

**Commercial Capital Access One Series 2  
Comparative Financial Status Report**

information as provided in the  
Offering Memorandum dated  
October 27, 1997

as of 3/31/99

Investor	Loan #	Property	Months Reported	Rolling			Effective		Rolling		Physical
				Annual NOI	DSCR	Occupancy	Gross Income	Annual NOI	DSCR	Occupancy	
CCA ONE SERIES 2	170000	MISSION POINT CLUB	12	\$416,810	1.44	95%	\$1,139,856	\$518,248	1.79	95%	
CCA ONE SERIES 2	218000	COTTAGE VILLAS OF ARDEN HILLS	12	\$337,163	1.26	96%	\$489,185	\$344,919	1.29	92%	
CCA ONE SERIES 2	247000	GALBRAITH POINTE	12	\$401,268	1.17	96%	\$734,910	\$385,125	1.12	96%	
CCA ONE SERIES 2	248000	EAGLES VIEW	12	\$283,541	0.84	94%	\$628,517	\$360,043	1.06	96%	
CCA ONE SERIES 2	297000	LAS MONTANAS VILLAGE	12	\$297,148	1.38	97%	\$842,979	\$302,760	1.40	98%	
CCA ONE SERIES 2	326000	ELDORADO	12	\$436,663	1.29	98%	\$544,008	\$310,903	0.92	81%	
CCA ONE SERIES 2	327000	COTTAGES OF STEWARTVILLE	12	\$277,871	1.44	98%	\$423,085	\$289,287	1.50	93%	
CCA ONE SERIES 2	371000	THE RAPIDS	12	\$330,420	1.13	91%	\$711,833	\$339,819	1.16	97%	
CCA ONE SERIES 2	372010	HOLLYBROOK	12	\$286,612	1.26	97%	\$572,704	\$251,671	1.11	96%	
CCA ONE SERIES 2	373000	SANDY PINES	12	\$76,800	0.90	100%	\$267,750	\$96,006	1.13	93%	
CCA ONE SERIES 2	376000	OLD JEFFERSON ESTATES	12	\$122,765	2.03	79%	\$280,407	\$18,308	0.30	92%	
CCA ONE SERIES 2	377010	GIFFORD GROVES	12	\$87,206	0.55	100%	\$371,064	\$152,232	0.96	90%	
CCA ONE SERIES 2	378000	COUNTRY CLUB WOODS	12	\$38,659	0.57	100%	\$192,258	\$69,839	1.04	97%	
CCA ONE SERIES 2	379000	CALUSA SPRINGS	12	\$138,912	1.19	100%	\$308,141	\$151,489	1.27	98%	
CCA ONE SERIES 2	380000	FOREST GROVE	12	\$367,052	1.06	96%	\$718,442	\$385,446	1.11	99%	
CCA ONE SERIES 2	381010	WILLOW GLEN	12	\$357,306	0.93	89%	\$720,675	\$371,649	0.97	96%	
CCA ONE SERIES 2	382000	INWOOD TERRACE VILLAGE	12	\$233,775	1.00	96%	\$465,356	\$208,246	0.89	97%	
CCA ONE SERIES 2	383000	PUMPHOUSE CROSSING II	12	\$138,184	1.16	95%	\$211,599	\$95,127	0.80	92%	
CCA ONE SERIES 2	384000	BLACK RIVER RUN	12	\$127,356	1.23	91%	\$177,454	\$67,241	0.65	83%	
CCA ONE SERIES 2	389000	CENTURY COURT	12	\$303,149	1.34	98%	\$442,056	\$320,735	1.42	93%	
CCA ONE SERIES 2	400000	CASA MIRAGE	12	\$325,356	1.37	96%	\$762,579	\$235,760	0.99	99%	
CCA ONE SERIES 2	401000	CORNERSTONE	12	\$292,721	1.02	98%	\$704,757	\$256,493	0.90	97%	
CCA ONE SERIES 2	403000	SIEGEN VILLAGE	12	\$984,200	1.02	95%	\$1,786,410	\$1,057,717	1.10	94%	
CCA ONE SERIES 2	404000	HICKORY POINTE	12	\$480,992	1.07	88%	\$858,474	\$472,865	1.06	97%	
CCA ONE SERIES 2	405000	ARBOR POINTE	12	\$496,644	1.16	96%	\$866,009	\$518,381	1.22	99%	
CCA ONE SERIES 2	406000	CRANBERRY POINTE	12	\$332,361	1.17	95%	\$620,702	\$340,435	1.20	100%	
CCA ONE SERIES 2	407000	JEFFERSON LAKES PHASE III	12	\$352,123	1.17	94%	\$575,662	\$376,558	1.25	96%	
CCA ONE SERIES 2	409000	FLAMBEAU VILLAGE	12	\$205,677	1.38	98%	\$331,514	\$190,213	1.27	98%	
CCA ONE SERIES 2	410000	STARRFIRE	12	\$150,562	1.20	100%	\$226,026	\$138,056	1.10	100%	
CCA ONE SERIES 2	411000	TURTLE CREEK II	12	\$111,632	0.79	93%	\$263,147	\$147,807	1.05	97%	
CCA ONE SERIES 2	412000	FAIRWAYS AT LOST SPRINGS	12	\$294,540	0.79	97%	\$606,964	\$285,693	0.77	100%	
CCA ONE SERIES 2	413000	JOHNSON MEADOWS	12	\$330,956	1.07	90%	\$562,924	\$321,779	1.04	100%	
CCA ONE SERIES 2	414000	WEST END PLACE	12	\$328,515	1.23	100%	\$497,320	\$320,041	1.20	100%	
CCA ONE SERIES 2	415000	PIKE PLACE	12	\$333,445	1.11	93%	\$537,458	\$290,325	0.96	99%	
CCA ONE SERIES 2	416000	SHADOW LAKE	12	\$265,418	0.89	100%	\$442,227	\$204,311	0.68	90%	
CCA ONE SERIES 2	417000	GLADIOLUS ESTATES	12	\$319,523	1.23	100%	\$500,741	\$317,467	1.22	100%	
CCA ONE SERIES 2	419000	VALLEYBROOK	12	\$1,004,888	1.13	92%	\$1,766,964	\$973,831	1.09	98%	
CCA ONE SERIES 2	420000	OAK HARBOR	12	\$685,240	1.84	99%	\$1,259,738	\$672,168	1.81	99%	
CCA ONE SERIES 2	421000	SILVER PINES	12	\$813,202	1.69	99%	\$1,649,419	\$860,869	1.79	94%	
CCA ONE SERIES 2	422000	PALLADIO	12	\$430,540	1.17	94%	\$702,066	\$360,831	0.98	92%	

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				Annual NOI	Rolling DSCR	Physical Occupancy	Effective Gross Income	Annual NOI	Rolling DSCR	Physical Occupancy
CCA ONE SERIES 2	423000	PETERSON PARK	12	\$114,312	1.21	97%	\$251,036	\$112,191	1.19	94%
CCA ONE SERIES 2	424000	VISTA POINTE	12	\$346,492	1.21	94%	\$555,978	\$312,894	1.09	100%
CCA ONE SERIES 2	425000	BALLINGER OAKS	12	\$304,001	1.67	94%	\$866,480	\$293,585	1.61	96%
CCA ONE SERIES 2	427000	COUNTRY CLUB PARK	12	\$395,912	1.54	97%	\$996,710	\$471,706	1.83	99%
CCA ONE SERIES 2	428000	GREENS OF RIVERGATE	12	\$466,597	1.05	96%	\$955,369	\$528,144	1.19	96%
CCA ONE SERIES 2	435000	NORTH POINTE	12	\$375,811	1.17	100%	\$683,965	\$357,204	1.11	93%
CCA ONE SERIES 2	440000	IMPERIAL POINTE	12	\$399,693	1.21	92%	\$693,663	\$340,744	1.03	93%
CCA ONE SERIES 2	443000	TERRACE PARK	12	\$688,685	1.23	96%	\$1,157,968	\$640,608	1.15	97%
CCA ONE SERIES 2	444000	JAMESTOWN POINTE	12	\$464,647	1.17	94%	\$804,704	\$396,462	1.00	88%
CCA ONE SERIES 2	446000	ARLINGTON RIDGE	12	\$182,063	1.28	87%	\$379,848	\$213,835	1.51	100%
CCA ONE SERIES 2	447000	CHURCHLAND COURTYARD	12	\$455,067	1.33	94%	\$738,638	\$393,441	1.15	95%
CCA ONE SERIES 2	448000	VILLAGE CREEK APTS	12	\$282,154	1.29	91%	\$877,706	\$208,792	0.96	97%
CCA ONE SERIES 2	450000	WILLOW POINTE	12	\$510,109	1.16	93%	\$953,112	\$476,731	1.08	95%
CCA ONE SERIES 2	451000	ORCHARD POINTE	12	\$491,890	1.44	99%	\$772,384	\$481,397	1.41	92%
CCA ONE SERIES 2	455000	MOUNTAIN SHADOW	12	\$178,335	1.00	88%	\$399,597	\$67,882	0.46	87%
CCA ONE SERIES 2	456000	BLUEBONNET RIDGE	12	\$397,401	1.22	100%	\$653,637	\$364,065	1.11	96%
CCA ONE SERIES 2	457010	CRAWFORD SQUARE	12	\$411,863	1.16	94%	\$1,259,683	\$460,350	1.29	92%
CCA ONE SERIES 2	461010	WINDSOR POINTE	12	\$397,932	0.93	96%	\$1,116,879	\$495,830	1.15	92%
CCA ONE SERIES 2	463000	GREENS OF PINE GLEN	12	\$719,357	1.33	98%	\$1,273,547	\$776,436	1.44	96%
CCA ONE SERIES 2	469000	OAK RIDGE	12	\$637,733	1.14	97%	\$1,500,291	\$824,731	1.47	100%
CCA ONE SERIES 2	474000	GREENWOOD ELDERLY	12	\$164,086	1.11	98%	\$337,173	\$193,164	1.31	100%
CCA ONE SERIES 2	476000	ELLIOTT POINT	12	\$822,780	1.12	97%	\$1,686,032	\$1,037,443	1.41	100%
CCA ONE SERIES 2	478000	WHITE OAK-LASSEN	12	\$260,239	1.60	94%	\$545,999	\$252,124	1.55	91%
CCA ONE SERIES 2	487000	GREGORY LANE PHASE I	12	\$315,702	1.30	96%	\$517,931	\$294,650	1.21	97%
CCA ONE SERIES 2	491000	GREGORY LANE PHASE II	12	\$164,148	1.33	100%	\$274,332	\$160,047	1.30	93%
CCA ONE SERIES 2	492000	BRANDON GLEN APTS	12	\$643,333	1.21	100%	\$1,262,895	\$680,038	1.32	98%
CCA ONE SERIES 2	498000	SOUTHBROOK III APTS	12	\$230,204	1.34	93%	\$380,989	\$182,089	1.06	95%
CCA ONE SERIES 2	500190	WESTMINSTER PLACE III	12	\$187,680	1.32	94%	\$456,734	\$183,809	1.29	93%
CCA ONE SERIES 2	503000	VILLAGE AT LAKE MARY CROSSING	12	\$383,700	1.39	91%	\$757,947	\$380,892	1.38	100%
CCA ONE SERIES 2	505000	THE MEADOWS APTS	12	\$421,512	1.21	97%	\$1,112,594	\$560,906	1.50	98%
CCA ONE SERIES 2	510004	THE OAKS AT JOINER RANCH	12	\$305,268	1.31	99%	\$567,133	\$223,044	1.30	99%
CCA ONE SERIES 2	510005	PINE RIDGE APTS	12	\$385,625	1.16	98%	\$1,080,590	\$611,256	1.53	98%
CCA ONE SERIES 2	510007	TRAILS OF DICKSON	12	\$979,602	1.50	94%	\$754,407	\$373,133	1.12	98%
CCA ONE SERIES 2	510010	ARROWHEAD PARK APTS	12	\$464,028	1.16	97%	\$1,959,824	\$1,000,846	1.53	98%
CCA ONE SERIES 2	800007	NEW BREED OFFICE/ WAREHOUSE	12	\$350,785	1.28	100%	\$397,860	\$397,860	1.46	100%
CCA ONE SERIES 2	800009	SPRINGFIELD TOWER	12	\$253,510	1.85	97%	\$555,945	\$332,789	2.35	96%
CCA ONE SERIES 2	800011	DOGWOOD RETIREMENT CENTER	12	\$199,674	1.54	92%	\$663,113	\$233,141	1.80	100%
CCA ONE SERIES 2	800013	RAYNOR COMMERCE CENTER	12	\$238,477	1.33	100%	\$383,337	\$288,763	1.60	92%
CCA ONE SERIES 2	800015	HICKORY PRINTING FACILITY	12	\$599,040	1.25	100%	\$624,000	\$577,020	1.21	100%
CCA ONE SERIES 2	800016	TOWNE AIR FREIGHT OFF/DIST CTR	12	\$379,337	1.27	100%	\$417,008	\$408,668	1.43	100%

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CCA ONE SERIES 2	800018	LYNCHBURG COMFORT INN	12	\$412,000	1.58	78%	\$1,904,570	\$527,797	2.02	79%
CCA ONE SERIES 2	800019	BEST WESTERN LEESBURG	12	\$508,000	1.56	80%	\$2,016,237	\$818,117	2.52	87%
CCA ONE SERIES 2	800021	WARRENTON COMFORT INN	12	\$483,000	1.55	67%	\$1,425,755	\$440,075	1.41	63%
CCA ONE SERIES 2	800022	BEST WESTERN COACHMAN INN	12	\$351,000	1.45	75%	\$1,096,654	\$301,132	1.24	54%
CCA ONE SERIES 2	800023	BEST WESTERN & COMFORT INN	12	\$575,000	1.48	82%	\$1,936,843	\$829,225	2.14	83%
CCA ONE SERIES 2	800025	UNIT INSTRUMENT BLDG	12	\$707,993	1.38	100%	\$940,062	\$721,606	1.40	100%
CCA ONE SERIES 2	800027	PICADILLY INN- SHAW	12	\$830,907	1.40	70%	\$4,123,612	\$1,037,454	1.75	66%
CCA ONE SERIES 2	800028	PICADILLY INN- UNIVERSITY	12	\$808,214	1.40	68%	\$2,164,848	\$1,009,563	1.75	63%
CCA ONE SERIES 2	800029	PICADILLY INN- AIRPORT	12	\$715,492	1.40	68%	\$5,045,079	\$774,932	1.52	65%
CCA ONE SERIES 2	800030	CHATEAU INN	12	\$301,671	1.40	69%	\$967,988	\$350,768	1.63	51%
CCA ONE SERIES 2	800031	DENVER MERCHANDISE MART	12	\$3,002,083	1.26	92%	\$11,870,149	\$4,116,424	1.69	92%
CCA ONE SERIES 2	800035	COLONIAL VILLAGE SHOPPING CTR	12	\$322,716	1.35	95%	\$456,360	\$308,712	1.30	95%

\* loan is participated in both Series 2 and Series 3 securitizations