,070,317.16	20060801
409000	FLAMBEAU VILLAGE, LP	8.250%	1,400,628.59	9,605.98	3,850.61	0.00	0.00	0.00	1,396,777.98	20060801
410000	STARRFIRE APTS, LP	8.150%	1,192,062.12	8,076.22	3,263.27	0.00	0.00	0.00	1,188,798.85	20060801
411000	T-CREEK, LP	8.150%	1,329,717.78	9,008.84	3,633.13	0.00	0.00	0.00	1,326,084.65	20060801
412000	FAIRWAYS AT LOST SPR	8.150%	3,530,260.13	23,917.51	9,645.58	0.00	0.00	0.00	3,520,614.55	20060801
413000	JOHNSON MEADOWS, LP	8.150%	2,924,465.62	19,813.26	7,990.39	0.00	0.00	0.00	2,916,475.23	20060801
414000	WEST END PLACE, LP	8.150%	2,520,829.10	17,078.62	6,887.55	0.00	0.00	0.00	2,513,941.55	20060801
415000	PIKE PLACE PARTNERSH	8.150%	2,856,769.46	19,354.62	7,805.43	0.00	0.00	0.00	2,848,964.03	20060801
416000	SHADOW LAKE, LP	8.150%	2,827,999.27	19,159.70	7,726.82	0.00	0.00	0.00	2,820,272.45	20060801
417000	GLADIOLA APTS, LP	8.150%	2,461,594.51	16,677.30	6,725.71	0.00	0.00	0.00	2,454,868.80	20060801
420000	AFFORDABLE/OAK RIDGE	8.250%	3,493,651.50	23,960.62	9,513.18	0.00	0.00	0.00	3,484,138.32	20060801
421000	AFFORDABLE/SILVER PI	8.250%	4,536,150.37	31,110.43	12,234.47	0.00	0.00	0.00	4,523,915.90	20060801
422000	RENAISSANCE HOUSING	7.950%	3,517,613.23	23,245.56	9,770.63	0.00	0.00	0.00	3,507,842.60	20060801
424000	VISTA POINTE, LP	7.950%	2,773,755.74	17,925.39	7,561.81	2,766,193.93	0.00	70,234.01	0.00	20060801
425000	BALLINGER OAKS 1991,	8.900%	1,665,440.06	11,977.28	3,917.05	0.00	0.00	0.00	1,661,523.01	20060701
427000	COLONIAL HOUSING PAR	7.950%	2,500,728.86	16,525.65	6,465.82	0.00	0.00	0.00	2,494,263.04	20060801
428000	GREENS OF RIVERGATE,	7.950%	4,322,169.03	28,562.33	11,175.29	0.00	0.00	0.00	4,310,993.74	20060701
435000	NORTH POINTE, LP	7.950%	3,128,017.35	20,214.81	8,013.91	3,120,003.44	0.00	79,407.25	0.00	20060801
446000	ARLINGTON RIDGE INV,	8.250%	1,358,967.85	9,320.25	3,343.09	0.00	0.00	0.00	1,355,624.76	20060701
447000	CHURCHLAND COURTYARD	7.950%	3,306,691.93	21,851.72	8,628.65	0.00	0.00	0.00	3,298,063.28	20060801
448000	VILLAGE CREEK	8.350%	1,945,306.94	13,098.40	4,173.03	0.00	0.00	0.00	1,941,133.91	20060601
450000	WILLOW POINTE, LP	7.950%	4,315,733.14	28,519.80	10,758.33	0.00	0.00	0.00	4,304,974.81	20060701
457010	CRAWFORD-ROBERTS, LP	7.850%	3,514,917.21	22,934.84	8,802.61	0.00	0.00	0.00	3,506,114.60	20060801
461010	SOUTHWEST POINTE, LP	7.950%	3,481,962.51	23,009.97	8,676.87	0.00	0.00	0.00	3,473,285.64	20060801
469000	OAKRIDGE/SOUTHAVEN,	7.950%	5,468,288.96	36,136.27	13,882.10	0.00	0.00	0.00	5,454,406.86	20060701
474000	GREENWOOD ELDERLY AP	7.850%	1,450,080.97	9,461.78	3,697.77	0.00	0.00	0.00	1,446,383.20	20060701
478000	WHITE OAK-LASSEN APT	7.850%	1,630,384.29	10,638.26	3,693.08	0.00	0.00	0.00	1,626,691.21	20060801
492000	BRANDON GLEN, LP	7.900%	5,181,687.51	34,026.42	11,500.17	0.00	0.00	0.00	5,170,187.34	20060701
498000	SOUTHBROOK III	8.350%	1,671,372.36	11,602.11	3,585.37	0.00	0.00	0.00	1,667,786.99	20060701
500190	WESTMINSTER MISSOURI	8.450%	1,357,505.19	9,536.47	3,159.94	0.00	0.00	0.00	1,354,345.25	20060801
503000	PTNRSH FOR QUAL AFF	7.950%	2,759,291.55	18,234.32	6,160.48	0.00	0.00	0.00	2,753,131.07	20060801
505000	THE MEADOWS	7.950%	3,480,378.43	22,999.50	7,630.13	0.00	0.00	0.00	3,472,748.30	20060801
510004	OAKCREEK-LINCOLN LTD	7.950%	2,314,069.35	15,292.14	5,212.33	0.00	0.00	0.00	2,308,857.02	20060701
510005	PINE RIDGE	7.950%	3,999,533.84	26,430.25	8,773.55	0.00	0.00	0.00	3,990,760.29	20060701
510010	MASTERSON EQUITIES,	7.900%	6,573,408.63	43,165.38	14,588.96	0.00	0.00	0.00	6,558,819.67	20060801
800009	SPRINGFIELD TOWER, I	8.650%	1,131,659.75	8,138.52	3,629.32	0.00	0.00	0.00	1,128,030.43	20060801
800011	DOGWOOD	9.125%	1,099,433.59	8,341.96	2,448.82	0.00	0.00	0.00	1,096,984.77	20060801
800013	RAYNOR ASSOCIATES, L	8.250%	1,604,080.69	11,001.32	3,966.11	0.00	0.00	0.00	1,600,114.58	20060801
800015	HICKORY POINTE, LP	8.375%	4,248,032.44	29,576.93	10,193.32	0.00	0.00	0.00	4,237,839.12	20060701
800016	TOWNE AIR	8.250%	1,584,156.66	10,864.68	15,675.16	0.00	0.00	0.00	1,568,481.50	20060801
800018	GATEWAY 4	8.200%	2,349,101.50	16,013.04	5,734.66	0.00	0.00	0.00	2,343,366.84	20060801
800022	GATEWAY 2	8.200%	2,185,081.59	14,894.97	5,285.24	0.00	0.00	0.00	2,179,796.35	20060801
800025	SAVI RANCH INVESTMEN	8.125%	4,625,588.41	31,242.00	11,587.24	0.00	0.00	0.00	4,614,001.17	20060801
800027	PICADILLY 1 - SHAW	8.400%	2,925,567.68	20,430.21	7,002.74	0.00	0.00	0.00	2,918,564.94	20060701
800028	PICADILLY 2 - UNIVERSITY	8.400%	2,845,285.90	19,869.58	6,810.57	0.00	0.00	0.00	2,838,475.33	20060701
800029	PICADILLY 3 - AIRPORT	8.400%	2,519,436.17	17,594.06	6,030.60	0.00	0.00	0.00	2,513,405.57	20060701
800030	PICADILLY 4 - CHATEAU	8.400%	1,060,191.91	7,403.67	2,537.71	0.00	0.00	0.00	1,057,654.20	20060701
800031	GC MERCHANDISE MART	8.300%	9,731,760.95	67,149.15	23,744.98	0.00	0.00	0.00	9,708,015.97	20060701
800035	COLONIAL VILLAGE	8.100%	2,159,361.48	14,539.70	5,274.85	0.00	0.00	0.00	2,154,086.63	20060801

Defeased Loans

800019	GATEWAY I (Defeasance Funds)	8.200%	2,927,584.93	20,005.16	7,081.20	0.00	0.00	0.00	2,920,503.73	
800023	GATEWAY 3 (Defeasance Funds)	8.200%	3,479,210.05	23,774.60	8,493.49	0.00	0.00	0.00	3,470,716.56	
800021	GATEWAY 6 (1)			12,236.46						
423000	ABSOLUT, LP	8.250%	894,278.76	6,148.17	2,262.44	0.00	0.00	0.00	892,016.32	

8.154% 191,134,458.90 1,311,792.38 493,964.46 5,886,197.37 0.00 149,641.26 184,754,297.07

* Interest is net of Primary Servicing Fee

(1) Principal paid to class holders November 2004 payment