

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 17-May-99

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$211,320,097.20	\$1,182,512.04	\$1,182,512.04	\$288,645.16	\$0.00	\$1,471,157.20	\$211,031,452.04
I	1200.000000%	\$320,428.30	\$320,428.30	\$320,428.30	\$409.36	\$0.00	\$320,837.66	\$320,018.94
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
		\$305,527,376.50	\$2,062,329.44	\$2,062,329.44	\$289,054.52	\$0.00	\$2,351,383.96	\$305,238,321.98

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: 17-May-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	May-99	5.47204095	5.47204095	1.33569729	\$0.00	\$211,031,452.04	0.97654206
I	\$326,025.00	0.11%	\$1,000.00	May-99	982.83352504	982.83352504	1.25560923	\$0.00	\$320,018.94	0.98157792
B	\$20,507,885.00	6.61%	\$1,000.00	May-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	May-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	May-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	May-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	May-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	May-99	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
									\$310,313,606.00	\$305,238,321.98

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 17-May-99

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$289,054.52

Interest (net of all Servicing and Trustee Fees) \$2,098,255.28

\$2,387,309.80

Withdrawals:

Principal Distribution \$289,054.52

Interest Payments \$2,062,329.44

Surplus \$35,925.84

\$2,387,309.80

Ending Balance **\$0.00**

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Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 17-May-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	7.11%	22,103,587.43	0.00	0.00	7.11%	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	8.17%	14,290,065.00	0.00	0.00	174,658,973.98	8.18%	14,290,065.00

Principal Distribution Amount

	Total Distribution
Surplus	\$35,925.84

Number of Outstanding Mortgage Loans	92
Scheduled Ending Principal Balance of Mortgage Loans	\$310,765,555

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.