

Collateral Report

Commercial Capital Access One Series 2

Payment Date: 15-Dec-06

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%	2,757,960.35	18,201.59	7,879.96	0.00	0.00	0.00	2,750,080.39	20061101
218000	COTTAGE VILLAS OF ARDEN HILLS	COTTAGE VILLAS ARDEN	9.200%	2,319,408.72	17,737.95	6,342.06	0.00	0.00	0.00	2,313,066.66	20061101
247000	GALBRAITH POINTE	GALBRAITH POINTE, LP	7.950%	3,202,489.64	21,163.12	10,092.50	0.00	0.00	0.00	3,192,397.13	20061201
297000	LAS MONTANAS VILLAGE	LAS MONTANAS VILLAGE	8.250%	2,031,668.26	13,933.86	5,532.21	0.00	0.00	0.00	2,026,136.05	20061201
326000	ELDORADO APARTMENTS	3971 E BIJOU ASSOC	8.250%	3,178,454.75	21,136.73	8,654.90	0.00	0.00	0.00	3,169,799.85	20051101
327000	COTTAGES OF STEWARTVILLE	COTTAGES OF STEWARTV	8.250%	1,812,279.94	12,425.23	4,982.32	0.00	0.00	0.00	1,807,297.62	20061101
371000	THE RAPIDS	THE RAPIDS, LP	7.950%	2,893,603.87	19,121.90	7,019.92	0.00	0.00	0.00	2,886,583.95	20061101
372010	HOLLYBROOK	HERITAGE HOLLYBROOK,	8.300%	1,919,692.12	13,228.58	5,628.40	0.00	0.00	0.00	1,914,063.72	20061101
373000	SANDY PINES	SANDY PINES, LTD	8.300%	710,796.65	4,904.49	2,184.98	0.00	0.00	0.00	708,611.67	20061101
376000	OLD JEFFERSON ESTATES	ST MARY'S ENTERPRISE	8.800%	502,889.97	3,674.88	1,339.70	0.00	0.00	0.00	501,550.27	20061101
377010	GIFFORD GROVES	GIFFORD GROVES LTD	8.590%	1,308,032.35	9,352.90	3,788.37	0.00	0.00	0.00	1,304,243.98	20061101
378000	COUNTRY CLUB WOODS	COUNTRY CLUB WOODS A	9.350%	536,611.56	4,167.02	1,432.03	0.00	0.00	0.00	535,179.53	20061101
379000	CALUSA SPRINGS	CALUSA SPRINGS	8.300%	1,154,637.53	7,957.34	2,681.05	0.00	0.00	0.00	1,151,956.48	20061101
380000	FOREST GROVE	HERITAGE FOREST GROV	9.220%	2,785,380.28	21,332.41	7,432.17	0.00	0.00	0.00	2,777,948.11	20061101
381010	WILLOW GLEN	HERITAGE WILLOW GLEN	9.390%	3,066,192.36	23,918.28	8,046.51	0.00	0.00	0.00	3,058,145.85	20061101
382000	INWOOD TERRACE VILLAGE	INWOOD COLONY, LTD	9.200%	1,879,910.43	14,388.97	5,036.37	0.00	0.00	0.00	1,874,874.06	20061101
383000	PUMPHOUSE CROSSING II	PUMPHOUSE CROSSING I	8.250%	1,097,044.93	7,521.44	3,196.21	0.00	0.00	0.00	1,093,848.72	20061101
384000	BLACK RIVER RUN	BLACK RIVER RUN, LP	8.250%	958,314.45	6,570.29	2,792.02	0.00	0.00	0.00	955,522.43	20061101
389000	CENTURY COURT	CROW RIVER APTS, LP	8.250%	2,099,751.08	14,396.11	5,999.68	0.00	0.00	0.00	2,093,751.40	20061101
400000	CASA MIRAGE	PTNRSH FOR QUAL AFF	7.950%	2,261,102.92	14,942.12	6,521.79	0.00	0.00	0.00	2,254,581.13	20061201
405000	ARBOR POINTE	ARBOR POINTE, LP	7.950%	4,035,526.64	26,668.10	11,750.84	0.00	0.00	0.00	4,023,775.80	20061201
409000	FLAMBEAU VILLAGE	FLAMBEAU VILLAGE, LP	8.250%	1,385,066.59	9,499.25	3,957.60	0.00	0.00	0.00	1,381,108.99	20061101
410000	STARRFIRE	STARRFIRE APTS, LP	8.150%	1,178,875.46	7,986.88	3,352.83	0.00	0.00	0.00	1,175,522.63	20061201
411000	TURTLE CREEK II	T-CREEK, LP	8.150%	1,315,036.53	8,909.37	3,732.84	0.00	0.00	0.00	1,311,303.69	20061201
412000	FAIRWAYS AT LOST SPRINGS	FAIRWAYS AT LOST SPR	8.150%	3,491,282.97	23,653.44	9,910.30	0.00	0.00	0.00	3,481,372.67	20061201
413000	JOHNSON MEADOWS	JOHNSON MEADOWS, LP	8.150%	2,892,176.96	19,594.50	8,209.69	0.00	0.00	0.00	2,883,967.27	20061201
414000	WEST END PLACE	WEST END PLACE, LP	8.150%	2,492,996.96	16,890.05	7,076.58	0.00	0.00	0.00	2,485,920.38	20061201
415000	PIKE PLACE	PIKE PLACE PARTNERSH	8.150%	2,825,228.21	19,140.92	8,019.65	0.00	0.00	0.00	2,817,208.56	20061201
416000	SHADOW LAKE	SHADOW LAKE, LP	8.150%	2,796,775.69	18,948.16	7,938.88	0.00	0.00	0.00	2,788,836.81	20061201
417000	GLADIOLUS ESTATES	GLADIOLA APTS, LP	8.150%	2,434,416.35	16,493.17	6,910.30	0.00	0.00	0.00	2,427,506.05	20061201
420000	OAK HARBOR	AFFORDABLE/OAK RIDGE	8.250%	3,455,204.57	23,696.94	9,777.50	0.00	0.00	0.00	3,445,427.07	20061201
421000	SILVER PINES	AFFORDABLE/SILVER PI	8.250%	4,486,705.51	30,771.32	12,574.40	0.00	0.00	0.00	4,474,131.11	20061201
422000	PALLADIO	RENAISSANCE HOUSING	7.950%	3,478,140.61	22,984.71	10,032.14	0.00	0.00	0.00	3,468,108.47	20061101
425000	BALLAGER OAKS	BALLINGER OAKS 1991,	8.900%	1,649,596.70	11,849.33	4,034.55	0.00	0.00	0.00	1,645,562.15	20061101
427000	COUNTRY CLUB PARK	COLONIAL HOUSING PAR	7.950%	2,474,145.23	16,328.68	6,872.27	0.00	0.00	0.00	2,467,272.96	20061101
428000	GREENS OF RIVERGATE	GREENS OF RIVERGATE,	7.950%	4,276,222.87	28,258.71	11,877.77	0.00	0.00	0.00	4,264,345.10	20061101
446000	ARLINGTON RIDGE	ARLINGTON RIDGE INV,	8.250%	1,345,456.97	9,215.99	3,435.97	0.00	0.00	0.00	1,342,021.00	20061101
447000	CHURCHLAND COURTYARD	CHURCHLAND COURTYARD	7.950%	3,270,910.67	21,615.26	9,171.06	0.00	0.00	0.00	3,261,739.61	20061201
448000	VILLAGE CREEK APARTMENTS	VILLAGE CREEK	8.350%	1,928,439.83	12,960.52	4,467.47	0.00	0.00	0.00	1,923,972.36	20061101
450000	WILLOW POINTE	WILLOW POINTE, LP	7.950%	4,272,270.29	28,232.59	11,046.27	0.00	0.00	0.00	4,261,224.02	20061101
457010	CRAWFORD SQUARE	CRAWFORD-ROBERTS, LP	7.850%	3,479,359.74	22,702.83	9,035.21	0.00	0.00	0.00	3,470,324.53	20061201
461010	WINDSOR POINTE	SOUTHWEST POINTE, LP	7.950%	3,446,566.72	22,776.06	8,911.36	0.00	0.00	0.00	3,437,655.36	20061101
469000	OAK RIDGE	OAKRIDGE/SOUTHAVEN,	7.950%	5,412,206.33	35,719.82	14,754.74	0.00	0.00	0.00	5,397,451.59	20061101
474000	GREENWOOD ELDERLY	GREENWOOD ELDERLY AP	7.850%	1,435,144.11	9,364.31	3,927.33	0.00	0.00	0.00	1,431,216.78	20061201
478000	WHITE OAK LASSEN	WHITE OAK-LASSEN APT	7.850%	1,615,032.79	10,538.09	3,937.09	0.00	0.00	0.00	1,611,095.70	20061201
492000	BRANDON GLEN APTS	BRANDON GLEN, LP	7.900%	5,134,774.44	33,718.35	12,265.15	0.00	0.00	0.00	5,122,509.29	20061101
498000	SOUTHBROOK III APTS	SOUTHBROOK III	8.350%	1,656,880.49	11,487.60	3,838.36	0.00	0.00	0.00	1,653,042.13	20061101
500190	WESTMINSTER PLACE III	WESTMINSTER MISSOURI	8.450%	1,344,731.29	9,446.74	3,249.89	0.00	0.00	0.00	1,341,481.40	20061201
503000	VILLAGE AT LAKEMARY CROSSING	PTNRSH FOR QUAL AFF	7.950%	2,733,913.21	18,066.61	6,573.02	0.00	0.00	0.00	2,727,340.19	20061201
505000	THE MEADOWS APTS	THE MEADOWS	7.950%	3,449,553.00	22,795.80	8,141.24	0.00	0.00	0.00	3,441,411.76	20061201
510004	THE OAKS AT JOINER RANCH	OAKCREEK-LINCOLN LTD	7.950%	2,292,391.55	15,148.88	5,561.38	0.00	0.00	0.00	2,286,830.17	20061101
510005	PINE RIDGE APTS	PINE RIDGE	7.950%	3,964,089.36	26,163.75	9,361.08	0.00	0.00	0.00	3,954,728.28	20061101

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510010	ARROWHEAD PARK APTS	MASTERSON EQUITIES,	7.900%	6,513,895.36	42,774.58	15,559.40	0.00	0.00	0.00	6,498,335.96	20061201
800009	SPRINGFIELD TOWER	SPRINGFIELD TOWER, I	8.650%	1,116,984.75	8,032.98	3,735.10	0.00	0.00	0.00	1,113,249.65	20061101
800011	GREENFIELD ASSISTED LIVING	DOGWOOD	9.125%	1,089,526.01	8,254.42	2,524.16	0.00	0.00	0.00	1,087,001.85	20061101
800013	RAYNOR COMMERCE CENTER	RAYNOR ASSOCIATES, L	8.250%	1,588,051.91	10,891.39	4,076.30	0.00	0.00	0.00	1,583,975.61	20061201
800015	HICKORY PRINTING FACILITY	HICKORY POINTE, LP	8.375%	4,206,830.32	29,280.95	10,480.88	0.00	0.00	0.00	4,196,349.44	20061101
800016	TOWNE AIRFREIGHT OFF/DIST CTF	TOWNE AIR	8.250%	1,520,806.44	10,430.19	16,110.70	0.00	0.00	0.00	1,504,695.74	20061201
800018	COMFORT INN LYNCHBURG	GATEWAY 4	8.200%	2,325,926.68	15,855.06	5,893.02	0.00	0.00	0.00	2,320,033.66	20061201
800022	BEST WESTERN COACHMAN INN	GATEWAY 2	8.200%	2,163,722.95	14,749.38	5,431.19	0.00	0.00	0.00	2,158,291.76	20061201
800025	SAVI RANCH	SAVI RANCH INVESTMEN	8.125%	4,578,766.59	54,852.99	11,904.26	4,566,862.33	0.00	0.00	0.00	20061201
800027	ART PICCADILLY SHAW	PICADILLY 1 - SHAW	8.400%	2,897,261.22	20,207.39	7,200.89	0.00	0.00	0.00	2,890,060.33	20061101
800028	ART PICCADILLY UNIVERSITY	PICADILLY 2 - UNIVERSITY	8.400%	2,817,756.16	19,652.87	7,003.28	0.00	0.00	0.00	2,810,752.88	20061101
800029	ART PICCADILLY AIRPORT	PICADILLY 3 - AIRPORT	8.400%	2,495,059.21	17,402.17	6,201.24	0.00	0.00	0.00	2,488,857.97	20061101
800030	CHATEAU INN	PICADILLY 4 - CHATEAU	8.400%	1,049,933.96	7,322.93	2,609.52	0.00	0.00	0.00	1,047,324.44	20061101
800031	DENVER MERCHANDISE MART	GC MERCHANDISE MART	8.300%	9,635,791.06	66,403.63	24,408.77	0.00	0.00	0.00	9,611,382.29	20061101
800035	COLONIAL VILLAGE SHOPPING CTF	COLONIAL VILLAGE	8.100%	2,138,047.48	14,396.19	5,418.72	0.00	0.00	0.00	2,132,628.76	20061201
Defeased Loans											
800019	BEST WESTERN LEESBURG	GATEWAY 1 (Defeasance Funds)	8.200%	2,898,968.49	19,809.62	7,276.74	0.00	0.00	0.00	2,891,691.75	
800023	BEST WESTERN & COMFORT INN	GATEWAY 3 (Defeasance Funds)	8.200%	3,444,886.27	23,540.06	8,728.03	0.00	0.00	0.00	3,436,158.24	
800021	COMFORT INN WARRENTON	GATEWAY 6 ⁽¹⁾			12,112.91						
423000	PETERSON PARK	ABSOLUT, LP	8.250%	885,135.23	6,085.30	2,325.31	0.00	0.00	0.00	882,809.92	
			8.200%	183,292,690.89	1,283,756.92	497,175.42	4,566,862.33	0.00	0.00	178,228,653.13	

* Interest is net of Primary Servicing Fee

(1) Principal paid to class holders November 2004 payment