

Collateral Report**Commercial Capital Access One Series 2**

Payment Date: 15-Jan-99
 Reporting Month: Dec-98

Loan Number	Borrower Name	Interest Rate	Beginning Principal		Ending Principal	
			Balance	Interest*	Principal	Balance
170000	TARRANT COUNTY VILLA	7.950%	3,232,875.87	25,253.61	2,857.52	3,230,018.35
218000	COTTAGE VILLAS ARDEN	9.200%	2,673,918.95	14,427.12	1,644.98	2,672,273.97
247000	GALBRAITH POINTE, LP	7.950%	3,808,719.85	21,852.86	2,519.96	3,806,199.89
248000	EAGLES VIEW, LP	7.950%	3,761,499.19	15,943.61	2,924.15	3,758,575.04
297000	LAS MONTANAS VILLAGE	8.250%	2,353,648.72	5,951.77	1,135.17	2,352,513.55
326000	3971 E BIJOU ASSOC	8.250%	3,682,178.72	4,348.45	669.20	3,681,509.52
327000	COTTAGES OF STEWARTV	8.250%	2,103,590.50	11,208.44	1,928.48	2,101,662.02
371000	THE RAPIDS, LP	7.950%	3,306,863.66	4,917.53	685.06	3,306,178.60
372010	HERITAGE HOLLYBROOK,	8.300%	2,310,667.98	9,017.77	910.02	2,309,757.96
373000	SANDY PINES, LTD	8.300%	862,575.69	25,188.97	3,593.66	858,982.03
376000	ST MARY'S ENTERPRISE	8.800%	594,322.40	28,148.23	3,836.91	590,485.49
377010	GIFFORD GROVES LTD	8.590%	1,568,759.99	16,981.16	2,438.53	1,566,321.46
378000	COUNTRY CLUB WOODS A	9.350%	632,479.26	8,839.98	1,055.26	631,424.00
379000	CALUSA SPRINGS	8.300%	1,306,923.29	7,722.08	921.82	1,306,001.47
380000	HERITAGE FOREST GROV	9.220%	3,285,293.25	21,363.92	2,732.62	3,282,560.63
381010	HERITAGE WILLOW GLEN	9.390%	3,604,094.32	20,455.48	1,778.24	3,602,316.08
382000	INWOOD COLONY, LTD	9.200%	2,218,878.01	25,169.29	3,680.55	2,215,197.46
383000	PUMPHOUSE CROSSING I	8.250%	1,288,939.07	24,857.24	3,634.93	1,285,304.14
384000	BLACK RIVER RUN, LP	8.250%	1,125,941.90	16,142.10	1,826.53	1,124,115.37
389000	CROW RIVER APTS, LP	8.250%	2,456,865.44	16,850.00	1,980.87	2,454,884.57
400000	PTNRSHP FOR QUAL AFF	7.950%	2,655,808.49	17,550.47	2,261.64	2,653,546.85
401000	CORNERSTONE RESIDENC	7.950%	3,184,352.12	21,043.26	2,752.49	3,181,599.63
403000	SIEGEN LANE, LP	7.950%	10,744,352.46	71,002.27	9,149.68	10,735,202.78
404000	HICKORY POINTE, LP	7.950%	4,955,108.65	32,745.00	4,382.12	4,950,726.53
405000	ARBOR POINTE, LP	7.950%	4,749,644.20	31,387.23	4,074.97	4,745,569.23
406000	CRANBERRY POINTE, LP	7.950%	3,133,287.88	20,705.81	2,954.23	3,130,333.65
407000	THE LAKES II, LP	7.950%	3,362,070.53	22,217.69	2,884.49	3,359,186.04
409000	FLAMBEAU VILLAGE, LP	8.250%	1,620,631.33	11,114.83	1,306.65	1,619,324.68
410000	STARRFIRE APTS, LP	8.150%	1,379,090.14	9,343.34	1,123.86	1,377,966.28
411000	T-CREEK, LP	8.150%	1,537,497.13	10,416.55	1,252.95	1,536,244.18
412000	FAIRWAYS AT LOST SPR	8.150%	4,081,891.73	27,654.82	3,326.44	4,078,565.29
413000	JOHNSON MEADOWS, LP	8.150%	3,381,437.10	22,909.23	2,755.63	3,378,681.47
414000	WEST END PLACE, LP	8.150%	2,914,728.58	19,747.28	2,375.29	2,912,353.29
415000	PIKE PLACE PARTNERSH	8.150%	3,303,163.16	22,378.93	2,691.84	3,300,471.32
416000	SHADOW LAKE, LP	8.150%	3,269,896.91	22,153.55	2,664.72	3,267,232.19
417000	GLADIOLA APTS, LP	8.150%	2,846,238.67	19,283.26	2,319.48	2,843,919.19
419000	VALLEYBROOK, LP	7.950%	9,968,417.70	65,874.63	8,364.37	9,960,053.33
420000	AFFORDABLE/OAK RIDGE	8.250%	4,034,634.48	27,670.87	3,228.16	4,031,406.32
421000	AFFORDABLE/SILVER PI	8.250%	5,228,584.29	35,859.38	4,151.58	5,224,432.71
422000	RENAISSANCE HOUSING	7.950%	4,085,295.98	26,997.00	3,478.95	4,081,817.03
423000	ABSOLUT, LP	8.250%	1,025,314.85	7,031.95	795.69	1,024,519.16
424000	VISTA POINTE, LP	7.950%	3,209,173.34	21,207.28	2,692.48	3,206,480.86
425000	BALLINGER OAKS 1991,	8.900%	1,878,880.21	13,903.72	1,239.41	1,877,640.80
427000	COLONIAL HOUSING PAR	7.950%	2,883,058.29	19,052.21	2,383.18	2,880,675.11
428000	GREENS OF RIVERGATE,	7.950%	4,982,973.10	32,929.15	4,118.99	4,978,854.11
435000	NORTH POINTE, LP	7.950%	3,599,965.56	23,789.77	2,953.77	3,597,011.79
440000	IMPERIAL POINTE, LP	7.950%	3,695,135.69	24,418.68	2,965.19	3,692,170.50
443000	TERRACE PARK, LP	7.950%	6,273,530.77	41,457.58	5,034.23	6,268,496.54
444000	JAMESTOWN POINTE, LP	7.950%	4,453,394.72	29,429.52	3,573.65	4,449,821.07
446000	ARLINGTON RIDGE INV,	8.250%	1,550,066.61	10,630.88	1,175.74	1,548,890.87
447000	CHURCHLAND COURTYARD	7.950%	3,818,965.67	25,237.00	3,180.35	3,815,785.32
448000	VILLAGE CREEK	8.350%	2,181,366.80	15,142.33	1,504.10	2,179,862.70
450000	WILLOW POINTE, LP	7.950%	4,941,464.89	32,654.84	3,965.31	4,937,499.58
451000	ORCHARD POINTE, LP	7.950%	3,822,491.94	25,260.30	3,113.17	3,819,378.77
455000	TUCSON VALENCIA HILL	9.150%	1,789,069.30	13,611.83	1,191.18	1,787,878.12
456000	BLUEBONNET RIDGE LP	8.000%	3,641,742.99	24,217.59	2,960.52	3,638,782.47
457010	CRAWFORD-ROBERTS, LP	7.850%	4,029,858.76	26,294.83	3,294.74	4,026,564.02
461010	SOUTHWEST POINTE, LP	7.950%	3,986,424.63	26,343.62	3,198.93	3,983,225.70
463000	GREENS OF PINE GLEN,	7.950%	6,071,021.94	40,119.34	4,764.85	6,066,257.09
469000	OAKRIDGE/SOUTHAVEN,	7.950%	6,282,472.54	41,516.67	5,116.67	6,277,355.87
474000	GREENWOOD ELDERLY AP	7.850%	1,668,175.96	10,884.85	1,384.04	1,666,791.92
476000	HAWTHORNE VI, LP	7.850%	8,314,777.84	54,253.93	6,798.01	8,307,979.83

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Payment Date: **15-Jan-99**
Reporting Month: **Dec-98**

Loan Number	Borrower Name	Interest Rate	Beginning Principal		Ending Principal	
			Balance	Interest*	Principal	Balance
478000	WHITE OAK-LASSEN APT	7.850%	1,848,257.75	12,059.89	1,435.68	1,846,822.07
487000	GREGORY LANE, LP	7.900%	2,759,985.46	18,123.90	2,107.97	2,757,877.49
491000	GREGORY LANE TWO, LP	7.900%	1,393,486.41	9,150.57	1,095.97	1,392,390.44
492000	BRANDON GLEN, LP	7.900%	5,852,935.93	38,434.28	4,437.63	5,848,498.30
498000	SOUTHBROOK III	8.350%	1,874,190.74	13,010.00	1,292.30	1,872,898.44
500190	WESTMINSTER MISSOURI	8.450%	1,531,861.93	10,761.33	1,076.42	1,530,785.51
503000	PTNRSHIP FOR QUAL AFF	7.950%	3,119,214.43	20,612.81	2,359.53	3,116,854.90
505000	THE MEADOWS	7.950%	3,922,693.78	25,922.47	2,924.01	3,919,769.77
510004	OAKCREEK-LINCOLN LTD	7.950%	2,619,787.38	17,312.43	1,996.38	2,617,791.00
510005	PINE RIDGE	7.950%	4,508,075.73	29,790.87	3,360.37	4,504,715.36
510007	C.P. ASSOCIATES, LP	7.900%	3,784,246.80	24,849.89	2,890.25	3,781,356.55
510010	MASTERSON EQUITIES,	7.900%	7,424,945.23	48,757.14	5,629.52	7,419,315.71
800007	DEEP RIVER WAREHOUSE	8.625%	2,752,125.27	19,735.03	3,001.81	2,749,123.46
800009	SPRINGFIELD TOWER, I	8.650%	1,373,250.62	9,875.96	1,887.85	1,371,362.77
800011	DOGWOOD	9.125%	1,259,841.38	9,559.04	1,229.06	1,258,612.32
800013	RAYNOR ASSOCIATES, L	8.250%	1,871,714.39	12,836.84	2,126.12	1,869,588.27
800015	HICKORY POINTE, LP	8.375%	4,932,950.04	34,345.66	5,413.17	4,927,536.87
800016	TOWNE AIR	8.250%	2,526,852.29	17,330.00	6,371.46	2,520,480.83
800018	GATEWAY 4	8.200%	2,736,739.71	18,655.44	3,085.80	2,733,653.91
800019	GATEWAY I	8.200%	3,406,243.42	23,219.23	3,810.36	3,402,433.06
800021	GATEWAY 6	8.200%	3,264,363.35	22,252.07	3,680.72	3,260,682.63
800022	GATEWAY 2	8.200%	2,542,341.12	17,330.29	2,843.97	2,539,497.15
800023	GATEWAY 3	8.200%	4,053,333.41	27,630.22	4,570.31	4,048,763.10
800025	SAVI RANCH INVESTMEN	8.125%	5,410,849.45	36,545.78	6,270.37	5,404,579.08
800027	PICADILLY 1 - SHAW	8.400%	3,395,697.42	23,713.29	3,711.81	3,391,985.61
800028	PICADILLY 2 - UNIVERSITY	8.400%	3,302,514.32	23,062.56	3,609.95	3,298,904.37
800029	PICADILLY 3 - AIRPORT	8.400%	2,924,301.03	20,421.37	3,196.53	2,921,104.50
800030	PICADILLY 4 - CHATEAU	8.400%	1,230,563.13	8,593.43	1,345.12	1,229,218.02
800031	GC MERCHANDISE MART	8.300%	11,331,342.77	78,186.26	12,681.21	11,318,661.56
800035	COLONIAL VILLAGE	8.100%	2,517,141.44	16,948.75	2,859.84	2,514,281.60
		8.135%	312,186,340.12	2,111,109.67	279,959.69	311,906,380.43

* Interest is net of Primary Servicing Fee