

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-02

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$199,903,054.86	\$1,118,624.18	\$1,118,624.18	\$414,328.30	\$0.00	\$1,532,952.48	\$199,488,726.56
I	1200.000000%	\$306,994.98	\$306,994.98	\$306,994.98	\$482.73	\$0.00	\$307,477.71	\$306,512.25
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
		\$294,096,900.84	\$1,985,008.25	\$1,985,008.25	\$414,811.03	\$0.00	\$2,399,819.28	\$293,682,089.81

Class	Cusip	Priority	Principal Type	Interest Type	
A	20162FAA6	Senior	Sequential	Fixed	\$293,682,089.81
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-Feb-02

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining
										Principal
A	\$216,100,730.00	69.64%	\$1,000.00	February-02	5.17640166	5.17640166	1.91729246	\$0.00	\$199,488,726.56	0.92312843
I	\$326,025.00	0.11%	\$1,000.00	February-02	941.63018173	941.63018173	1.48065332	\$0.00	\$306,512.25	0.94014953
B	\$20,507,885.00	6.61%	\$1,000.00	February-02	5.69166667	5.69166667	0.00000000	\$0.00	\$20,507,885.00	1.00000000
C	\$33,133,120.00	10.68%	\$1,000.00	February-02	5.84166667	5.84166667	0.00000000	\$0.00	\$33,133,120.00	1.00000000
D	\$23,669,491.00	7.63%	\$1,000.00	February-02	5.96666667	5.96666667	0.00000000	\$0.00	\$23,669,491.00	1.00000000
E	\$3,153,120.00	1.02%	\$1,000.00	February-02	6.50833333	6.50833333	0.00000000	\$0.00	\$3,153,120.00	1.00000000
F	\$10,264,827.00	3.31%	\$1,000.00	February-02	6.50833333	6.50833333	0.00000000	\$0.00	\$10,264,827.00	1.00000000
G	\$3,158,408.00	1.02%	\$1,000.00	February-02	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
									\$310,313,606.00	\$293,682,089.81

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-02

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$414,811.03

Interest (net of all Servicing and Trustee Fees) \$2,020,647.55

\$2,435,458.58

Withdrawals:

Principal Distribution \$414,811.03

Interest Payments \$1,985,008.25

Surplus \$35,639.29

\$2,435,458.57

Ending Balance \$0.00

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Credit Enhancement Summary

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Payment Date: 15-Feb-02

Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	7.38%	22,103,587	0.00	0.00	7.39%	22,103,587

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	8.41%	14,290,065	0.00	0.00	168,591,028	8.48%	14,290,065

Principal Distribution Amount

	Total Distribution
Surplus	\$35,639.29

Number of Outstanding Mortgage Loans	92
Scheduled Ending Principal Balance of Mortgage Loans	\$299,209,323 8.36%

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.