

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Sep-99

| Class | Class Interest Rate | Beginning Balance | Interest Accrual | Interest Payment | Scheduled | Unscheduled | Total Distribution | Ending Balance |
|-------|---------------------|-------------------|------------------|------------------|-------------------|-------------------|--------------------|------------------|
| | | | | | Principal Payment | Principal Payment | | |
| A | 6.715000% | \$210,142,181.28 | \$1,175,920.62 | \$1,175,920.62 | \$302,889.96 | \$0.00 | \$1,478,810.58 | \$209,839,291.32 |
| I | 1200.000000% | \$318,974.68 | \$318,974.68 | \$318,974.68 | \$355.80 | \$0.00 | \$319,330.48 | \$318,618.88 |
| 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 |
| | | \$304,348,006.96 | \$2,054,284.40 | \$2,054,284.40 | \$303,245.76 | \$0.00 | \$2,357,530.16 | \$304,044,761.20 |

| 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-Sep-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 | September-99 | 5.44153934 | 5.44153934 | 1.40161470 | \$0.00 | \$209,839,291.32 | 0.97102537 |
| I | \$326,025.00 | 0.11% | \$1,000.00 | September-99 | 978.37490990 | 978.37490990 | 1.09132735 | \$0.00 | \$318,618.88 | 0.97728358 |
| B | \$20,507,885.00 | 6.61% | \$1,000.00 | September-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 | September-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 | September-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 | September-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 | September-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 | September-99 | 6.50833333 | 6.50833333 | 0.00000000 | \$0.00 | \$3,158,408.00 | 1.00000000 |
| | | | | | | | | | \$310,313,606.00 | \$304,044,761.20 |

Monthly Remittance Report

**Commercial Capital Access One
Series 2**

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

Collateral Proceeds Account:

| | | | |
|--|-----------------------|------------------------|-----------------------|
| Beginning Balance: | \$0.00 | | |
| <u>Deposits:</u> | | | |
| Principal | \$303,245.75 | <u>Withdrawals:</u> | |
| Interest (net of all Servicing and Trustee Fees) | \$2,090,280.49 | Principal Distribution | \$303,245.76 |
| | | Interest Payments | \$2,054,284.40 |
| | | Surplus | \$35,996.08 |
| | \$2,393,526.24 | | \$2,393,526.23 |
| | | Ending Balance | \$0.00 |

**Commercial Capital Access One
Series 2**

Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-Sep-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 | 7.13% | 22,103,587.43 | 0.00 | 0.00 | 7.14% | 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 | 8.20% | 14,290,065.00 | 0.00 | 0.00 | 174,045,350.39 | 8.21% | 14,290,065.00 | |

Principal Distribution Amount

| | Total Distribution |
|---------|--------------------|
| Surplus | \$35,996.08 |

| | |
|--|---------------|
| Number of Outstanding Mortgage Loans | 92 |
| Scheduled Ending Principal Balance of Mortgage Loans | \$309,571,994 |

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.