

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$187,029,290.02	\$1,046,584.74	\$1,046,584.74	\$526,930.73	\$0.00	\$1,573,515.47	\$186,502,359.29
I	1200.000000%	\$290,602.82	\$290,602.82	\$290,602.82	\$609.24	\$0.00	\$291,212.06	\$289,993.58
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
		\$281,206,743.84	\$1,896,576.65	\$1,896,576.65	\$527,539.97	\$0.00	\$2,424,116.62	\$280,679,203.87

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-Feb-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	February-04	4.84304118	4.84304118	2.43835701	\$0.00	\$186,502,359.29	0.86303438	
I	\$326,025.00	0.11%	\$1,000.00	February-04	891.35133809	891.35133809	1.86869105	\$0.00	\$289,993.58	0.88948265	
B	\$20,507,885.00	6.61%	\$1,000.00	February-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	February-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	February-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	February-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	February-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	February-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$280,679,203.87		

**Commercial Capital Access One
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Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Feb-04

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$527,539.97	Principal Distribution	\$527,539.97
Interest (net of all Servicing and Trustee Fees)	\$1,932,049.10	Interest Payments	\$1,896,576.65
		Surplus	\$35,472.45
	\$2,459,589.07		\$2,459,589.07
		Ending Balance	\$0.00

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Credit Enhancement Summary
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Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	7.71%	22,103,587	0.00	0.00	7.72%	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	162,455,960	8.80%	14,290,065

Principal Distribution Amount

	Total Distribution
Surplus	\$35,472.45

Number of Outstanding Mortgage Loans 92
Scheduled Ending Principal Balance of Mortgage Loans \$286,206,437 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	\$2,518,672	0.88%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$2,518,672	0.88%

Advances on Delinquencies : \$22,214.96
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.