

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Apr-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$185,972,512.60	\$1,040,671.19	\$1,040,671.19	\$534,425.76	\$0.00	\$1,575,096.95	\$185,438,086.84
I	1200.000000%	\$289,380.83	\$289,380.83	\$289,380.83	\$618.10	\$0.00	\$289,998.93	\$288,762.73
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
		\$280,148,744.43	\$1,889,441.11	\$1,889,441.11	\$535,043.86	\$0.00	\$2,424,484.97	\$279,613,700.57

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-Apr-04

Class	Original Balance	Original % of Pool	Amounts Per Individual Security						Losses	Ending Balance	Remaining Principal Factor
			Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment				
A	\$216,100,730.00	69.64%	\$1,000.00	April-04	4.81567640	4.81567640	2.47304005	\$0.00	\$185,438,086.84	0.85810949	
I	\$326,025.00	0.11%	\$1,000.00	April-04	887.60318994	887.60318994	1.89586688	\$0.00	\$288,762.73	0.88570732	
B	\$20,507,885.00	6.61%	\$1,000.00	April-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	April-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	April-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	April-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	April-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	April-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$279,613,700.57		

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Apr-04

**Collateral Proceeds Account:**

<b>Beginning Balance:</b>	<b>\$0.00</b>		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$535,043.86	Principal Distribution	\$535,043.86
Interest (net of all Servicing and Trustee Fees)	\$1,924,820.49	Interest Payments	\$1,889,441.11
		Surplus	\$0.00
	<b>\$2,459,864.35</b>		<b>\$2,424,484.97</b>
		Ending Balance	<b>\$35,379.38</b>

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**Credit Enhancement Summary**  
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Payment Date: 15-Apr-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	7.74%	22,103,587	0.00	0.00	7.75%	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	161,870,530	8.83%	14,290,065

**Principal Distribution Amount**

	Total Distribution
Surplus	\$0.00

Number of Outstanding Mortgage Loans 91  
Scheduled Ending Principal Balance of Mortgage Loans \$285,140,933 8.36%

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	2	\$9,749,934	3.42%
60 Days	0	\$0	0.00%
90 + days	1	\$2,509,278	0.88%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	3	\$12,259,213	4.30%

Advances on Delinquencies : \$103,630.91  
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.