

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$184,898,971.51	\$1,034,663.83	\$1,034,663.83	\$545,385.92	\$0.00	\$1,580,049.75	\$184,353,585.59
I	1200.000000%	\$288,139.33	\$288,139.33	\$288,139.33	\$630.37	\$0.00	\$288,769.70	\$287,508.96
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
		\$279,073,961.84	\$1,882,192.25	\$1,882,192.25	\$546,016.29	\$0.00	\$2,428,208.54	\$278,527,945.55

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-Jun-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	June-04	4.78787752	4.78787752	2.52375788	\$0.00	\$184,353,585.59	0.85309099	
I	\$326,025.00	0.11%	\$1,000.00	June-04	883.79519975	883.79519975	1.93350203	\$0.00	\$287,508.96	0.88186170	
B	\$20,507,885.00	6.61%	\$1,000.00	June-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	June-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	June-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	June-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	June-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	June-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$278,527,945.55		

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-04

Collateral Proceeds Account:

Beginning Balance:	\$0.00		
<u>Deposits:</u>		<u>Withdrawals:</u>	
Principal	\$546,016.31	Principal Distribution	\$546,016.29
Interest (net of all Servicing and Trustee Fees)	\$1,925,464.81	Interest Payments	\$1,882,192.25
		Surplus	\$43,272.57
	\$2,471,481.11		\$2,471,481.11
		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		Adjustments	Losses	Ending Period Coverage	
		%	\$	%	\$	\$	\$	%	\$
Surplus Balance*		7.00%	22,103,587	7.77%	22,103,587	0.00	0.00	7.78%	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	161,272,364	8.86%	14,290,065

Principal Distribution Amount

	Total Distribution
Surplus	\$43,272.57

Number of Outstanding Mortgage Loans 91
Scheduled Ending Principal Balance of Mortgage Loans \$284,055,178 8.36%

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	6	\$27,553,762	9.70%
60 Days	1	\$3,346,694	1.18%
90 + days	3	\$12,214,666	4.30%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	10	\$43,115,121	15.18%

Advances on Delinquencies : \$368,806.69
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.