

Collateral Report

Commercial Capital Access One Series 2

Payment Date: 15-May-03

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid Through Date
170000	TARRANT COUNTY VILLA	7.950%	3,033,311	20,045	5,035	3,028,275.27	20030401
218000	COTTAGE VILLAS ARDEN	9.200%	2,533,211	19,379	3,762	2,529,449.74	20030401
247000	GALBRAITH POINTE, LP	7.950%	3,551,448	23,469	6,559	3,544,889.51	20030401
248000	EAGLES VIEW, LP	7.950%	3,507,417	23,178	6,478	3,500,939.43	20030401
297000	LAS MONTANAS VILLAGE	8.250%	2,220,528	15,229	3,473	2,217,055.16	20030501
326000	3971 E BIJOU ASSOC	8.250%	3,473,918	23,825	5,433	3,468,484.33	20030401
327000	COTTAGES OF STEWARTV	8.250%	1,983,048	13,600	3,128	1,979,920.15	20030401
371000	THE RAPIDS, LP	7.950%	3,135,059	20,718	4,398	3,130,660.80	20030501
372010	HERITAGE HOLLYBROOK,	8.300%	2,128,421	14,686	4,185	2,124,236.69	20030401
373000	SANDY PINES, LTD	8.300%	791,827	5,464	1,625	790,202.00	20030401
376000	ST MARY'S ENTERPRISE	8.800%	552,145	4,040	979	551,166.37	20030501
377010	GIFFORD GROVES LTD	8.590%	1,447,882	10,349	2,790	1,445,091.20	20030401
378000	COUNTRY CLUB WOODS A	9.350%	588,764	4,578	1,026	587,738.58	20030401
379000	CALUSA SPRINGS	8.300%	1,244,703	8,588	1,642	1,243,061.11	20030401
380000	HERITAGE FOREST GROV	9.220%	3,056,681	23,438	5,349	3,051,332.37	20030401
381010	HERITAGE WILLOW GLEN	9.390%	3,359,028	26,234	5,755	3,353,273.34	20030401
382000	INWOOD COLONY, LTD	9.200%	2,063,811	15,795	3,627	2,060,183.67	20030401
383000	PUMPHOUSE CROSSING I	8.250%	1,209,049	8,292	2,110	1,206,938.36	20030401
384000	BLACK RIVER RUN, LP	8.250%	1,056,154	7,243	1,843	1,054,310.88	20030401
389000	CROW RIVER APTS, LP	8.250%	2,308,612	15,833	3,766	2,304,845.29	20030401
400000	PTNRSH FOR QUAL AFF	7.950%	2,489,834	16,454	4,167	2,485,666.04	20030501
401000	CORNERSTONE RESIDENC	7.950%	2,980,164	19,694	5,322	2,974,841.91	20030401
403000	SIEGEN LANE, LP	7.950%	10,072,883	66,565	16,860	10,056,023.40	20030501
404000	HICKORY POINTE, LP	7.950%	3,835,345	30,619	8,412	4,624,932.94	20030401
405000	ARBOR POINTE, LP	7.950%	4,449,151	29,401	7,879	4,441,272.06	20030401
406000	CRANBERRY POINTE, LP	7.950%	2,921,728	19,308	5,319	2,916,409.42	20030401
407000	THE LAKES II, LP	7.950%	3,149,364	20,812	5,577	3,143,787.25	20030501
409000	FLAMBEAU VILLAGE, LP	8.250%	1,522,838	10,444	2,484	1,520,353.74	20030501
410000	STARRFIRE APTS, LP	8.150%	1,295,842	8,779	2,115	1,293,726.77	20030501
411000	T-CREEK, LP	8.150%	1,444,816	9,789	2,357	1,442,458.29	20030501
412000	FAIRWAYS AT LOST SPR	8.150%	3,835,832	25,988	6,258	3,829,574.16	20030501
413000	JOHNSON MEADOWS, LP	8.150%	3,177,602	21,528	5,184	3,172,417.27	20030501
414000	WEST END PLACE, LP	8.150%	2,739,027	18,557	4,469	2,734,558.03	20030501
415000	PIKE PLACE PARTNERSH	8.150%	3,104,046	21,030	5,064	3,098,981.61	20030501
416000	SHADOW LAKE, LP	8.150%	3,072,785	20,818	5,013	3,067,771.86	20030501
417000	GLADIOLA APTS, LP	8.150%	2,674,665	18,121	4,364	2,670,301.53	20030501
419000	VALLEYBROOK, LP	7.950%	9,360,572	61,858	15,413	9,345,159.74	20030401
420000	AFFORDABLE/OAK RIDGE	8.250%	3,794,279	26,022	6,138	3,788,140.85	20030501
421000	AFFORDABLE/SILVER PI	8.250%	4,921,091	33,750	7,894	4,913,197.08	20030501
422000	RENAISSANCE HOUSING	7.950%	3,829,985	25,310	6,411	3,823,574.76	20030401
423000	ABSOLUT, LP	8.250%	967,324	6,634	1,513	965,810.88	20030401
424000	VISTA POINTE, LP	7.950%	3,013,506	19,914	4,961	3,008,544.84	20030401
425000	BALLINGER OAKS 1991,	8.900%	1,787,701	13,229	2,532	1,785,169.27	20030401
427000	COLONIAL HOUSING PAR	7.950%	2,711,596	17,919	4,391	2,707,204.77	20030401
428000	GREENS OF RIVERGATE,	7.950%	4,686,624	30,971	7,590	4,679,034.34	20030401
435000	NORTH POINTE, LP	7.950%	3,388,532	22,393	5,443	3,383,089.36	20030401
440000	IMPERIAL POINTE, LP	7.950%	3,486,185	23,038	5,464	3,480,720.64	20030401
443000	TERRACE PARK, LP	7.950%	5,918,777	39,113	9,276	5,909,500.95	20030401
444000	JAMESTOWN POINTE, LP	7.950%	4,201,566	27,765	6,585	4,194,980.62	20030401
446000	ARLINGTON RIDGE INV,	8.250%	1,465,798	10,053	2,236	1,463,562.74	20030501
447000	CHURCHLAND COURTYARD	7.950%	3,588,993	23,717	5,860	3,583,132.27	20030401
448000	VILLAGE CREEK	8.350%	2,078,287	14,427	2,727	2,075,560.23	20030501
450000	WILLOW POINTE, LP	7.950%	4,662,037	30,808	7,307	4,654,730.07	20030401
451000	ORCHARD POINTE, LP	7.950%	3,600,795	23,795	5,737	3,595,058.69	20030401
455000	TUCSON VALENCIA HILL	9.150%	1,695,762	12,549	2,505	1,693,256.91	20020901
456000	BLUEBONNET RIDGE LP	8.000%	3,429,201	22,804	5,483	3,423,717.04	20030501
457010	CRAWFORD-ROBERTS, LP	7.850%	3,798,956	24,788	6,009	3,792,946.19	20030401
461010	SOUTHWEST POINTE, LP	7.950%	3,761,003	24,854	5,895	3,755,108.37	20030501
463000	GREENS OF PINE GLEN,	7.950%	5,740,659	37,936	8,780	5,731,879.33	20030401
469000	OAKRIDGE/SOUTHAVEN,	7.950%	5,918,102	39,109	9,428	5,908,673.62	20030401
474000	GREENWOOD ELDERLY AP	7.850%	1,570,177	10,245	2,524	1,567,652.51	20030401
476000	HAWTHORNE VI, LP	7.850%	7,838,356	51,145	12,399	7,825,957.26	20030501
478000	WHITE OAK-LASSEN APT	7.850%	1,750,839	11,424	2,483	1,748,356.28	20030501
487000	GREGORY LANE, LP	7.900%	2,617,221	17,186	3,662	2,613,558.78	20030401
491000	GREGORY LANE TWO, LP	7.900%	1,318,003	8,655	1,904	1,316,099.21	20030401
492000	BRANDON GLEN, LP	7.900%	5,553,686	36,469	7,710	5,545,976.18	20030401
498000	SOUTHBROOK III	8.350%	1,785,626	12,395	2,343	1,783,283.26	20030401
500190	WESTMINSTER MISSOURI	8.450%	1,455,920	10,228	1,971	1,453,949.16	20030401

Collateral Report**Commercial Capital Access One Series 2**

Payment Date: 15-May-03

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid Through Date
503000	PTNRSHP FOR QUAL AFF	7.950%	2,959,040	19,554	4,118	2,954,921.92	20030501
505000	THE MEADOWS	7.950%	3,725,986	24,623	5,100	3,720,885.10	20030501
510004	OAKCREEK-LINCOLN LTD	7.950%	2,483,679	16,413	3,485	2,480,194.60	20030401
510005	PINE RIDGE	7.950%	4,281,955	28,297	5,865	4,276,089.72	20030401
510007	C.P. ASSOCIATES, LP	7.900%	3,588,501	23,564	5,021	3,583,479.93	20030401
510010	MASTERSON EQUITIES,	7.900%	7,045,321	46,264	9,780	7,035,540.24	20030501
800007	DEEP RIVER WAREHOUSE	8.625%	2,563,671	18,384	4,356	2,559,314.80	20030401
800009	SPRINGFIELD TOWER, I	8.650%	1,254,664	9,023	2,743	1,251,921.77	20030501
800011	DOGWOOD	9.125%	1,181,809	8,967	1,822	1,179,987.07	20030501
800013	RAYNOR ASSOCIATES, L	8.250%	1,739,353	11,929	3,036	1,736,316.64	20030501
800015	HICKORY POINTE, LP	8.375%	4,595,009	31,993	7,772	4,587,237.47	20030401
800016	TOWNE AIR	8.250%	2,118,790	14,531	12,000	2,106,790.31	20030501
800018	GATEWAY 4	8.200%	2,544,849	17,347	4,397	2,540,451.50	20030501
800019	GATEWAY I	8.200%	3,169,295	21,604	5,430	3,163,865.29	20030501
800021	GATEWAY 6	8.200%	3,035,477	20,692	5,245	3,030,232.03	20030501
800022	GATEWAY 2	8.200%	2,365,488	16,125	4,052	2,361,435.73	20030501
800023	GATEWAY 3	8.200%	3,769,127	25,693	6,512	3,762,614.78	20030501
800025	SAVI RANCH INVESTMEN	8.125%	5,021,578	33,917	8,906	5,012,672.07	20030501
800027	PICADILLY 1 - SHAW	8.400%	3,163,844	22,094	5,335	3,158,509.01	20030401
800028	PICADILLY 2 - UNIVERSITY	8.400%	3,077,023	21,488	5,188	3,071,834.86	20030401
800029	PICADILLY 3 - AIRPORT	8.400%	2,724,634	19,027	4,594	2,720,039.93	20030401
800030	PICADILLY 4 - CHATEAU	8.400%	1,146,540	8,007	1,933	1,144,607.03	20030401
800031	GC MERCHANDISE MART	8.300%	10,540,991	72,733	18,148	10,522,843.10	20030401
800035	COLONIAL VILLAGE	8.100%	2,339,699	15,754	4,058	2,335,641.41	20030501
		8.135%	292,942,422	1,980,419	483,278.60	292,459,143.04	