

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

\$283,469.06

\$0.00

Payment Date: 15-Mar-99

| Class | Class Interest Rate | Beginning Balance | Interest Accrual | Interest Payment | Scheduled         | Unscheduled       | Total Distribution | Ending Balance   |
|-------|---------------------|-------------------|------------------|------------------|-------------------|-------------------|--------------------|------------------|
|       |                     |                   |                  |                  | Principal Payment | Principal Payment |                    |                  |
| A     | 6.715000%           | \$211,889,396.23  | \$1,185,697.75   | \$1,185,697.75   | \$283,469.06      | \$0.00            | \$1,469,166.81     | \$211,605,927.17 |
| I     | 1200.000000%        | \$321,044.73      | \$321,044.73     | \$321,044.73     | \$315.60          | \$0.00            | \$321,360.33       | \$320,729.13     |
| B     | 6.830000%           | \$20,507,885.00   | \$116,724.05     | \$116,724.05     | \$0.00            | \$0.00            | \$116,724.05       | \$20,507,885.00  |
| C     | 7.010000%           | \$33,133,120.00   | \$193,552.64     | \$193,552.64     | \$0.00            | \$0.00            | \$193,552.64       | \$33,133,120.00  |
| D     | 7.160000%           | \$23,669,491.00   | \$141,227.96     | \$141,227.96     | \$0.00            | \$0.00            | \$141,227.96       | \$23,669,491.00  |
| E     | 7.810000%           | \$3,153,120.00    | \$20,521.56      | \$20,521.56      | \$0.00            | \$0.00            | \$20,521.56        | \$3,153,120.00   |
| F     | 7.810000%           | \$10,264,827.00   | \$66,806.92      | \$66,806.92      | \$0.00            | \$0.00            | \$66,806.92        | \$10,264,827.00  |
| G     | 7.810000%           | \$3,158,408.00    | \$20,555.97      | \$20,555.97      | \$0.00            | \$0.00            | \$20,555.97        | \$3,158,408.00   |
|       |                     | \$306,097,291.96  | \$2,066,131.57   | \$2,066,131.57   | \$283,784.66      | \$0.00            | \$2,349,916.23     | \$305,813,507.30 |

| Class | Cusip     | Priority    | Principal Type | Interest Type |
|-------|-----------|-------------|----------------|---------------|
| A     | 20162FAA6 | Senior      | Sequential     | Fixed         |
| I     | 20162FAB4 | Senior      | Sequential     | Fixed         |
| B     | 20162FAC2 | Subordinate | Sequential     | Fixed         |
| C     | 20162FAD0 | Subordinate | Sequential     | Fixed         |
| D     | 20162FAE8 | Subordinate | Sequential     | Fixed         |
| E     | N/A       | Subordinate | Pro Rata       | Fixed         |
| F     | N/A       | Subordinate | Pro Rata       | Fixed         |
| G     | N/A       | Subordinate | Pro Rata       | Fixed         |

**Payments per Bond Denomination**

Commercial Capital Access One Series 2

Payment Date: 15-Mar-99

Amounts Per Individual Security

| Class | Original Balance | Original % of Pool | Integral     |             | Interest Accrual | Interest Payment | Principal Payment | Losses | Ending Balance   | Remaining        |
|-------|------------------|--------------------|--------------|-------------|------------------|------------------|-------------------|--------|------------------|------------------|
|       |                  |                    | Denomination | Record Date |                  |                  |                   |        |                  | Principal Factor |
| A     | \$216,100,730.00 | 69.64%             | \$1,000.00   | 1-Jan-99    | 5.48678270       | 5.48678270       | 1.31174504        | \$0.00 | \$211,605,927.17 | 0.97920043       |
| I     | \$326,025.00     | 0.11%              | \$1,000.00   | 1-Jan-99    | 984.72426961     | 984.72426961     | 0.96802392        | \$0.00 | \$320,729.13     | 0.98375625       |
| B     | \$20,507,885.00  | 6.61%              | \$1,000.00   | 1-Jan-99    | 5.69166667       | 5.69166667       | 0.00000000        | \$0.00 | \$20,507,885.00  | 1.00000000       |
| C     | \$33,133,120.00  | 10.68%             | \$1,000.00   | 1-Jan-99    | 5.84166667       | 5.84166667       | 0.00000000        | \$0.00 | \$33,133,120.00  | 1.00000000       |
| D     | \$23,669,491.00  | 7.63%              | \$1,000.00   | 1-Jan-99    | 5.96666667       | 5.96666667       | 0.00000000        | \$0.00 | \$23,669,491.00  | 1.00000000       |
| E     | \$3,153,120.00   | 1.02%              | \$1,000.00   | 1-Jan-99    | 6.50833333       | 6.50833333       | 0.00000000        | \$0.00 | \$3,153,120.00   | 1.00000000       |
| F     | \$10,264,827.00  | 3.31%              | \$1,000.00   | 1-Jan-99    | 6.50833333       | 6.50833333       | 0.00000000        | \$0.00 | \$10,264,827.00  | 1.00000000       |
| G     | \$3,158,408.00   | 1.02%              | \$1,000.00   | 1-Jan-99    | 6.50833333       | 6.50833333       | 0.00000000        | \$0.00 | \$3,158,408.00   | 1.00000000       |
|       |                  |                    |              |             |                  |                  |                   |        | \$310,313,606.00 | \$305,813,507.30 |

**Monthly Remittance Report**

**Commercial Capital Access One  
Series 2**

Commercial Capital Access One Series 2

Payment Date: 15-Mar-99

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$283,784.66

Interest (net of all Servicing and Trustee Fees) \$2,102,109.45

\$2,385,894.11

Withdrawals:

Principal Distribution \$283,784.66

Interest Payments \$2,066,131.57

Surplus \$35,977.88

\$2,385,894.11

Ending Balance \$0.00

**Commercial Capital Access One  
Series 2**

**Credit Enhancement Summary**

Commercial Capital Access One Series 2

Payment Date: 15-Mar-99

**Surplus and Guaranty**

| Type             | Purpose | Initial Coverage |               | Beginning Period Coverage |               | Current Period |        | Ending Period Coverage |               |
|------------------|---------|------------------|---------------|---------------------------|---------------|----------------|--------|------------------------|---------------|
|                  |         | %                | \$            | %                         | \$            | Adjustments    | Losses | %                      | \$            |
| Surplus Balance* |         | 7.00%            | 22,103,587.43 | 7.09%                     | 22,103,587.43 | 0.00           | 0.00   | 7.10%                  | 22,103,587.43 |

**Sun America Limited Guaranty**

Sun America Loans Only

| Type                    | Purpose | Initial Coverage |               | Beginning Period Coverage |               | Current Period |        | Sun Loans         | Ending Period Coverage |               |
|-------------------------|---------|------------------|---------------|---------------------------|---------------|----------------|--------|-------------------|------------------------|---------------|
|                         |         | %                | \$            | %                         | \$            | Adjustments    | Losses | Principal Balance | %                      | \$            |
| Limited Guaranty Amount |         | 8.06%            | 14,290,065.00 | 8.12%                     | 14,290,065.00 | 0.00           | 0.00   | 175,244,733.21    | 8.15%                  | 14,290,065.00 |

**Principal Distribution Amount**

|         | Total Distribution |
|---------|--------------------|
| Surplus | \$35,977.88        |

|  |               |
|--|---------------|
| Number of Outstanding Mortgage Loans                 | 92            |
| Scheduled Ending Principal Balance of Mortgage Loans | \$311,340,740 |

**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%                |

|   |     |
|---|-----|
| Advances on Delinquencies :                 | \$0 |
| Non-Recoverable Advances on Delinquencies : | \$0 |

\* includes Classes E, F, and G which were issued from the Surplus Balance Amount. See Institutional Offering Memorandum and Series Supplement for complete details.