

**Commercial Capital Access One
Series 3**

Payment Date Report

Commercial Capital Access One Series 3

Payment Date: 15-Jun-09

| Class | Class Interest Rate | Beginning Balance | Interest Accrual | Interest Payment | Scheduled Principal Payment | Unscheduled Principal Payment | Losses | Total Distribution | Ending Balance |
|-------|---------------------|-------------------|------------------|------------------|-----------------------------|-------------------------------|--------|--------------------|------------------|
| 3A-1 | 6.298% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3A-2 | 7.952% | \$74,650,708.98 | \$494,675.59 | \$494,675.59 | \$695,530.08 | \$0.00 | \$0.00 | \$1,190,205.67 | \$73,955,178.90 |
| 3X | 0.000% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3B | 7.952% | \$45,535,000.00 | \$301,739.30 | \$301,739.30 | \$0.00 | \$0.00 | \$0.00 | \$301,739.30 | \$45,535,000.00 |
| 3C | 7.952% | \$43,367,000.00 | \$287,372.97 | \$287,372.97 | \$0.00 | \$0.00 | \$0.00 | \$287,372.97 | \$43,367,000.00 |
| 3D | 7.952% | \$19,516,000.00 | \$129,323.47 | \$129,323.47 | \$0.00 | \$0.00 | \$0.00 | \$129,323.47 | \$19,516,000.00 |
| 3E | 7.952% | \$6,505,000.00 | \$43,105.61 | \$43,105.61 | \$0.00 | \$0.00 | \$0.00 | \$43,105.61 | \$6,505,000.00 |
| 3F | 7.500% | \$10,841,000.00 | \$67,756.25 | \$67,756.25 | \$0.00 | \$0.00 | \$0.00 | \$67,756.25 | \$10,841,000.00 |
| 3G | 5.500% | \$6,982,115.71 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,982,115.71 |
| 3H | 5.500% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | \$207,396,824.69 | \$1,323,973.20 | \$1,323,973.20 | \$695,530.08 | \$0.00 | \$0.00 | \$2,019,503.28 | \$206,701,294.61 |

| Class | Cusip | Priority | Principal Type | Interest Type |
|-------|------------|-------------|----------------|---------------|
| 3A-1 | 20162F AF5 | Senior | Sequential | Fixed |
| 3A-2 | 20162F AG3 | Senior | Sequential | Fixed |
| 3X | 20162F AH1 | Senior | Sequential | Variable |
| 3B | 20162F AJ7 | Subordinate | Sequential | Fixed |
| 3C | 20162F AK4 | Subordinate | Sequential | Fixed |
| 3D | 20162F AL2 | Subordinate | Sequential | WANR |
| 3E | 20162F AM0 | Subordinate | Sequential | WANR |
| 3F | 20162F AN8 | Subordinate | Sequential | Fixed |
| 3G | 20162F AP3 | Subordinate | Sequential | Fixed |
| 3H | 20162F AQ1 | Subordinate | Sequential | Fixed |

Payments per Bond Denomination

Commercial Capital Access One Series 3

Payment Date: 15-Jun-09

Amounts Per Individual Security

| Class | Original Balance | Original % of Pool | Integral Denomination | Record Date | Interest Accrual | Interest Payment | Principal Payment | Losses | Ending Balance | Remaining Principal Factor |
|-------|------------------|--------------------|-----------------------|-------------|------------------|------------------|-------------------|--------|------------------|----------------------------|
| 3A-1 | \$72,500,000.00 | 16.72% | \$1,000.00 | May-09 | 0.00000000 | 0.00000000 | 0.00000000 | \$0.00 | \$0.00 | 0.00000000 |
| 3A-2 | \$200,612,000.00 | 46.26% | \$1,000.00 | May-09 | 2.46583250 | 2.46583250 | 3.46704125 | \$0.00 | \$73,955,178.90 | 0.36864783 |
| 3X | \$100,000.00 | 0.02% | \$1,000.00 | May-09 | 0.00000000 | 0.00000000 | 0.00000000 | \$0.00 | \$0.00 | 0.00000000 |
| 3B | \$45,535,000.00 | 10.50% | \$1,000.00 | May-09 | 6.62653571 | 6.62653571 | 0.00000000 | \$0.00 | \$45,535,000.00 | 1.00000000 |
| 3C | \$43,367,000.00 | 10.00% | \$1,000.00 | May-09 | 6.62653571 | 6.62653571 | 0.00000000 | \$0.00 | \$43,367,000.00 | 1.00000000 |
| 3D | \$19,516,000.00 | 4.50% | \$1,000.00 | May-09 | 6.62653566 | 6.62653566 | 0.00000000 | \$0.00 | \$19,516,000.00 | 1.00000000 |
| 3E | \$6,505,000.00 | 1.50% | \$1,000.00 | May-09 | 6.62653497 | 6.62653497 | 0.00000000 | \$0.00 | \$6,505,000.00 | 1.00000000 |
| 3F | \$10,841,000.00 | 2.50% | \$1,000.00 | May-09 | 6.25000000 | 6.25000000 | 0.00000000 | \$0.00 | \$10,841,000.00 | 1.00000000 |
| 3G | \$17,347,000.00 | 4.00% | \$1,000.00 | May-09 | 0.00000000 | 0.00000000 | 0.00000000 | \$0.00 | \$6,982,115.71 | 0.40249701 |
| 3H | \$17,347,476.63 | 4.00% | \$1,000.00 | May-09 | 0.00000000 | 0.00000000 | 0.00000000 | \$0.00 | \$0.00 | 0.00000000 |
| | \$433,670,476.63 | | | | | | | | \$206,701,294.61 | |

**Commercial Capital Access One
Series 3**

Monthly Remittance Report

Commercial Capital Access One Series 3

Payment Date: 15-Jun-09

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$695,530.08

Interest (net of all Servicing and Trustee Fees) \$1,328,055.23

\$2,023,585.31

Withdrawals:

Principal Distribution \$695,530.08

Interest Payments \$1,323,973.20

Residual Distribution \$4,082.03

\$2,023,585.31

Ending Balance **\$0.00**

**Commercial Capital Access One
Series 3**

Credit Enhancement Summary

Commercial Capital Access One Series 3

Payment Date: 15-Jun-09

Subordination and Guaranty

| Type | Purpose | Initial Coverage | | Beginning Period Coverage | | Current Peri | Ending Period | Coverage | |
|------------------------|---------|------------------|----------------|---------------------------|----------------|--------------|---------------|----------|----------------|
| | | % | \$ | % | \$ | Adjustment | Losses | % | \$ |
| Subordination Balance* | | 37.00% | 160,458,476.63 | 64.01% | 132,746,115.71 | 0.00 | 0.00 | 64.22% | 132,746,115.71 |

Sun America Limited Guaranty

Sun America Loans Only

| Type | Purpose | Initial Coverage | | Beginning Period Coverage | | Current Peri | Sun Loans | Ending Period Coverage | | |
|-------------------------|---------|------------------|------------|---------------------------|-----------|--------------|-----------|------------------------|--------|-----------|
| | | % | \$ | % | \$ | Adjustment | Losses | Principal | % | \$ |
| Limited Guaranty Amount | | 10.06% | 14,448,710 | 12.98% | 9,164,840 | 0.00 | 0.00 | 70,400,501.58 | 13.02% | 9,164,840 |

Residual Distribution Amount

| | Total Distribution |
|----------|--------------------|
| Residual | \$4,082.03 |

Number of Outstanding Mortgage Loans 73
Scheduled Ending Principal Balance of Mortgage Loans \$206,701,295

Delinquency Statistics

| | # of Loans | Current Balance | % of Current Balance |
|-----------|------------|-----------------|----------------------|
| 30 Days | 0 | \$0 | 0.00% |
| 60 Days | 0 | \$0 | 0.00% |
| 90 + Days | 1 | \$2,482,312 | 1.20% |
| F/C | 0 | \$0 | 0.00% |
| REO | 0 | \$0 | 0.00% |
| | 1 | \$2,482,312 | 1.20% |

Servicing Advances 714,429

*Recovered Interest Ln# 991081704