

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

Payment Date: 15-Feb-04

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid Through Date
170000	TARRANT COUNTY VILLA	7.950%	2,984,978	19,726	5,607	2,979,371.42	20040101
218000	COTTAGE VILLAS ARDEN	9.200%	2,496,882	19,101	4,272	2,492,610.25	20040101
247000	GALBRAITH POINTE, LP	7.950%	3,490,225	23,065	7,265	3,482,959.79	20040201
248000	EAGLES VIEW, LP	7.950%	3,446,953	22,779	7,175	3,439,777.46	20040201
297000	LAS MONTANAS VILLAGE	8.250%	2,187,832	15,005	3,885	2,183,947.19	20040201
326000	3971 E BIJOU ASSOC	8.250%	3,422,766	23,474	6,078	3,416,688.37	20040101
327000	COTTAGES OF STEWARTV	8.250%	1,953,434	13,397	3,499	1,949,935.46	20040101
371000	THE RAPIDS, LP	7.950%	3,093,133	20,440	4,928	3,088,205.63	20040201
372010	HERITAGE HOLLYBROOK,	8.300%	2,089,700	14,419	4,453	2,085,247.71	20040101
373000	SANDY PINES, LTD	8.300%	776,795	5,360	1,728	775,066.26	20040101
376000	ST MARY'S ENTERPRISE	8.800%	543,076	3,974	1,045	542,030.58	20040201
377010	GIFFORD GROVES LTD	8.590%	1,422,040	10,165	2,975	1,419,065.11	20040101
378000	COUNTRY CLUB WOODS A	9.350%	579,240	4,504	1,100	578,140.30	20040101
379000	CALUSA SPRINGS	8.300%	1,229,305	8,482	1,851	1,227,454.18	20040101
380000	HERITAGE FOREST GROV	9.220%	3,007,036	23,057	5,730	3,001,305.65	20040101
381010	HERITAGE WILLOW GLEN	9.390%	3,305,584	25,817	6,173	3,299,410.81	20040101
382000	INWOOD COLONY, LTD	9.200%	2,030,150	15,538	3,885	2,026,265.03	20040101
383000	PUMPHOUSE CROSSING I	8.250%	1,189,525	8,158	2,245	1,187,280.10	20040101
384000	BLACK RIVER RUN, LP	8.250%	1,039,099	7,126	1,961	1,037,138.58	20040101
389000	CROW RIVER APTS, LP	8.250%	2,272,158	15,583	4,213	2,267,944.17	20040101
400000	PTNRSH FOR QUAL AFF	7.950%	2,449,625	16,188	4,640	2,444,984.54	20040201
401000	CORNERSTONE RESIDENC	7.950%	2,930,979	19,369	5,648	2,925,331.11	20040101
403000	SIEGEN LANE, LP	7.950%	9,910,216	65,490	18,774	9,891,441.99	20040101
404000	HICKORY POINTE, LP	7.950%	4,555,600	30,105	8,927	4,546,673.48	20040201
405000	ARBOR POINTE, LP	7.950%	4,376,334	28,920	8,361	4,367,972.88	20040201
406000	CRANBERRY POINTE, LP	7.950%	2,871,067	18,973	5,901	2,865,165.91	20040101
407000	THE LAKES II, LP	7.950%	3,097,820	20,471	5,918	3,091,901.88	20040101
409000	FLAMBEAU VILLAGE, LP	8.250%	1,498,792	10,279	2,779	1,496,012.47	20040201
410000	STARRFIRE APTS, LP	8.150%	1,275,385	8,641	2,363	1,273,022.18	20040201
411000	T-CREEK, LP	8.150%	1,422,145	9,635	2,633	1,419,512.13	20040201
412000	FAIRWAYS AT LOST SPR	8.150%	3,775,645	25,580	6,990	3,768,654.48	20040201
413000	JOHNSON MEADOWS, LP	8.150%	3,127,742	21,190	5,791	3,121,951.36	20040201
414000	WEST END PLACE, LP	8.150%	2,696,049	18,266	4,991	2,691,057.58	20040201
415000	PIKE PLACE PARTNERSH	8.150%	3,055,341	20,700	5,657	3,049,683.88	20040201
416000	SHADOW LAKE, LP	8.150%	3,024,570	20,491	5,600	3,018,970.70	20040201
417000	GLADIOLA APTS, LP	8.150%	2,632,697	17,837	4,874	2,627,823.14	20040201
419000	VALLEYBROOK, LP	7.950%	9,213,403	60,885	17,162	9,196,241.54	20040201
420000	AFFORDABLE/OAK RIDGE	8.250%	3,735,191	25,617	6,866	3,728,324.28	20040201
421000	AFFORDABLE/SILVER PI	8.250%	4,845,515	33,232	8,831	4,836,684.12	20040201
422000	RENAISSANCE HOUSING	7.950%	3,768,135	24,901	7,138	3,760,996.42	20040201
423000	ABSOLUT, LP	8.250%	953,081	6,537	1,692	951,388.12	20040201
424000	VISTA POINTE, LP	7.950%	2,966,132	19,601	5,524	2,960,607.07	20040201
425000	BALLINGER OAKS 1991,	8.900%	1,764,227	13,055	2,706	1,761,521.08	20040201
427000	COLONIAL HOUSING PAR	7.950%	2,670,107	17,645	4,890	2,665,216.66	20040101
428000	GREENS OF RIVERGATE,	7.950%	4,614,915	30,497	8,451	4,606,463.63	20040201
435000	NORTH POINTE, LP	7.950%	3,337,386	22,055	6,061	3,331,325.30	20040201
440000	IMPERIAL POINTE, LP	7.950%	3,435,686	22,704	6,084	3,429,602.10	20040101
443000	TERRACE PARK, LP	7.950%	5,833,042	38,547	10,329	5,822,712.86	20040201
444000	JAMESTOWN POINTE, LP	7.950%	4,140,705	27,363	7,333	4,133,372.28	20040201
446000	ARLINGTON RIDGE INV,	8.250%	1,445,116	9,911	2,501	1,442,615.41	20040201
447000	CHURCHLAND COURTYARD	7.950%	3,533,328	23,349	6,526	3,526,802.72	20040201
448000	VILLAGE CREEK	8.350%	2,052,706	14,249	3,077	2,049,629.18	20040201
450000	WILLOW POINTE, LP	7.950%	4,594,506	30,362	8,136	4,586,369.81	20040201
451000	ORCHARD POINTE, LP	7.950%	3,547,183	23,441	6,388	3,540,795.12	20040201
455000	TUCSON VALENCIA HILL		0	0	0	0.00	
456000	BLUEBONNET RIDGE LP	8.000%	3,377,657	22,461	6,111	3,371,545.96	20040101
457010	CRAWFORD-ROBERTS, LP	7.850%	3,743,434	24,426	6,681	3,736,752.67	20040201
461010	SOUTHWEST POINTE, LP	7.950%	3,706,524	24,494	6,564	3,699,960.06	20040201
463000	GREENS OF PINE GLEN,	7.950%	5,659,512	37,400	9,318	5,650,194.17	20040201
469000	OAKRIDGE/SOUTHAVEN,	7.950%	5,829,987	38,526	10,499	5,819,488.42	20040201
474000	GREENWOOD ELDERLY AP	7.850%	1,546,597	10,092	2,807	1,543,790.14	20040201
476000	HAWTHORNE VI, LP	7.850%	7,723,799	50,398	13,785	7,710,013.43	20040201
478000	WHITE OAK-LASSEN APT	7.850%	1,727,194	11,270	2,777	1,724,417.13	20040201
487000	GREGORY LANE, LP	7.900%	2,582,535	16,959	4,100	2,578,435.67	20040201
491000	GREGORY LANE TWO, LP	7.900%	1,299,542	8,534	2,131	1,297,410.59	20040201
492000	BRANDON GLEN, LP	7.900%	5,481,106	35,993	8,630	5,472,475.78	20040201
498000	SOUTHBROOK III	8.350%	1,763,647	12,243	2,643	1,761,003.83	20040101
500190	WESTMINSTER MISSOURI	8.450%	1,436,802	10,094	2,227	1,434,574.80	20040201

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503000	PTNRSHF FOR QUAL AFF	7.950%	2,920,019	19,296	4,614	2,915,405.14	20040201
505000	THE MEADOWS	7.950%	3,678,248	24,307	5,715	3,672,533.66	20040201
510004	OAKCREEK-LINCOLN LTD	7.950%	2,450,464	16,193	3,904	2,446,560.42	20040101
510005	PINE RIDGE	7.950%	4,227,060	27,934	6,571	4,220,489.21	20040201
510007	C.P. ASSOCIATES, LP	7.900%	3,540,943	23,252	5,621	3,535,322.27	20040201
510010	MASTERSON EQUITIES,	7.900%	6,953,247	45,660	10,948	6,942,298.65	20040201
800007	DEEP RIVER WAREHOUSE	8.625%	2,523,318	17,569	4,646	2,518,671.55	20030401
800009	SPRINGFIELD TOWER, I	8.650%	1,229,257	8,840	2,926	1,226,330.85	20040101
800011	DOGWOOD	9.125%	1,164,900	8,839	1,951	1,162,948.83	20040201
800013	RAYNOR ASSOCIATES, L	8.250%	1,711,264	11,736	3,229	1,708,034.93	20040201
800015	HICKORY POINTE, LP	8.375%	4,523,079	31,492	8,274	4,514,805.24	20040101
800016	TOWNE AIR	8.250%	2,007,776	13,770	12,763	1,995,013.00	20040201
800018	GATEWAY 4	8.200%	2,504,176	17,070	4,675	2,499,501.00	20040101
800019	GATEWAY I	8.200%	3,119,072	21,262	5,773	3,113,299.32	20040101
800021	GATEWAY 6	8.200%	2,986,963	20,361	5,576	2,981,386.54	20040101
800022	GATEWAY 2	8.200%	2,328,003	15,869	4,309	2,323,694.46	20040201
800023	GATEWAY 3	8.200%	3,708,888	25,282	6,924	3,701,963.79	20040101
800025	SAVI RANCH INVESTMEN	8.125%	4,939,218	33,360	9,464	4,929,754.38	20040201
800027	PICADILLY 1 - SHAW	8.400%	3,114,464	21,749	5,680	3,108,783.55	20040201
800028	PICADILLY 2 - UNIVERSITY	8.400%	3,028,999	21,153	5,525	3,023,473.98	20040201
800029	PICADILLY 3 - AIRPORT	8.400%	2,682,109	18,730	4,892	2,677,217.49	20040201
800030	PICADILLY 4 - CHATEAU	8.400%	1,128,646	7,882	2,059	1,126,587.13	20040201
800031	GC MERCHANDISE MART	8.300%	10,373,068	71,574	19,309	10,353,758.84	20040101
800035	COLONIAL VILLAGE	8.100%	2,302,179	15,501	4,311	2,297,868.33	20040201
		<b>8.135%</b>	<b>286,733,977</b>	<b>1,936,828</b>	<b>527,539.97</b>	<b>286,206,436.67</b>	<b>91</b>