

**Commercial Capital Access One
Series 3**

Monthly Remittance Report

Commercial Capital Access One Series 3

Payment Date: 15-Oct-08

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$660,708.38
Interest (net of all Servicing and Trustee Fees)	\$1,382,943.53
Recovery of Servicer Advances (Loan #190000)	(\$327,204.26)
Yeild Maintenance	\$0.00
	\$1,716,447.65

Withdrawals:

Principal Distribution	\$160,5
Interest Payments	\$1,555,8
Residual Distribution	

\$1,716,4

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	
		%	\$	%	\$		\$	Losses	%	\$
Subordination Balance*		37.00%	160,458,476.63	62.12%	134,742,252.78	0.00	1,879,419.59	61.83%	132,862,833	

Sun America Limited Guaranty

Sun America Loans Only

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Current Period		Sun Loans	Ending
		%	\$	%	\$		\$	Losses	Principal Balance	%
Limited Guaranty Amount		10.06%	14,448,710	12.53%	9,164,840	0.00	0.00	72,916,705.54	12.57%	

Residual Distribution Amount

	Total Distribution
Residual	\$0.00

Number of Outstanding Mortgage Loans 76
Scheduled Ending Principal Balance of Mortgage Loans \$214,877,689

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + Days	0	\$0	0.00%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	0	\$0	0.00%

Servicing Advances 995,263

Non-Recoverable Advances on Delinquencies :

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

(1) Additional Interest to Class 3G equates to accrued but unpaid interest since the Sept. 2007 payment date.