

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jan-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$189,221,016.08	\$1,058,849.27	\$1,058,849.27	\$523,009.63	\$1,668,716.43	\$3,250,575.33	\$188,698,006.45
I	1200.000000%	\$294,566.05	\$294,566.05	\$294,566.05	\$945.74	\$3,017.49	\$295,511.79	\$293,620.31
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
		\$283,402,433.13	\$1,912,804.41	\$1,912,804.41	\$523,955.37	\$1,671,733.92	\$4,105,476.22	\$282,878,477.76

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-Jan-04

Class	Original Balance	Original % of Pool	Amounts Per Individual Security							Ending Balance	Remaining Principal Factor
			Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses			
A	\$216,100,730.00	69.64%	\$1,000.00	January-04	4.89979497	4.89979497	2.42021222	\$0.00	\$188,698,006.45	0.87319467	
I	\$326,025.00	0.11%	\$1,000.00	January-04	903.50755310	903.50755310	2.90082671	\$0.00	\$293,620.31	0.90060673	
B	\$20,507,885.00	6.61%	\$1,000.00	January-04	5.69166667	5.69166667	0.00000000	\$0.00	\$20,507,885.00	1.00000000	
C	\$33,133,120.00	10.68%	\$1,000.00	January-04	5.84166667	5.84166667	0.00000000	\$0.00	\$33,133,120.00	1.00000000	
D	\$23,669,491.00	7.63%	\$1,000.00	January-04	5.96666667	5.96666667	0.00000000	\$0.00	\$23,669,491.00	1.00000000	
E	\$3,153,120.00	1.02%	\$1,000.00	January-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,153,120.00	1.00000000	
F	\$10,264,827.00	3.31%	\$1,000.00	January-04	6.50833333	6.50833333	0.00000000	\$0.00	\$10,264,827.00	1.00000000	
G	\$3,158,408.00	1.02%	\$1,000.00	January-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$282,878,477.76		

**Commercial Capital Access One  
Series 2**

**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jan-04

**Collateral Proceeds Account:**

<b>Beginning Balance:</b>	<b>\$0.00</b>		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$2,195,689.29	Principal Distribution	\$2,195,689.29
Interest (net of all Servicing and Trustee Fees)	\$1,947,926.92	Interest Payments	\$1,912,804.41
		Surplus	\$35,122.50
	<b>\$4,143,616.21</b>		<b>\$4,143,616.20</b>
		Ending Balance	<b>\$0.00</b>

**Commercial Capital Access One  
Series 2**

**Credit Enhancement Summary**  
Commercial Capital Access One Series 2

Payment Date: 15-Jan-04

**Surplus and Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	7.65%	22,103,587	0.00	0.00	7.71%	22,103,587

**Sun America Limited Guaranty**

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	162,746,128	8.78%	14,290,065

**Principal Distribution Amount**

	Total Distribution
Surplus	\$35,122.50

Number of Outstanding Mortgage Loans 92  
Scheduled Ending Principal Balance of Mortgage Loans \$286,733,977 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	1	\$2,523,318	0.88%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$2,523,318	0.88%

Advances on Delinquencies : \$22,213.93  
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.