

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

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

| Class | Class Interest Rate | Beginning Balance | Interest Accrual | Interest Payment | Scheduled | Unscheduled | Total Distribution | Ending Balance |
|-------|---------------------|-------------------|------------------|------------------|-------------------|-------------------|--------------------|------------------|
| | | | | | Principal Payment | Principal Payment | | |
| A | 6.715000% | \$212,450,567 | \$1,188,837.97 | \$1,188,837.97 | \$279,635.45 | \$0.00 | \$1,468,473.42 | \$212,170,932.02 |
| I | 1200.000000% | \$321,691 | \$321,691.42 | \$321,691.42 | \$324.24 | \$0.00 | \$322,015.66 | \$321,367.18 |
| B | 6.830000% | \$20,507,885 | \$116,724.05 | \$116,724.05 | \$0.00 | \$0.00 | \$116,724.05 | \$20,507,885.00 |
| C | 7.010000% | \$33,133,120 | \$193,552.64 | \$193,552.64 | \$0.00 | \$0.00 | \$193,552.64 | \$33,133,120.00 |
| D | 7.160000% | \$23,669,491 | \$141,227.96 | \$141,227.96 | \$0.00 | \$0.00 | \$141,227.96 | \$23,669,491.00 |
| E | 7.810000% | \$3,153,120 | \$20,521.56 | \$20,521.56 | \$0.00 | \$0.00 | \$20,521.56 | \$3,153,120.00 |
| F | 7.810000% | \$10,264,827 | \$66,806.92 | \$66,806.92 | \$0.00 | \$0.00 | \$66,806.92 | \$10,264,827.00 |
| G | 7.810000% | \$3,158,408 | \$20,555.97 | \$20,555.97 | \$0.00 | \$0.00 | \$20,555.97 | \$3,158,408.00 |
| | | \$306,659,110 | \$2,069,918.48 | \$2,069,918.48 | \$279,959.69 | \$0.00 | \$2,349,878.17 | \$306,379,150.20 |

| 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-Jan-99
Reporting Month: Jan-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 | 5.50131398 | 5.50131398 | 1.29400512 | \$0.00 | \$212,170,932.02 | 0.98181497 |
| I | \$326,025.00 | 0.11% | \$1,000.00 | 1-Jan-99 | 986.70782915 | 986.70782915 | 0.99452496 | \$0.00 | \$321,367.18 | 0.98571330 |
| 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 | | | | | | | | \$306,379,150.20 | |

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jan-99

Reporting Month: Jan-99

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$279,959.69

Interest (net of all Servicing and Trustee Fees) \$2,105,908.90

\$2,385,868.59

Withdrawals:

Principal Distribution \$279,959.69

Interest Payments \$2,069,918.48

Surplus \$35,990.42

\$2,385,868.59

Ending Balance \$0.00

**Commercial Capital Access One
Series 2**

Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-Jan-99
Reporting Month: Jan-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 | 7.08% | 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 | \$35,990.42 |

Number of Outstanding Mortgage Loans: 92
Scheduled Ending Principal Balance of Mortgage Loans: \$311,906,380

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.