

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-May-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$185,438,086.84	\$1,037,680.63	\$1,037,680.63	\$539,115.33	\$0.00	\$1,576,795.96	\$184,898,971.51
I	1200.000000%	\$288,762.73	\$288,762.73	\$288,762.73	\$623.40	\$0.00	\$289,386.13	\$288,139.33
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
		\$279,613,700.57	\$1,885,832.45	\$1,885,832.45	\$539,738.73	\$0.00	\$2,425,571.18	\$279,073,961.84

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-May-04

Class	Original Balance	Original % of Pool	Integral				Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining
			Denomination	Record Date	Principal	Factor						
A	\$216,100,730.00	69.64%	\$1,000.00	May-04	4.80183768	4.80183768	2.49474090	\$0.00	\$184,898,971.51	0.85561475		
I	\$326,025.00	0.11%	\$1,000.00	May-04	885.70732306	885.70732306	1.91212330	\$0.00	\$288,139.33	0.88379520		
B	\$20,507,885.00	6.61%	\$1,000.00	May-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	May-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	May-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	May-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	May-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	May-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000		
	\$310,313,606.00								\$279,073,961.84			

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-May-04

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$539,738.73	Principal Distribution	\$539,738.73
Interest (net of all Servicing and Trustee Fees)	\$1,921,266.54	Interest Payments	\$1,885,832.45
		Surplus	\$35,434.09
	\$2,461,005.27		\$2,461,005.27
		Ending Balance	\$0.00

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Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-May-04

Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Losses	Ending Period Coverage	
		%	\$	%	\$	\$	\$	%	\$
Surplus Balance*		7.00%	22,103,587	7.75%	22,103,587	0.00	0.00	7.77%	22,103,587

Sun America Limited Guaranty

Sun America Loans Only

Type	Purpose	Initial Coverage		Beginning Period Coverage		Adjustments	Losses	Sun Loans	Ending Period Coverage	
		%	\$	%	\$	\$	\$	Principal Balance	%	\$
Limited Guaranty Amount		8.06%	14,290,065	8.41%	14,290,065	0.00	0.00	161,573,520	8.84%	14,290,065

Principal Distribution Amount

	Total Distribution
Surplus	\$35,434.09

Number of Outstanding Mortgage Loans 91
Scheduled Ending Principal Balance of Mortgage Loans \$284,601,195 8.36%

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	2	\$9,732,483	3.42%
90 + days	1	\$2,504,531	0.88%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	3	\$12,237,014	4.30%

Advances on Delinquencies : \$104,100.37
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.