

**Commercial Capital Access One
Series 3**

Monthly Remittance Report

Commercial Capital Access One Series 3

Payment Date: 15-Jun-08

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$2,871,785.88	Principal Distribution	\$2,751
Interest (net of all Servicing and Trustee Fees)	\$1,441,763.90	Interest Payments	\$1,502
Principal Loss (Loan#190000)	(\$120,000.00)	Residual Distribution	
Yeild Maintenance	\$60,886.87		
	\$4,254,436.65		
			\$4,254
		Ending Balance	

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Credit Enhancement Summary

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Subordination and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period		Ending Period Coverage	
		%	\$	%	\$		\$	\$	%	\$
Subordination Balance*		37.00%	160,458,476.63	59.76%	135,222,252.78	0.00	120,000.00	60.48%	135,102,22	

Sun America Limited Guaranty

Sun America Loans Only

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period		Sun Loans	Endin
		%	\$	%	\$		\$	\$	Principal Balance	%
Limited Guaranty Amount		10.06%	14,448,710	12.00%	9,164,840	0.00	0.00	76,059,697.23	12.05%	

Residual Distribution Amount

	Total Distribution
Residual	\$0.00

Number of Outstanding Mortgage Loans 82
Scheduled Ending Principal Balance of Mortgage Loans \$223,392,072

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + Days	1	\$1,379,233	0.62%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$1,379,233	0.62%

Servicing Advances 534,315

Non-Recoverable Advances on Delinquencies :

* includes Classes B, C, E, F, and G