

Collateral Report

Commercial Capital Access One Series 2

Payment Date: 15-Mar-04

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid Through Date
170000	TARRANT COUNTY VILLA	7.950%	2,979,371.42	19,689	5,644	2,973,727.42	20040201
218000	COTTAGE VILLAS ARDEN	9.200%	2,492,610.25	19,068	4,305	2,488,305.56	20040201
247000	GALBRAITH POINTE, LP	7.950%	3,482,959.79	23,017	7,314	3,475,646.21	20040301
248000	EAGLES VIEW, LP	7.950%	3,439,777.46	22,731	7,223	3,432,554.55	20040301
297000	LAS MONTANAS VILLAGE	8.250%	2,183,947.19	14,978	3,912	2,180,035.39	20040301
326000	3971 E BIJOU ASSOC	8.250%	3,416,688.37	23,433	6,120	3,410,568.52	20040201
327000	COTTAGES OF STEWARTV	8.250%	1,949,935.46	13,373	3,523	1,946,412.49	20040201
371000	THE RAPIDS, LP	7.950%	3,088,205.63	20,408	4,960	3,083,245.19	20040301
372010	HERITAGE HOLLYBROOK,	8.300%	2,085,247.71	14,388	4,483	2,080,764.40	20040201
373000	SANDY PINES, LTD	8.300%	775,066.26	5,348	1,740	773,325.81	20040201
376000	ST MARY'S ENTERPRISE	8.800%	542,030.58	3,966	1,053	540,977.91	20040301
377010	GIFFORD GROVES LTD	8.590%	1,419,065.11	10,144	2,996	1,416,069.19	20040201
378000	COUNTRY CLUB WOODS A	9.350%	578,140.30	4,495	1,108	577,031.85	20040201
379000	CALUSA SPRINGS	8.300%	1,227,454.18	8,469	1,864	1,225,590.51	20040201
380000	HERITAGE FOREST GROV	9.220%	3,001,305.65	23,013	5,774	2,995,531.55	20040201
381010	HERITAGE WILLOW GLEN	9.390%	3,299,410.81	25,769	6,221	3,293,189.47	20040201
382000	INWOOD COLONY, LTD	9.200%	2,026,265.03	15,508	3,915	2,022,350.40	20040201
383000	PUMPHOUSE CROSSING I	8.250%	1,187,280.10	8,143	2,260	1,185,020.08	20040201
384000	BLACK RIVER RUN, LP	8.250%	1,037,138.58	7,113	1,974	1,035,164.36	20040201
389000	CROW RIVER APTS, LP	8.250%	2,267,944.17	15,554	4,242	2,263,701.82	20040201
400000	PTNRSH FOR QUAL AFF	7.950%	2,444,984.54	16,157	4,671	2,440,313.32	20040301
401000	CORNERSTONE RESIDENC	7.950%	2,925,331.11	19,332	5,685	2,919,646.08	20040201
403000	SIEGEN LANE, LP	7.950%	9,891,441.99	65,366	18,898	9,872,544.08	20040201
404000	HICKORY POINTE, LP	7.950%	4,546,673.48	30,046	8,986	4,537,687.41	20040301
405000	ARBOR POINTE, LP	7.950%	4,367,972.88	28,865	8,417	4,359,556.37	20040301
406000	CRANBERRY POINTE, LP	7.950%	2,865,165.91	18,934	5,940	2,859,225.81	20040201
407000	THE LAKES II, LP	7.950%	3,091,901.88	20,432	5,958	3,085,944.19	20040201
409000	FLAMBEAU VILLAGE, LP	8.250%	1,496,012.47	10,260	2,798	1,493,214.07	20040301
410000	STARRFIRE APTS, LP	8.150%	1,273,022.18	8,625	2,379	1,270,642.84	20040301
411000	T-CREEK, LP	8.150%	1,419,512.13	9,617	2,651	1,416,861.30	20040301
412000	FAIRWAYS AT LOST SPR	8.150%	3,768,654.48	25,533	7,038	3,761,616.82	20040301
413000	JOHNSON MEADOWS, LP	8.150%	3,121,951.36	21,151	5,830	3,116,121.35	20040301
414000	WEST END PLACE, LP	8.150%	2,691,057.58	18,232	5,025	2,686,032.25	20040301
415000	PIKE PLACE PARTNERSH	8.150%	3,049,683.88	20,662	5,695	3,043,988.83	20040301
416000	SHADOW LAKE, LP	8.150%	3,018,970.70	20,454	5,638	3,013,333.01	20040301
417000	GLADIOLA APTS, LP	8.150%	2,627,823.14	17,804	4,907	2,622,915.88	20040301
419000	VALLEYBROOK, LP	7.950%	9,196,241.54	60,772	17,275	9,178,966.09	20040301
420000	AFFORDABLE/OAK RIDGE	8.250%	3,728,324.28	25,570	6,914	3,721,410.65	20040301
421000	AFFORDABLE/SILVER PI	8.250%	4,836,684.12	33,172	8,891	4,827,792.81	20040301
422000	RENAISSANCE HOUSING	7.950%	3,760,996.42	24,854	7,186	3,753,810.92	20040301
423000	ABSOLUT, LP	8.250%	951,388.12	6,525	1,704	949,684.02	20040301
424000	VISTA POINTE, LP	7.950%	2,960,607.07	19,565	5,561	2,955,045.98	20040301
425000	BALLINGER OAKS 1991,	8.900%	1,761,521.08	13,035	2,726	1,758,795.10	20040301
427000	COLONIAL HOUSING PAR	7.950%	2,665,216.66	17,613	4,922	2,660,294.41	20040201
428000	GREENS OF RIVERGATE,	7.950%	4,606,463.63	30,441	8,507	4,597,956.20	20040301
435000	NORTH POINTE, LP	7.950%	3,331,325.30	22,015	6,101	3,325,224.54	20040301
440000	IMPERIAL POINTE, LP	7.950%	3,429,602.10	22,664	6,124	3,423,477.76	20040301
443000	TERRACE PARK, LP	7.950%	5,822,712.86	38,478	10,398	5,812,315.07	20040301
444000	JAMESTOWN POINTE, LP	7.950%	4,133,372.28	27,315	7,381	4,125,991.20	20040201
446000	ARLINGTON RIDGE INV,	8.250%	1,442,615.41	9,894	2,518	1,440,097.37	20040301
447000	CHURCHLAND COURTYARD	7.950%	3,526,802.72	23,306	6,569	3,520,233.98	20040301
448000	VILLAGE CREEK	8.350%	2,049,629.18	14,228	3,098	2,046,531.00	20040301
450000	WILLOW POINTE, LP	7.950%	4,586,369.81	30,308	8,190	4,578,179.80	20040301
451000	ORCHARD POINTE, LP	7.950%	3,540,795.12	23,399	6,430	3,534,365.13	20040201
456000	BLUEBONNET RIDGE LP	8.000%	3,371,545.96	22,421	6,151	3,365,394.67	20040301
457010	CRAWFORD-ROBERTS, LP	7.850%	3,736,753	24,382	6,725	3,730,027.73	20040301
461010	SOUTHWEST POINTE, LP	7.950%	3,699,960	24,453	5,989	3,693,971.20	20040301
463000	GREENS OF PINE GLEN,	7.950%	5,650,194	37,338	9,379	5,640,814.75	20040201
469000	OAKRIDGE/SOUTHAVEN,	7.950%	5,819,488	38,457	10,568	5,808,920.37	20040301
474000	GREENWOOD ELDERLY AP	7.850%	1,543,790	10,073	2,825	1,540,965.15	20040301
476000	HAWTHORNE VI, LP	7.850%	7,710,013	50,308	13,876	7,696,137.92	20040301
478000	WHITE OAK-LASSEN APT	7.850%	1,724,417	11,252	2,795	1,721,622.10	20040301
487000	GREGORY LANE, LP	7.900%	2,578,436	16,932	4,127	2,574,309.14	20040301
491000	GREGORY LANE TWO, LP	7.900%	1,297,411	8,520	2,145	1,295,265.13	20040301
492000	BRANDON GLEN, LP	7.900%	5,472,476	35,936	8,687	5,463,788.72	20040301
498000	SOUTHBROOK III	8.350%	1,761,004	12,224	2,662	1,758,341.94	20040201
500190	WESTMINSTER MISSOURI	8.450%	1,434,575	10,078	2,243	1,432,331.63	20040301
503000	PTNRSH FOR QUAL AFF	7.950%	2,915,405	19,266	4,645	2,910,760.49	20040301

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Payment Date: 15-Mar-04

Loan Number	Borrower Name	Interest Rate	Beginning Principal Balance	Interest*	Principal	Ending Principal Balance	Paid Through Date
505000	THE MEADOWS	7.950%	3,672,534	24,307	5,715	3,666,818.84	20040201
510004	OAKCREEK-LINCOLN LTD	7.950%	2,446,560	16,168	3,930	2,442,630.62	20040301
510005	PINE RIDGE	7.950%	4,220,489	27,890	6,615	4,213,874.46	20040301
510007	C.P. ASSOCIATES, LP	7.900%	3,535,322	23,215	5,658	3,529,664.34	20040301
510010	MASTERTON EQUITIES,	7.900%	6,942,299	45,588	11,020	6,931,278.37	20040301
800007	DEEP RIVER WAREHOUSE	8.625%	2,518,672	17,536	4,680	2,513,991.79	20030401
800009	SPRINGFIELD TOWER, I	8.650%	1,226,331	8,819	2,947	1,223,383.95	20040201
800011	DOGWOOD	9.125%	1,162,949	8,824	1,966	1,160,982.99	20040301
800013	RAYNOR ASSOCIATES, L	8.250%	1,708,035	11,714	3,251	1,704,783.51	20040301
800015	HICKORY POINTE, LP	8.375%	4,514,805	31,434	8,331	4,506,473.77	20040201
800016	TOWNE AIR	8.250%	1,995,013	13,682	12,851	1,982,162.47	20040301
800018	GATEWAY 4	8.200%	2,499,501	17,038	4,707	2,494,794.07	20040201
800019	GATEWAY I	8.200%	3,113,299	21,222	5,812	3,107,487.17	20040301
800021	GATEWAY 6	8.200%	2,981,387	20,323	5,614	2,975,772.15	20040301
800022	GATEWAY 2	8.200%	2,323,694	15,840	4,338	2,319,356.41	20040201
800023	GATEWAY 3	8.200%	3,701,964	25,235	6,971	3,694,992.45	20040301
800025	SAVI RANCH INVESTMEN	8.125%	4,929,754	33,296	9,528	4,920,226.60	20040301
800027	PICADILLY 1 - SHAW	8.400%	3,108,784	21,710	5,720	3,103,063.32	20040201
800028	PICADILLY 2 - UNIVERSITY	8.400%	3,023,474	21,114	5,563	3,017,910.73	20040201
800029	PICADILLY 3 - AIRPORT	8.400%	2,677,217	18,696	4,926	2,672,291.36	20040201
800030	PICADILLY 4 - CHATEAU	8.400%	1,126,587	7,867	2,073	1,124,514.19	20040201
800031	GC MERCHANDISE MART	8.300%	10,353,759	71,441	19,443	10,334,316.01	20040201
800035	COLONIAL VILLAGE	8.100%	2,297,868	15,472	4,340	2,293,528.40	20040301
		8.135%	286,206,436.67	1,933,302	530,459.44	285,675,977.23	91