

Commercial Capital Access One Series 3
Collateral Report

Payment Date: 15-Jan-99

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid	Maturity	Property Type	City	State	Complying w/Tax Credit Restrictions, if applicable (Y/N)
							Through Date	Date				
100005	Eldorado Heights, LLC	7.400%	3,986,014.26	24,513.99	4,719.53	3,981,294.73	2/1/99	7/1/18	Healthcare	Klamath Falls	OR	Y
100006	Parham Company, LLC	7.250%	4,474,684.92	26,959.97	5,347.20	4,469,337.72	2/1/99	11/1/12	Healthcare	Oxford	NC	Y
100007	NSR Company, LLC	7.250%	12,185,525.89	73,417.80	14,561.55	12,170,964.34	2/1/99	11/1/12	Healthcare	Greenville	NC	Y
100016	Gig Harbor Ventures, LLC	7.250%	4,344,839.15	26,177.66	5,192.03	4,339,647.12	2/1/99	11/1/12	Healthcare	Gig Harbor	WA	Y
190000	Golf Management Enterprise	9.750%	1,790,086.80	14,514.63	2,528.84	1,787,557.96	2/1/99	11/1/12	Golf	Centreville	IL	Y
363000	MDI Limited Partnership #55	8.250%	1,354,626.65	9,403.36	899.19	1,353,727.46	2/1/99	1/1/13	Multifamily	Bismarck	ND	Y
408000	Rose Glen, LP	7.950%	975,239.46	6,444.71	732.32	974,507.14	2/1/99	10/1/12	Multifamily	Roselle	IL	Y
434000	Valley Island Palms, LP	9.000%	4,385,306.49	32,816.71	2,513.60	4,382,792.89	2/1/99	11/1/18	Multifamily	Edinburg	TX	Y
448000	Village Creek	8.350%	198,306.07	1,376.58	136.74	198,169.33	2/1/99	11/1/23	Multifamily	Fort Worth	TX	Y
459000	Catawba Pointe, LP	7.950%	4,891,017.61	32,321.47	3,782.48	4,887,235.13	2/1/99	3/1/16	Multifamily	Rock Hill	SC	Y
461010	Windsor Pointe	7.950%	839,669.19	5,548.81	673.80	838,995.39	2/1/99	1/1/13	Multifamily	College Station	TX	Y
464000	Forest Park, LP	7.950%	3,750,931.64	24,787.40	2,900.80	3,748,030.84	2/1/99	10/1/08	Multifamily	Nashville	TN	Y
482000	Homestead Housing Partnership	9.050%	1,190,153.34	8,955.90	1,135.74	1,189,017.60	2/1/99	10/1/16	Multifamily	Homestead	FL	Y
495000	Rosewood Manor Residence, LP	7.950%	3,057,604.23	20,205.67	2,382.11	3,055,222.12	2/1/99	8/1/16	Multifamily	Edmond	OK	Y
496000	Palace Development, LP	7.950%	1,186,318.86	7,839.59	904.02	1,185,414.84	2/1/99	7/1/16	Multifamily	Missoula	MT	Y
499000	Central Iowa Housing Associate,	8.350%	1,450,493.63	10,068.85	955.53	1,449,538.10	2/1/99	7/1/16	Multifamily	Newton	IA	Y
500000	Broderick Housing Associates, LP	8.350%	2,086,658.30	14,484.88	1,385.10	2,085,273.20	2/1/99	7/1/16	Multifamily	Cedar Rapids	IA	Y
500352	Hilltop, LP	7.950%	3,454,306.52	22,830.51	2,671.78	3,452,133.74	2/1/99	7/1/16	Multifamily	Cincinnati	OH	Y
500460	Palmetto Pointe, LP	7.950%	6,218,650.08	41,094.92	4,809.20	6,213,840.88	2/1/99	7/1/16	Multifamily	Columbia	SC	Y
505000	The Meadows	7.950%	291,799.27	1,928.31	217.51	291,581.76	2/1/99	7/1/16	Multifamily	Garland	TX	Y
508000	Kensington Place Housing Assoc.	8.850%	1,072,392.90	7,891.03	664.72	1,071,728.18	2/1/99	7/1/16	Multifamily	Cedar City	UT	Y
510000	Ashwood Court Apts., LP	7.750%	1,686,367.19	10,863.01	1,287.89	1,685,079.30	2/1/99	4/1/16	Multifamily	Northridge	CA	Y
510003	Chesapeake Apts, LP	8.150%	445,713.79	3,019.71	321.98	445,391.81	2/1/99	1/1/16	Multifamily	Marion	IL	Y
510006	River Oaks Holdings, Ltd.	7.900%	1,291,774.52	8,482.65	944.29	1,290,830.23	2/1/99	6/1/15	Multifamily	Florida City	FL	Y
510009	Las Palomas Village, LP	8.350%	1,908,898.91	13,250.94	1,276.77	1,907,622.14	2/1/99	6/1/15	Multifamily	Sierra Vista	AZ	Y
510011	Paradise Oaks Residence, LP	7.900%	8,161,247.29	53,592.19	6,233.24	8,155,014.05	2/1/99	6/1/15	Multifamily	Austin	TX	Y
510016	Murfreesboro Housing, LP	7.950%	3,466,652.81	22,908.79	2,491.06	3,464,161.75	2/1/99	6/1/15	Multifamily	Murfreesboro	TN	Y
510020	Westport Apts, LP	7.900%	4,336,990.99	28,479.58	3,193.55	4,333,797.44	2/1/99	1/1/15	Multifamily	Angleton	TX	Y
510021	Noble Pines Apts, LP	7.750%	1,691,436.62	10,895.67	1,255.15	1,690,181.47	2/1/99	10/1/16	Multifamily	Canoga Park	CA	Y
510023	Country Club Creek, LP	7.750%	6,948,824.76	44,762.02	5,306.85	6,943,517.91	2/1/99	4/1/16	Multifamily	Austin	TX	Y
510024	Cottages of Rock Prairie, LP	7.900%	4,066,078.49	26,700.58	2,950.72	4,063,127.77	2/1/99	4/1/16	Multifamily	College Station	TX	Y
510025	Bethabara Pointe, LP	7.950%	4,956,498.75	32,754.19	3,640.78	4,952,857.97	2/1/99	1/1/16	Multifamily	Winston-Salem	NC	Y
510027	The Willows of Cummings, LP	7.750%	5,250,164.26	33,819.81	3,840.45	5,246,323.81	2/1/99	1/1/16	Multifamily	Cumming	GA	Y
510028	South Pointe, LP	7.950%	2,979,731.44	19,691.06	2,094.71	2,977,636.73	2/1/99	12/1/15	Multifamily	Burlington	KY	Y
510034	Franklin/Laguna Apts, LP	7.950%	3,878,355.09	25,629.46	2,786.90	3,875,568.19	2/1/99	10/1/16	Multifamily	Elk Grove	CA	Y
510035	Oceanside Family Apts, LP	7.950%	2,784,460.04	18,400.64	2,000.85	2,782,459.19	2/1/99	11/1/18	Multifamily	Oceanside	CA	Y
510036	Hilton Head Bluffton Partners I, LP	7.750%	6,775,214.75	43,643.68	4,816.16	6,770,398.59	2/1/99	3/1/16	Multifamily	Bluffton	SC	Y
510040	Rutherford Pointe, LP	7.950%	4,225,418.17	27,922.98	3,036.28	4,222,381.89	2/1/99	5/1/16	Multifamily	La Vergne	TN	Y
510041	Irvine Inn, LP	7.750%	2,809,774.72	18,099.63	2,085.02	2,807,689.70	2/1/99	4/1/16	Multifamily	Irvine	CA	Y
510045	Cottages of Belton, LP	7.550%	2,314,853.92	14,525.71	1,736.99	2,313,116.93	2/1/99	8/1/23	Multifamily	Belton	MO	Y
510050	M-N Goldmark, Ltd	8.150%	6,649,086.46	45,047.56	4,491.09	6,644,595.37	2/1/99	4/1/08	Multifamily	Dallas	TX	Y
510052	Cottages of Kansas City East, LP	7.500%	3,612,887.57	22,520.34	2,738.01	3,610,149.56	2/1/99	11/1/07	Multifamily	Kansas City	MO	Y
510054	Stillwater Village, LP	6.900%	948,407.03	5,437.53	803.36	947,603.67	2/1/99	10/1/18	Multifamily	Stillwater	MN	Y
510060	Forest Ridge, LP	7.950%	4,908,086.06	32,434.27	3,450.32	4,904,635.74	2/1/99	10/1/18	Multifamily	Fort Mill	SC	Y
510062	Washington Square, LP	8.150%	1,081,968.96	7,330.34	720.02	1,081,248.94	2/1/99	3/1/18	Multifamily	White House	TN	Y
510063	Windover Villas, LP	7.900%	5,136,120.89	33,727.20	3,646.75	5,132,474.14	2/1/99	7/1/23	Single Family	Fredericksburg	VA	Y
510066	Greens of Pebble Creek, LP	7.950%	4,973,842.54	32,868.81	3,471.10	4,970,371.44	2/1/99	3/1/16	Multifamily	Riverdale	GA	Y
510067	Piedmont Pointe, LP	7.950%	5,541,303.90	36,618.78	3,895.46	5,537,408.44	2/1/99	10/1/08	Multifamily	Mooresville	NC	Y
510068	Greens of Concord, LP	7.950%	5,940,328.79	39,255.67	4,175.97	5,936,152.82	2/1/99	10/1/16	Multifamily	Concord	NC	Y
510069	Cottonwood Estates, LP	7.078%	1,406,731.79	8,273.92	1,174.14	1,405,557.65	2/1/99	4/1/16	Single Family	Casper	WY	Y
510070	Cottonwood Estates II, LP	7.078%	1,366,895.13	8,039.62	1,140.89	1,365,754.24	2/1/99	6/1/23	Single Family	Casper	WY	Y
510093	Cumberland Pointe, LP	7.950%	4,793,471.39	31,676.86	3,296.78	4,790,174.61	2/1/99	11/1/13	Multifamily	Mechanicsburg	PA	Y
510109	Park Village IV Partners, LP	7.750%	4,596,753.37	29,610.76	3,267.59	4,593,485.78	2/1/99	5/1/18	Multifamily	Conroe	TX	Y
510129	La Quinta Family Apts, LP	7.950%	3,345,443.56	22,107.80	2,300.89	3,343,142.67	2/1/99	9/1/23	Multifamily	La Quinta	CA	Y
510139	Cottages of Oak Springs, LP	7.900%	4,759,451.75	31,253.74	3,306.49	4,756,145.26	2/1/99	11/1/23	Multifamily	Waco	TX	Y
700002	Jackson Warehouse, LP	7.950%	1,464,827.28	9,680.07	1,638.68	1,463,188.60	2/1/99	10/1/23	Multifamily	Richmond	VA	Y
700003	Lawrence One, LP	8.000%	1,878,372.29	12,491.17	2,068.71	1,876,303.58	2/1/99	11/1/23	Multifamily	Richmond	VA	Y
700005	University Square, LLC	8.150%	2,237,304.45	15,157.74	1,580.32	2,235,724.13	2/1/99	11/1/16	Multifamily	Radford	VA	Y
700006	Oxbow Apts, LP	7.850%	1,742,497.31	11,369.80	1,295.69	1,741,201.62	2/1/99	5/1/16	Multifamily	Eau Claire	WI	Y
700007	438 E Prince Rd Associates	8.000%	1,421,148.95	9,450.64	1,639.82	1,419,509.13	2/1/99	5/1/16	Multifamily	Tucson	AZ	Y
700008	Turtleback Apts, LP	7.850%	658,127.78	4,294.28	489.38	657,638.40	2/1/99	1/1/16	Multifamily	Turtle Lake	WI	Y
700010	Country Club Creek, LP	8.350%	1,718,830.48	11,931.55	1,167.25	1,717,663.23	2/1/99	10/1/15	Multifamily	Austin	TX	Y
700011	Transcontinental Bent Tree	7.200%	6,321,363.30	37,822.82	8,125.50	6,313,237.80	2/1/99	6/1/13	Multifamily	Addison	TX	Y
700013	Taylor Ridge, LP	7.650%	3,197,695.54	20,332.02	2,319.15	3,195,376.39	2/1/99	4/1/16	Multifamily	Shakopee	MN	Y
700018	Transcontinental 4400, Inc	7.200%	4,441,815.16	26,576.86	5,586.68	4,436,228.48	2/1/99	6/1/23	Multifamily	Midland	TX	Y
700023	Conway Associates, LP	7.400%	6,561,300.99	40,352.00	7,883.57	6,553,417.42	2/1/99	12/1/22	Multifamily	Charlotte	NC	Y

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							Through Date	Maturity Date				
700029	Brentwood Village, Inc	7.200%	2,643,642.79	15,817.80	3,207.24	2,640,435.55	2/1/99	11/14/07	Multifamily	St. Joseph	MO	Y
700031	Consolidated-Executive, LLC	7.250%	3,246,144.20	19,558.02	3,879.10	3,242,265.10	2/1/99	7/1/16	Multifamily	Gaithersburg	MD	Y
800020	Gateway VII, LLC	8.200%	4,324,541.81	29,478.96	4,876.11	4,319,665.70	2/1/99	7/1/23	Hotel / Motel	Kent Island	MD	Y
800024	Parcel 45 Associates, LP	8.330%	10,739,289.06	74,369.57	10,785.30	10,728,503.76	2/1/99	11/1/13	Office	Chantilly	VA	Y
800027	Picadilly 1-Shaw	8.400%	2,716,557.34	18,970.62	2,969.45	2,713,587.89	2/1/99	9/1/16	Hotel / Motel	Fresno	CA	Y
800028	Picadilly 2- University	8.400%	2,642,011.10	18,450.04	2,887.96	2,639,123.14	2/1/99	9/1/16	Hotel / Motel	Fresno	CA	Y
800029	Picadilly 3- Airport	8.400%	2,339,440.62	16,337.09	2,557.22	2,336,883.40	2/1/99	11/1/15	Hotel / Motel	Fresno	CA	Y
800030	Picadilly 4- Chateau	8.400%	984,450.90	6,874.75	1,076.09	983,374.81	2/1/99	11/1/18	Hotel / Motel	Fresno	CA	Y
800031	GC MERCHANDISE MART,	8.300%	11,331,342.77	78,186.26	12,681.21	11,318,661.56	2/1/99	9/1/16	Retail	Denver	CO	Y
800033	Sargent William Jasper Blvd.	8.000%	1,725,818.51	11,476.70	3,107.15	1,722,711.36	2/1/99	4/1/16	Office	Bluffton	SC	Y
800036	Wayside Realty Trust	7.950%	11,318,431.34	74,795.97	20,848.45	11,297,582.89	2/1/99	4/1/08	Office	Burlington	MA	Y
800037	Pooja, LLC	8.000%	1,181,167.86	7,854.76	2,162.83	1,179,005.03	2/1/99	10/1/13	Hotel / Motel	Atkins	VA	Y
800038	Burleson Road Investments, LLC	7.700%	12,796,937.40	81,900.40	15,464.70	12,781,472.70	2/1/99	3/1/13	Office	Austin	TX	Y
800039	Continental-Eltham Associates	7.750%	3,292,749.96	21,210.80	3,660.17	3,289,089.79	2/1/99	10/1/15	Industrial	Norfolk	VA	Y
800040	Continental Oyster Point Associates	7.700%	1,682,671.40	10,769.10	1,987.70	1,680,683.70	2/1/99	11/1/15	Industrial	Newport News	VA	Y
800041	American Mart Hotel Corp	7.850%	3,951,013.32	25,780.36	4,630.03	3,946,383.29	2/1/99	2/1/16	Hotel / Motel	Denver	CO	Y
800044	Lakeview Real Estate, LLC	7.200%	8,368,430.90	50,071.12	15,926.75	8,352,504.15	2/1/99	7/1/23	Industrial	Menasha	WI	Y
800045	Shrinath Enterprises, LLC	7.650%	1,889,293.16	12,012.75	2,182.50	1,887,110.66	2/1/99	3/30/18	Hotel / Motel	Roanoke	VA	Y
800050	Gateway IX, LLC	7.550%	2,328,266.94	14,609.88	2,794.11	2,325,472.83	2/1/99	5/1/13	Hotel / Motel	Charlottesville	VA	Y
800052	ARC Residential - Hemet, Inc	7.800%	4,091,304.48	26,525.29	4,722.12	4,086,582.36	2/1/99	5/1/18	Healthcare	Hemet	CA	Y
800053	RPI Limited Partnership #14	7.200%	2,079,482.10	12,442.23	2,634.47	2,076,847.63	2/1/99	11/1/16	Office	Omaha	NE	Y
800054	Sotheastern Motel Enterprises	7.800%	1,232,195.28	7,988.73	2,291.18	1,229,904.10	2/1/99	7/1/13	Hotel / Motel	Elizabeth City	NC	Y
800055	Hargrove Center, LLC	7.500%	1,391,920.24	8,676.30	1,646.38	1,390,273.86	2/1/99	11/1/15	Industrial	Raleigh	NC	Y
800056	Farren's Stable, LLC	6.900%	1,887,614.57	10,822.32	3,724.60	1,883,889.97	2/1/99	7/1/16	Retail	Washington	DC	Y
800060	Dominion Drive, LLC	7.500%	1,092,358.06	6,809.03	1,301.66	1,091,056.40	2/1/99	6/1/16	Industrial	Morrisville	NC	Y
800061	The Center, LLC	7.900%	5,926,362.91	38,916.45	10,798.42	5,915,564.49	2/1/99	2/1/13	Retail	Omaha	NE	Y
800062	SM Professional Bldg, LLC	7.600%	1,986,324.11	12,546.94	2,330.11	1,983,994.00	2/1/99	2/1/13	Office	Blue Springs	MO	Y
800066	Shops on the Green, LLC	7.500%	3,467,375.47	21,613.31	4,193.59	3,463,181.88	2/1/99	9/1/15	Retail	Cornelius	NC	Y
800067	200 West Morgan St Assoc,	7.800%	906,933.67	5,879.95	1,644.86	905,288.81	2/1/99	8/1/15	Office	Raleigh	NC	Y
800069	Michelson Farm-Westford Tech Park VI	7.300%	3,697,168.89	22,429.49	4,612.19	3,692,556.70	2/1/99	5/1/15	Office	Westford	MA	Y
800070	Michelson Farm-Westford Tech Park IV	7.300%	6,486,997.02	39,354.45	8,092.48	6,478,904.54	2/1/99	4/1/23	Office	Westford	MA	Y
800071	One Wheeler Rd. Associates	7.300%	23,998,005.76	145,587.90	29,937.35	23,968,068.41	2/1/99	4/1/23	Office	Burlington	MA	Y
800072	Clayton Crossings, LLC	7.450%	2,466,414.97	15,271.22	2,897.28	2,463,517.69	2/1/99	4/1/23	Retail	Clayton	NC	Y
800073	Capitol Properties Six, LC	7.500%	2,482,631.91	15,475.07	2,958.33	2,479,673.58	2/1/99	3/1/18	Office	Midvale	UT	Y
800074	Darden Pembroke Meadows, LLC	7.550%	4,479,452.74	28,108.56	5,217.87	4,474,234.87	2/1/99	9/1/18	Retail	Virginia Beach	VA	Y
800081	Schoolhouse Somerset Associates	7.430%	3,976,657.26	24,555.86	4,755.62	3,971,901.64	2/1/99	5/1/08	Industrial	Somerville	NJ	Y
800083	Berkley Twelve Associates,	7.000%	4,209,796.76	24,486.99	5,233.59	4,204,563.17	2/1/99	2/1/08	Office	Berkley	MI	Y
800087	Vance Minnesota St Assoc, LP	6.960%	26,433,967.41	152,876.45	33,303.82	26,400,663.59	2/1/99	11/1/20	Office	St. Paul	MN	Y
800088	Everest Investment Group, LLC	7.150%	3,211,124.53	19,079.43	3,898.56	3,207,225.97	2/1/99	4/1/23	Retail	Waterford Twnshp.	MI	Y
800093	Federal Way, LP	7.250%	4,120,106.10	24,823.64	4,923.47	4,115,182.63	2/1/99	6/1/23	Retail	Reno	NV	Y
800098	Pilgrim Village, Inc.	7.200%	1,697,351.61	10,155.82	2,664.28	1,694,687.33	2/1/99	8/1/08	Office	York County	VA	Y
800100	Richmond Airport Hotel, LLC	7.400%	8,979,085.91	55,221.38	10,553.87	8,968,532.04	2/1/99	4/1/18	Hotel / Motel	Richmond	VA	Y
		7.698%	\$ 433,670,476.61	\$ 2,774,858.96	\$ 458,107.19	\$ 433,212,369.42						