

**Commercial Capital Access One  
Series 3**

**Payment Date Report**

Commercial Capital Access One Series 3

Payment Date: 15-Jun-10

Class	Class Interest		Interest Accrual	Interest Payment	Scheduled	Unscheduled	Losses	Total Distribution	Ending Balance
	Rate	Beginning Balance			Principal Payment	Principal Payment			
3A-1	6.298%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3A-2	7.874%	\$56,447,237.98	\$370,407.30	\$370,407.30	\$665,729.21	\$3,894,930.62	\$0.00	\$4,931,067.13	\$51,886,578.15
3X	0.000%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3B	7.874%	\$45,535,000.00	\$298,801.09	\$298,801.09	\$0.00	\$0.00	\$0.00	\$298,801.09	\$45,535,000.00
3C	7.874%	\$43,367,000.00	\$284,574.66	\$284,574.66	\$0.00	\$0.00	\$0.00	\$284,574.66	\$43,367,000.00
3D	7.874%	\$19,516,000.00	\$128,064.17	\$128,064.17	\$0.00	\$0.00	\$0.00	\$128,064.17	\$19,516,000.00
3E	7.874%	\$6,505,000.00	\$42,685.87	\$42,685.87	\$0.00	\$0.00	\$0.00	\$42,685.87	\$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%	\$6,970,157.45	\$0.00	\$0.00	\$0.00	\$0.00	\$114,986.93	\$0.00	\$6,855,170.52
3H	5.500%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$189,181,395.43	\$1,192,289.34	\$1,192,289.34	\$665,729.21	\$3,894,930.62	\$114,986.93	\$5,752,949.17	\$184,505,748.67

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-10

Class	Original Balance	Original % of Pool	Integral				Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
			Denomination	Record Date								
3A-1	\$72,500,000.00	16.72%	\$1,000.00	May-10		0.00000000	0.00000000	0.00000000	\$0.00	\$0.00	0.00000000	
3A-2	\$200,612,000.00	46.26%	\$1,000.00	May-10		1.84638656	1.84638656	3.31849147	\$0.00	\$51,886,578.15	0.25864145	
3X	\$100,000.00	0.02%	\$1,000.00	May-10		0.00000000	0.00000000	0.00000000	\$0.00	\$0.00	0.00000000	
3B	\$45,535,000.00	10.50%	\$1,000.00	May-10		6.56200931	6.56200931	0.00000000	\$0.00	\$45,535,000.00	1.00000000	
3C	\$43,367,000.00	10.00%	\$1,000.00	May-10		6.56200931	6.56200931	0.00000000	\$0.00	\$43,367,000.00	1.00000000	
3D	\$19,516,000.00	4.50%	\$1,000.00	May-10		6.56200912	6.56200912	0.00000000	\$0.00	\$19,516,000.00	1.00000000	
3E	\$6,505,000.00	1.50%	\$1,000.00	May-10		6.56200922	6.56200922	0.00000000	\$0.00	\$6,505,000.00	1.00000000	
3F	\$10,841,000.00	2.50%	\$1,000.00	May-10		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-10		0.00000000	0.00000000	0.00000000	\$114,986.93	\$6,855,170.52	0.39517902	
3H	\$17,347,476.63	4.00%	\$1,000.00	May-10		0.00000000	0.00000000	0.00000000	\$0.00	\$0.00	0.00000000	
	\$433,670,476.63									\$184,505,748.67		

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**Monthly Remittance Report**

Commercial Capital Access One Series 3

Payment Date: 15-Jun-10

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$4,675,646.76	Principal Distribution	\$4,560,659.83
Interest (net of all Servicing and Trustee Fees)	\$1,195,671.84	Interest Payments	\$1,192,289.34
SunAmerica Guarantee Payment	\$97,296.25	Residual Distribution	\$100,678.75
	\$5,968,614.85		
			\$5,853,627.92
		Ending Balance	\$114,986.93

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Series 3**

**Credit Enhancement Summary**

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**Subordination and Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period Losses	Ending Period Coverage	
		%	\$	%	\$	\$	\$	%	\$
Subordination Balance*		37.00%	160,458,476.63	70.16%	132,734,157.45	0.00	114,986.93	71.88%	132,619,170.52

**Sun America Limited Guaranty**

Sun America Loans Only

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period Losses	Sun Loans Principal	Ending Period Coverage	
		%	\$	%	\$	\$	\$	\$	%	\$
Limited Guaranty Amount		10.06%	14,448,710	13.60%	8,457,390	480,000.00	0.00	58,148,693.83	13.72%	7,977,390

**Residual Distribution Amount**

	Total Distribution
Residual	\$100,678.75

Number of Outstanding Mortgage Loans 69  
Scheduled Ending Principal Balance of Mortgage Loans \$184,505,749

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	1	\$2,716,161	1.47%
90 + Days	5	\$8,471,474	4.59%
F/C	0	\$0	0.00%
REO	1	\$2,388,911	1.29%
	7	\$13,576,546	7.36%

Servicing Advances 903,008