

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-99

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$212,170,936.40	\$1,187,273.20	\$1,187,273.20	\$281,540.17	\$0.00	\$1,468,813.37	\$211,889,396.23
I	1200.000000%	\$321,366.84	\$321,366.84	\$321,366.84	\$322.11	\$0.00	\$321,688.95	\$321,044.73
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
		\$306,379,154.24	\$2,068,029.13	\$2,068,029.13	\$281,862.28	\$0.00	\$2,349,891.41	\$306,097,291.96

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-Feb-99

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining
										Principal Factor
A	\$216,100,730.00	69.64%	\$1,000.00	1-Jan-99	5.49407306	5.49407306	1.30281915	\$0.00	\$211,889,396.23	0.98051217
I	\$326,025.00	0.11%	\$1,000.00	1-Jan-99	985.71226133	985.71226133	0.98799172	\$0.00	\$321,044.73	0.98472427
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	\$306,097,291.96

Monthly Remittance Report

**Commercial Capital Access One
Series 2**

Commercial Capital Access One Series 2
Payment Date: 15-Feb-99

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$281,862.28
Interest (net of all Servicing and Trustee Fees)	\$2,104,015.67
	\$2,385,877.96

<u>Withdrawals:</u>	
Principal Distribution	\$281,862.28
Interest Payments	\$2,068,029.13
Surplus	\$35,986.54
	\$2,385,877.95
Ending Balance	\$0.00

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Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-Feb-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	7.09%	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	\$35,986.54

Number of Outstanding Mortgage Loans	92
Scheduled Ending Principal Balance of Mortgage Loans	\$311,624,518

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.