

Collateral Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-03

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid Through Date
170000	TARRANT COUNTY VILLA	7.950%	3,028,275	20,012	5,069	3,023,206.56	20030601
218000	COTTAGE VILLAS ARDEN	9.200%	2,529,450	19,350	3,790	2,525,659.32	20030601
247000	GALBRAITH POINTE, LP	7.950%	3,544,890	23,426	6,602	3,538,287.08	20030601
248000	EAGLES VIEW, LP	7.950%	3,500,939	23,135	6,521	3,494,418.85	20030601
297000	LAS MONTANAS VILLAGE	8.250%	2,217,055	15,205	3,497	2,213,558.36	20030601
326000	3971 E BIJOU ASSOC	8.250%	3,468,484	23,788	5,471	3,463,013.75	20030601
327000	COTTAGES OF STEWARTV	8.250%	1,979,920	13,579	3,149	1,976,770.93	20030601
371000	THE RAPIDS, LP	7.950%	3,130,661	20,688	4,427	3,126,233.31	20030601
372010	HERITAGE HOLLYBROOK,	8.300%	2,124,237	14,657	4,214	2,120,023.05	20030501
373000	SANDY PINES, LTD	8.300%	790,202	5,452	1,636	788,566.24	20030601
376000	ST MARY'S ENTERPRISE	8.800%	551,166	4,033	986	550,180.70	20030601
377010	GIFFORD GROVES LTD	8.590%	1,445,091	10,329	2,810	1,442,280.95	20030501
378000	COUNTRY CLUB WOODS A	9.350%	587,739	4,570	1,034	586,704.91	20030601
379000	CALUSA SPRINGS	8.300%	1,243,061	8,577	1,653	1,241,407.90	20030601
380000	HERITAGE FOREST GROV	9.220%	3,051,332	23,397	5,390	3,045,942.39	20030501
381010	HERITAGE WILLOW GLEN	9.390%	3,353,273	26,190	5,800	3,347,473.52	20030601
382000	INWOOD COLONY, LTD	9.200%	2,060,184	15,768	3,655	2,056,528.99	20030501
383000	PUMPHOUSE CROSSING I	8.250%	1,206,938	8,278	2,125	1,204,813.49	20030601
384000	BLACK RIVER RUN, LP	8.250%	1,054,311	7,231	1,856	1,052,454.72	20030601
389000	CROW RIVER APTS, LP	8.250%	2,304,845	15,807	3,989	2,300,856.63	20030601
400000	PTNRSH FOR QUAL AFF	7.950%	2,485,666	16,426	4,402	2,481,264.34	20030601
401000	CORNERSTONE RESIDENC	7.950%	2,974,842	19,659	5,357	2,969,484.89	20030601
403000	SIEGEN LANE, LP	7.950%	10,056,023	66,454	17,808	10,038,215.85	20030601
404000	HICKORY POINTE, LP	7.950%	4,624,933	30,563	8,468	4,616,465.34	20030601
405000	ARBOR POINTE, LP	7.950%	4,441,272	29,349	7,931	4,433,341.16	20030601
406000	CRANBERRY POINTE, LP	7.950%	2,916,409	19,273	5,354	2,911,055.56	20030601
407000	THE LAKES II, LP	7.950%	3,143,787	20,775	5,614	3,138,173.30	20030601
409000	FLAMBEAU VILLAGE, LP	8.250%	1,520,354	10,427	2,631	1,517,722.68	20030601
410000	STARRFIRE APTS, LP	8.150%	1,293,727	8,765	2,239	1,291,488.05	20030601
411000	T-CREEK, LP	8.150%	1,442,458	9,773	2,373	1,440,085.01	20030601
412000	FAIRWAYS AT LOST SPR	8.150%	3,829,574	25,945	6,301	3,823,273.34	20030601
413000	JOHNSON MEADOWS, LP	8.150%	3,172,417	21,493	5,220	3,167,197.67	20030601
414000	WEST END PLACE, LP	8.150%	2,734,558	18,527	4,499	2,730,058.85	20030601
415000	PIKE PLACE PARTNERSH	8.150%	3,098,982	20,996	5,099	3,093,882.83	20030601
416000	SHADOW LAKE, LP	8.150%	3,067,772	20,784	5,047	3,062,724.43	20030601
417000	GLADIOLA APTS, LP	8.150%	2,670,302	18,091	4,393	2,665,908.07	20030601
419000	VALLEYBROOK, LP	7.950%	9,345,160	61,756	15,515	9,329,645.13	20030501
420000	AFFORDABLE/OAK RIDGE	8.250%	3,788,141	25,980	6,180	3,781,960.69	20030601
421000	AFFORDABLE/SILVER PI	8.250%	4,913,197	33,696	7,948	4,905,249.06	20030601
422000	RENAISSANCE HOUSING	7.950%	3,823,575	25,267	6,771	3,816,803.84	20030601
423000	ABSOLUT, LP	8.250%	965,811	6,624	1,523	964,287.58	20030601
424000	VISTA POINTE, LP	7.950%	3,008,545	19,881	4,994	3,003,550.60	20030601
425000	BALLINGER OAKS 1991,	8.900%	1,785,169	13,210	2,551	1,782,618.69	20030601
427000	COLONIAL HOUSING PAR	7.950%	2,707,205	17,890	4,421	2,702,784.25	20030601
428000	GREENS OF RIVERGATE,	7.950%	4,679,034	30,921	7,640	4,671,394.08	20030601
435000	NORTH POINTE, LP	7.950%	3,383,089	22,357	5,479	3,377,610.46	20030601
440000	IMPERIAL POINTE, LP	7.950%	3,480,721	23,002	5,500	3,475,220.56	20030601
443000	TERRACE PARK, LP	7.950%	5,909,501	39,052	9,338	5,900,163.02	20030601
444000	JAMESTOWN POINTE, LP	7.950%	4,194,981	27,722	6,629	4,188,351.90	20030601
446000	ARLINGTON RIDGE INV,	8.250%	1,463,563	10,038	2,251	1,461,311.84	20030601
447000	CHURCHLAND COURTYARD	7.950%	3,583,132	23,679	5,899	3,577,233.08	20030501
448000	VILLAGE CREEK	8.350%	2,075,560	14,408	2,746	2,072,814.37	20030601
450000	WILLOW POINTE, LP	7.950%	4,654,730	30,760	7,355	4,647,374.88	20030601
451000	ORCHARD POINTE, LP	7.950%	3,595,059	23,757	5,775	3,589,284.11	20030601
455000	TUCSON VALENCIA HILL	9.150%	1,693,257	12,530	2,524	1,690,732.88	20020901
456000	BLUEBONNET RIDGE LP	8.000%	3,423,717	22,768	5,520	3,418,197.01	20030601
457010	CRAWFORD-ROBERTS, LP	7.850%	3,792,946	24,749	6,049	3,786,897.47	20030601
461010	SOUTHWEST POINTE, LP	7.950%	3,755,108	24,815	5,934	3,749,174.71	20030601
463000	GREENS OF PINE GLEN,	7.950%	5,731,879	37,878	8,838	5,723,041.07	20030601
469000	OAKRIDGE/SOUTHAVEN,	7.950%	5,908,674	39,046	9,491	5,899,182.78	20030601
474000	GREENWOOD ELDERLY AP	7.850%	1,567,653	10,229	2,541	1,565,111.58	20030601
476000	HAWTHORNE VI, LP	7.850%	7,825,957	51,064	12,480	7,813,476.96	20030601
478000	WHITE OAK-LASSEN APT	7.850%	1,748,356	11,408	2,499	1,745,857.21	20030601
487000	GREGORY LANE, LP	7.900%	2,613,559	17,162	3,686	2,609,872.40	20030601
491000	GREGORY LANE TWO, LP	7.900%	1,316,099	8,642	2,022	1,314,076.78	20030601
492000	BRANDON GLEN, LP	7.900%	5,545,976	36,419	7,760	5,538,215.71	20030601
498000	SOUTHBROOK III	8.350%	1,783,283	12,379	2,359	1,780,924.08	20030601
500190	WESTMINSTER MISSOURI	8.450%	1,453,949	10,214	1,985	1,451,964.64	20030601

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

Payment Date: 15-Jun-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%	2,954,922	19,527	4,146	2,950,776.29	20030601
505000	THE MEADOWS	7.950%	3,720,885	24,589	5,134	3,715,750.83	20030601
510004	OAKCREEK-LINCOLN LTD	7.950%	2,480,195	16,390	3,508	2,476,687.02	20030601
510005	PINE RIDGE	7.950%	4,276,090	28,258	5,904	4,270,185.65	20030601
510007	C.P. ASSOCIATES, LP	7.900%	3,583,480	23,532	5,054	3,578,425.49	20030601
510010	MASTERSON EQUITIES,	7.900%	7,035,540	46,200	9,845	7,025,695.42	20030601
800007	DEEP RIVER WAREHOUSE	8.625%	2,559,315	18,352	4,388	2,554,927.17	20030401
800009	SPRINGFIELD TOWER, I	8.650%	1,251,922	9,003	2,762	1,249,159.34	20030601
800011	DOGWOOD	9.125%	1,179,987	8,953	1,836	1,178,150.79	20030601
800013	RAYNOR ASSOCIATES, L	8.250%	1,736,317	11,908	3,057	1,733,259.66	20030601
800015	HICKORY POINTE, LP	8.375%	4,587,237	31,939	7,826	4,579,411.51	20030601
800016	TOWNE AIR	8.250%	2,106,790	14,449	12,082	2,094,708.25	20030601
800018	GATEWAY 4	8.200%	2,540,452	17,317	4,427	2,536,024.40	20030601
800019	GATEWAY I	8.200%	3,163,865	21,567	5,467	3,158,398.68	20030601
800021	GATEWAY 6	8.200%	3,030,232	20,656	5,281	3,024,951.42	20030601
800022	GATEWAY 2	8.200%	2,361,436	16,097	4,080	2,357,355.58	20030601
800023	GATEWAY 3	8.200%	3,762,615	25,648	6,557	3,756,057.89	20030601
800025	SAVI RANCH INVESTMEN	8.125%	5,012,672	33,856	8,966	5,003,705.71	20030601
800027	PICADILLY 1 - SHAW	8.400%	3,158,509	22,057	5,372	3,153,136.86	20030601
800028	PICADILLY 2 - UNIVERSITY	8.400%	3,071,835	21,452	5,225	3,066,610.12	20030601
800029	PICADILLY 3 - AIRPORT	8.400%	2,720,040	18,995	4,626	2,715,413.56	20030601
800030	PICADILLY 4 - CHATEAU	8.400%	1,144,607	7,993	1,947	1,142,660.23	20030601
800031	GC MERCHANDISE MART	8.300%	10,522,843	72,608	18,273	10,504,569.77	20030601
800035	COLONIAL VILLAGE	8.100%	2,335,641	15,727	4,085	2,331,556.45	20030601
		8.135%	292,459,143	1,977,149	488,458.51	291,970,684.53	